

SUMMARY OF PROPOSED CHANGES TO KITTITAS COUNTY COMPREHENSIVE PLAN AND REGULATIONS FOR COMPLIANCE TO THE WASHINGTON STATE GROWTH MANAGEMENT ACT

INTRODUCTION

The following is a summary of the changes proposed by Kittitas County Planning Staff to the Comprehensive Plan, implementing regulations, and the maps that categorize the land use designations and zoning classifications. These proposed changes respond to the issues raised before the Eastern Washington Growth Management Hearings Board in 2006.

PROPOSED AMENDMENTS TO CHAPTER 8 OF COMPREHENSIVE PLAN

One of the proposed organizational changes to the Comprehensive Plan is the transfer of policies specific to resource and rural lands from the Land Use Element (Chapter 2) to the Rural Element (Chapter 8). Policies currently located in the Rural Element that relate to the overall land use of the County and not just to the rural areas were transferred to the Land Use Element (Chapter 2).

The main substantive change in the Rural Element (New Chapter 8, Rural and Resource Lands) is the designation of rural lands into one of four rural land use designations - Rural Residential, Rural Working, Rural Recreational and Rural LAMIRD. The purpose and policies for the designations are provided within each of the rural lands designations.

PROPOSED AMENDMENTS TO CHAPTER 2 OF COMPREHENSIVE PLAN

Proposed amendments to the Land Use Element (Chapter 2) relate to inserting existing policies from the Rural Element (Chapter 8) that relate to the overall land use of the County and not just to the rural areas of the County and transferring policies specific to rural or resource lands from Chapter 2 to Chapter 8.

PROPOSED AMENDMENTS TO COMPREHENSIVE PLAN MAPS OF KITTITAS COUNTY

Proposed amendments to the Comprehensive Plan Maps reflect the changes related to the proposed land use designations discussed above - Rural Residential, Rural Working, Rural Recreational and Rural LAMIRD. Upper and Lower Kittitas County Plan Maps are each provided on larger foldout maps to increase the scale of the map to detail areas of most of the County. Areas requiring greater detail showing specific location of designations are presented at larger scale and are indicated upon an atlas, index map within the map section of the Plan.

PROPOSED AMENDMENTS TO ZONING MAPS OF KITTITAS COUNTY

Substantive zoning map changes that implement the policies proposed for the Rural Element of the Comprehensive Plan and clarify previously resolved GMA compliance issues are proposed. One substantive change is the elimination of R-3 and Ag-3 zones within Rural lands except in Limited Areas of More Intensive Rural Development (LAMIRDs). Zoning maps will be presented in a similar format to the Comprehensive Plan Maps with two maps showing the entire County's zoning classification and an "atlas" providing more detail for the areas that have greater zone classification intensity.

PROPOSED AMENDMENT TO KCC TITLE 15A, PROJECT PERMIT APPLICATION PROCESS - EXHIBIT XX

Amendments to Kittitas County Code Section 15A.03.045, Permit processing times, establish a maximum allowed final deadline extension of six (6) months for projects vested to a substantially different code.

PROPOSED AMENDMENT TO KCC TITLE 16, SUBDIVISION REGULATIONS- EXHIBIT XX

1. 16.04, General Provisions
This proposed amendment includes the exemptions allowed in RCW 58.17 and to eliminate current exemptions which would normally require subdivision in order to transfer the ownership of land in order to conduct such purposes. Under current exemption language fire stations, emergency facilities (which could include clinics and hospitals) and all structures related to utilities would be exempt from required subdivision regulations. Note that administrative segregations have been recently eliminated from the subdivision ordinance (Ord. No 2012-006).
2. 16.09, Cluster Platting and Conservation Platting
The proposed amendments to the section delete Performance Based Cluster Platting projects which often were not compatible with rural character. The proposed amendments provide criteria by which Cluster Platting can be approved and used for creative development without affecting rural character and preserving open space. The proposed Conservation Platting provides criteria designed to be used by owners in the forest and range and agricultural lands to divide land which would provide for a variety of rural density without affecting rural character.
3. Various Sections for Adequate Water Supply.
These proposed amendments would ensure adequate water supply.

PROPOSED AMENDMENT TO KCC TITLE 17, ZONING - EXHIBIT XX

1. Zoning, Table of Contents
The Table is proposed for revision to match the amendments that would be made within this Title of the Code.
2. 17.04 General Provisions
The maximum acreages are proposed to be deleted since the zone designations listed are far below the existing or expected percentages that exist.
3. 17.08 Definitions
Substantive amendments in Title 17 include the revision, deletion and introduction of definitions in Chapter 17.08. Definitions have been revised where needed and regulatory provisions previously found in definition text have been moved to more appropriate locations in Title 17 (such as footnotes associated with a particular use). Unused definitions were deleted. New definitions were drafted for terms used on the proposed allowed use tables (New Chapter 17.15) where such terms required clarification to effectively administer the Zoning Code.
4. 17.12.010 Zone Classifications
As with the Table of Contents for the Zoning Code, this section proposes changes for the zones which will exist as a result of proposed changes.
5. 17.14 Performance Based Cluster Plats/Uses
This chapter is proposed to be deleted for consistency with the deletion of Performance Based Cluster Platting in KCC Chapter 16.09.
6. 17.15 New Section, Allowed Use Tables
A significant organizational change within the Zoning Code is the relocation of allowed uses from individual zoning chapters to consolidated use table with footnotes that govern specific uses or conditions where appropriate. Uses within the Urban and Rural LAMIRD land use designations are generally unchanged. However, substantive changes were made to allowed

uses in zones within Resource and Rural land use designations in order to bring the code into compliance with the intent of the Growth Management Act. In this compliance effort, urban uses have been removed or limited on resource and rural lands.

As part of the allowed use table consolidation effort, some use terms were changed or consolidated in order to make a more usable table. Examples include the standardization of the term "Dwelling, two-family" rather than the range of terms that included "two-family dwelling" and "duplex." An example of consolidation is including a "restaurant" use rather than separately listing "delicatessen" "café" and "restaurant."

7. Specific Zone Classifications

As indicated above, proposed permitted and conditional uses are removed from each zone designation section and placed within the Allowed Use tables in KCC Chapter 17.15. Not all of the uses listed within the zone designations are directly transferred as they now exist, either because the use is outdated and no longer useful within the Code, or because the change addresses one or more of the compliance issues identified. The proposed use table provides changes in uses in regard to standards and review procedures for "urban like" uses in rural areas. Minor alterations are made to some zone classifications, including making the Liberty Historic Zone an overlay zone.

8. 17.36 Planned Unit Development (PUD) Zone

Proposed amendments prohibit PUDs in the Rural Working land use designation and limit densities of PUDs in the rural area to the density allowed by the underlying zone, but allow increased densities in UGAs pursuant to TDR provisions. Uses within the UGA Planned Unit Developments differ from uses outside designated UGAs to preserve and protect rural character. The proposed amendments also specify expiration timeframes for existing and approved PUDs.

9. 17.60A Criteria and Conditions for Approval of Conditional Use Permits

Amendments to the Conditional Use Permit review criteria provide greater opportunity for review and mitigation of impacts associated with particular uses. The revisions allow for consideration of rural character and compatibility issues related to certain uses outside of UGAs.

10. 17.98 Amendments

Language in this Chapter has been amended to clarify when zoning change requests can be processed outside of the annual docket process (namely when the rezone is consistent with the Comprehensive Plan land use designation and a specific development is proposed).