



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

STAFF REPORT

TO: Kittitas County Planning Commission

FROM: Doc Hansen, Planning Official

DATE: March 10, 2015 Public Hearing

SUBJECT: Emergency Amendment to County Code Title 17.15.080 & 13.25

Background

This public hearing is being held to review and make recommendations on the proposed emergency amendments to KCC Title 17.15.080 & 13.25. This staff report summarizes each code change and includes some relevant documentation and proposed regulations for your consideration.

The proposed amendments will be presented to the Planning Commission and Board of County Commissioners in digital form with one printed copy for the clerk as required by law. Commission members can request printed copies upon request to Community Development Services.

The general public has access to the proposed amendments for consideration at the Kittitas County Community Development Services Office. One printed copy is available for viewing at the Community Development Services front desk at:

Community Development Services
411 North Ruby Street, Suite 2
Ellensburg WA 98926

There are two items being considered for amendment, all within the Kittitas County Code. No amendments are proposed to the Comprehensive Plan in this recommendation.

Summary

In summary, the proposed amendments include:

Exhibit 1 – KCC Title 17.15.080

It has come to the attention of staff that airports are not allowed within the Code in Light Industrial Zones which impedes airport activities. Upon review of the Light Industrial Zoning Code staff found that the Light Industrial Code does not allow for the expansion of existing industrial uses within the airport, which is a detriment to the County and its inhabitants.

Staff proposes to amend Title 17.15.080 to permit vehicle/equipment service and repair and to allow Airports as conditional uses in Light Industrial Zones.

Exhibit II – KCC Title 13.25

A potential drought from the current weather conditions brings the need for water delivery assurance to residences. The Cascades are at 30% of normal snow pack, which brings concern of water shortages within Kittitas County in the summer and autumn months. The proposed amendments to KCC 13.25 providing criteria for cisterns allows for existing residences to have assurance for access to potable water in occurrence a drought.

Staff proposes to allow the trucking of mitigated water to cisterns due to the variable weather in the region and the Counties susceptibility to drought and fire.

Recommendation

Staff recommends that the Planning Commission recommend approval of these items to the Board of County Commissioners. The Planning Commission shall make its recommendation after hearing public comments and making findings for their recommended decision.