

REVIEW AND RESPONSE
TO KITTITAS COUNTY CODE 17.30A
REGARDING FOWLER CREEK GUEST RANCH

RECEIVED
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Kittitas County CDS

The applicant has copied Kittitas County Code chapter 17.30A R-5 Rural-5 Zone below with the applicant's response to each section of the code that shows how this proposed conditional use within the R-5 zone meets or exceeds the requirements of said code. Please note that the specific wording of the code is included here and is in black type. The applicant's response is in blue type and in italics.

Chapter 17.30A R-5 – RURAL-5 ZONE

Sections

[17.30A.010](#) Purpose and intent.

[17.30A.020](#) Allowed uses.

[17.30A.030](#) Repealed.

[17.30A.040](#) Lot size required.

[17.30A.050](#) Yard requirements.

[17.30A.055](#) Yard requirements– Zones Adjacent to Commercial Forest Zone.

[17.30A.060](#) Sale or conveyance of lot portion.

[17.30A.070](#) Repealed.

[17.30A.080](#) Repealed.

[17.30A.090](#) Repealed.

17.30A.010

17.30A.010 Purpose and intent.

The purpose and intent of the Rural-5 zone is to provide areas where residential development may occur on a low density basis. A primary goal and intent in siting R-5 zones will be to minimize adverse effects on adjacent natural resource lands. (Ord. 2005-05, 2005)

The purpose of the proposed Fowler Creek Guest Ranch is to create a low-density recreational area that is to be used for temporary lodging with no permanent residential housing. There will be small temporary residences but will not exceed a small portion of the property. The proposed guest ranch property and all adjacent properties are zoned R-5. There are no adjacent agriculture or resource lands so there will be no concern for adverse effects and mitigation measures. Even so, it is a top priority of the applicant to preserve and protect the surrounding properties as much as possible. For more information on surrounding properties, see Exhibit 6 – Surrounding Properties.

17.30A.020

17.30A.020 Uses permitted.

Uses allowed in the Rural-5 zone include those uses pursuant to KCC Chapter [17.15](#).

([Ord. 2013-001](#), 2013; [Ord. 2012-009](#), 2012; [Ord. 2011-013](#), 2011; Ord. O-2006-01, 2006; Ord. 2005-05, 2005)

According to Residential section E of the Rural Non-LAMIRD Use Table in 17.15.060.1, In the Rural Residential column under the Rural Non-LAMIRD designation, a guest ranch or guest farm, requiring a conditional use permit as created by the applicant and completed in its entirety as seen through this application, is defined in 17.08.270 as follows: *“Guest ranch or guest farm’ means a business or an organization providing overnight lodging, dining and recreational facilities in a rural setting. The purpose of a guest ranch or guest farm shall relate primarily to vacation, recreation and similar pursuits, and does not include rehabilitation centers, group homes, clinics, nursing homes, churches and church camps, and other similar uses. Events such as auctions, barbecues and similar gatherings which do not provide overnight lodging or which are not conducted on a continuous basis shall not be considered as guest ranches or guest farms. Enhanced agricultural sales are allowed.”* It can be demonstrated through this completed application that the proposed Fowler Creek Guest Ranch fits this definition and is therefore a conditional use and will thus comply with the uses as permitted through 17.15.

17.30A.030

17.30A.030 Repealed.

([Ord. 2013-001](#), 2013; Ord. O-2006-01, 2006; Ord. 2005-05, 2005)

17.30A.040

17.30A.040 Lot size required.

The minimum lot size for parcels created after the adoption of the ordinance codified in this chapter shall be:

1. Five (5) acres for lots served by individual wells and septic tanks;
2. One-half (½) acre for lots in a cluster plat. ([Ord. 2013-001](#), 2013; Ord. 2005-05, 2005)

The only parcel created before this project is a home that has been built and lived in since the late 20th century and will adhere to the minimum lot size as it is converted into the main ranch house for large party rentals. Any new parcels created for permanent lodging facilities will be for temporary short-term cabin rentals and will not be for permanent residential housing.

17.30A.050

17.30A.050 Yard requirements.

There shall be a minimum front yard setback of twenty-five (25) feet. Side and rear yard setbacks shall be fifteen (15) feet. ([Ord. 2013-001](#), 2013; Ord. 2005-05, 2005)

The applicant has no proposals for setback increases. Setbacks on the north, east, south, and west will remain at 25 feet and side and rear yard setbacks will remain at 15 feet.

17.30A.055

17.30A.055 Yard requirements - Zones Adjacent to Commercial Forest Zone

Properties bordering or adjacent to the Commercial Forest zone are subject to a two hundred (200)-foot setback from the Commercial Forest Zone. KCC ([17.57.050\(1\)](#)). For properties where such setback isn't feasible, development shall comply with KCC [17.57.050\(2\)](#). ([Ord. 2013-001](#), 2013; Ord. 2007-22, 2007)

The proposed Fowler Creek Guest Ranch is over 2,000 feet away from the border of any land within the Commercial Forest Zone and is therefore not subject to 200-foot setback requirements.

17.30A.060

17.30A.060 Sale or conveyance of lot portion.

No sale or conveyance of any portion of a lot, for other than a public purpose, shall leave a structure on the remainder of the lot with less than the minimum lot, yard or setback requirements of this zone. ([Ord. 2013-001](#), 2013; Ord. 2005-05, 2005)

There will be no third-party sale or conveyance of any portion of a lot within the Proposed Fowler Creek Guest Ranch.

17.30A.070

17.30A.070 Repealed.

([Ord. 2013-001](#), 2013; Ord. 2005-05, 2005)

17.30A.080

17.30A.080 Repealed.

([Ord. 2016-006](#), 2016; [Ord. 2013-001](#), 2013; Ord. 2005-05, 2005)

17.30A.090

17.30A.090 Repealed.

([Ord. 2013-001](#) , 2013; Ord. 2007-22, 2007)