

Docket No.	Project Name	Brief Description of Suggested Amendment	Who Suggested Amendment	Staff Lead	Staff Recommendation
13-04	KCC Title 15 and Title 17 ACUPs	Amend portions of KCC Title 15A and KCC Title 17 to allow certain uses to be approved through an Administrative Conditional Use Permit process.	Kittitas County Staff	CDS	Approve

Kittitas County Community Development Services proposes amending portions of KCC Title 15A and KCC Title 17 to introduce an Administrative Conditional Use Permit process. The Administrative Conditional Use Permit process allows Staff to review certain uses for compliance with the Conditional Use Permit criteria in KCC 17.60A and approve, deny or condition such uses without a public hearing. The uses to which the Administrative Conditional Use Permit process will replace the previously assigned Conditional Use Process include:

- Agricultural produce stands
- Clubhouses, fraternities and lodges
- Bed and breakfasts
- Guest ranches in the UGA and Rural LAMIRDs
- Multi-family dwellings in Residential zone within the UGA

The introduction of the Administrative Conditional Use Permit process will not reduce the standards to which these uses are held. All the same criteria, including compliance with rural and resource land Comprehensive Plan policies and preservation of rural character outside of the UGA, must still be satisfied.

DRAFT – November 2013

Kittitas County Code 15A, Table A is amended as follows:

	Step 1 Public Comment Period	Step 2 Open Record Hearing	Step 3 Decision	Step 4 Administrative Appeal	Step 5 Judicial Appeal*
Site Plan Review:	15 days	None	Staff	BOCC	Sup. Court
Zoning Variance:	15 days	None	Staff	HE	Sup. Court
Permitted Administrative Uses ⁵ :	15 days	None	Staff	BCC	Sup. Court
Short Plats:	15 days	None	Staff	BCC	Sup. Court
Segregations/Lot Line Adjustments:	None	None	Staff	BCC	Sup. Court
SEPA Actions: Appeals of threshold determinations:	15 days	None	Staff	HE	Sup. Court
SEPA Actions: The exercise of substantive SEPA authority and adequacy of an EIS ¹ :	15 days	None	Staff	HE/BCC ²	Sup. Court
Independent administrative rulings:	None	None	Staff	HE/BCC ³	Sup. Court
<u>Zoning Conditional Uses (Administrative):</u>	<u>15 days</u>	<u>None</u>	<u>Staff</u>	<u>HE</u>	<u>Sup. Court</u>
Zoning Conditional Uses	15 days	HE	HE	None	Sup. Court

	Step 1 Public Comment Period	Step 2 Open Record Hearing	Step 3 Decision	Step 4 Administrative Appeal	Step 5 Judicial Appeal*
(Hearing):					
Long Plats:	15 days	HE	BCC	None	Sup. Court
Shorelines Substantial Development/Cnd. Use:	15 days	HE	HE	None	Shorelines Board
Shorelines Setback Variance:	15 days	HE	HE	None	Shorelines Board
Site-Specific Rezone to Zoning Map (Including PUD) ⁴ :	30 days	HE	BCC	None	Sup. Court
Development Agreement:	30 days	BCC	BCC	None	Sup. Court

Kittitas County Code 17.08, Definitions, is amended as follows:

17.08.550 Use.

"Use" means the purpose for which land or building is arranged, designed or intended.

1. "Permitted use" means a use allowed outright within a zone classification.
2. "Permitted Administrative use" means a use which may be permitted within a zone classification following review under the provisions of KCC Chapter 17.60B.
3. "Administrative Conditional use" means a use which may be permitted in a zone classification following review under the provisions of KCC Chapter 17.60A.
- ~~3-4.~~ "Conditional use" means a use which may be permitted in a zone classification following review and hearing under the provisions of KCC Chapter 17.60A.
- ~~4-5.~~ "Nonconforming use" means a use to which a structure, building or land was lawfully put at the time this resolution became effective but which is not a permitted use in the area in which it is located.
- ~~5-6.~~ "Prohibited use" means those uses not specifically enumerated as allowed uses under the provisions of KCC Chapter 17.15.

Kittitas County Code 17.15, Allowed Uses, is amended as follows:

17.15.010 Categories of uses established

This chapter establishes permitted, permitted administrative, administrative conditional use and conditional uses, by zone, for all properties within Kittitas County. All uses in a given zone are one (1) of three (3) types:

1. Permitted Use. Land uses allowed outright within a zone classification and subject to provisions within the Kittitas County Code.
2. Permitted Administrative Use. Land uses which may be permitted within a zone classification following review under the provisions of KCC Chapter 17.60B.
3. Administrative Conditional Use. Land uses which may be permitted within a zone classification following review under the provisions of KCC Chapter 17.60A.
- ~~3-4.~~ Conditional Use. Land uses which may be permitted within a zone classification following review and hearing under the provisions of KCC Chapter 17.60A.

17.15.020 Establishment of zoning use tables

The allowed use tables in this chapter establish allowed uses in the various zoning classifications and whether the use is allowed as "Permitted," "Permitted Administrative," "Administrative Conditional" or "Conditional." The zone classification is located at the top of the table and the specific use is located on the far-left of the vertical column of these tables. (Ord. 2013-001, 2013;)

17.15.030 Interpretation of tables.

1. Legend. The following letters have the following meanings when they appear in the box at the intersection of the column and the row:

P	Permitted Use
PA	Permitted Administrative Use
<u>AC</u>	<u>Administrative Conditional Use</u>
CU	Conditional Use

2. Definitions. Uses defined in KCC Chapter 17.08 are indicated with an asterisk (*).
3. Additional Use-Related Conditions. The small numbers (superscript) in a cell indicate additional requirements or detailed information for uses in specific zones. Those additional requirements can be found in the footnotes that follow each allowed use table. All applicable Federal, State and local requirements shall govern a use whether specifically identified in this chapter or not.
4. The Director has the authority to allow uses that are substantially similar to an allowed use listed on the table subject to the same review procedures as the substantially similar use. In such cases, all adjacent property owners shall be given official notification for an opportunity to appeal such decisions within ten working days pursuant to Title 15A of this code, Project permit application process, except in the case of PUDs located inside the UGA where determination of substantially similar uses shall be made by the planning commission during review of the development plan required under KCC 17.36.030.
5. Accessory uses. The administrative official has the authority to permit uses that are customarily incidental to an allowed use listed on the table.

17.15.050 Allowed Uses in Resource Lands

17.15.050.1 Resource Use Table

P Permitted PA Permitted Administrative CU Conditional Use *See KCC Chapter 17.08 Definitions	Resource	
	Commercial Agriculture	Commercial Forest
A. Agriculture		
Animal boarding*	CU	
Agriculture processing*	CU ¹⁷	
Agriculture production*	P	P
Agriculture sales*, Produce stand	P ¹⁶ / <u>CU-AC</u>	
Agriculture sales*, Other	CU	
Feedlot*	CU	CU
Grazing*	P	P
Nurseries	P	
Riding academies	CU	
B. Civic Cultural Uses		
Cemetery	P ¹³	
Clubhouses, fraternities and lodges*	<u>AC-CU</u> ²⁴	
Cultural and educational facilities		
Libraries		
Meeting facilities		
Museums and galleries		
Religious institutions*	CU	
School, public or private*	CU ¹²	
C. Commercial		
Auction sales of non-agriculture products		
Bank		
Bed and breakfast*	<u>CU-AC</u>	
Clinic*		
Day care facilities*		
Funeral home/mortuary		
Hospital*		
Hospital, animal or veterinary*		
Hotel/motel		
Office*		
Restaurant		
Retail sales,* general		
Retail sales,* lumber and building materials		
Retail sales,* vehicles and equipment		
Services		
Shooting range*	CU ²³	CU ²³
Taverns		
Temporary sales office		
Vehicle/equipment service and repair*	P ²²	
D. Industrial		
Airport*	P ²⁰	P ²¹
Asphalt/concrete plants		
Forest product processing* (portable)		P
Forest product processing* (permanent)		CU
Freighting and trucking yard or terminal*		
Hazardous waste storage*		
Hazardous waste treatment*		
Junkyard*		
Manufacturing*		
Mini-warehouse		
Refuse disposal/recycle*	CU	CU

P Permitted PA Permitted Administrative CU Conditional Use *See KCC Chapter 17.08 Definitions	Resource	
	Commercial Agriculture	Commercial Forest
Research laboratories		
Wastewater treatment		
Warehousing and distribution		
Wholesale business		
E. Recreation		
Campground*		P ¹⁸
Commercial recreation, indoor*		
Commercial recreation, outdoor*		P ¹⁸
Golf course*		
Guest Ranch*	CU	
Parks and playgrounds		CU ¹⁵
Recreational vehicle storage		
Stadium		
F. Residential		
Accessory dwelling unit*	P ⁴	
Accessory living quarters*	P ⁵	
Adult family home*	P ¹⁰	P ¹⁰
Boarding house		
Convalescent home		
Dwelling, single-family*	P	P
Dwelling, two-family*	P	
Dwelling, multiple-family*		
Farm labor shelter*	CU ²	
Group home*		
Home occupation*	P / CU ⁸	P / CU ⁸
Manufactured home*	P	P
Mobile home	P ⁶	P ⁶
Special care dwelling*	P ⁷	P ⁷
Temporary trailers	P ¹¹	P ¹¹
G. Resource		
Forestry*	P	P
Forest product sales*		P
Mining and excavation*	CU ¹⁴	P
Rock crushing*		P
H. Utilities and Public Facilities		
Electric vehicle infrastructure*	P ³	P ³
Public facilities*	PA ¹⁹	PA ¹⁹
Utilities	P ¹	P ¹
Watershed management activities*	PA	PA

17.15.060 Allowed Uses in Rural Non-LAMIRD Lands

17.15.060.1 Allowed Uses in Rural Non-LAMIRD Lands

P Permitted PA Permitted Administrative CU Conditional Use * See KCC Chapter 17.08 Definitions	Rural Non-LAMIRD							
	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation
	Agriculture 5	Rural 5	Agriculture 20	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
A. Agriculture								
Animal boarding*	CU		CU	CU ³⁷		CU	CU	
Agriculture processing*	CU ²³		CU ²³	CU ³⁷		P		
Agriculture production*	P ²⁴	P	P	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴
Agriculture sales,* Produce stand	P ²² / CU-AC		P ²² / ACCU	P ²² AC-CU		P		
Agriculture Sales,* Other	CU		CU	CU				
Feedlot*			CU	CU ³⁷				
Grazing*	P	P	P	P	P	P	P	P
Nurseries	P		P	CU ³⁷		P		
Riding academies	CU		CU	CU	CU		CU	
B. Civic Uses/Community Services								
Cemetery	P ²¹	P ²¹	P ²¹	CU ³⁷				
Clubhouses, fraternities and lodges*	ACCU ⁴⁴	ACCU ⁴⁴	ACCU ³	ACCU ³⁵	ACCU		ACCU	
Cultural and education facilities					P		P	
Libraries			P ³			P		
Meeting facilities					P			
Museums and galleries						P		
Religious institutions	CU		CU	CU	CU	CU	CU	
Schools, public or private*	P ²⁵		P ²⁵	CU			CU	
C. Commercial								
Auction sales of non- agriculture products						CU		
Bank						CU		
Bed and breakfast*	ACCU	ACCU	ACCU	ACCU ³⁷			P	
Clinic*								
Day care facilities*						CU		
Funeral home/mortuary						CU		
Hospital*						CU		
Hospital, animal or veterinary*			CU			CU		
Hotel/motel					P ⁶			
Office*						P ¹⁷		
Restaurant				CU ³⁶	P	CU	CU	
Retail sales,* general				CU ³⁶	P	CU ¹⁸	CU ¹⁸	
Retail sales,* lumber and building materials								
Retail sales,* vehicles								
Services					P ²⁰	CU		
Shooting range*			CU ³¹	CU ^{37,31}			CU ³¹	

P Permitted PA Permitted Administrative CU Conditional Use * See KCC Chapter 17.08 Definitions	Rural Non-LAMIRD							
	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation
	Agriculture 5	Rural 5	Agriculture 20	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
Tavern				CU ³⁶	P	CU		
Temporary sales office					P			
Vehicle/equipment service and repair*	P ¹⁶		P ¹⁶	CU ³⁶	P ⁴²	P ⁴²		
D. Industrial								
Airport*	CU		CU	CU	CU	CU	CU	
Asphalt/Concrete plants				CU ³⁷				
Forest product processing* (portable)	P	P	CU	CU ³⁵				
Forest product processing* (permanent)			CU	CU ³⁷				
Freighting and trucking yard or terminal*				CU		CU		
Hazardous waste storage*								
Hazardous waste treatment*								
Junkyard*								
Manufacturing*								
Mini-Warehouse						CU ¹⁵		
Refuse disposal/recycle*			CU ¹⁹	CU ^{19, 37}				
Research laboratories								
Wastewater treatment								
Warehousing and distribution								
Wholesale business								
E. Recreation								
Campground*	CU ¹²	CU ¹²	CU ¹²	CU ^{12, 37}	CU ¹³	CU ¹²	CU ¹²	
Commercial recreation, indoor*					P		CU	P ²⁶
Commercial recreation, outdoor*					CU	CU	CU	P ²⁶
Golf course*	CU	CU	CU	CU ³⁷	CU		CU	
Guest ranch*	CU	CU	CU	CU ³⁷			CU	
Parks and playgrounds	P	P	P ³	P	P		P	P
Recreational vehicle storage							CU	P ²⁶
Stadiums								
F. Residential								
Accessory dwelling unit*	PA ²⁷	PA ²⁷	PA ²⁷	PA ^{27, 37}			PA ²⁷	PA ²⁷
Accessory living quarters*	P ²⁸	P ²⁸	P ²⁸	P ^{28, 37}	P ²⁸		P ²⁸	P ²⁸
Adult family home*	P ⁴¹	P ⁴¹	P ⁴¹	P ⁴¹	P ⁴¹	P ⁴¹	P ⁴¹	P ⁴¹
Boarding house			CU ²⁹	CU ^{29, 37}				
Convalescent home			CU	CU ³⁷				
Dwelling, single-family*	P ³³	P ⁴⁰	P	P ³⁴	P ¹	PA ²	P	P

P Permitted PA Permitted Administrative CU Conditional Use * See KCC Chapter 17.08 Definitions	Rural Non-LAMIRD							
	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation
	Agriculture 5	Rural 5	Agriculture 20	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
Dwelling, two-family*	P		P ³	P ³⁴	P ¹		CU	P
Dwelling, multiple-family*					P ¹			P
Farm labor shelter*	CU ⁴		CU ⁴	CU ^{4, 37}				
Group home*	CU	CU		CU			CU	
Home occupation*	P/CU ⁵	P/CU ₅	P/CU ⁵	P/CU ^{5, 37}	P/CU ⁵		P/CU ⁵	P/CU ⁵
Manufactured home*	P	P	P	P ³⁷	P	PA	P	P
Mobile home	P ³⁸	P ³⁸		P ³⁴				
Special care dwelling*	P ³⁰	P ³⁰	P ³⁰				CU ³⁰	P ³⁰
Temporary trailer	P ⁷	P ⁷	P ⁷	P ^{7, 37}	P ⁷	P ⁷	P ⁷	P ⁷
G. Resource								
Forestry*	P	P	P	P ³⁴				
Forest product sales*				P				
Mining and excavation*	CU	CU ³⁹	CU	P ³⁴				
Rock crushing*		CU ³⁹		P ³⁴				
H. Utilities								
Electric vehicle infrastructure*	P ³²	P ³²	P ³²	P ³²	P ³²	P ³²	P ³²	P ²⁶
Public facilities*	CU	CU	CU	CU ³⁷		CU		
Utilities ⁸	P ⁹	P ⁹	P ¹⁰	P ⁹	P ¹¹	P ⁹	P ⁹	P ⁹
Watershed management activities*	PA	PA	PA	PA	PA	PA	PA	

17.15.070 Allowed Uses in Rural LAMIRD Lands

17.15.070.1 Rural LAMIRD Use Table

P Permitted PA Permitted Administrative CU Conditional Use *See KCC Chapter 17.08 Definitions	Rural LAMIRD												
	Residential	Residential 2	Agriculture 3	Agriculture 20	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD
A. Agriculture													
Animal boarding*	CU ¹		CU	CU				CU				CU	
Agriculture processing*			P ²	CU ³				P		P ⁴	P ⁴	CU	
Agriculture production*	CU ¹		P ⁵	P	P	P				P ⁴	P ⁴	P ⁵	
Agriculture sales,* Produce stand			P ⁷ / ACCU	P ⁷ / ACE U			P	P	P			P ⁷ / ACCU	
Agriculture sales,* Other			CU	CU				CU				CU	
Feedlot*			CU ⁸	CU ⁸								CU ⁸	
Grazing*			P	P	P	P	P	P	P	P	P	P	
Nurseries	CU		P	P								CU	
Riding academies			CU	CU								CU	
B. Civil and Cultural													
Cemetery			P ⁹	P ⁹		P ⁹						CU	
Clubhouses, fraternities and lodges*	ACCU	P	P ¹⁰	P ¹⁰	P	P						ACCU	
Cultural and education facilities	CU												
Libraries			CU	P ¹⁰			P	P					
Meeting facilities													
Museums and galleries	CU		CU	CU				P ¹¹	P			CU	
Religious institutions*	CU	CU	CU	CU								CU	
Schools, public and private*			CU	P ¹⁰			P	P				CU	
C. Commercial													
Auction sales of non-agriculture products			CU	CU				P					
Bank								P	P				
Bed and breakfast*			ACCU	ACE U		ACE U						ACCU	
Clinic*	CU ¹²												
Day care facilities*			CU	CU			CU	CU	CU			CU	
Funeral home/mortuary								CU					
Hospital*	CU		CU	CU				P				CU	
Hospital, animal				CU				CU					

P Permitted PA Permitted Administrative CU Conditional Use *See KCC Chapter 17.08 Definitions	Rural LAMIRD												
	Residential	Residential 2	Agriculture 3	Agriculture 20	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD
or Veterinary*													
Hotel/motel								P	P				
Office*								P	P ¹³				
Restaurant							P	P	P				
Retail sales,* general							P ¹¹	P ¹¹	P ¹⁴				
Retail sales,* lumber and building materials								P ¹⁵					
Retail sales,* vehicles								P					
Services								P ¹¹	P				
Shooting range*				CU ⁴⁰				CU ⁴⁰				CU ⁴⁰	
Tavern								P	P				
Temporary sales office													
Vehicle/equipm ent service and repair*				CU ¹⁷			P ¹⁸	P ¹¹	P ¹⁹				
D. Industrial													
Airport*			CU	CU ¹⁰				CU			CU	CU	
Asphalt/Concret e plants												CU	
Forest product processing* (portable)			P	P	P	P							
Forest product processing* (permanent)			CU	CU									
Freighting and trucking yard or terminal*								CU			P	CU	
Hazardous waste storage*								CU		CU	CU ²⁰		
Hazardous waste treatment*								CU		CU	CU ²⁰		
Junkyard*								CU			CU ²⁰		
Manufacturing*								P		P	P ²⁰		
Mini-warehouse				P	CU ²²	CU ²²	P ¹¹	P ¹¹		P		CU ²²	
Refuse disposal/recycle *											CU ²⁰	CU	
Research laboratories										P	P		
Wastewater treatment													
Warehousing and distribution													
Wholesale business								P		P	P		

P Permitted PA Permitted Administrative CU Conditional Use *See KCC Chapter 17.08 Definitions	Rural LAMIRD												
	Residential	Residential 2	Agriculture 3	Agriculture 20	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD
E. Recreation													
Campgrounds			CU ²¹	CU ²¹	CU ²¹	CU ²¹			CU ²¹	CU ²¹		CU ²¹	
Commercial recreation, indoor								P	P	P			P ³⁵
Commercial, recreation, outdoor								P ⁴¹	P ⁴¹	P ⁴¹			P ³⁵
Golf courses			CU	CU	CU	CU						CU	
Guest Ranch			CU ACU	CU ACU	CU ACU	CU ACU						CU ACU	
Parks and playgrounds	P	P	P	P ¹⁰		P	P		P			P	P
Recreational vehicle storage													P ³⁵
Stadiums									CU				
F. Residential													
Accessory dwelling unit	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁵				P ²⁴
Accessory living quarter	P ³⁶	P ³⁶	P ³⁶	P ³⁶	P ³⁶	P ³⁶	P ³⁶	P ³⁶	P ²⁵				P ³⁶
Adult family home	P ⁴²	P ⁴²	P ⁴²	P ⁴²	P ⁴²	P ⁴²	P ⁴²	P ⁴²	P ⁴²			P ⁴²	P ⁴²
Boarding house	CU ³⁷		CU ³⁷	CU ³⁷								CU ³⁷	
Convalescent home				CU								CU	
Dwelling, single-family	P	P	P	P	P	P	P	P	P ²⁵			P	P
Dwelling, two-family	P	P	P	P ¹⁰			P	P	P ²⁵			P	P
Dwelling, multiple-family	CU							P					P
Farm Labor Shelter			CU ²⁶	CU ²⁶								CU ²⁶	
Group Home					CU	CU						CU	
Home occupation	P/CU ²⁷	P/C ²⁸ U ²⁸	P/CU ²⁸	P/C ²⁸ U ²⁸	P/ CU ²⁸	P/ CU ²⁸						P/CU ²⁸	P/CU ²⁸
Manufactured home	P	P	P	P	P	P	P	P	P			P	P
Mobile homes		P ³⁸			P ³⁸	P ⁶						P	
Special care dwelling	P ³⁹	P ³⁹	P ³⁹	P ³⁹	P ³⁹	P ³⁹	P ³⁹	P ³⁹	P ²⁵				P ³⁹
Temporary trailers	P ²⁹	P ²⁹	P ²⁹	P ²⁹	P ²⁹	P ²⁹	P ²⁹	P ²⁹	P ²⁹	P ²⁹	P ²⁹	P ²⁹	P ²⁹
G. Resource													
Forestry*			P	P	P	P						P	
Forest product sales*												P	

P Permitted PA Permitted Administrative CU Conditional Use *See KCC Chapter 17.08 Definitions	Rural LAMIRD												
	Residential	Residential 2	Agriculture 3	Agriculture 20	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD
Mining and excavation*			CU 30	CU ³⁰	CU ₃₁	CU ³¹						P	
Rock crushing*					CU ₃₁	CU ³¹						P	
H. Utilities													
Electric vehicle infrastructure	P ²³	P ²³	P ²³	P ²³	P ₂₃	P ²³	P ²³	P ²³	P ²³	P ²³	P ²³	P ²³	P ³⁵
Public facilities			CU	CU		CU		CU		P ³²		CU	
Utilities	P ³³	P ³³	P ³³	P ³⁴	P ₃₃	P ³³	P ³³	P ³³	P ³³	P ³³	P ³³	P ³³	P ³³
Watershed management activities	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA

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17.15.080 Allowed Uses in Urban Lands

17.15.080.1 Allowed Uses in Urban Lands

P Permitted PA Permitted Administrative CU Conditional Use *See KCC Chapter 17.08 Definitions	Urban												
	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD
A. Agriculture													
Animal boarding*	CU ¹			CU				CU				CU	
Agriculture processing*				P ²				P		P ⁴	P ⁴	CU	
Agriculture production*	CU ¹	CU ⁵		P ⁵	P	P				P ⁴	P ⁴	P ⁵	
Agriculture sales,* Produce stand				P ⁷ / ACCU					P			P ⁷ / ACCU	
Agriculture sales,* Other		CU		CU				CU				CU	
Feedlot*				CU ⁸								CU ⁸	
Grazing*		P		P	P	P	P	P	P	P	P	P	
Nurseries	CU	CU		P								CU	
Riding Academies		CU		CU		CU						CU	
B. Civic and Cultural													
Cemetery				P ⁹		P ⁹						CU	
Clubhouses, fraternities and lodges*	ACCU	ACC U		P	P	P						ACC U	
Cultural and educational facilities	CU												
Libraries				CU			P	P					
Meeting facilities													
Museums and galleries	CU	CU		CU				P ¹¹	P			CU	
Religious institutions*	CU	CU		CU								CU	
Schools, public or private*		CU		CU			P	P				CU	
C. Commercial													
Auction sales of non-agriculture products				CU				P				CU	
Bank								P	P				
Bed and breakfast*				ACCU		ACC U						ACC U	
Clinic*	CU ¹²												
Day care facilities*				CU			CU	CU	CU			CU	
Funeral home/mortuary								CU					
Hospital*	CU			CU				P				CU	
Hospital, animal or veterinary*								CU					
Hotel/motel								P	P				P
Office*								P	P ¹³				
Restaurant							P	P	P				P
Retail sales,* general							P ¹¹	P ¹¹	P ¹⁴				P
Retail sales,* lumber and building materials								P ¹⁵					P
Retail sales,* vehicles								P					P
Services							P ¹¹	P ¹¹	P ¹¹				

P Permitted PA Permitted Administrative CU Conditional Use *See KCC Chapter 17.08 Definitions	Urban												
	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD
Shooting range*								CU ⁶				CU ⁶	
Tavern								P	P				P
Temporary sales office													
Vehicle/ equipment service and repair*							P ¹⁸	P ¹¹	P ¹⁹				
D. Industrial													
Airport*				CU				CU				CU	
Asphalt/Concrete plants												CU	
Forest product processing* (portable)				P	P	P						P	
Forest product processing* (permanent)				CU								CU	
Freighting and trucking yard or terminal*								CU		P	P	CU	
Hazardous waste storage*								CU		CU	CU ²⁰		
Hazardous waste treatment*								CU		CU	CU ²⁰		
Junkyard*								CU			CU ²⁰		
Manufacturing*								P		P	P ²⁰		
Mini-Warehouse					CU ²²	CU ²²	P ¹¹	P ¹¹		P		CU ²²	
Refuse disposal/recycle*											CU ²⁰	CU	
Research laboratories										P	P		
Wastewater treatment													
Warehousing and distribution										P			
Wholesale business								P		P	P		
E. Recreation													
Campground*				CU ²¹	CU ²¹	CU ²¹		CU ²¹	CU ²¹			CU ²¹	
Commercial recreation, indoor*								P	P				P ³⁵
Commercial recreation, outdoor*								P ³⁹	P ³⁹				P ³⁵
Golf course*				CU	CU	CU						CU	
Guest ranch*				ACC CU	AC CU	ACC CU						ACC CU	
Parks and playgrounds	P			P		P	P	P				P	P
Recreational vehicle storage													P
Stadiums								CU					
F. Residential													
Accessory dwelling unit*	P ²⁴	P ²⁴		P ²⁴	P ²⁴	P ²⁴		P ²⁵					P ²⁴
Accessory living quarters*	P ³⁶	P ³⁶		P ³⁶	P ³⁶	P ³⁶		P ²⁵					P ³⁶
Adult family home*	P ⁴¹	P ⁴¹	P ⁴¹	P ⁴¹	P ⁴¹	P ⁴¹	P ⁴¹	P ⁴¹	P ⁴¹			P ⁴¹	P ⁴¹

P Permitted PA Permitted Administrative CU Conditional Use *See KCC Chapter 17.08 Definitions	Urban												
	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD
Boarding house	CU ³⁷			CU ³⁷								CU ³⁷	
Convalescent home												CU	
Dwelling, single-family*	P	P	P ⁴⁰	P	P	P	P	P ²⁵				P	P
Dwelling, two-family*	P	P		P			P	P ²⁵				P	P
Dwelling, multiple-family*	ACCU												P
Farm labor shelter*				CU ²⁶								CU ²⁶	
Group home*					CU	CU						CU	
Home occupation*	P/CU ²⁷	P/C ²⁸ U ²⁸		P/CU ²⁸	P/ CU ²⁸	P/C ²⁸ U ²⁸						P/C ²⁸ U ²⁸	P/CU ²⁸
Manufactured home*	P	P	P	P	P	P	P	P				P	P
Mobile home		P ³⁸	P ⁴⁰		P ³⁸							P ³⁸	P ³⁸
Special care dwelling*	P ¹⁷	P ¹⁷		P ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷						P ¹⁷
Temporary trailer	P ²⁹	P ²⁹	P ²⁹	P ²⁹	P ²⁹	P ²⁹	P ²⁹	P ²⁹	P ²⁹	P ²⁹	P ²⁹	P ²⁹	CU ²⁹
G. Resource													
Forestry*				P	P	P							P
Forest product sales*													P
Mining and excavation*				CU ³⁰	CU ³¹	CU ³¹							P
Rock crushing"					CU ³¹	CU ³¹							P
H. Utilities													
Electric vehicle infrastructure*	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰
Public facilities*		CU		CU	CU			CU	P ³²			CU	
Utilities	P ³³	P ³³		P ³³	P ³³	P ³³	P ³³	P ³³	P ³³	P ³³	P ³³	P ³³	P ³³
Watershed management activities*	PA	PA		PA	PA	PA	PA	PA	PA	PA	PA	PA	PA

Kittitas County Code 17.60A, Conditional Uses, is amended as follows:

Chapter 17.60A
CONDITIONAL USES*

Sections

17.60A.010 Review authority.

- 17.60A.0~~15~~¹⁵ Review criteria.
- 17.60A.020 Conditions.
- 17.60A.030 Application and accompanying data.
- 17.60A.040 Fees.
- 17.60A.050 Repealed.
- 17.60A.060 Hearings - Appeal.
- 17.60A.070 Repealed.
- 17.60A.080 Transfer of Ownership.
- 17.60A.090 Expiration.

17.60A.095 Modification.
17.60A.100 Revocation or limitation.

* Prior history: Ords. 71-5, 2.

17.60A.010 Review authority.

KCC 17.15.030 explains how to interpret the Zoning Use Tables. Uses identified with an "AC" (Administrative Conditional Use) on the use tabled in KCC Chapter 17.15 shall be reviewed administratively by the Director while uses identified with a "CU" (Conditional Use) shall require a public hearing and review by the Board.

17.60A.04015 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 Board shall determine that~~ 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(15));
 - C. Requires only rural government services; and
 - D. Does not compromise the long term viability of designated resource lands. (Ord. 2013-001, 2013; Ord. 2012-009, 2012; Ord. 2007-22, 2007; Ord. 88-4 § 11 (part), 1988; Res. 83-10, 1983)

17.60A.020 Conditions.

In permitting such uses the Director or Board may impose in addition to the regulations specified herein, such conditions as it deems necessary to protect the best interests of the surrounding property or neighborhood or the county as a whole. These conditions may include, but are not limited to, the following:

1. Increasing the required lot size, setback or yard dimensions;
2. Limiting the height of buildings or structures;
3. Controlling the number and location of vehicular access points (subject to approval by the reviewing authority with jurisdiction to issue approach or access permits);
4. Requiring the dedication of additional rights-of-way for future public street improvements;
5. Requiring the designation of public use easements;

6. Increasing or decreasing the number of required off-street parking and/or loading spaces as well as designating the location, screening, drainage, surfacing or other improvement of a parking area;
7. Limiting the number, size, height, shape, location and lighting of signs;
8. Requiring or limiting view-obscuring fencing, landscaping or other facilities to protect adjacent or nearby properties;
9. Designating sites for and/or the size of open space or recreational areas;
10. Requiring site reclamation upon discontinuance of use and/or expiration or revocation of the project permit;
11. Limiting hours and size of operation;
12. Controlling the siting of the use and/or structures on the property;
13. Requiring mitigation measures to effectively reduce the potential for land use conflicts with agricultural and resource lands, such as: landscape buffers, special setbacks, screening, and/or site design using physical features such as rock outcrops, ravines, and roads. (Ord. 2012-009, 2012; Ord. 2007-22, 2007; Ord. 88-4 § 11 (part), 1988)

17.60A.095 Modification

| Any change, enlargement or alteration in such use shall require a new review ~~by the Board~~ and new conditions may be imposed where finding requires. (Ord. 2013-001, 2013)