

EXHIBIT C

GMA Compliance 2013

Staff Recommended Revisions to Planning Commission Recommendation

Description: Amend Section 17.15.070 Allowed Uses in Rural LAMIRD Lands

Kittitas County Code, Section 17.15.070 Allowed Uses in Rural LAMIRD Lands is amended as follows:

Note to Reader: All allowed uses within Type 3 LAMIRDs, other than manufacturing, outdoor recreation, and natural resource processing will be limited to 30,000 square feet in area, and that impervious surfaces on lots greater than one acre in size are limited to one-third (1/3) of the lot.

17.15.070 Allowed Uses in Rural LAMIRD Lands

17.15.070.1 Rural LAMIRD Use Table

P Permitted PA Permitted Administratively CU Conditional Use ACU Administrative Conditional Use *See KCC Chapter 17.08 Definitions	Rural Activity Centers ⁴⁷ (Type 1 LAMIRDs)									Rural Employment Centers ^{48,50} (Type 3 LAMIRDs)			
	Residential	Residential 2	Rural 5	Agriculture 3	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD	Limited Commercial	General Commercial	Highway Commercial
A. Agriculture													
Animal boarding*	CU ¹			CU	CU			CU			CU		
Agriculture processing*				P ²	P/CU ⁴		P/CU ⁴	P/CU ⁴	CU		P/CU ⁴	P/CU ⁴	P/CU ⁴
Agriculture production*	CU ¹		P	P ⁵			P ⁴	P ⁴	P ⁵				P ⁴
Agriculture sales,* Produce stand				P ⁷ / CU	P	P			P ⁷ / CU		P	P	P
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			P				CU		CU	CU	CU	CU
Riding academies				CU				CU					
B. Civil and Cultural								CU					
Cemetery			P ⁹	P ⁹				CU					
Clubhouses, fraternities and lodges*	CU	P	P	P ¹⁰				CU					
Cultural and education facilities	CU												
Libraries	CU			CU	PCU					P	P		
Meeting facilities ⁵⁰	CU				CU								

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	Residential	Residential 2	Rural 5	Agriculture 3	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD	Limited Commercial	General Commercial	Highway Commercial	Light Industrial
Museums and galleries	CU			CU	P ¹⁴ CU	P ¹¹ CU			CU			P ¹⁴ CU	P ¹⁴ CU	
Religious institutions*	CU	CU		CU				CU						
Schools, public and private*	CU	CU	CU	CU	PCU			CU		CU	CU	CU		
C. Commercial														
Auction sales of non-agriculture products				CU	P					P	P			
Bank					PA	PA					PA	PA		
Bed and breakfast*	CU	CU	CU	CU	CU	CU		CU	CU	CU ⁴⁹	CU ⁴⁹	CU ⁴⁹		
Clinic*	CU ¹²			CU	CU						CU			
Day care facilities*				CU	CU	CU		CU		CU	CU	CU		
Funeral home/mortuary					CU						CU			
Hospital*	CU			CU	PCU			CU			PCU			
Hospital, animal or Veterinary*					CU					CU	CU			
Hotel/motel					CU	CU					PCU ⁵¹	PCU ⁵¹		
Office*					PA	PA ¹³					PA	PA ¹³		
Restaurant					PA	PA				P	P	P		
Retail sales,* general					P ^{44,46}	P ¹⁴				P ^{44,46}	P ^{44,46}	P ¹⁴		
Retail sales,* lumber and building materials					P ¹⁵						P ¹⁵			
Retail sales,* vehicles					P						PA			
Services					P ^{44,43}					P ^{44,43}	P ^{44,43}	P		
Shooting range*					CU ⁴⁰			CU ⁴⁰			CU ⁴⁰			
Tavern					P	P			P		P	P		
Temporary sales office														
Vehicle/equipment service and repair*					P ¹¹	P ¹⁹				P ¹⁸	P ¹¹	P ¹⁹		
D. Industrial														
Airport*				CU	CU ⁴⁴		CU ⁴⁴	CU	CU		CU ⁴⁴		CU ⁴⁴	
Asphalt/Concrete plants								CU ⁴⁵						

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	Residential	Residential 2	Rural 5	Agriculture 3	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD	Limited Commercial	General Commercial	Highway Commercial
Forest product processing* (portable)			P	P					CU		CU		CU
Forest product processing* (permanent)				CU					CU		CU		CU
Freighting and trucking yard or terminal*					CU		P	CU			CU		CU
Hazardous waste storage*					CU		CU	CU ²⁰			CU		CU
Hazardous waste treatment*					CU		CU	CU ²⁰			CU		CU
Junkyard*					CU		CU ²⁰				CU		CU
Manufacturing*					P		P	P ²⁰			P		P
Mini-warehouse			CU ²²		CU ²² P ⁴¹		P	CU ²²		P ²²⁴⁴	P ²²⁴⁴		P
Refuse disposal/ recycle*							CU ²⁰	CU					CU
Research laboratories							P	P			CU		P
Wastewater treatment													
Warehousing and distribution													
Wholesale business					P		P	P			CU ⁵²	P ⁵²	P ⁵²
E. Recreation													
Campgrounds			CU ²¹	CU ²¹	CU ²¹	CU ²¹	CU ²⁴		CU ²¹			CU ²¹	CU ²⁴
Commercial recreation, indoor					P	P	P			P ³⁵	P	P	P
Commercial, recreation, outdoor					P ⁴⁴ CU	P ⁴⁴ CU	P ⁴⁴			P ³⁵	P ⁴⁴ CU	P ⁴⁴ CU	P ⁴⁴
Golf courses			CU	CU					CU				
Guest Ranch			CU	CU					CU				
Parks and playgrounds	P	P	P	P	P	P			P	P	P	P	
Recreational vehicle storage										P ³⁵			
Stadiums						CU						CU	
F. Residential													
Accessory dwelling unit	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴²⁵	P ²⁵				P ²⁴	P ²⁴	P ²⁴²⁵	P ²⁵

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	Residential	Residential 2	Rural 5	Agriculture 3	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD	Limited Commercial	General Commercial	Highway Commercial	Light Industrial
Accessory living quarter	P ³⁶	P ³⁶	P ³⁶	P ³⁶	P ²⁵⁻³⁶	P ²⁵				P ³⁶	P ³⁶	P ³⁶	P ²⁵	
Adult family home	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				
Convalescent home				CU						CU				
Dwelling, single-family	P	P	P	P	P	P ²⁵				P	P	P ²⁵	P ²⁵	P ²⁵
Dwelling, two-family	P	P		P	P ²⁵	P ²⁵				P	P	P ²⁵	P ²⁵	P ²⁵
Dwelling, multiple-family	CU				P					P				
Farm Labor Shelter				CU ²⁶						CU ²⁶				
Group Home			CU											
Home occupation	P/C U ²⁷	P/C U ²⁸	P/CU ²⁸	P/CU ²⁸	P/CU ²⁸	P/CU ²⁸	P/CU ²⁸	P/CU ²⁸	P/CU ²⁸	P/CU ²⁸	P/CU ²⁸	P/CU ²⁸	P/CU ²⁸	P/CU ²⁸
Manufactured home	P	P	P	P	P	P				P	P	P ²⁵	P ²⁵	P
Mobile homes		P ³⁸	P ⁶							P				
Special care dwelling	P ³⁹	P ³⁹	P ³⁹	P ³⁹	P ³⁹	P ²⁵				P ³⁹	P ³⁹	P ³⁹	P ²⁵	
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	P ²⁹
G. Resource														
Forestry*			P	P						P				
Forest product sales*										P				
Mining and excavation*			CU ³⁴	CU ³⁰						P			CU	CU
Rock crushing*			CU ³⁴										CU	CU
H. Utilities														
Electric vehicle infrastructure	P ²³	P ²³	P ²³	P ²³	P ²³	P ²³	P ²³	P ²³	P ²³	P ³⁵	P ²³	P ²³	P ²³	P ²³
Public facilities			CU	CU	CU								CU	P ³²
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	P ³³	P ³³
Watershed management activities	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA

17.15.070.2 Footnotes Associated with Rural LAMIRD Use Table.

- Limited to the keeping of horses or cattle for personal enjoyment of the owner or occupant of the lot, provided that the lot contains one (1) acre or more.
- Limited to products produced on the premises.

3. Hay processing and small-scale processing of agricultural products produced on the premises are permitted outright.
4. ~~Feed yards, livestock sales yards and s~~laughterhouses require a conditional use permit.
5. Provided the lot contains one (1) acre or more. Agriculture production on smaller lots requires a conditional use permit. Raising of swine and mink prohibited.
6. As of September 1, 1998, mobile homes are no longer allowed to be transported and placed within Kittitas County. Those units presently located in Kittitas County that are to be relocated within Kittitas County must have a fire/life inspection approved by the Washington State Department of Labor and Industries. Single family and mobile homes located in Twin Pines Trailer Park, Central Mobile Home Park or Swiftwater shall be subject to the provisions of KCC Chapter 17.24, Historic Trailer Court Zone.
7. When located not less than forty-five (45) feet from the centerline of the public street or highway and selling goods produced on site.
8. Feedlots existing at the time of adoption of the ordinance codified herein may expand or be enlarged only in compliance with standards and regulations contained herein, and such operations shall comply with all state and/or county health regulations.
9. No new cemeteries. Existing cemeteries may expand or enlarge in compliance with applicable standards and regulations.
10. Not permitted in the Agriculture Study Overlay Zone.
11. Permitted when conducted wholly within an enclosed building (excluding off-street parking and loading areas).
12. Provided the minimum lot size shall be fifteen thousand (15,000) square feet.
13. When the office activities are directly related to tourism and recreation.
14. Retail sales limited to groceries and sales of souvenirs, gifts, novelties, curios and handicraft products. Grocery stores may not exceed four thousand (4,000) square feet.
15. Any open storage shall be enclosed by a sight-obscuring fence not less than six (6) feet and not more than seven (7) feet high.
16. Not to exceed two (2) years.
17. Limited to farm implement repair and maintenance, but not to include automobiles, trucks or bikes.
18. Limited to service stations, provided there shall be no repairing, repainting, reconstruction or sale of motor vehicles from the premises.
19. Includes truck stop operations. Minor repair work permitted.
20. Because of considerations of odor, dust, smoke, noise, fumes, vibration or hazard, the following uses shall not be permitted in the industrial zone unless a conditional use permit authorizing such use has been granted by the Board:
 - a. All chemical manufacture, storage and/or packaging;
 - b. Asphalt manufacture, mixing, or refining;
 - c. Automobile dismantling, wrecking or junk yards;
 - d. Blast furnaces or coke ovens;
 - e. Cement, lime, gypsum or plaster of Paris manufacture;
 - f. Drop forge industries;
 - g. Explosives, storage or manufacture;
 - h. Reduction or disposal of garbage, offal or similar refuse;
 - i. Oil refining; alternative energy refinery (i.e. biofuels, ethanol)
 - j. Rubber reclaiming;
 - k. Feed yards, livestock sales yards or slaughterhouses;
 - l. Smelting, reduction or refining of metallic ores;
 - m. Tanneries;
 - n. Wineries;
 - o. Manufacturing of industrial or household adhesives, glues, cements, or component parts thereof, from vegetable, animal or synthetic plastic materials;
 - p. Waste (refuse) recycling and processing;
 - q. On-site and off-site hazardous waste storage and/or treatment. Off-site materials shall be accepted only from Kittitas County source sites.

In considering the issuance of conditional use permits for the foregoing listed uses, the Board shall:

- r. Assure that the degree of compatibility enunciated as the purpose of this title shall be maintained with respect to the particular use on the particular site and in consideration of other existing and potential uses within the general area in which such use is proposed to be located;
- s. Recognize and compensate for variations and degree of technological processes and equipment as related to the factors of noise, smoke, fumes, vibration, odors, and hazards. Unless substantial proof is offered showing that such process and/or equipment has reduced the above factors so as to be negligible, use is located not less than one thousand (1,000) feet from any church, school, park, playground or occupied dwelling on the same lot or parcel as such use.

21. In considering proposals for location of campgrounds, the Board shall consider at a minimum the following criteria:
 - a. Campgrounds should be located at sufficient distance from existing rural residential/residential development so as to avoid possible conflicts and disturbances;
 - b. Traffic volumes generated by such a development should not create a nuisance or impose on the privacy of nearby residences or interfere with normal traffic flow;
 - c. Landscaping or appropriate screening should be required and maintained where necessary for buffering;
 - d. Adequate and convenient vehicular access, circulation and parking should be provided;
 - e. Public health and safety of campers and those reasonably impacted by the campground (i.e. health, water, sanitation).
22. The following standards shall apply to the approval and construction of mini-warehouses:
 - a. A mini-warehouse proposal (application) must include plans for aesthetic improvements and/or sight screening;
 - b. All buildings with storage units facing property boundaries shall have a minimum setback of thirty-five (35) feet;
 - c. No commercial or manufacturing activities will be permitted within any building or storage unit;
 - d. Lease documents shall spell out all conditions and restrictions of the use;
 - e. Signs, other than on-site direction aids, shall number not more than two (2) and shall not exceed forty (40) square feet each in area; and
 - f. In Type 3 LAMIRDS, the use shall be conducted wholly within an enclosed building.
23. Subject to provisions of KCC Chapter 17.66, Electric Vehicle Infrastructure.
24. Subject to the following requirements:
 - a. ADUs shall be allowed as a permitted use within designated UGAs;
 - b. ADUs shall be subject to obtaining an Administrative Use permit in areas outside of UGAs;
 - c. Only one (1) ADU shall be allowed per lot;
 - d. Owner of the property must reside in either the primary residence or the ADU;
 - e. The ADU shall not exceed the square footage of the habitable area of primary residence;
 - f. The ADU shall be designed to maintain the appearance of the primary residence;
 - g. All setback requirements for the zone in which the ADU is located shall apply;
 - h. The ADU shall meet the applicable health department standards for potable water and sewage disposal;
 - i. No mobile homes or recreational vehicles shall be allowed as an ADU;
 - j. The ADU shall provide additional off-street parking;
 - k. An ADU is not permitted on the same lot where a special care dwelling or an Accessory Living Quarters exists.
 - l. An ADU must have adequate acreage to meet maximum density within the zone classification.
25. No new residence shall be permitted except that related to the business or enterprises allowed in this zone such as janitor or night watchman. Any such residence shall meet the requirements of the residential zone.
26. Provided that:
 - a. The shelters are used to house farm laborers on a temporary or seasonal basis only, regardless of change of ownership, if it remains in farm labor-needed status;
 - b. The shelters must conform with all applicable building and health regulations;
 - c. The number of shelters shall not exceed four (4) per twenty (20) contiguous acres of land area;
 - d. The shelters are owned and maintained by the owner or operator of an agricultural operation which clearly demonstrates the need for farm laborers;
 - e. Should the parent agriculture operation cease or convert to non-agriculture use, then the farm labor shelters shall conform with all applicable building, zoning, and platting requirements or be removed
27. Home occupations with no outdoor activities or noise are permitted; home occupations with outdoor activities or noise are a conditional use. Offices of a physician, dentist or other professional person when located in his or her dwelling as well as home occupations engaged in by individuals within their dwellings are allowed provided that no window display is made or any sign shown other than one (1) not exceeding two (2) square feet in area and bearing only the name and occupation of the occupant.
28. Home occupations with no outdoor activities or noise are permitted; home occupations with outdoor activities or noise are a conditional use. In Type 3 LAMIRDS, home occupations are allowed only in existing residences.
29. When used for temporary occupancy for a period not-to-exceed one (1) year related to permanent home construction or seasonal/temporary employment.
30. Noncommercial sand and gravel excavation is permitted for on-site use without a conditional use permit.

31. Permitted when located within an established mining district; requires conditional use permit outside an established mining district.
32. Public transportation deadhead stations permitted; passenger terminals are a Conditional Use.
33. Utilities are defined and regulated by KCC Chapter 17.61, Utilities.
34. Utilities are defined and regulated by KCC Chapter 17.61, Utilities. Not permitted in the Agriculture Study Overlay Zone.
35. Where the use is only serving a residential PUD and where all applicable standards are met. Electric Vehicle Infrastructure subject to KCC Chapter 17.66.
36. Subject to the following requirements:
 - a. Accessory Living Quarters shall be located within an owner occupied primary residence;
 - b. Accessory Living Quarters are limited in size to no greater than fifty percent (50%) of the habitable area of the primary residence;
 - c. The Accessory Living Quarters are subject to applicable health district standards for water and sewage disposal;
 - d. Only one (1) Accessory Living Quarters shall be allowed per lot;
 - e. Accessory Living Quarters are to provide additional off-street parking;
 - f. Accessory Living Quarters are not allowed where an Accessory Dwelling Unit or Special Care Dwelling exists; and
 - g. In Type 3 LAMIRDS, Accessory Living Quarters may only be allowed in an existing residence.
37. Maximum of four (4) boarders and two (2) bedrooms dedicated to the use.
38. As of September 1, 1998, mobile homes are no longer allowed to be transported and placed within Kittitas County. Those units presently located in Kittitas County that are to be relocated within Kittitas County must have a fire/life inspection approved by the Washington State Department of Labor and Industries.
39. Subject to the following requirements:
 - a. The Special Care Dwelling must meet all setback requirements for the zone in which it is located;
 - b. The Special Care Dwelling must meet all applicable health department requirements for potable water and sewage disposal;
 - c. Placement is subject to obtaining a building permit for the manufactured home;
 - d. Owner must record a notice to title prior to the issuance of building permit which indicates the restrictions and removal requirements;
 - e. The Special Care Dwelling unit cannot be used as a rental unit;
 - f. The Special Care Dwelling unit must be removed when the need for care ceases;
 - g. A Special Care Dwelling is not permitted on the same lot where an Accessory Dwelling Unit or Accessory Living Quarter exists.
40. Structures and facilities associated with the operation of shooting ranges are permitted and subject to all associated Kittitas County building codes and regulations. Shooting ranges may be operated in conjunction with other permitted or conditional uses for the specified zone. Shooting Ranges are subject to periodic inspection and certification as deemed necessary by the Kittitas County Sheriff's Department. Shooting ranges in Type 1 LAMIRDS must be indoors. In considering proposals for the location of shooting ranges a detailed site plan shall be required; the Hearings Examiner's review of said site plan and the proposal as a whole shall include, but not be limited, to the following criteria:
 - a. The general health, safety, and welfare of surrounding property owners, their livestock, their agricultural products, and their property.
 - b. Adherence to the practices and recommendations of the "NRA Range Sourcebook."
 - c. Adherence to the practices and recommendations of the "EPA Best Management Practices for Lead at Outdoor Shooting Ranges."
 - d. Proposed shooting ranges in areas designated as agricultural land of long-term commercial significance shall comply with RCW 36.70A.177 (3) as currently existing or hereafter amended, and shall be limited to lands with poor soils or those unsuitable for agriculture.
41. Outdoor recreation activities that cause noise require a conditional use permit.
42. ~~Pursuant~~ Subject to provisions of RCW 70.128.140.
43. Services limited to resource based industries, barbershops, beauty parlors, dry cleaning and laundry branch offices, self-service laundry and cleaning, shoe repair shops and physical culture and health services.
44. No new airports. Existing airports may expand or enlarge in compliance with applicable standards and regulations.
45. Temporary asphalt plants only.
46. Permitted when conducted wholly within an enclosed building (excluding off-street parking and loading areas), provided the use does not exceed four thousand (4,000) square feet.
47. All allowed uses identified on this use table are subject to compliance with RCW 36.07A.070(5)(d)(i).
48. All allowed uses identified on this use table are subject to compliance with RCW 36.70A.070(5)(d)(iii).

49. Allowed only in existing residences.
50. Any new Type 3 LAMIRD is required to be at least one-half mile from another Type 3 LAMIRD, and will permit only one business and/or businesses associated with the primary business in the new LAMIRD Type 3. Type 3 LAMIRDs existing as of 2014 are not limited to one business.
51. Permitted only within existing Type 3 LAMIRDs.
52. Wholesale activity will not exceed 4000 square feet in space.
53. Existing meeting facilities will be considered conforming uses.

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