

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

ORDINANCE

NO. 2015- 010

**REVISIONS OF KITTITAS COUNTY CODE
AS PART OF THE 2015 ANNUAL COMPREHENSIVE PLAN AMENDMENT CYCLE.**

Whereas, this ordinance, revising the Kittitas County Comprehensive Plan, contains four sections of findings, as follows:

- Section I - Procedural Findings
- Section II - Board of County Commissioners Findings
- Section III - Final Decision and Signatures
- Exhibits A-Q Minutes from Public Hearings and Changes to Comprehensive Plan and Regulations

**SECTION I
PROCEDURAL FINDINGS**

- Whereas,** Kittitas County opted into the Growth Management Act, RCW 36.70A, voluntarily on December 27, 1990, through Resolution 90-138; and
- Whereas,** The Kittitas County GMA Comprehensive Plan was originally adopted on July 26, 1996 by the Kittitas County Board of County Commissioners; and
- Whereas,** Kittitas County Code 15B.03.030 indicates that any interested person, including applicants, citizens, county commission and board members, and staff of other agencies may suggest plan or development regulation amendments for annual consideration by the Kittitas County Planning Commission and Board of County Commissioners; and
- Whereas,** Kittitas County Code 15B.03.030 requires amendments to the comprehensive plan that are docketed by June 30th must be approved or denied by the Board of County Commissioners on or before December 31st of that same calendar year; and
- Whereas,** Kittitas County Community Development Services docketed a list of suggested changes to the Comprehensive Plan and development regulation amendments and made these proposals readily available for review by the public in the Planning Department, Community Development Services and within the County's official website; and
- Whereas,** Kittitas County submitted its proposed docketed items on September 24, 2015 to the Department of Commerce as required by statute; and
- Whereas,** Kittitas County filed its SEPA checklist on November 18, 2015, and issued a Final Determination of Non-significance (DNS) for the annual docket on November 18, 2015 through authority of WAC 197-11-355; and
- Whereas,** There were no agency or public appeals or reviews filed on the Determination of Non-significance; and
- Whereas,** Due public notice was placed upon the County official website and in the Daily Record on October 13, 20, and 27, 2015; and
- Whereas,** After due notice and publication, the Planning Commission met on October 27, 2015 to hear testimony and take public comment on the items considered for amendment, and after deliberation made recommendations to the Board of County Commissioners, taking due consideration of the public benefit involved in the proposals; and
- Whereas,** After due notice and publication, the Kittitas County Board of County Commissioners held an open public hearing on November 24, 2015 during which

public testimony was taken from those persons wishing to be heard regarding the docket items being considered on each docket item; and

- Whereas,** After deliberation, the Board of County Commissioners made decision on each docket item presented; and
- Whereas,** Following the decisions on the docket items the Kittitas County Board of Commissioners instructed County staff to prepare an ordinance for their signature to adopt changes to the Kittitas County Code; and
- Whereas,** The Kittitas County Board of County Commissioners held a public hearing to consider enabling documents on December 15, 2015.

SECTION II – BOARD OF COUNTY COMMISSIONERS FINDINGS

General Findings:

The Kittitas County Board of County Commissioners held a public hearing on November 24, 2015 to hear testimony and accept written comments regarding proposed amendments to the Kittitas County Code. All members of the public who wanted to testify were allowed to speak or submit written correspondence into the record.

The docketed items discussed during the Board of County Commissioners public hearings included:

2015 Proposed AMENDMENTS to Kittitas County Code			
<i>Number</i>	<i>Applicants Name</i>	<i>Project Description</i>	<i>Planning Commission Recommendation</i>
15-01 KCC Chapter 9.20	Kittitas County Public Works staff	Changes to reflect correct road names and legal descriptions for hunting restricted areas.	Recommendation for Approval Vote 6-0
15-02 PUD map updates	Kittitas County CDS Planning Division staff	Map amendments to PUD consistent with KCC Section 17.36.090	Recommendation for Approval Vote 6-0
15-03 Map Corrections	Kittitas County CDS Planning Division staff	Amend zoning map to reflect approved Calaway rezone (File no. CP12-02). Amend Ronald LAMIRD map to include house and adjacent property not considered in prior boundary analysis.	Recommendation for Approval Vote 6-0

15-04 Title 12 Roads and Bridges	Kittitas County Public Works staff	Update of road standards including amendments to the timing of improvements, storm water, road design and road certifications.	Recommendation for Approval Vote 6-0
15-06 KCC Chapter 13.35	Commissioner Paul Jewell	Allow subdivision without requiring water mitigation when a conservation easement is placed on the property removable only by subdivision amendment	Recommendation for Approval Vote 6-0
15-07 KCC Chapter 13.35	Commissioner Paul Jewell	Streamline water availability process for building permits on lots within plats that have determined “adequate water availability.”	Recommendation for Approval Vote 6-0
14-08 KCC Title 14	Kittitas County CDS Building Division staff	Housekeeping amendments including: a. 14.04.020 Clarifying a Complete application b. 14.04.040 Re-define ‘manufactured home’ and delete snow load exemption for such structures c. 14.04.045 Redefine “RV” for consistency in the Code d. 14.04.046 Definition for “Other Factory Built Dwellings” e. Update language to reference existing codes in 17A.06	Recommendation for Approval Vote 6-0
15-09 KCC Chapter 14.04.055	Kittitas County CDS Building Division staff	Clarification of small residential structures	Recommendation for Approval Vote 6-0
15-10 KCC Chapter 14.05	Commissioner Paul Jewell	Clarify exemptions within the Grading Ordinance	Recommendation for Approval Vote 6-0
15-11 KCC Title 15A	Kittitas County CDS Planning Division	Establish vesting for land use applications in addition to building permits and subdivisions governed by RCW 58.17 and RCW 19.27.095	No recommendation with Vote 3-3 on proposal.

15-12 KCC Title 15A	Commissioner Obie O'Brien	Amend review and decision procedures to authorize hearing Examiner to make final land use decisions.	Recommendation for Approval Vote 6-0
15-13 KCC Title 17	Kittitas County CDS Planning Division	Housekeeping Amendments including: a. Changing definitions to be consistent with Title 14 amendments b. Amend "structure" to exclude fences at or under 6 feet in height. c. Renumber farm stands definition. d. allow duplexes in Rural 5 zones for consistency e. Allow primitive campgrounds in FR zones f. Allow campgrounds as CUP in Commercial Forest zone g. Clarify footnotes for utilities on allowed use tables.	Recommendation for Approval Vote 6-0
15-14	Private Party	Include definition of "agricultural sustainability" center and "rural tourism" and allowing such uses in Ag 20, Commercial Ag, and Forest and Range zones	Recommendation for Approval Vote 6-0

15-01 Kittitas County Proposal:

Amend KCC Chapter 9.20 to reflect correct road names and legal descriptions for hunting restricted areas, Exhibit A.

Chapter 9.20 of the Kittitas County Code describes specific areas where hunting restrictions apply. The Code currently references some road names incorrectly and/or the boundaries are not described in adequate detail. The proposed amendments will provide clarity and consistency in the Kittitas County Code. These corrections will clarify the hunting restricted areas for the public as well as allowing for proper enforcement of the regulations.

The Board of County Commissioners held a public hearing on November 24, 2015 and **approved the proposed system as presented** finding that:

- I. The Planning Commission recommended approval to the Board of County Commissioners with a vote of 6-0.
- II. No public testimony for this proposal was received before the Board of County Commissioners.
- III. The changes in the Code will meet the objective to clarify hunting restricted areas.

IV. The change meets the Growth Management Act and the objectives of the Comprehensive Plan.

15-02 Kittitas County Proposal:

Amend PUD zoning maps to reflect approved zoning ordinances and project status, Exhibit B.

Community Development Services updated PUD zoning maps to reflect approved rezoning ordinances and project status. The following PUDs were updated in this process:

Evergreen Ridge

An amendment to Evergreen Ridge PUD was passed by Ordinance 2006-026 to rezone 17 acres that were zoned Rural-3 and General Industrial to Planned Unit Development. Zoning maps were updated to correct the PUD boundaries consistent with Ordinance 2006-026.

Gold Creek

The Gold Creek PUD was superseded by short plat 94-16, therefore Gold Creek PUD was removed from the PUD zoning layer.

Ronald Mill Site

The rezone of 21.13 acres from Rural-3 and General Industrial to Planned Unit Development was authorized by Ordinance 2011-009. The zoning maps were updated to correct the PUD boundaries consistent with Ordinance 2011-009.

Snoqualmie Village

The Snoqualmie Village PUD was superseded by Summit Park PUD which was passed by Ordinance 2005-018. Based on this information Snoqualmie Village PUD was removed from the PUD zoning layer.

Sno Pass Meadows

The Sno Pass Meadows PUD was denied an extension and therefore was removed from the PUD zoning maps.

Summit Park

The final plat approval for Summit Park PUD was passed by Ordinance 2005-018 rezoning the following three parcels: 027835, 717835, and 637835 from Forest and Range to Planned Unit Development. The maps were updated to reflect PUD zoning rather than PUD Overlay consistent with Ordinance 2005-018.

As part of the process of updating the PUD zoning maps CDS also reviewed the PUD expiration dates as indicated by Kittitas County Code Section 17.36.090. Through this review CDS found that no PUDs are scheduled to expire in 2015, therefore no updates were needed based on the expiration dates.

The Board of County Commissioners held a public hearing on November 24, 2015, to allow public testimony and **approved the request** with a 3-0 vote finding that:

- I. The Planning Commission recommended approval to the Board of County Commissioners with a vote of 6-0.
- II. No public testimony for this proposal was received from the public.
- III. Official changes made by the County staff appropriately reflect previously approved decision by the County Commission should be made to the County's zoning map.
- IV. The change meets the Growth Management Act and the objectives of the Comprehensive Plan.

15-03 Kittitas County Proposal:

Amend zoning map to reflect approved Calaway rezone (File no. CP12-02).

Amend Ronald LAMIRD map to include house and adjacent property not considered in prior logical outer boundary analysis, Exhibit C.

The proposed Calaway, Butler, and Terrell Stalder map amendments to the Kittitas County Comprehensive Plan reflect zoning changes that were passed by ordinances. The map amendments will create consistency with the zoning changes passed by ordinance and the maps in the Kittitas County Comprehensive Plan.

The Calaway rezone is a zoning change passed by Ordinance 2012-009 changing the zone from Urban Residential to Highway Commercial zoning. The Butler rezone is a zoning change passed by Ordinance 2014-012 changing the zone from Light Industrial to Highway Commercial zoning. The Terrell Stalder rezone is a zoning change passed by ordinance 2001-016 changing an Agriculture-5 to a Residential zoning.

Upon further evaluation the house and adjacent property proposed to be included in the Ronald LAMIRD boundary is already incorporated into the LAMIRD. The proposal was based on the parcel layer that is not accurate. Evaluation of the parcel layer and aerial photographs indicate that the house and property in question are already a part of the LAMIRD boundary and no adjustment in the boundary is necessary at this time.

The Board of County Commissioners held a public hearing on November 24, 2015, opening the public hearing to allow public testimony. Hearing none, the Board of County Commissioners **approved the request as presented** with a 3-0 vote finding that:

- I. The Planning Commission recommended approval to the Board of County Commissioners with a vote of 6-0.
- II. Public testimony for this proposal was not received.
- III. The additions and amendment to KCC zoning maps is necessary to correct a previously approved rezone.
- IV. The change meets the Growth Management Act and the objectives of the County's Comprehensive Plan.

15-04 Kittitas County Proposal:

Update the existing County Road Standards, including amendments to the timing of improvements, to storm water standards, and to road design and road certifications, Exhibit D

The County's road standards have not been updated since September, 2005. This proposed revision includes changes throughout the document to amend and correct such standards, including:

- The timing of road construction is changed to be required prior to final project approval, or be bonded.
- The road variance process is updated to include new appeal process and criteria.
- Bonding requirements are updated to allow all types of guarantees for private or public development.
- Development regulations within UGA's are updated to require city road and utility standards regardless of pre-annexation agreements.
- Driveway width is increased to comply with KCC 20 Fire and Life Safety.
- Private road certification process is explained and clarified.
- Stormwater regulations are updated to comply with state regulations.
- Bridge construction requirements are clarified.
- Access permit process is updated.

The Board of County Commissioners held a public hearing on November 24, 2015 to hear public comments and after deliberation, the Board of County Commissioners **approved the request as presented by staff** with a 3-0 vote finding that:

- I. The Planning Commission recommended approval to the Board of County Commissioners with a vote of 6-0.
- II. Public testimony for this proposal was received recommending requirement for greater secondary access.
- III. The additions of, and amendment to KCC Chapter 14.04 will provide additional safety and protection of public welfare by requiring all roads and accesses to meet new standards uniform with the City of Ellensburg.
- IV. The secondary access standard being required when more than 40 units utilize an access route is not changed and will be addressed before March, 2016.
- V. The change meets the Growth Management Act and the objectives of the Comprehensive Plan.

15-06 Kittitas County Proposal:

Allow subdivision without requiring mitigation when a conservation easement is placed on the property which can be removed by subdivision amendment, Exhibit E.

This amendment would allow landowners the opportunity to create a conservation easement on a specified area of their property if there is no domestic water use. The intent is to provide a subdivision mechanism that allows landowners the flexibility to divide their property with conditions that conserve the area for open space or agriculture without having to provide a water source to the area.

The proposed amendment was originally proposed as a revision to Kittitas County Code Chapter 13.35; upon further research staff believes the proposal is a better fit for Kittitas County Code Chapter 16. Chapter 13.35 of Kittitas County Code specifically addresses adequate water supply determinations for building permits and this amendment would be for subdivided property with no domestic water use. Chapter 16 of Kittitas County Code addresses subdivisions and already

includes provisions that reference Chapter 13.35 when an adequate water supply determination is needed. It is logical to have the conservation easement alternative in Chapter 16 which includes all the other regulations that would be required for a subdivision.

The Board of County Commissioners held a public hearing on November 24, 2015, and after deliberation, the Board of County Commissioners **approved the request as presented** with a 3-0 vote finding that:

- I. The Planning Commission recommended approval to the Board of County Commissioners with a vote of 6-0.
- II. Public testimony for this proposal was received issuing comments regarding the clarification of “conservation easement.”
- III. The amendment to Kittitas County Code Chapter will allow persons the ability to re-finance properties for continued agricultural purposes without increasing the underlying densities of the property and without violating the requirement for mitigation of new water use.
- IV. The change meets the Growth Management Act and the objectives of the Comprehensive Plan.

14-07 Kittitas County Proposal:

Streamline water availability process for building permits on lots within plats that have been determined to have adequate water availability, Exhibit F.

Section 13.35.020 requires adequate water supply determination (AWS D) review of all new uses of water, including those adding connections to municipal group A water systems. Large group A water systems are required to maintain, monitor and operate systems as per Washington Administrative Code (WAC) 246-290 and 246-292. A Group A water system is defined as having 15 or more service connections or serving 25 or more people 60 or more days per year.

Group A systems are under the direct authority of Washington State Department of Health. Any violation of monitoring and operating requirements requires specific remedies immediately or costly daily fines can be imposed by State and/or Federal Water Quality agencies. The larger systems have stringent monitoring and reporting requirements. With this in mind, Kittitas County Public Health Department believes an adequate water supply determination is not necessary in situations where a building permit is based on the structure utilizing connections to a group A public water system currently serving a City, Town or Master Planned Resort.

The language presented proposes to eliminate the AWS D requirement for building permits utilizing connections to a group A public water system currently serving a City, Town or Master Planned Resort.

The Board of County Commissioners held a public hearing on November 24, 2015 to obtain public comment on the proposal of which there was none. After deliberation the Board of County Commissioners **approved the request as presented** with a 3-0 vote finding that:

- I. The Planning Commission recommended approval to the Board of County Commissioners with a vote of 6-0.

- II. Public testimony for this proposal was not received.
- III. The amendment to Chapter 13.25 eliminates the AWS D requirement for building permits utilizing connections to a group A public water system currently serving a City, Town or Master Planned Resort.
- IV. The amendment streamlines the water availability review process for proposed building permits on lots with adequate water availability.
- V. The change meets the Growth Management Act and the objectives of the Comprehensive Plan.

**15-08 Kittitas County Proposal:
Amendments to the Kittitas County Code to update terms and definitions for consistency, Exhibit G.**

The proposed amendments presented to the Commissioners include:

- a. Move statement in Ordinance 2013-006: *Whereas: Building permit applications deemed incomplete by Kittitas County Community Development Services will not be accepted;* to KCC 14.04.020 and to clarify what constitutes a completed building permit application.
- b. Change language in Chapter 14.04 to be consistent with RCW and WAC definitions and to remove the snow load exemption, and require demonstration that a mobile home meets snow load requirements.
- c. Change in language to be consistent with RCW and WAC definitions and to remove the snow load exemption as above.
- d. Change in language in KCC Chapter 14.04 to be consistent with RCW, WAC, KCC 14.04.040 and KCC 14.04.045 definitions.
- e. Update of KCC 17A.06 to reflect the current building codes and to update Section 17A.06.010 which was repealed due to its reference to UBC.

The Board of County Commissioners held a public hearing on November 24, 2015 to receive any public testimony to the proposal. After deliberation of the proposal, the Board of County Commissioners **approved the request as presented** with a 3-0 vote finding that:

- I. The Planning Commission recommended approval to the Board of County Commissioners with a vote of 6-0.
- II. Public testimony for this proposal was not received.
- III. The amendment makes terms and conditions of the Chapter 14.04 and Chapter 17A.06 consistent with one another.
- IV. The change meets the Growth Management Act and the objectives of the Comprehensive Plan.

**15-09 Kittitas County Proposal:
Clarification of “small residential structures”, Exhibit H**

The proposed amendments provide clarifying language in reference to the International Building Code and specific chapter references to the Kittitas County Code. In addition, an internal

reference to the chapter of Kittitas County Code regulating Recreational Vehicles is proposed to provide clarity and consistency between Small Residential Structures and Recreational Vehicles.

The Board of County Commissioners held a public hearing on November 24, 2015 to receive public comment on the proposal. After deliberation of the proposal, the Board of County Commissioners **approved the request as presented** with a 3-0 vote finding that:

- I. The Planning Commission recommended approval to the Board of County Commissioners with a vote of 6-0.
- II. Public testimony for this proposal was not received.
- III. The amendment to Kittitas County Code is important to clarify what will be considered a small house.
- IV. The change meets the Growth Management Act and the objectives of the Comprehensive Plan.

15-10 Kittitas County Proposal:

Clarify exemptions within the grading ordinance, Exhibit I

The grading ordinance was approved during the 2014 docket process. Since implementation on December 1, 2014, staff has identified some sections of code that need clarification including adding more activities to the definition of “agricultural activities” within this section of the Code. Under “Exemptions,” Section 14.05.060 of the Code the identification of mining and quarrying activities was limited to State regulations that specifically address such activities through geotechnical studies. Exemptions also was proposed to be expanded to include public facility construction completed by the County, State or Federal agencies and to include non-conversion forest practice permits conducted by the State’s Department of Natural Resources.

Finally, it was proposed by public works staff to include language within this section which did not allow certain agricultural activities to be exempt from grading code including the maintenance and repair of irrigation systems, changes between agricultural activities including crop rotations, and creation or elimination of stock ponds.

The Board of County Commissioners held a public hearing on November 24, 2015 to obtain public comment. After public comment and following deliberation, the Board made amendment to the proposal to eliminate the limitation on agriculture activities and to allow the activities to continue as exempted from Grading Code requirements. The Board **approved the request as amended** with a 3-0 vote finding that:

- I. The Planning Commission recommended approval to the Board of County Commissioners with a vote of 6-0.
- II. Public testimony for this proposal was presented by a number of participants with agricultural interests indicating that not exempting crop rotation, maintenance of irrigation systems and the creation of new irrigation systems or conversion of pasture to cultivated land would hurt and possibly ruin a number agricultural activities.
- III. The amendment to Kittitas County Code Chapter 14.05 as amended is necessary to clarify agricultural definitions and distinguish them from other grading activities.
- IV. The amendment of Kittitas County Code Chapter 14.05 will not weaken the intent or the value of the Grading Code.

- V. The change meets the Growth Management Act and the objectives of the Comprehensive Plan.

15-11 Kittitas County Proposal:

Establish vesting for land use permits to supplement vesting governed by RCW 58.17 and RCW 19.27.095.

A 2014 state court of appeals decision (Potala Village Kirkland, llc, v. City of Kirkland) held that the statutory vested rights doctrine replaced, rather than supplemented, the common law (court-made) vested rights doctrine. Under this decision, vested rights apply only in the context of building permit applications, short subdivision and subdivision applications, and development agreements. This modified the way vested rights are viewed in the State of Washington where historically the vested rights doctrine referred generally to the notion that certain land use applications, under the proper conditions, were considered only under the land use statutes and ordinances in effect at the time of the application's submission. While this decision constricted vested rights at the State level, city or county policies may grant broader vested rights.

The proposed vesting language will provide a measure of certainty to County regulators and developers, and will protect a developer's expectations against fluctuating land use policy. The proposed additions to KCC Title 15A will vest the specified permit types to the land use regulations and ordinances in effect at the time a fully complete application has been submitted to the County. Vesting upon submittal of a complete application is consistent with the vesting of building permit applications governed by RCW 19.27.095, vesting of short subdivision and subdivision applications governed by RCW 58.17.033, and vesting of development agreements vested by RCW 36.70B.180.

The Board of County Commissioners held a public hearing on November 24, 2015 to open the proposal to public comment, and after deliberation determined to **postpone a decision on the request as presented to a date and time uncertain** with a 3-0 vote finding that:

- I. The Planning Commission presented no recommendation to the Board of County Commissioners with a 3-3 vote on a motion to approve the proposal, and with a 3-3 vote on a motion to deny the proposal.
- II. Public testimony for this proposal was received in opposition to the proposal.
- III. The amendment to the official Kittitas County Code could be in subject to legal contest given the current interpretation of the State law in RCW 19.27.095.
- IV. The amendment to the Code could affect existing Shorelines and Conditional Use applications since they are zoning actions which are not vested.
- V. The change might be better evaluated after further court review on other cases for other jurisdictions.

15-12 Kittitas County Proposal:

Amend review and decision procedures authorizing the designated Hearing Examiner to make final land use decisions.

Authorizing the Hearing Examiner to make final land use decisions in place of the Board of County Commissioners serves the purpose of having a professionally trained individual make objective, quasi-judicial decisions that are supported by an adequate record, and that are free from political influences. Making this amendment of the review and decision procedures will allow the Board of County Commissioners to better concentrate on policy-making and will reduce the local government liability exposure through what should be more consistent legally sustainable quasi-judicial decisions.

The Hearing Examiner is authorized in RCW 36.70.970 to hear and issue decisions on certain zoning matters, in RCW 58.17.330 for hearing and issuing recommendations or decisions on preliminary plats, and in RCW 43.21C.075 to conduct hearings on SEPA appeals.

The Board of County Commissioners held a public hearing on November 24, 2015 to hear public testimony on the proposal, after hearing public testimony and deliberating the matter, the Board of County Commissioners voted 2-1 to **deny the proposal as presented** finding that:

- I. The Planning Commission recommended approval to the Board of County Commissioners with a vote of 6-0.
- II. Public testimony for this proposal received was against the proposal indicating that it was the duty of the legislative decision-makers to make such a decision.
- III. The amendment to Kittitas County Code would reduce the Commissioners ability to make land use decisions important to their constituents.
- IV. The amendment would leave the land use decisions in the hands of one who is not resident to the area and who does not understand the specific conditions of the County.
- V. The change does not affect the objectives of Growth Management Act and the objectives of the Comprehensive Plan.

15-13 Kittitas County Proposal:

To amend a number of items in Kittitas County Code Title 17 in order to clarify its intent, Exhibit J.

A number of issues have developed throughout 2015 when implementing Title 17, Zoning, of the Kittitas County Code. Staff has considered these items “Housekeeping” details that need to be addressed in the Code to clarify its intent during implementation. These proposals include:

- a) Definitions, as needed based on Title 14 and 17 amendments
- b) Amend “structure” to exclude fences at or under 6 feet in height
- c) Renumber farm stands (should be 17.08.256)
- d) Allow duplexes in Rural zones
- e) Allow primitive campgrounds in FR zone
- f) Allow campgrounds as CUP in CF
- g) Clarify P¹/AC¹/C¹ for utilities on allowed use tables

Currently, the definition for structure in Kittitas County Code is broad enough that it is interpreted to include fences and Kittitas County routinely issues building permits for fences, however the International Building Code exempts fences that are not over seven (7) feet in height. Originally the proposal was to exclude fences six (6) feet or under but for consistency with the updated International Building Code the proposal is to exclude fences seven (7) feet in height or

under. The Shoreline Master Program has its own definition of structure that regulates fences within shoreline jurisdiction. The proposed amendment would exclude fences less than seven feet in height from the definition of structure, therefore fences greater than seven feet in height would still require a building permit consistent with the International Building Code.

A definition for farm stands was included in the 2014 docket amendments but was unintentionally placed out of alphabetical order. The proposed amendment will move the definition of farm stands from 17.08.456 to 17.08.256.

Currently, two-family dwelling units (duplexes) are permitted in all Agriculture-5 zones but not in Rural-5 zones. For consistency, the proposed amendment would permit duplexes in both the Agriculture-5 zones and the Rural-5 zones. This is consistent with the purpose and intent as stated in Kittitas County Code for both Agriculture-5 and Rural-5 zones.

The proposed amendment would allow primitive campgrounds in Forest and Range zones. Currently there is no designation or definition for primitive campgrounds in Kittitas County Code but they are referenced in the land use tables. The proposed amendment would also include a definition of primitive campgrounds that protects natural resources by preventing designated campsites, toilets, picnic tables, fire grates, and water tanks and providing conditions on where primitive campgrounds are located.

Currently, campgrounds are permitted in Commercial Forest zones; the proposed amendment would allow campgrounds as a conditional use. This amendment would ensure that campgrounds are able to be conditioned to meet setback requirements and other standards adequate to meet public health and safety requirements.

Currently, utilities are allowed as a permitted use in all land use zones (except Historic Trailer Courts) with a reference to Chapter 17.61 of Kittitas County Code which regulates Utilities. The proposed amendments would modify the use tables to more accurately reflect the regulations that are described in Chapter 17.61 which includes some instances where utilities or associated facilities would be a conditional use or an administrative conditional use.

The Board of County Commissioners held a public hearing on November 24, 2015 to hear public testimony. After deliberation on the issues, the Board amended the proposal by not allowing duplexes in Rural 5 zones. The Board then **approved the amended proposal** with a vote of 3-0 finding that:

- I. The Planning Commission recommended approval of the housekeeping amendments to the Board of County Commissioners with a vote of 6-0.
- II. Public testimony was received opposing the permission for allowing duplexes in a Rural 5 zone and opposing allowing “primitive campgrounds” in Forest and Range zones.
- III. The amendment will allow fences to be constructed without being considered as a defined “structure” within the Code which has placed unnecessary burden upon residents and the County in shoreline areas.
- IV. Definitions within the Code need to be alphabetized.
- V. Allowing duplexes in a Rural 5 zone will not protect rural character and therefore should be permitted by the Code.

- VI. Establishment of commercial and public campgrounds are suitable for the commercial forest environment.
- VII. Conditions of a particular site need to be evaluated before campgrounds are allowed in Commercial Forest lands and therefore, need a conditional use permit.
- VIII. Separate types of utilities need different review processes, and some utilities should not be permitted outright as indicated in the Code's use tables in KCC 17.15.
- IX. The amendments approved meet the Growth Management Act and the objectives of the Comprehensive Plan.

15-14 Private Party Proposal:

Include definition on allowance of an agricultural sustainability center and rural tourism and allow such uses in Ag 20, Commercial Ag, and Forest and Range Zones.

The amendments propose to add definitions of Agricultural Sustainability Center and Rural Tourism to Kittitas County Code Chapter 17.08 and allow these two new uses in Rural Non-LAMIRD and Rural LAMIRD lands as shown in the Land Use Tables of Kittitas County Code Chapter 17.15.060.

Consistent with the Growth Management Act (RCW 36.70A) the County's Comprehensive Plan recognizes the importance of preserving rural character. The County's zoning code attempts to preserve rural character by limiting the types and intensity of uses and development that can occur in rural areas; it does this by defining different uses and indicating in the Tables of KCC 17.15.060 whether and to what extent such uses are allowed in various zones. However, the County's zoning code omits certain uses that are consistent with rural lifestyles. Amending Chapter 17.08 in include definitions for Agricultural Sustainability Center and Rural Tourism, and allowing such uses in certain rural zones, under specified terms and conditions, would help to ensure that certain activities in rural areas can take place in various rural zones when conditions are such that the use will be consistent with the rural character.

The proposed amendments would add definitions to Kittitas County Code which describe uses that, when engaged in under the proper conditions, are uses that typify and are symbolic of rural lifestyles and character. The newly defined uses, permitted in certain rural zones under certain conditions, would enhance the County's rural character, add variety to rural densities, encourage rural community, and establish new uses within rural areas that are not only compatible with, but representative of, historical rural communities. The proposed amendments would provide efficient and productive uses of rural land in ways that promote economic development, create the opportunity for innovative housing and a mix of uses that preserves rural character, and require only rural utilities and services.

Consistent with the purpose and intent of zoning classifications the proposed amendments would make the Agricultural Sustainability Center a conditional use in all rural zones (LAMIRD and non-LAMIRD) except for General Commercial, Light Industrial, General Industrial, Limited Commercial, and Highway Commercial where Agricultural Sustainability Centers would be a permitted use. Consistent with the purpose and intent of zoning classifications the proposed amendments would make Rural Tourism a conditional use in the following rural zones: Rural Residential, Rural 5, Agriculture 3, Agriculture 20, Forest and Range, Master Planned Resort, Rural Recreation, PUD, Residential, Residential 2, and Residential 5. In all other Rural zones (LAMIRD and non-LAMIRD) Rural Tourism would be a permitted use. These provisions will ensure that the use is conditioned as necessary to be compatible with rural character, have adequate public services and water supply, and preserve open space, and recreational opportunities.

The Board of County Commissioners held a public hearing on November 24, 2015 to open the proposal to public comment. The applicant made presentation describing the project being proposed and several persons spoke against the amendment. After deliberation the Board of County Commissioners determined to **postpone a decision on the request as presented to a date and time uncertain** with a 3-0 vote finding that:

- X. The Planning Commission recommended approval to the Board of County Commissioners with a vote of 6-0.
- XI. Public testimony for this proposal received was against the proposal.
- XII. The amendment to Kittitas County Code contained language which was confusing and did not provide in enough detail the kinds of activities that would be allowed with such changes in order to insure preservation of the rural character.
- XIII. The amendment could have a beneficial impact upon the economy of the County if presented in a more definitive manner.
- XIV. The CDS staff could be directed to provide appropriate changes to the Code to allow such rural activities.
- XV. The change does not affect the objectives of Growth Management Act and the objectives of the Comprehensive Plan.

SECTION III - FINAL DECISION AND SIGNATURES

BE IT ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves changes to reflect correct road names and legal descriptions for hunting restricted areas as shown in **Exhibit A**.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves map amendments consistent with KCC Section 17.36.090, as shown in **Exhibit B**.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves amendments to the official Kittitas County Zoning map to reflect the approved Claway, Butler and Terrel Stalder rezones as shown in **Exhibit C**.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves amendments to KCC Title 12 to update road standards, including amendments to the timing of improvements, storm water, road design and road certifications as shown in **Exhibit D**.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves amendments to KCC 13.35, allowing subdivision without requiring mitigation when an easement is placed on the property restricting water availability which can only be removed through plat amendment and as shown in **Exhibit E**.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves amendments to KCC Chapter 13.35 in order to streamline the water availability process for building permits on lots within plats that have been determined to have “adequate water availability” as shown in **Exhibit F**.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves amending KCC Chapter 14.04 as shown in **Exhibit G**.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves amending KCC 14.04.055 to clarify meaning of “small structures” as shown in **Exhibit H**.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves, as amended, changes to KCC Chapter 14.05 to clarify exemptions within the grading ordinance, and as shown in **Exhibit J**.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby denies the proposed amendment to establish vesting for land use permits to supplement vesting governed by RCW 58.17 and RCW 19.27.095.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby denies the proposal to amend review and decision procedures authorizing the County’s Hearing Examiner to make final land use decisions.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves, as amended, change to KCC Title 17 and as shown in **Exhibit K**.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby withholds decision upon a request by a private party to include definition on an agricultural sustainability center and rural tourism activities, and allow such uses in rural zones until a later time when more detailed intent is shown within the definitions.

NOW, BE IT FURTHER ORDAINED that the Board of County Commissioners, after due deliberation, hereby approves the adoption of the 2015 Amendments to the Kittitas County Code as shown in Exhibits A through K attached hereto and incorporated by reference. Information Services is hereby directed to make these changes to the development regulation on the County website. The Community Development Director and Prosecuting Attorney are authorized to correct any scrivener’s errors without Board approval.

Adopted this 15th day of December, 2015, at Ellensburg, Washington.



**BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**


Chairman, Gary Berndt

ABSENT

Vice-Chairman, Obie O'Brien


Commissioner Paul Jewell

APPROVED AS TO FORM:

Neil Caulkins,
Civil Deputy signing for
Gregory L. Zempel
Prosecuting Attorney

Exhibit A

Docket Number 15-01

Chapter 9.20

HUNTING RESTRICTIONS WITH HIGH POWERED RIFLES*

Sections

9.20.010 Areas closed to use of high powered rifles.

9.20.020 Carrying loaded rifles unlawful.

9.20.030 Big game hunting exempt.

9.20.040 Penalty for violations.

* For the statutory provisions regarding game and game fish, see RCW Title 77, generally.

9.20.010 Areas closed to use of high powered rifles.

During any special or regular deer or elk high powered rifle hunting season in Kittitas County, the following areas in Kittitas County shall be closed to use of high powered rifles:

1. **Area No. 1 – West Side, Lower Kittitas Valley.**

That area of Kittitas County bounded by a line, commencing at a point where the Taneum Creek enters the Yakima River, following the said Taneum Creek up stream to a point where the south branch of the Highline Canal crosses ~~over~~ said Creek, thence ~~southeasterly~~ along the south branch of the Highline Canal to the intersection of the north line of Section 21, T. 17 N., R. 18, E. W.M. Umptanum Canyon, thence from said section line Umptanum Canyon in an easterly direction following along the south boundaries of all irrigated lands to the Yakima River and thence ~~westerly~~ upstream along the Yakima River to the point of beginning.

2. **Area No. 2 – Cle Elum, Roslyn and Ronald.**

The south one-half of Section 30, Township 20 North, Range 16 E.W.M. That portion of Section 36 which lies north of ~~highway~~ Interstate 90; that portion of Section 25, 26, 27 and 22 which lies south of the Maple Valley Rocky Reach power line; the northwest one-quarter and the east one-half of Section 28; the south one-half and the northwest one-quarter of Section 21, the southwest one-quarter and the west one-half of the northwest one-quarter of Section 16; the north one-half and the southeast one-quarter of Section 18; and the southwest one-quarter of Section 7, all in Township 20 North, Range 15 E.W.M. The east one-half of the east one-half of the south one-half of Section 12 and the east one-half of the northeast one-quarter of Section 13, all in Township 20 North Range 14 E.W.M.

3. **Area No. 3 – South Cle Elum, PeohPoint.**

That portion of Section 33 which lies east of the Yakima River. All of Sections 34 ~~and~~, 35 and ~~that~~ portion of Section 36 which lies south of the north R/W of Interstate 90, Township 20 North, Range 15 E.W.M. All of Sections 1, 2, 3, 4, 5, 6, 8 and 12, Township 19 North, Range 15 E.W.M., and all of Section 6, Township 19 North, Range 16 E.W.M.

4. **Area No. 4 – North Side, Lower Kittitas Valley.**

That area of Kittitas County bounded by a line, commencing at a point on the Yakima River at the intake of the Cascade Canal in Section ~~1828~~, Township ~~1849~~ N., Range ~~1847~~ E.W.M., thence following the Cascade Canal until it intersects US 97 ~~the Dry Creek Road, also known as State Highway 24~~ in Section 8, Township 18 North, Range 18 E.W.M.; thence northerly along US 97 ~~the said Dry Creek Road~~ until it intersects with the north branch of the Highline Canal in Section 25, Township 19 North, Range 17 E.W.M., thence southeasterly along the centerline of the north branch of the Highline Canal until it intersects with the west R/W line of Wilson Creek Road; thence

north along said west R/W line of Wilson Creek Road to the intersection with the north R/W line of the ~~CharltonFarrel~~ Road; thence east along the north R/W line of the ~~Farrel Road and~~ Charlton Road to its intersection with the west section line of Section 27, T. 19 N., R. 19 E.W.M.; thence south along the west section line of Section 27, and 34, T. 19 N., R. 19, E.W.M., to the intersection with the north R/W line of the ~~ThomasCarlson~~ Road; thence easterly along the north R/W line of the ~~ThomasCarlson~~ Road to the intersection of the east R/W line of the Fairview Road; thence south along the east R/W line of the Fairview Road to the intersection with the centerline of the north branch of the Highline Canal; thence southeasterly along the said centerline of the north branch of the Highline Canal to the intersection with the north line of the SW 1/4 SE 1/4, Section 11, T. 18 N., R. 19 E.W.M.; thence east along the 1/16 line to a point intersecting the west R/W line of the Cooke Canyon Road; thence north along the west R/W line of the Cooke Canyon Road to the intersection with the 1/4 line of Section 6, T. 18, R. 20 W.M. Thence east along said 1/4 line to the intersection of the east section line of said Section 6, thence south along the said section line to the SE corner of said Section 6. Thence east along the south section line of Section 5, T. 18 N., R. 20 E.W.M. to a point intersecting the east R/W line of the Colockum Road; thence south along the east R/W line of the Colockum Road to the centerline of the north branch of the Highline Canal; thence southeasterly along the centerline of said north branch of the Highline Canal to the intersection with the ~~Vantage Highway in Section 3, T. 17 N., R. 20 E.W.M. Turbine Ditch in Section 33, T. 17 N., R. 20 E. W.M.~~, thence southerly along the Turbine Ditch to a point where the Turbine Ditch intersects the north line of Section 4, Township 16, Range 20 E.W.M.; thence east along said north line of Section 4 and along the north boundary of Section 3 to the northeast corner of Section 3, thence south along the east boundary of Sections 3, 10, 15 and 22 to a point where the east line of said Section 22 intersects the pump lateral of the Kittitas County Reclamation District; thence northwesterly along the pump lateral to a point where said pump lateral intersects the east line of Section 4, Township 16 North, Range 19 E.W.M.; thence north along the east line of said Section 4, to the northeast corner of said Section 4, thence west along the north line of Sections 4, ~~and 5~~ and 6 to the ~~southeast~~~~northwest~~ corner of Section ~~315~~, thence north along the east line of Section 31, Township 17 North, Range 19 E.W.M., to the northeast corner of the southeast one-quarter of Section 31; thence west along the north line of the south one-half of Section 31 to a point where it intersects the Yakima River, thence up stream along the Yakima River to the point of beginning.

(Ord. 99-09, 1999; Ord. 73-1 § 1, 1973).

9.20.020 Carrying loaded rifles unlawful.

During the deer and elk hunting season it is unlawful to carry loaded rifles of legal caliber for said hunting in said areas by any person or persons. (Ord. 99-09, 1999; Ord. 73-1 § 2, 1973).

9.20.030 Big game hunting exempt.

This chapter shall not apply to the hunting of big game under such seasons as may be established by the Washington State Department of ~~Fish and Wildlife Game~~ for bow and arrow hunting and further shall not apply to the lawful use of shotguns for big game hunting. (Ord. 99-09, 1999; Ord. 73-1 § 3, 1973).

9.20.040 Penalty for violations.

Any violation of this chapter is a misdemeanor and upon conviction shall be punished by not more than 30 days in the county jail and/or a fine of not more than \$250.00, or both. (Ord. 99-09, 1999; Ord. 73-1 § 5, 1973).

Exhibit B

Docket Number 15 – 02

Community Development Services updated PUD zoning maps to reflect approved rezoning ordinances and project status. The following PUDs were updated in this process:

Evergreen Ridge

An amendment to Evergreen Ridge PUD was passed by Ordinance 2006-026 to rezone 17 acres that were zoned Rural-3 and General Industrial to Planned Unit Development. The maps were updated to correct the PUD boundaries consistent with Ordinance 2006-026.

Gold Creek

The Gold Creek PUD was superseded by short plat 94-16, therefore Gold Creek PUD was removed from the PUD zoning layer.

Ronald Mill Site

The rezone of 21.13 acres from Rural-3 and General Industrial to Planned Unit Development was authorized by Ordinance 2011-009. The zoning maps were updated to correct the PUD boundaries consistent with Ordinance 2011-009.

Snoqualmie Village

The Snoqualmie Village PUD was superseded by Summit Park PUD which was passed by Ordinance 2005-018. Based on this information Snoqualmie Village PUD was removed from the PUD zoning layer.

Sno Pass Meadows

The Sno Pass Meadows PUD was denied an extension and therefore was removed from the PUD zoning maps.

Summit Park

The final plat approval for Summit Park PUD was passed by Ordinance 2005-018 rezoning the following three parcels: 027835, 717835, and 637835 from Forest and Range to Planned Unit Development. The maps were updated to reflect PUD zoning rather than PUD Overly consistent with Ordinance 2005-018.

As part of the process of updating the PUD zoning maps CDS also reviewed the PUD expiration dates as indicated by Kittitas County Code Section 17.36.090. Through this review CDS found that no PUDs are scheduled to expire in 2015, therefore no updates were needed based on the expiration dates.

Amended Maps

Upon final determination by the Board of County Commissioners with regard to all edits described above, an official paper zoning map will be produced for approval and signature which will include corrections that have already been approved by ordinance. The corresponding changes in acreages will be amended into Tables 2-1 and 8.2.4-1 of the Comprehensive Plan.

Exhibit C

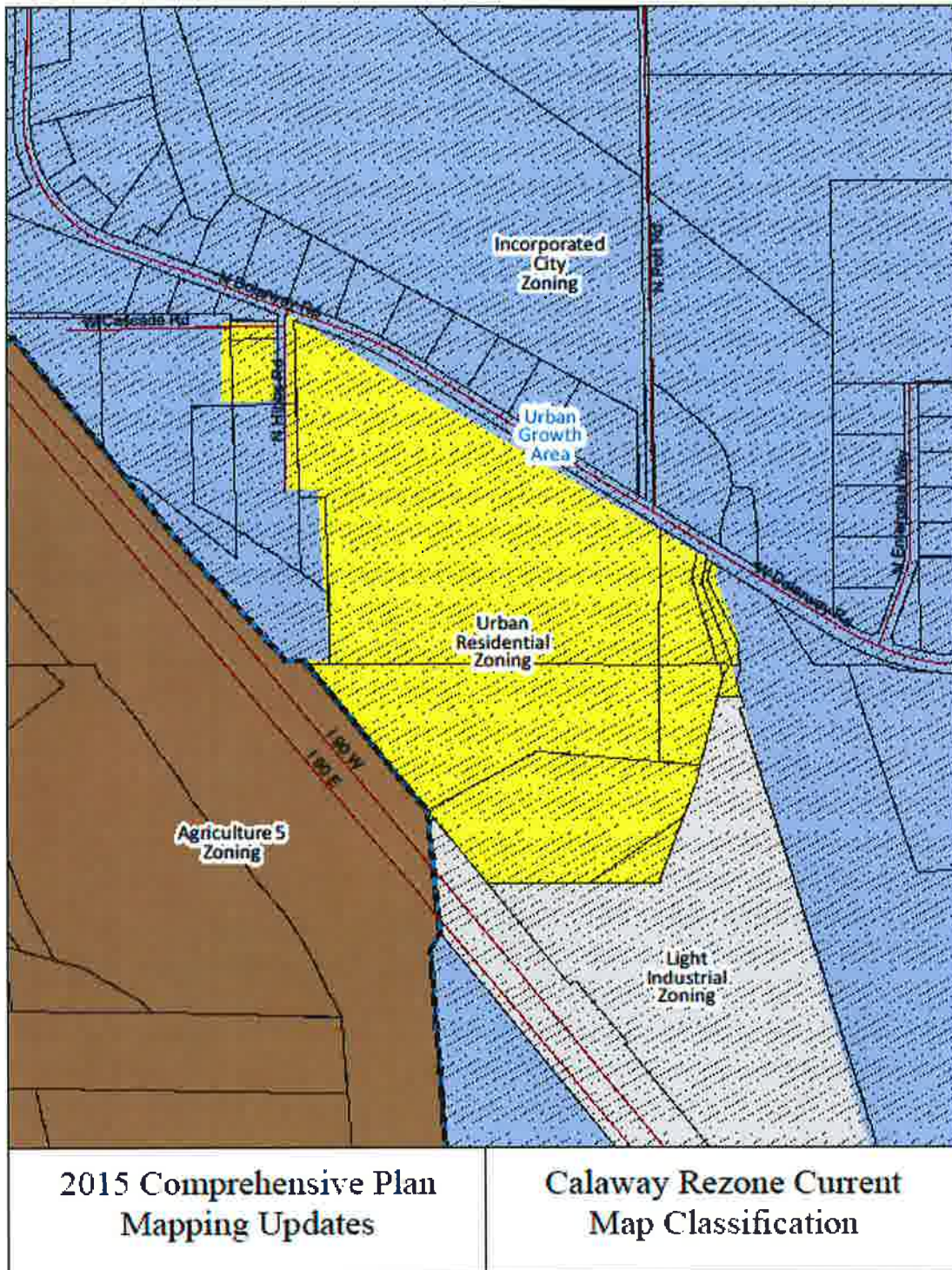
Docket Number 15-03

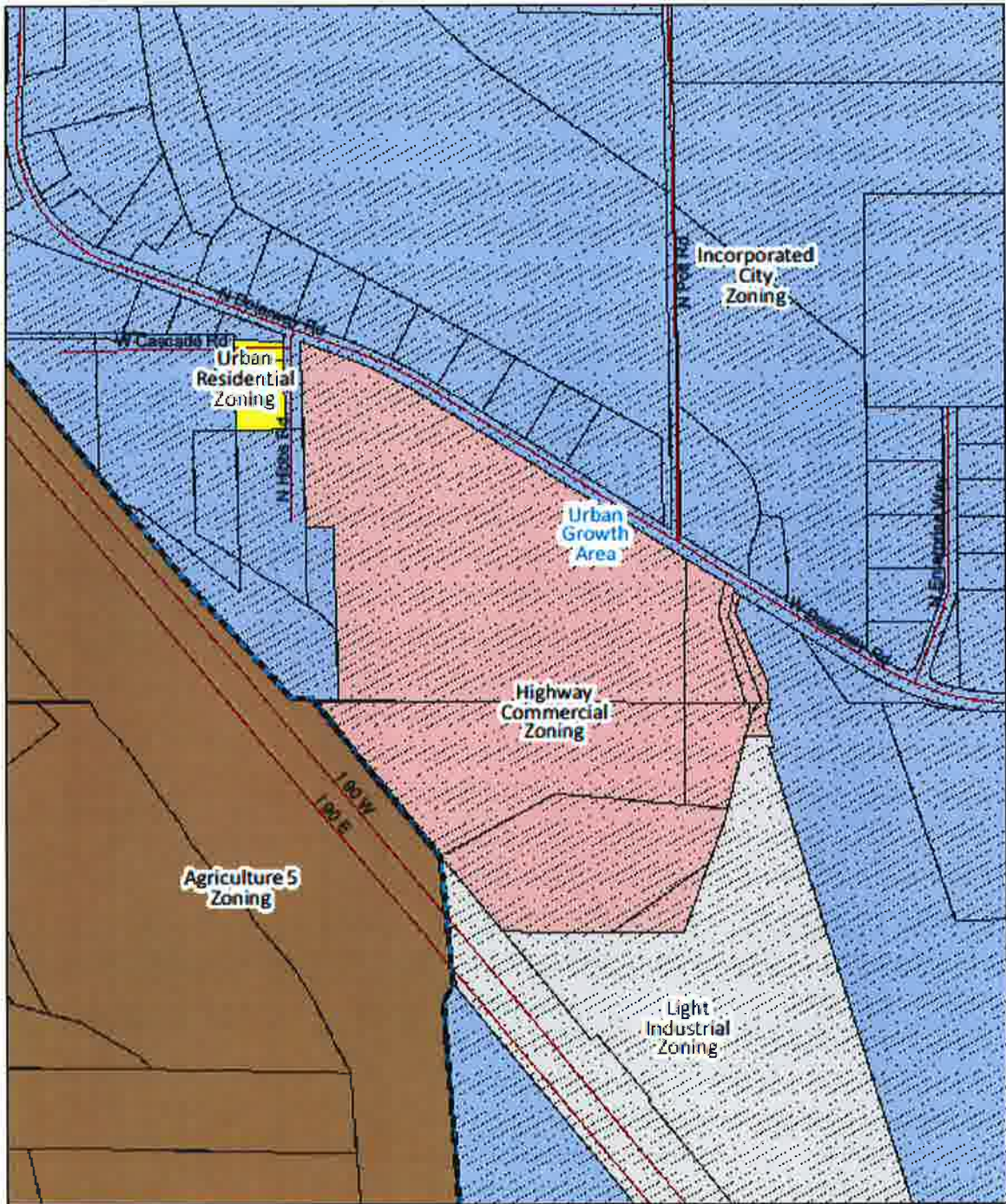
The proposed Calaway, Butler, and Terrell Stalder map amendments to the Kittitas County Comprehensive Plan reflect zoning changes that were passed by ordinances. The map amendments will create consistency with the zoning changes passed by ordinance and the maps in the Kittitas County Comprehensive Plan.

The Calaway rezone is a zoning change passed by Ordinance 2012-009 changing the zone from Urban Residential to Highway Commercial zoning. The Butler rezone is a zoning change passed by Ordinance 2014-012 changing the zone from Light Industrial to Highway Commercial zoning. The Terrell Stalder rezone is a zoning change passed by ordinance 2001-016 changing an Agriculture-5 to a Residential zoning.

Upon further evaluation the house and adjacent property proposed to be included in the Ronald LAMIRD boundary is already incorporated into the LAMIRD. The proposal was based on the parcel layer that is not accurate. Evaluation of the parcel layer and aerial photographs indicate that the house and property in question are already a part of the LAMIRD boundary and no adjustment in the boundary is necessary at this time.

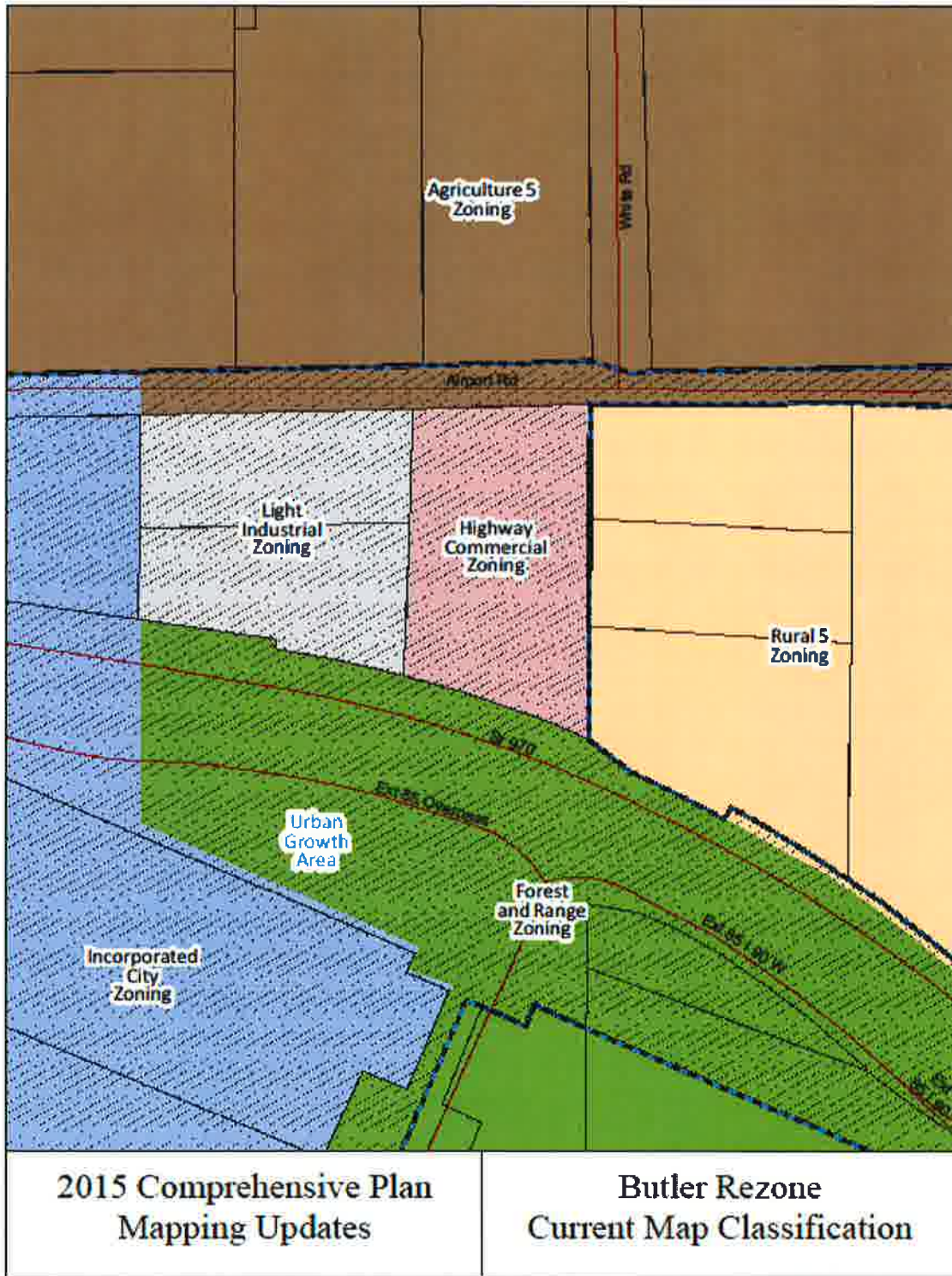
Draft of Amended Maps

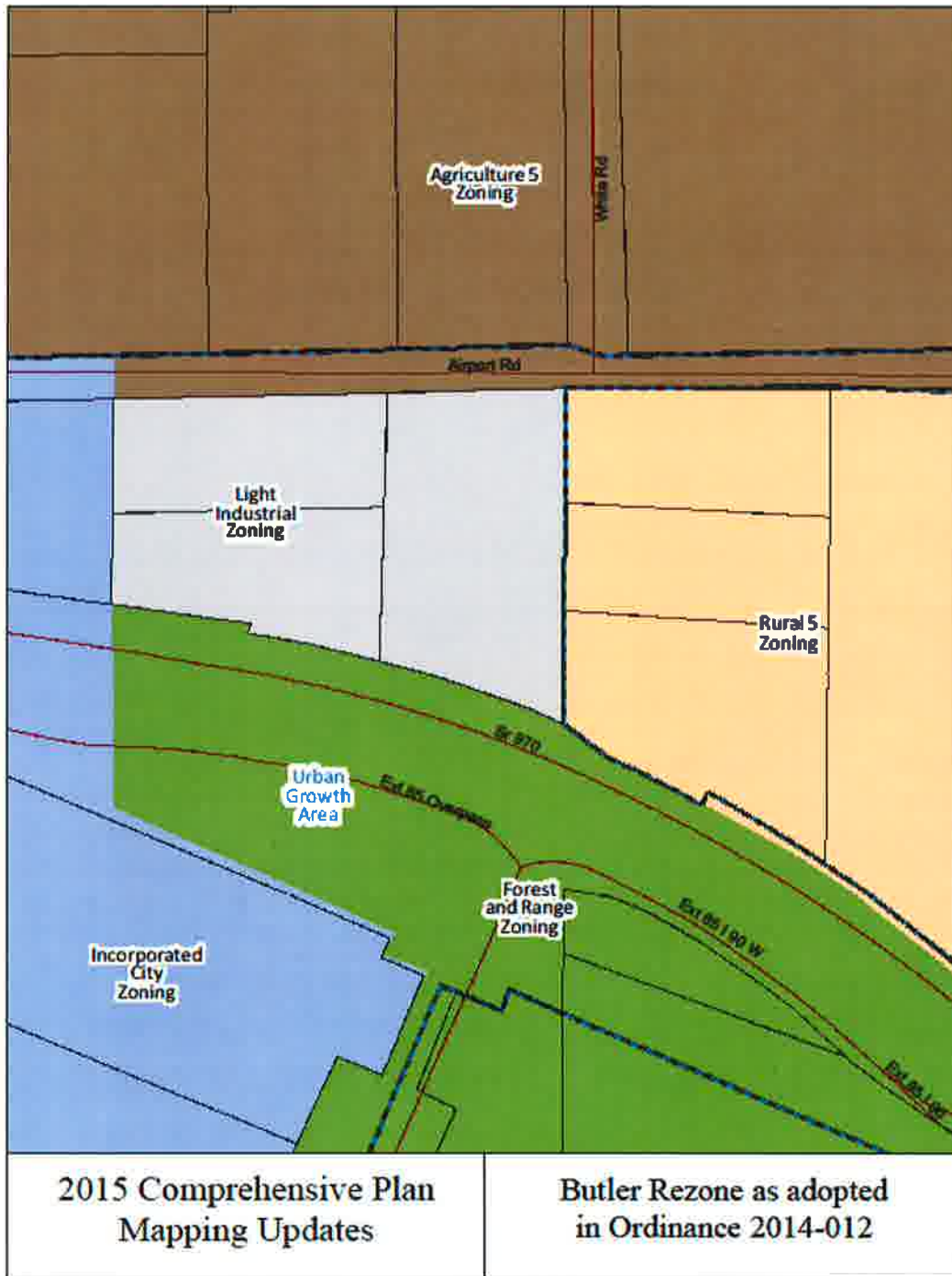




2015 Comprehensive Plan
Mapping Updates

Claway Rezone as adopted
in Ordinance 2012-009





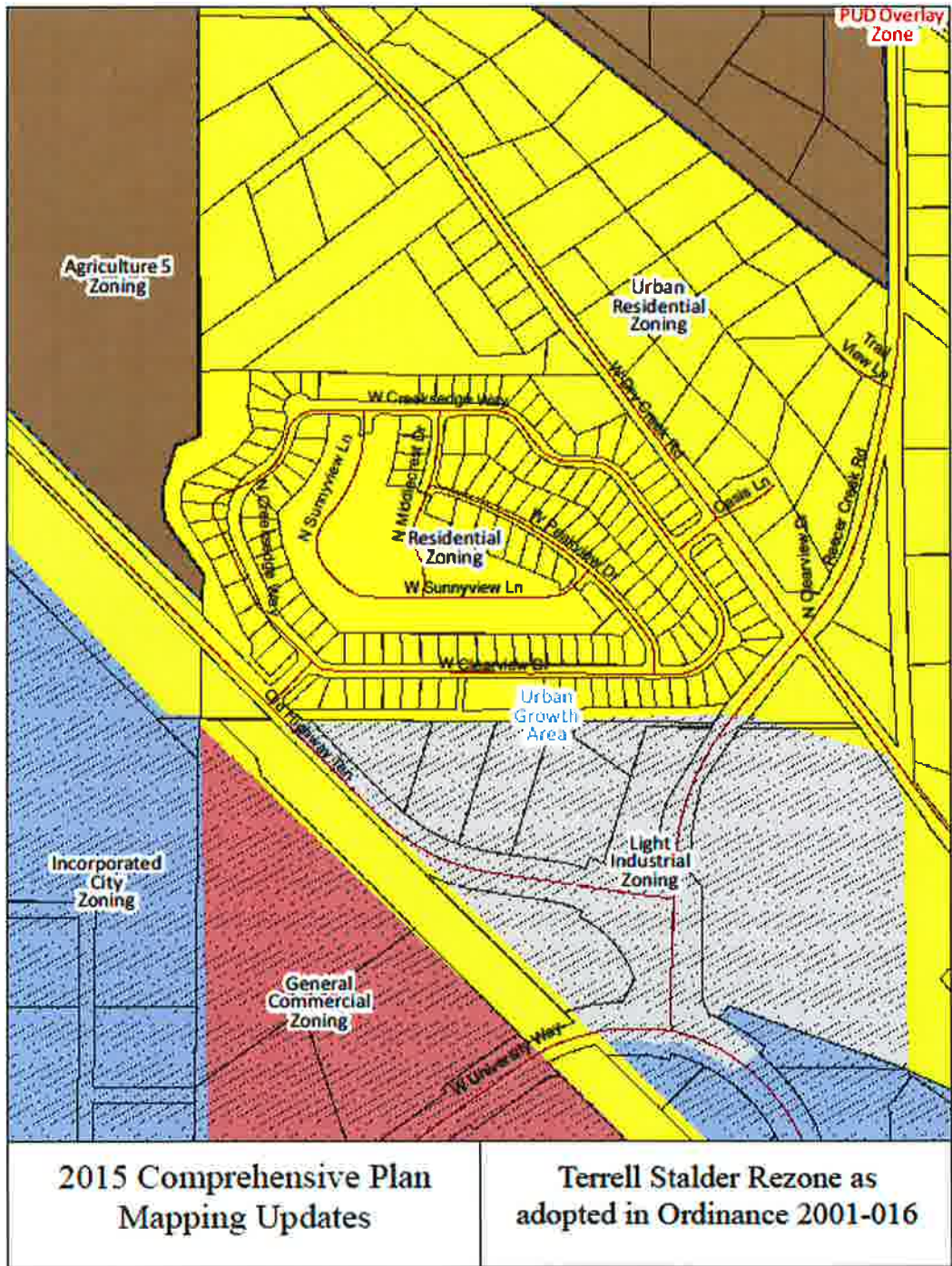


Exhibit E

Docket Number 15 – 06

Chapter 16.08
DEFINITIONS

- 16.08.010 Word construction.
- 16.08.015 Repealed.
- 16.08.020 Alley.
- 16.08.022 Agricultural activities.
- 16.08.024 Agricultural products.
- 16.08.026 Agricultural equipment and agricultural facilities.
- 16.08.028 Agricultural land.
- 16.08.040 Block.
- 16.08.050 Board.
- 16.08.055 Boundary line adjustment.
- 16.08.056 Cluster.
- 16.08.057 Cluster plat.
- 16.08.060 Comprehensive plan.
- 16.08.061 Conservation easement.**
- 16.08.070 Conservation plat.
- 16.08.080 Dedication.
- 16.08.086 Director.
- 16.08.087 Division.
- 16.08.090 Easement.
- 16.08.100 Large lot subdivision.
- 16.08.110 Lot.
- 16.08.115 Minimum lot size.
- 16.08.117 Open space.
- 16.08.118 Parcel creation.
- 16.08.120 Planning commission.
- 16.08.130 Plat.
- 16.08.135 Plat certificate.
- 16.08.140 Plat, final.
- 16.08.160 Public works director.
- 16.08.165 Road, public and private.
- 16.08.185 Short plat.
- 16.08.186 Short Subdivision.
- 16.08.190 Subdivider.
- 16.08.200 Subdivision.

16.08.061 Conservation Easement.

"Conservation easement" is a specified land area with no domestic water consumption that is used for open space or agriculture only and shall be established during a platting process. The easement areas shall be created from an existing parcel and shall have a different legal description than the original parcel. The conservation easement shall be voluntarily agreed upon by the landowner and reviewed and authorized by the County. The signed document must be recorded with the County auditor's office prior to submission for final approval. The landowner will continue to privately own and manage the land. Upon accepting the

conservation easement agreement, the easement holder has a responsibility to ensure compliance with the terms of the agreement. The landowner may discontinue the conservation easement through a platting process subject to compliance with Kittitas County Code Title 13 and Title 16.

Chapter 16.05
BINDING SITE PLAN

16.05.020 Requirements.

- A. Whenever a binding site plan for an eligible project is proposed on a parcel of land for which neither a planned unit development or a building permit has been approved for the entire parcel, the following must be satisfied prior to recording:
1. A conceptual site plan shall be prepared in a form prescribed by the director which includes the following information (if appropriate to the project type):
 - a. Maximum number of dwelling units permitted.
 - b. Approximate size and location of all proposed buildings.
 - c. Approximate layout of an internal vehicular circulation system, including proposed ingress and egress.
 - d. Approximate location of proposed open space, including required landscaped areas, if any.
 - e. Approximate location of parking areas.
 - f. Location and size of utility trunk lines serving the site.
 - g. Topography detailed to five-foot intervals.
 - h. Location of water storage and fire hydrant location.
 - i. Demonstrate that the requirements of Chapter 13.35, Kittitas County Code, Adequate Water Supply Determination, can be met or work voluntarily with Kittitas County to develop an authorized conservation easement, see section 16.08.061.
- B. The director shall consider, and base his decision to approve with or without conditions, deny or return the application on the following:
1. Conformance of the proposed site plan with any approved building permit or planned unit development and any conditions on a portion of the site, and with any applicable codes and ordinances, of the State of Washington and Kittitas County. The director shall identify, to the extent feasible, conditions likely to be imposed on building permits related to dedication of right-of-way or open space, and tracts, easements or limitations which may be proposed or required for utilities, access, drainage controls, sanitation, potable water supply, protection of sensitive areas or other unique conditions or features which may warrant protection of the public health, safety and welfare. Such preliminary conditions shall not be binding at the time of building permit approval.
 2. The recommendations and comments of agencies having pertinent expertise or jurisdiction.
 3. Proof that all lots or tracts created by binding site plan are approved for irrigation delivery by the appropriate irrigation entity or entities.
 4. The director may require dedication of additional road right-of-way pursuant to criteria contained in Kittitas County Code.
- C. Additional documents shall be submitted as necessary for review and approval and may include a plat certificate, boundary survey, agreements, easements, covenants.
- D. The plan must be approved and signed in the same manner as a short plat. Prior to recording, the director shall verify the final plan and any attachments to determine whether the binding site plan is accurate and complete and complies with any conditions or approval. Approval of a binding site plan

does not give the applicant a vested right to build without regard to subsequent changes in zoning or building codes or other applicable land use regulations prior to application for a building permit on the subject property.

(Ord. 2014-015, 2014; Ord. 2014-005, 2014; Ord. 2011-013, 2011; Ord. 2005-31, 2005)

Chapter 16.12
PRELIMINARY PLATS

16.12.150 Road, sewer, water and fire system recommendations.

The planning official, county public works director, county health officer, and the county Fire Marshal, shall certify to the Hearing Examiner, prior to the hearing, their respective recommendations as to the adequacy of the proposed road system, the proposed sewage disposal and potable water supply systems; compliance with Kittitas County Code Chapter 13.35, Adequate Water Supply Determination or authorized conservation easement as defined in section 16.08.061; and fire and life safety protection facilities within the subdivision. The recommendations of the planning official, county public works director, county health officer, and the county Fire Marshal, shall be attached to the Hearing Examiner's report for transmittal to the board.

(Ord. 2014-015, 2014; Ord. 2014-005, 2014; Ord. 2011-013, 2011; Ord. 2005-31, 2005)

Chapter 16.32
SHORT PLAT REQUIREMENTS

16.32.050 Short plat review.

The planning official shall be vested with the responsibility of processing short plat applications. The county shall review and consider the proposed short subdivision with regard to:

1. Its conformance with all county subdivision, zoning, health and sanitation, roads and bridges, and fire and life safety regulations and with laws adopted by the state of Washington.
2. Its conformance to all standards and improvements required under this title.
3. Potential hazards created by flood potential, landslides, etc.
4. Provisions for all improvements and easements (roads, ditches, etc.) required by this title.
5. Access for all proposed lots or parcels by way of a dedicated road right-of-way or easement.
6. All other relevant facts which may determine whether the public interest will be served by approval of the proposed subdivision.
7. Lots or parcels created by the final platting of a subdivision or short subdivision may not be further divided within a five-year period without filing of a final plat; except as provided for in RCW 58.17.060
8. Its compliance with Kittitas County Code Chapter 13.35, Adequate Water Supply Determination or work voluntarily with Kittitas County to develop an authorized conservation easement, see section 16.08.061.

(Ord. 2014-015, 2014; Ord. 2014-005, 2014; Ord. 2011-013, 2011; Ord. 2005-31, 2005)

Chapter 16.36
LARGE LOT SUBDIVISION

16.36.015 Criteria for eligibility as a large lot subdivision.

1. All large lot subdivisions shall conform to the county comprehensive plan and all zoning regulations in effect at the time the large lot subdivision is submitted.
2. Consistent with parcel creation by long and short subdivision provisions of this code, preliminary approval of large lot subdivisions shall mean that road and access requirements are identified and conformance with section 16.04 of this code has been met.
3. Proof that all lots or tracts created by large lot subdivision are approved for irrigation delivery by the appropriate irrigation entity or entities shall be provided.
4. Requirements for easements as set forth in Section 16.12.110 shall be met.
5. The appropriate dedication as provided for in 16.24.090 and 16.24.110, A dedication shall appear on the face of the large lot subdivision survey with the following statement:

KNOWN ALL MEN BY THESE PRESENT: that the undersigned, owner(s) in fee simple of the described real property, does hereby grant forever unto all owners of lots in this survey and all future plats in this survey a common ownership interest in all private roads shown.

6. A note shall appear on the subdivision survey with the following statement:

"NOTE: The lots in this survey are created through the large lot subdivision review process. As such there has been review for conformance with suitability for on-site sewage disposal and availability of potable water."

7. All large lot subdivisions shall contain information set forth in Sections 16.12.010 through 16.12.030.
8. All large lot subdivisions shall meet requirements of Kittitas County Code Chapter 13.35, Adequate Water Supply Determination or work voluntarily with Kittitas County to develop an authorized conservation easement, see section 16.08.061.

(Ord. 2014-015, 2014; Ord. 2014-005, 2014; Ord. 2005-31, 2005)

Exhibit F

Docket Number 15 – 07

13.35.020 Applicability.

All new uses of water must comply with KCC 13.35.025-Interim Measures or KCC 13.35.027-Permanent Measures as applicable. An Adequate Water Supply Determination is required of all persons who are:

1. applying for a building permit with either:
 - a. a proposed new structure which will have potable water or
 - b. a proposed change in the number of dwelling units for any existing structures (such as making a single family structure into a duplex); or
2. making applications for land uses that require water, including but not limited to, long plats, short plats, binding site plans, large lot subdivisions, or conditional uses.*

An Adequate Water Supply Determination shall not be required for building permits:

1. On lots created through formal platting and utilizing an approved Group A water system operated within an incorporated areas or Master Planned Resort of Kittitas County; or
2. On lots that do not require a change in the water system; or
3. On structures which will not have potable water plumbing.

Kittitas County hereby finds that new uses of groundwater that are not mitigated in the Yakima River drainage basin threaten to interfere with senior water rights and stream flows creating a public health and safety threat that warrants elimination of all vesting under RCW 58.17.170(3) for this chapter.

Kittitas County hereby eliminates all such vesting pursuant to the authority granted in RCW 58.17.170(3) for this chapter. (Ord. 2014-005, 2014; Ord. 2011-006, 2011)

* Publisher's note: Corrected a grammatical error.

Exhibit G

Docket Number 15 – 08

14.04.020 General requirements.

1. Conflict between Codes: Whenever there is a conflict between a Referenced Code in Section 14.04.010 of this code and the General Requirements contained in Section 14.04.020 of this code, the General Requirements shall apply.
2. Table R301.2(1), Climatic and Geographic Design Criteria, of the International Residential Code, is amended as follows:

GROUND SNOW LOAD ^k	WIND SPEED ^d (mph)	SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMPE ^e	ICE SHIELD UNDER-LAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
			Weathering ^a	Frost line depth ^b	Termite ^c					
Case Study (min. 30 Pf roof) ¹	85	C, D0 and D1 are present ²	SEVERE	24"	Slight to Moderate	2° F	YES	Date Entered Into NFIP: 9/1979 Date of Current FIRM Maps Adopted: 5/5/1981 &	1,000 – 2,000	50°F

¹All snow loads will be determined by the Building Official.

²The seismic design category (between C & D1) will be determined on a site-specific basis.

- a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., "negligible", "moderate" or "severe") for concrete as determined from the Weathering Probability Map [Figure R301.2(3)]. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- b. The frost line depth may require deeper footings than indicated in Figure R 403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. The outdoor design dry-bulb temperature shall be selected from the columns of 97 1/2-percent values for winter. Deviations from the temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.
- f. The jurisdiction shall fill in this part of the table with the Seismic Design Category determined from Section R301.2.2.1.

- g. The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the currently effective FIRM and FBFM, or other flood hazard map adopted by the community, as may be amended.
 - h. In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, for areas where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES". Otherwise, the jurisdiction shall fill in this part of the table with "NO."
 - i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32° Fahrenheit)" at www.ncdc.noaa.gov/fpsf.html.
 - j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32° Fahrenheit)" at www.ncdc.noaa.gov/fpsf.html.
 - k. The Structural Engineers Association of Washington has conducted a case study (CS) for Washington State. This case study, titled "Snow Load Analysis for Washington", may be used to establish the ground snowload in all areas of Kittitas County in lieu of a site specific case study.
3. Professional Preparation of Plans: Kittitas County shall require a Washington State licensed design professional, licensed under the provisions of RCW 18.08, WAC 308-12 (for Architects) or RCW 18.43 (for Engineers) to stamp, prepare or oversee the preparation of plans and calculations for buildings or structures when ANY of the following criteria are met but is not limited to the following:
- a. A building of any occupancy over 4,000 square feet.
Exception: residential buildings that do not contain more than 4 dwelling units; farm buildings of any size associated with commercial agriculture; buildings such as garages, sheds, barn or shelters for animals and machinery that are used in connection with or auxiliary to farm buildings, or in connection with or accessory to residential buildings of four dwelling units or less.
 - b. Buildings containing five or more residential dwelling units.
Exception: buildings less than 4000 square feet.
 - c. All log and timber frame structures and log and timber frame structural components. This includes any log or beam style trusses used in stick framed buildings.
 - d. All structures located above 70-psf ground snow load that are regulated by the International Residential Code.
 - e. All structures located above 50-psf ground snow load that are regulated by the International Building Code.
4. Permit application and ~~C~~construction ~~P~~plans submittal: All submitted construction documents must be of sufficient detail and clarity to indicate the nature and extent of the work proposed. The amount of detail required will vary, depending on the nature and complexity of the project. Additional documentation such as truss engineering, lateral and gravity calculations, energy code information, etc. may also be required. Building permit applications and drawings deemed incomplete by Kittitas County Community Development Services will not be accepted. The following are minimum submittal standards for construction ~~plans~~drawings are as follows:
- a. Plans ~~will be~~ drawn to a minimum of 1/4" scale on minimum page size of 11" x 17", appropriately sized paper, with minimum 1" margins. Elevations may be 1/8" scale.

- ~~b. Plans will be drawn on a minimum page size of 11" x 17".~~
- ~~b. Plans must be on substantial paper, with have clear and readable text. Minimum text sizes for hand-drawn plans should be 1/8" and 3/32" for CADD~~
- c. Permit application in compliance with RCW 19.27.095 and RCW 19.27.097.

Without these minimum standards, an application cannot be accepted.

(~~Ord. 2015-xx~~; Ord. 2013-006, 2013; Ord. 2010-03, 2010; Ord. 2009-15, 2009; Ord. 2008-22, 2008; Ord. 2007-29, 2007; Ord. 2004-18, 2004).

14.04.040 Mobile, manufactured, ~~designated manufactured~~ and modular homes.

1. Definitions:

- a. "Mobile home" is a factory built dwelling built prior to June 15, 1976, to standards other than the HUD Code, and acceptable under applicable state codes in effect at the time of construction or introduction of the home into the State. Mobile homes have not been built since the introduction of the HUD Manufactured Home Construction and Safety Standards Act. A mobile home (pre June 15, 1976) from outside Kittitas County cannot be brought into Kittitas County; however, a mobile home may be moved from one site to another within Kittitas County if a fire & life safety inspection is first performed and approved by Washington State Department of Labor and Industries.
- b. "Manufactured home" is a single family dwelling built after June 15, 1976 and according to the Department of Housing and Urban Development Manufactured Home Construction and Safety Standards Act, which is a national, preemptive building code. A manufactured home means a structure designed and constructed to be transportable in one or more sections, and is built on a permanent chassis, and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities that include plumbing, heating, and electrical systems contained therein. (See also RCW 46.04.302 and RCW 43.22.335). also:
 - ~~• Includes plumbing, heating, air conditioning and electrical systems; and~~
 - ~~• Is built on a permanent chassis; and~~
 - ~~Can be transported in one or more sections with each section at least eight feet wide and forty feet long when transported; or when installed on the site is three hundred twenty square feet or greater (see RCW 46.04.302).~~
- c. "Modular home" means a factory-assembled structure designed primarily for use as a dwelling when connected to the required utilities that include plumbing, heating and electrical systems contained therein, does not contain its own running gear and must be mounted on a permanent foundation. A modular home does not include a mobile home or manufactured home.

- 2. All manufactured, mobile or modular homes shall meet area specific snow load requirements. Snow load requirements shall be determined in the same method utilized for stick framed homes by the Building Official. If the home does not meet the site specific snow load, a snow roof shelter designed to meet the snow load may be constructed over it. A permit for the snow roof must be issued prior to or concurrent with the permit for the placement of the manufactured, mobile or modular home. The roof shelter must be completed and the permit finalized within 90 days of issuance regardless of the status of the manufactured, mobile or modular home placement permit. Homes located in manufactured home parks have the following options available:
 - a. ~~Place a unit that meets snow load requirements.~~

- ~~b. The homeowner or manufactured home park owner shall provide a snow removal maintenance program for the home. Such maintenance program shall reasonably ensure that the home shall be safe and habitable under snow load conditions. The program shall be contained within an agreement approved by Kittitas County and shall hold Kittitas County harmless from any claims or damages caused by snow load failure of the home. The agreement shall be legally recorded with the Kittitas County Auditor.~~
- ~~c. Construct a shelter or ramada that meets the snowload requirement. When a manufactured home requires a snow shelter or ramada, the permit for the shelter or ramada must be issued prior to or concurrent with the manufactured home placement permit. The shelter or ramada shall be completed within 90 days of the issuance of a manufactured home placement permit, regardless of status of the manufactured home permit.~~

~~For homes located outside of mobile home parks option (b) is not applicable.~~

3. All mobile, manufactured or modular homes to be located in a Flood Hazard area shall comply with KCC Chapter 14.08 (Flood Damage Prevention).
4. All mobile, manufactured or modular homes located in a Wildland Urban Interface area, as determined by Kittitas County, shall comply with the provisions of the current adopted International Wildland-Urban Interface Code per KCC 14.04.010 (~~408~~).
5. All mobile and manufactured homes are State inspected dwellings and shall be placed on foundation systems that meet the requirements per the manufacturer's installation instructions or if the manufacturer is not specific, then to the standards listed in Chapter 296-150M WAC. All footings, foundations, skirting, landings, additions and other external appendages shall be inspected and approved by Kittitas County prior to occupancy.
6. Mobile and manufactured homes may be placed on stands or blocked in accordance with the manufacturer's installation instructions and skirted with materials approved for ground contact or below grade applications. Either of these dwellings placed on a basement shall require engineering. All alterations to a mobile or manufactured home shall require a permit through Washington State Department of Labor and Industries.
7. All modular home footings shall be designed by an engineer and specific to the home.
8. Any additions to a mobile, manufactured or modular home shall be by separate permit through Kittitas County. An additional permit may also be required by the Washington State Department of Labor and Industries.

(Ord. 2015-xx; Ord. 2008-22, 2008; Ord. 2007-29, 2007; Ord. 2004-18, 2004; Ord. 98-23, 1998; Ord. 80-2 § 3, 1980; Ord. 71-3 § 2, 1971)

14.04.045 Recreational Vehicles and Park Model Trailers.

1. Definitions

- a. "Recreational vehicle" means a vehicular-type unit primarily designed for recreational camping or travel use that has its own motive power or is mounted on or towed by another vehicle. The units include travel trailers, fifth-wheel trailers, folding camping trailers, truck campers, and motor homes.~~"Recreational vehicle" (RV) is a vehicular type unit designated as temporary living quarters for recreation camping, travel or seasonal use which has its own power or is mounted on or towed by another vehicle. The vehicle has a gross floor area of not more than three hundred twenty square feet. This definition includes vehicles such as travel trailers, camping~~

~~trailers, truck campers and motor homes.~~ An RV does not include a park model trailer for purposes of this section. A recreational vehicle is not considered a mobile or manufactured home and is not constructed to the International Building Code standards. A recreational vehicle has an approval insignia from a state licensing authority, green and silver insignia from the Department of Labor and Industries.

~~b. Park model trailer, "recreational park trailer" is a trailer-type unit that is primarily designed to provide temporary living quarters for recreational, camping or seasonal use, that meets the following criteria:~~

~~c. Built on a single chassis, mounted on wheels;~~

~~d. Having a gross trailer area not exceeding 400 square feet (37.15 square meters) in the set-up mode;~~

~~b.e. Certified by the manufacturer as complying with ANSI A119.5 "Park model trailer" A trailer designed to provide seasonal or temporary living quarters which may be used with temporary connections to utilities necessary for operation of installed fixtures and appliances. It has a gross trailer area not exceeding 400 square feet). A park model trailer does not include a modular home, a mobile home, or manufactured home.~~

2. A park model trailer may not be placed anywhere within the County, unless it is used as a primary residence and is located in manufactured/mobile home community as defined in RCW 59.20.030 that was in existence before June 8, 2008. Placement of park model trailer is further restricted in KCC 14.08.295 and KCC 14.08.310. Additionally, such placement shall be conditioned upon meeting all the requirements placed upon a mobile and/ or manufactured home in the same location.

23. All ~~P~~park ~~M~~model ~~T~~trailers shall meet area specific snow load requirements. Snow load requirements shall be determined in the same method utilized for stick framed homes by the Building Official. If the park model trailer does not meet the site specific snow load, a snow roof shelter designed to meet the snow load may be constructed over it. A permit for the snow roof must be issued prior to or concurrent with the permit for the placement of the park model trailer. The roof shelter must be completed and the permit finalized within 90 days of issuance regardless of the status of the park model trailer placement permit. ~~To meet the area specific snow load requirement they have the following options available:~~

~~c. Place a unit that meets snow load requirements.~~

~~d. The Park Model Trailer owner or manufactured home park owner shall provide a snow removal maintenance program for the home. Such maintenance program shall reasonably ensure that the home shall be safe and habitable under snow load conditions. The program shall be contained within an agreement approved by Kittitas County and shall hold Kittitas County harmless from any claims or damages caused by snow load failure of the home. The agreement shall be legally recorded with the Kittitas County Auditor.~~

~~e.f. Construct a shelter or ramada that meets the snowload requirement. When a Park Model Trailer requires a snow shelter or ramada; the permit for the shelter or ramada must be issued prior to or concurrent with a Conditional Use Permit (CUP) that authorizes the extended use of a Park~~

~~Model Trailer. The shelter or ramada shall be completed within 90 days of the issuance of a Park Model Trailer, regardless of status of the CUP.~~

2. All ~~P~~park ~~M~~model ~~T~~trailers located in a Wildland Urban Interface area, as determined by Kittitas County, shall comply with the provisions of the current adopted International Wildland-Urban Interface Code per KCC 14.04.010(10)
3. All ~~P~~park ~~M~~models ~~t~~trailers are State inspected dwellings and shall be placed on foundation systems that meet the requirements per the manufacturer's installation instructions or if the manufacturer is not specific, then to the standards listed in Chapter 296-150P WAC. All footings, foundations, skirting, landings, additions and other external appendages shall be inspected and approved by Kittitas County prior to occupancy.
4. A ~~P~~park ~~M~~model ~~T~~trailer may be placed on stands or blocked in accordance with the manufacturer's installation instructions and skirted with materials approved for ground contact or below grade applications. Otherwise the ~~P~~park ~~M~~model must be placed on a basement or poured concrete foundation and such placement shall require engineering. Alterations to a ~~P~~park ~~M~~model ~~T~~trailer are prohibited.
5. Additions to a ~~P~~park ~~M~~model are prohibited.
6. An RV may not be used as a residence, except if it is a primary residence and is located in a manufacturer/mobile home community as defined in RCW 59.20.030 that was in existence before June 8, 2008. Such placement shall be conditioned upon meeting all the requirements placed upon a ~~P~~park ~~M~~models, mobile and/or manufactured home in the same location.
7. Except as provide in KCC 17.92.010, unless an RV is being used as a primary residence pursuant to subsection (7) above, an RV may be used for no more than four (4) weeks out of any six (6) weeks and shall be fully licensed and ready for highway at all times. An RV must be disconnected from utilities during the weeks that it is not in use.
8. A ~~P~~park ~~M~~model ~~T~~trailer must be connected to government approved utilities during use.
- ~~9. A Park Model Trailer may not be placed anywhere within the County, unless it is used as a primary residence and is located in manufactured/mobile home community as defined in RCW 59.20.030 that was in existence before June 8, 2008. Placement of Park Model Trailer is further restricted in KCC 14.08.295 and KCC 14.08.310. Additionally, such placement shall be conditioned upon meeting all the requirements placed upon a mobile and/ or manufactured home in the same location.~~

(Ord. 2015-xx; Ord. 2010-002 , 2010)

14.04.046 Other factory built dwellings.

1. Factory built dwellings that are not certified as having been constructed to HUD Standards are prohibited.
2. This section shall not apply to ~~M~~mobile, manufactured, ~~designated manufactured~~ and modular homes as defined in KCC 14.04.040 .
3. This section shall not apply to ~~R~~recreational ~~V~~ehicles and ~~P~~park ~~M~~model ~~T~~trailers as defined in KCC 14.04.045.

(Ord. 2015-xx; Ord. 2010-002 , 2010)

Chapter 17A.06 GEOLOGICALLY HAZARDOUS AREAS

Sections

~~17A.06.010 Kittitas County Uniform Building Code. Repealed.~~

17A.06.015 Areas requiring specialized engineering.

17A.06.020 Natural resource based activities.

17A.06.025 Areas of snow avalanche hazards - Snoqualmie Pass.

17A.06.030 Siting of structures on mine hazard areas.

17A.06.035 Disposal of volcanic ash fallout.

17A.06.010 Kittitas County Uniform Building Code.

~~The Kittitas County adopted version of the Uniform Building Code contains provisions for geologically hazardous areas and shall apply to all such areas. (Ord. 94-22 (part), 1994). Repealed~~

17A.06.015 Areas requiring specialized engineering.

Areas identified as high risk erosion/landslide geologic hazard areas including cliff or talus slopes, may require specialized engineering to ascertain the property is suitable for development purposes. The ~~e~~Director or Building Official is authorized to require such engineering. (Ord. 94-22 (part), 1994).

17A.06.020 Natural resource based activities.

Natural resource based activities shall not be unduly restricted or prohibited in areas of known geologic hazards. (Ord. 94-22 (part), 1994).

17A.06.025 Areas of snow avalanche hazards - Snoqualmie Pass.

In conjunction with the ~~Uniform~~International Building Code, Kittitas County shall enforce the policies contained within the Snoqualmie Pass Sub-Area Comprehensive Plan for avalanche hazard areas. (Ord. 94-22 (part), 1994).

17A.06.030 Siting of structures on mine hazard areas.

Siting of structures on known mine hazard areas should be avoided. (Ord. 9422 (part), 1994).

17A.06.035 Disposal of volcanic ash fallout.

Intentional disposal of volcanic ash fallout into any bodies of water shall not be allowed. (Ord. 94-22 (part), 1994).

Exhibit H

Docket Number 15 – 09

14.04.055 Small Residential Structures.

1. Every structure built for habitable purposes with access to water or electricity, and which is less than two hundred (200) square feet, shall be considered a "small residential structure" and will require a building permit per standards of ~~IBC-International Building Code~~ and KCC Title 13 and KCC Title 14. All other provisions of the structural, fire and life safety codes regulated by the IRC or HUD and Washington State shall also be met. Minimum room sizes, dimensions and fixtures shall be per the current adopted building Code. Small residential structures on wheels shall be classified as Recreational Vehicles, see KCC 14.04.045.

Exhibit I

Docket Number 15 – 10

Chapter 14.05

~~Clearing and Grading~~

Title 14 | BUILDINGS AND CONSTRUCTION

Chapters

- 14.04 Building Code
- 14.05 ~~Clearing and~~ Grading
- 14.08 Flood Damage Prevention
- 14.12 Fire Resistant/Retardant Standards for Roof Coverings

Chapter 14.05

~~CLEARING AND GRADING~~

Sections

- 14.05.010 Title
- 14.05.020 Purpose
- 14.05.030 Authority and administration
- 14.05.040 Definitions
- 14.05.050 Permits required
- 14.05.060 Exemptions
- 14.05.070 Application requirements
- 14.05.080 Grading plan
- 14.05.090 Permit application and submittal
- 14.05.100 Special inspections
- 14.05.110 Excavations
- 14.05.120 Fill
- 14.05.130 Compaction
- 14.05.140 Air Quality
- 14.05.150 Appeals
- 14.05.150 Conflicts with other regulations
- 14.05.170 Fees

14.05.010 Title.

This chapter shall be known and may be cited as the Kittitas County Grading Ordinance.

14.05.020 Purpose.

This chapter is intended to provide uniform procedures authorizing and regulating grading within the unincorporated area of Kittitas County. While not intended to duplicate other regulations, these regulations are designed to aid in controlling erosion incident to grading activity, and to protect public health, safety and welfare through the adoption and enforcement of provisions designed to:

1. Minimize adverse impacts associated with the excavation and grading of land;
2. Protect water quality from the adverse impacts associated with erosion and sedimentation;
3. Ensure prompt development, restoration, replanting, and effective erosion and sedimentation control of property during and after grading activities;
4. Establish administrative procedures for the issuance of permits, approval of plans, and inspection of

grading operations; and

5. Allow for the reasonable development of land in Kittitas County.

14.05.030 Authority and administration.

The County Engineer or Public Works designee shall administer, interpret, and enforce this chapter. The County Engineer or Public Works designee shall have the authority to issue permits and to perform, or cause to be performed, inspections and take such actions as may be required to enforce the provisions of this chapter.

14.05.040 Definitions.

For the purpose of this chapter, the following definitions shall apply:

1. "Agricultural activities" means those activities conducted on lands defined in RCW 84.34.020(2) as agricultural lands and those activities involved in the production of crops or livestock, including but not limited to: i) operation and maintenance of existing fields and pastures; ii) the maintenance, repair, replacement and installation of farm, irrigation, waste water regulation and stock ponds or drainage systems; iii) the maintenance, repair, replacement and installation of irrigation systems, including but not limited to rill irrigation and sprinkler systems; iv) changes between agricultural activities, including but not limited to, crop rotations, conversion of cultivated land to pasture and conversions of pasture to cultivated land; v) and installation, maintenance or repair of existing serviceable structures and facilities used in agricultural activities to produce crops or raise livestock. ~~Activities that would significantly impact a previously undisturbed area are not part of an ongoing activity.~~ An activity ceases to be ~~ongoing an agricultural activity~~ when the area on which it was conducted has been converted to a primary use which is not an agricultural activity-nonagricultural use.
2. "Applicant" means a property owner or any person or entity authorized or named in writing by the property owner to be the applicant, in an application for a development proposal permit.
3. "Approval" means that the proposed work or completed work conforms to this chapter in the opinion of the County Engineer or Public Works designee.
4. "Bench" means a cut into a deep soil or rock face to provide stability or control surface drainage.
5. "Berm" means a mound or raised area usually used for the purpose of screening a site or operation, or for containing or directing runoff.
6. "County Engineer or Public Works designee" is the officer, other designated authority or duly authorized representative charged with the administration of this code.
7. "Compaction" means the densification of a fill by mechanical means or approved by an engineering geologist or civil engineer.
8. "Critical areas" as used in this chapter means fish and wildlife habitat conservation areas, wetlands, flood hazard areas, geologically hazardous areas, and their buffers, as defined in Chapter 17A of the Kittitas County Critical Areas Protection Ordinance.
9. "Department" means the Kittitas County Public Works Department.
10. "Director" means the Director of Public Works or authorized representative.
11. "Engineer" or "Civil Engineer" is an individual licensed in the State of Washington to practice engineering in the civil engineering branch.
12. "Engineered" or "engineering" means work conducted or prepared by an engineer as defined in this section.
13. "Engineered Grading" is any grading not exempt by this chapter.
14. "Engineering geologist" means an engineering geologist licensed by the State of
 - a. Washington.
15. "Erosion" means the wearing away of the ground surface as the result of the movement of wind, water, and/or ice.

16. "Erosion and sedimentation control" means any measure taken to reduce erosion, control siltation and sedimentation, and ensure that sediment laden water does not leave the site.
17. "Excavation" means the removal of earth material.
18. "Existing grade" is the grade prior to grading.
19. "Fill" means a deposit of clean earth material or concrete pieces less than one cubic foot in volume.
20. "Finished grade" is the final grade of the site that conforms to an approved plan.
21. "Geotechnical engineer" means an engineer as defined within this section with knowledge of the theory of geology, soils testing, and geotechnical engineering.
22. "Grade" means the elevation of the ground surface.
23. "Grading" is any excavation or filling activity or combination thereof.
24. "Grading permit" means the permit required by this chapter for grading activities.
25. "Horticulture activities" means the growing of fruits, vegetables, flowers, or ornamental plants for commercial purposes.
26. "Permit area boundary" means the defined boundary surrounding grading activity. The permit area boundary will usually be the property lines for the parcel; however, alternate boundaries may be defined on larger parcels with a limited grading area.
27. "Permittee" is the person, corporation or duly authorized agent of the property applying for the grade and fill permit.
28. "Rough grade" is the stage at which the grade approximately conforms to an approved plan.
29. "Shorelines" are those water bodies, adjacent lands, and associated wetlands defined as such by the Shoreline Management Act (RCW 90.58.030).
30. "Site" means any lot or parcel of land or contiguous combination thereof where activities regulated by this chapter are performed.
31. "Slope" is an inclined ground surface, the inclination of which is expressed as a ratio of horizontal distance to vertical distance.
32. "Structure" is that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

14.05.050 Permits required.

Except as exempted in Section KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee. The following activities are not exempt and shall require a grading permit:

1. Private road(s), as defined by Kittitas County Code Title 12, Road and Bridge Standards serving more than two (2) dwelling units;
2. Public road construction prior to acceptance into the County road system;
- ~~3. Work within critical areas, shorelines, or sensitive areas as defined by local, state and federal law.~~
- 4.3. Work upon ground that has received preliminary plat approval and is being prepared for structural development and final plat approval.

14.05.060 Exemptions.

A grading permit shall not be required for the following:

1. Excavation below finished grade for basements and footings of a building, retaining wall or other structure authorized by a valid building permit. This shall not exempt any fill made with the material from such excavation or exempt any excavation resulting in soil or rock having an exposed, unsupported height greater than five feet

- after the completion of such structure;
2. Cemetery graves;
 3. Refuse disposal sites controlled by other regulations;
 4. Excavations for wells, or trenches of utilities;
 5. Mining, quarrying, excavating, processing or stockpiling rock, sand, gravel, aggregate or clay controlled by ~~other~~ state regulations that address grading and excavating through geotechnical surveys, inspections, and restoration plans, provided such operations do not affect the lateral support of, or significantly increase stresses in soil on adjoining or contiguous properties;
 6. Exploratory excavations performed under the direction of a registered design professional, County Engineer or Public Works designee.
 7. An excavation that (a) is less than two (2) feet in depth, or (b) does not create a cut slope greater than 5 feet in height and steeper than one (1) unit vertical in two (2) units horizontal;
 8. A fill less than one foot in depth and placed on natural terrain with a slope flatter than one (1) unit vertical in five (5) units horizontal;
 9. Soil test holes and on-site sewage system installation done under the provisions of an on-site sewage disposal permit application;
 10. Grading of County roads with Kittitas County Public Works oversight, including roads, bridges and municipal construction, which is designed to County, WSDOT, APWA or FHWA standards and specification where such grading is subject to review and approval of a local government agency or a State or Federal agency;
 11. Public facility and road construction activities with Kittitas County Public Works oversight.
 - ~~10.12.~~ _____ Construction activities performed by a state or federal agency with oversight of a licensed civil or geotechnical engineer.
 - ~~11.13.~~ _____ Highway construction and maintenance administered by the Washington State Department of Transportation;
 - ~~12.14.~~ _____ Routine road maintenance within the established footprint of an existing road;
 - ~~13. Agricultural or horticultural activities where such activities are those activities conducted on lands defined in RCW 84.34.020(2) as agricultural lands and those activities involved in the production of crops or livestock, including but not limited to operation and maintenance of fields, farm and stock ponds or drainage systems, irrigation systems, changes between agricultural activities, maintenance or repair of existing serviceable structures and facilities and plowing.~~
 15. Agricultural or horticultural activities as defined in KCC 14.05.040 (1).

An activity ceases to be agricultural or horticultural when the area on which it was conducted has been converted to a nonagricultural use. Farm access roads will be required to upgrade to private or public road standards prior to utilization within a land development. At that time, review under the conformance with this Chapter will be required;

16. Non-conversion Forest Practice Permits administered by the Washington State Department of Natural Resources.

Exception from the permit requirements of this Chapter shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

14.05.070 Application requirements.

Unless exempted under KCC 14.05.060 Exemptions, all persons proposing to conduct grading activity within the jurisdictional boundaries of Kittitas County shall first apply for a grading permit. The applicant shall obtain a grading permit in conformance with this chapter prior to any grading activity.

1. The permit application shall at a minimum include the following:

- a. A completed master application, signed by the applicant, a vicinity map, environmental checklist, and any relevant supplemental information required by the County Engineer or Public Works designee.
- b. A site plan drawn to a reasonable scale (e.g., one inch equals 20 feet). The site plan should clearly show the following:
 - i. North arrow.
 - ii. Property lines and dimensions.
 - iii. Location and dimensions of all existing and proposed development, including structures, roads, sewer and water lines, wells, utilities, easements, water bodies, floodplains, critical areas, drainage facilities, and on-site sewage disposal and drainfield areas, within the permit area boundary.
- c. Grading plans when required in KCC 14.05.080.
- d. A full identification and description of the work to be covered by the permit for which the application is made.

2. Granting of Permits.

- a. After an application has been filed and reviewed, the County Engineer or Public Works designee shall ascertain whether such proposed grading work complies with the provisions of this chapter. If the application and plans so comply, or if they are corrected or amended so as to comply, and the proposal is consistent with all other relevant county codes, the County Engineer or Public Works designee shall issue a grading permit.
- b. The applicant/property owner shall maintain the approved grading plans and permit available on the site, and provide an individual copy to any grading contractor who will be working at the site.
- c. A grading permit shall be valid for a period of two (2) years from the date of permit issuance. The County Engineer or Public Works designee is authorized to grant one or more extensions not exceeding three hundred sixty-five (365) days each. The extension shall be requested in writing prior to permit expiration. Justifiable cause shall be demonstrated prior to issuance of such extensions. Renewal of permits may be accomplished with existing plans and reports, if no changes are being made to the proposal, and no new significant issues are raised during the review.

14.05.080 Grading plan.

An application for grading in excess of five hundred (500) cubic yards ~~or in a critical area~~ shall be accompanied by an engineered grading plan. Applications for projects involving engineered grading, as defined in KCC 14.05.040, shall be accompanied by an engineered grading plan based on an engineering report or an engineering geology report. Engineered grading plans shall be prepared and stamped by an engineering geologist, geotechnical engineer and/or civil engineer licensed to work in the State of Washington. Grading within a geological hazard critical area may require a geotechnical assessment in compliance with the KCC 17A, the Critical Areas Ordinance. Materials excavated for building foundations and basements need not be considered in the above quantities. A grading plan, or an engineered grading plan, shall include:

1. An easily reproducible scale on the plan of appropriate size depicting location and details of all cuts and all fills including depth and finished slopes of all cuts and all fills.
2. A general vicinity map of the area.
3. North arrow.
4. Subject property boundary lines, existing and proposed roads or driveways, easements, natural or manmade bodies of water and drainages, critical areas, shorelines, floodplains, and any existing or proposed structures, wells or septic systems on the site, and the distance between such features.
5. Bodies of water, critical areas, structures, wells and septic systems on adjacent property and lying within 50 feet of the subject grading activity boundary that could be affected by the proposed grading operations.
6. Maps drawn with contour intervals that adequately depict existing and proposed slopes for the proposal.

7. Total quantities, in cubic yards, and type of cut and fill material, including on-site grading material, and imported material.
8. Cross section drawings that include:
 - a. Maximum depth of fill and maximum height of cuts.
 - b. Existing and proposed buildings and their setbacks from cut or fill slopes.
 - c. Existing grades extending a minimum of twenty (20) feet beyond the scope of work.
 - d. Finished grades of cuts and fills extending a minimum of twenty (20) feet beyond the scope of work.
 - e. Retaining walls and the adjacent grade at least twenty (20) feet on either side of the wall(s).
 - f. Grades of all existing cut and fill areas expressed as a ratio of horizontal to vertical slope.
9. The disposal site for excavated material. Offsite disposal may require a separate grading permit.
10. The location of proposed erosion and sedimentation control measures showing compliance with the requirements of WDOE Stormwater Management Manual for Eastern Washington.
11. Detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams, berms, settling ponds, or other water or erosion control devices to be utilized as a part of the proposed work.
12. Any recommendations included in an engineering geology or geotechnical assessment or report for grading or developing the property. If required, assessment and reports shall be completed in compliance with KCC 17A Critical Areas.

14.05.090 Permit Application and submittal.

1. In addition to KCC 14.05.070 and 14.05.080 (application requirements and grading plans) provisions, the applicant shall state the estimated quantities of excavation and compact fill. Roadway surfacing and aggregate shall be included in this estimate. Grading in excess of five hundred (500) cubic yards total per site, road, subdivision or other project shall be performed in accordance with the approved grading plan prepared by a civil engineer or engineering geologist licensed to practice in the State of Washington which shall be designated as "engineered grading." Contiguous projects owned by the same person(s), corporation(s) or other legal entity shall be considered one project. Grading involving less than five hundred (500) cubic yards shall be designated "regular grading" unless the permittee chooses to have the grading performed as engineered grading, or the County Engineer or Public Works designee determines that special conditions or unusual hazards exist, in which case grading shall conform to the requirements for engineered grading. Special conditions or unusual hazards include, but are not limited to, work performed in areas with known drainage issues, work performed in critical areas or shorelines, or work performed in sensitive areas not shown on the county maps. The County Engineer or Public Works designee must justify in writing the circumstances under which engineered grading is required.
2. The County Engineer or Public Works designee may require surety bonds in such form and amount as may be deemed necessary to ensure that the work, if not completed in accordance with the approved plans and specifications, will be corrected to eliminate hazardous conditions. In lieu of a surety bond, the applicant may file a cash bond or instrument of credit with the County Engineer or Public Works designee in an amount equal to that which would be required in the surety bond. The surety bond(s) shall be valued at one hundred and thirty five (135%) percent of the total cost of the proposed work and a cash bond or instrument of credit shall be valued at one hundred and fifteen (115%) percent of the total cost of the proposed work..

14.05.100 Special inspections.

Grading projects for which a permit is required shall be subject to inspection. A licensed engineer shall provide professional inspections of grading operations if engineering is required elsewhere in this chapter. An inspection schedule shall be established for each project prior to permit issuance based on the following:

1. A civil engineer, geotechnical engineer, or engineering geologist shall provide professional inspection within such engineer's area of technical specialty, which shall include observation during grading and testing for required compaction. These inspections shall also include observation and review as to the establishment of line, grade and surface drainage of the development area. Soil testing shall comply with Washington State Department of Transportation, Standard Specifications for Road, Bridge and Municipal Construction, current edition. The engineer shall provide sufficient observation during the preparation of the natural ground and placement and compaction of the fill to verify that such work is being performed in accordance with the conditions of the approved plan and the appropriate requirements of this chapter. The engineer or engineering geologist shall also provide professional inspection of any excavation to determine if conditions encountered are in conformance with the approved report or plan. If revised plans are required during the course of the work, they shall be prepared by the civil engineer. Revised recommendations relating to conditions differing from the approved engineering geology or geotechnical reports shall be submitted to the permittee, Public Works and the civil engineer.
2. The permittee shall be responsible for the work being performed in accordance with the approved plans and specifications and in conformance with the provisions of this chapter. When approved by the County Engineer or Public Works designee, the permittee may engage consultants, if required, to provide professional inspections on a timely basis. The permittee shall act as a coordinator between the consultants, the contractor and Public Works. In the event of changing conditions, the permittee shall be responsible for informing Public Works of such change and shall provide revised plans for approval.
3. Public Works may inspect the project in various stages of work.
4. If, in the course of fulfilling their respective duties under this chapter, the civil engineer, geotechnical engineer, or engineering geologist finds that the work is not being done in conformance with this chapter or the approved grading plans, the discrepancies shall be reported in writing within three working days to the permittee and to Kittitas County Public Works.
5. If the civil engineer, geotechnical engineer, or engineering geologist of record is changed during grading, the work shall be stopped until the replacement has agreed in writing to accept the responsibility within the area of technical competence for approval upon completion of the work. It shall be the duty of the permittee to notify Public Works in writing of such change prior to recommencing of such grading.

14.05.110 Excavations.

Unless otherwise recommended in an approved soils engineering or engineering geology report, grading shall conform to the following standards:

Erosion control measures shall be installed as outlined in the WDOE Stormwater Management Manual for Eastern Washington.

1. Appropriate erosion control structures shall be installed prior to any grading activity. All erosion control measures shall be maintained in place until vegetation is established for suitable erosion and sedimentation control. No sediment from grading operations shall be permitted to leave the site or enter any surface waters or wetlands.
2. Sites shall have a finished grade that drains away from structural foundations for a minimum of ten (10) feet.
3. All sites shall be cleaned upon project completion, including installation of permanent organic erosion control measures such as grass seeding, landscaping, or other organic means of erosion control.
4. Cuts of five feet in depth or greater shall be set back from property lines by a minimum of twenty-five (25) feet. This can be decreased with appropriate engineering. Setback dimensions shall be horizontal distances measured perpendicular to the site boundary.
5. The top of cut slopes shall not be made nearer to a permit area boundary line than one fifth of the vertical height of cut with a minimum of two (2) feet and a maximum of ten (10) feet. The setback needs to be increased for any required interceptor drains.

6. The County Engineer or Public Works designee may approve alternate setbacks at the request of the applicant. In approving these alternate setbacks, the County Engineer or Public Works designee may require an investigation and recommendation by a qualified engineer or engineering geologist to demonstrate that the intent of this section has been satisfied.
7. The slope of cut surfaces shall be no steeper than two (2) units horizontal in one unit vertical (50 percent slope) unless the permittee furnishes a geotechnical engineering or an engineering geology report or both, stating that the site has been investigated and giving an opinion that a cut at a steeper slope will be stable and not create a hazard to public or private property. At the request of the applicant, the County Engineer or Public Works designee may approve the use of alternate grading standards. These approvals shall be based on sound engineering practices and require the submittal of additional documentation, reports, and testing.
8. Excavations shall not constrict or alter the existing flow of storm water, streams or other historical flow.

14.05.120 Fill.

Unless otherwise recommended in an approved soils engineering or engineering geology report, grading shall conform to the following standards:

Erosion control measures shall be installed as outlined in the WDOE Stormwater Management Manual for Eastern Washington.

1. Appropriate erosion control structures shall be installed prior to any grading activity. All erosion control measures shall be maintained in place until vegetation is established for suitable erosion and sedimentation control. No sediment from grading operations shall be permitted to leave the site or enter any surface waters or wetlands.
2. Sites shall have a finished grade that drains away from structural foundations for a minimum of ten (10) feet.
3. All sites shall be cleaned upon project completion, including installation of permanent organic erosion control measures such as grass seeding, landscaping, or other organic means of erosion control.
4. The County Engineer or Public Works designee may approve alternate setbacks at the request of the applicant. In approving these alternate setbacks, the County Engineer or Public Works designee may require an investigation and recommendation by a qualified engineer or engineering geologist to demonstrate that the intent of this section has been satisfied.
5. Any proposed finished slope that is steeper than two horizontal to one vertical shall be engineered.
6. The ground surface shall be prepared to receive fill by removing all organic material, non-complying fill, and scarifying topsoil.
7. Solid waste as defined by Washington State law and amounts of organic material shall not be used as fill material.
8. Fill slopes shall not be constructed on natural or cut slopes steeper than two (2) units horizontal in one unit vertical (50 percent slope) unless engineered. The ground surface shall be prepared to receive fill by scarifying to provide a bond with the new fill and, where slopes are steeper than five (5) units horizontal in one unit vertical (20 percent slope) and the height is greater than five (5) feet, by benching into sound bedrock or other competent material as determined by the engineer.
9. The slope of fill surfaces shall be no steeper than two (2) units horizontal in one (1) unit vertical (50 percent slope) unless the permittee furnishes a geotechnical engineering or an engineering geology report or both, stating that the site has been investigated and giving an opinion that a cut at a steeper slope will be stable and not create a hazard to public or private property. At the request of the applicant, the County Engineer or Public Works designee may approve the use of alternate grading standards. These approvals shall be based on sound engineering practices and require the submittal of additional documentation, reports, and testing.
10. Fill shall not constrict or alter the existing flow of storm water, streams or other historical flow.

14.05.130 Compaction.

Minimum compaction requirements shall comply with those standards specified by the Washington State Department of Transportation, Standard Specifications for Road, Bridge and Municipal Construction, current edition.

14.05.140 Air quality.

Dust shall be prevented from becoming airborne. The finished exposed surfaces shall be treated with vegetation or other means to control dust.

14.05.150 Appeals.

Any decision by the County Engineer or Public Works designee shall be final unless appealed to the Board of County Commissioners as provided in KCC 15A.07.

14.05.160 Conflicts with other regulations.

Where other Kittitas County ordinances, resolutions, or regulations, or other state or local regulations are in conflict with this chapter, the more restrictive regulation shall apply and such application shall extend to those specific provisions which are more restrictive.

14.05.170 Fees.

Fees shall be adopted by separate resolution.

14.05.180 Severability.

If any provision of this Chapter or its application to any person or circumstances is held invalid, the remainder of the Chapter or the application of the Chapter to other persons or circumstances shall not be affected.

14.05.190 Liability for damages.

This chapter shall not be construed to hold Kittitas County, its officers, employees or agents responsible for any injury or damage resulting from the failure of any person subject to this chapter to comply with this chapter, or by reason or in consequence of any act or omission in connection with the implementation or enforcement of this chapter on the part of Kittitas County, its officers, employees or agents.

Exhibit D

Docket Number 15 – 04

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CHAPTER 1 - GENERAL INFORMATION

12.01.010 Purpose

Kittitas County has adopted these Road Standards to:

1. Set forth specific and consistent road design elements for developers and other private parties constructing or modifying road or right-of-way facilities which require County approvals; ~~and~~
2. Establish uniform criteria to guide the County's own construction of new County roads or reconstruction of existing roads; and
3. ~~These standards are intended to~~ support Kittitas County's goals for achieving affordable housing, providing adequate facilities for development in an efficient manner, and to balance these goals with the general safety and mobility needs of the traveling public.

In adopting the Road Standards, the County has sought to encourage standardization of road design elements where necessary for consistency and to assure, so far as practical, that the motoring, bicycling, equestrian and pedestrian public safety needs are met. Considerations include safety, convenience, pleasant appearance, proper drainage and economical maintenance. The County's permitting and licensing activities require the adoption of specific, identifiable standards to guide private individuals and entities in the administrative process of securing the necessary County approval. The County must have ~~needed~~ flexibility to carry out its general duty to provide streets, roads and highways for the diverse and changing needs of the traveling public. Accordingly, these standards are not intended to represent the legal standard by which the County's duty to the traveling public is ~~to be~~ measured.

The Standards cannot provide for all situations. They are intended to assist but not ~~to~~ substitute for competent work by design professionals. It is expected that land surveyors, engineers and architects will bring to each project the best of skills from their respective disciplines. These Standards are also not intended to limit unreasonably any innovative or creative effort, which could result in better quality, better cost savings, or both. Any proposed departure from the Standards will be judged, ~~however,~~ on the likelihood that such variance will produce a compensating or comparable result.

In order to remain current with technological changes and public needs, these standards are subject to revisions. This manual is printed in a format that can be easily updated. This edition will be current at the time of issuance; however, it is incumbent for the holder to keep the manual current with revisions to the standards.

12.01.020 Scope

~~This title is not a textbook or a substitute for engineering knowledge, experience, or judgment. It is intended to aid in deciding those factors needed to intelligently plan, design, construct, upgrade, and maintain public and private land use development roads in the County.~~

The requirements contained in this title apply to all new construction, improvements to existing roads, or other work done on, over, or under any ~~land use development road, public or private roads or other roads~~ within the County.

~~Requirements of the title shall be enforced in the same manner as other Kittitas County Codes (KCC), including injunctions resulting in work stoppage and/or noncompliance suits may be commenced for damages resulting to the County roads or rights-of-way of the County due to noncompliance.~~

12.01.030 Applicability

This title shall apply to all land within the unincorporated areas of the County except where superseded by other governmental jurisdiction.

~~These Standards shall apply to all newly constructed public and private roads and right-of-way facilities required by land use development approvals within Kittitas County. Any Land use application on file with the County prior to the date of adoption of these standards shall be vested under the standards applicable at the time of application. In the event of conflict with the current subdivision and zoning codes, Kittitas County Code KCC Titles Chapters 16 and 17, these Standards shall control. These Standards do not apply to State or Ffederal roads. If roads are required to be built to public standards and are inspected and certified as such, the County may will accept these roads onto the County Road system for continued maintenance, subject to limitations as addressed in KCC 12.01.1780.~~

The Standards may apply to modifications of roadway features of existing facilities which are within the scope of reconstruction or capital improvement projects when so required by Kittitas County or to the extent they are expressly referred to in project plans and specifications. The Standards are not intended to apply to "resurfacing, restoration and rehabilitation (3R)" projects as those terms are defined in the Local Agency Guidelines, Washington State Department of Transportation (WSDOT), as amended; however, the Director may at his discretion consider the Standards as optional goals for 3R projects. ~~The Standards shall not apply to new or planned utility facilities and emergency or non-emergency replacement of existing utility structures within Kittitas County right-of-way.~~ Every new utility facility and all planned, non-emergency replacement of existing utility structures within Kittitas County right-of-way shall be governed by the most current version of the Manual on Accommodating Utilities in Kittitas County Rights-of-Way.

12.01.040 Amendments and Revisions-Remissions

The standards ~~shall~~ may be amended as required. The Board of County Commissioners (BOCC), following the recommendations of the Director of Public Works and Planning Commission, may consider revisions and/or amendments to this title. The revisions will be adopted by ordinance resolution following a public hearing.

~~One year from the date of acceptance the Planning Commission and the Board of County~~

~~Commissioners shall hold public hearings, and annually thereafter for the purpose of reviewing the Standards and receive public comment regarding any issues that have developed from the adoption of these standard~~

12.01.050 Enforcement and Responsibility

It shall be the duty of the Board of County Commissioners, acting through the Director of Public Works or his/her designee, to enforce the provisions of this title.

12.01.060 Review and Approval

The County will review all land-use development applications for general compliance with ~~the Specific Roadway Standards~~ Kittitas County Road Standards. An approval by the County does not relieve the ~~owner, owner's engineer, or~~ developer from final responsibility of insuring ~~that the~~ all calculations, plans, specifications, construction, and as-built drawings are in compliance with this title as stated in the ~~developer's~~ owner's engineer's certification provided in accordance with KCC 12.08.020.

12.01.070 Interpretation

In the interpretation and application of the provisions of this title, the following shall govern:

- A. In its interpretation and application, the provisions shall be regarded as the minimum requirements for the protection of the public health, safety, ~~comfort, morals, convenience, prosperity,~~ and welfare of the residents of ~~the~~ Kittitas County.
- B. Whenever a provision of this title or any provision in any law, ordinance, resolution, rule, or regulation of any kind, contain any restrictions covering any of the same subject matter, whichever standards are more restrictive or impose higher standards or requirements shall govern.
- C. ~~The standards in this title shall not modify or alter any road construction plans, which have been filed with and accepted by the County prior to the effective date of this title. This exception shall be subject to the conditions and limitations under which the Engineer accepted said plans.~~
- D. Any ambiguities in the interpretation of material contained in this title shall be resolved through the appeals process.

12.01.080 Relationship to Other Standards

When applicable ~~Washington Administrative Code- (WAC), Revised Code of Washington (RCW), American Association of State Highway and Transportation Officials (AASHTO)~~ standards, and/or Washington State Department of Transportation (WSDOT) standards are referenced, any reference to "State highways", or the like, ~~within each agency's documentation,~~ shall be interpreted to mean "eCounty #Road". This in no way should be interpreted that Kittitas County will require all roads to be built to State highway standards.

Since the County is the approval authority for land use ~~changes~~, this title, which stipulates certain minimum conditions for land use changes, shall apply. If special districts or other agencies impose more stringent standards, this difference is not considered a conflict; the more stringent standard shall apply.

If the State or Federal Government imposes more stringent standards, criteria, or requirements, those standards shall be incorporated into the conditions of approval of the project, these shall be incorporated into this document after the due process and public hearing(s) required to modify this title.

12.01.090 Responsibility to Provide Roadway Improvements.

~~A.~~ A. Any ~~parcel creation, land use development activity~~ which will impact the Level of Service (LOS) level, safety, or operational efficiency of abutting or serving roadways, or is required by other County Code or ordinance to improve such roadways, shall improve those roadways in accordance with these Standards. The extent of the off-site improvements to roads serving a development shall be based on ~~an concurrency analysis assessment by the County of the impacts~~ of the proposed land use development impacts. The concurrency analysis shall be prepared in accordance with KCC 12.10.

~~A.~~ ~~B.~~ Any ~~parcel creation, land use development activity~~ abutting and impacting existing roads shall improve the frontage of those roads in accordance with these Sstandards. If the proposed development is found to impact areas located beyond the development, improvements to these areas shall be required. The extent of improvements shall be based on ~~the assessment by the County a concurrency analysis of the impacts~~ of the proposed land use development impacts ~~in accordance with KCC 12.10 stated in Section A. above.~~ Short plats within the UGA creating only one additional lot to a tax lot with an existing dwelling unit are exempt from providing urban type street improvements but are subject to shoulder improvements providing these improvements are consistent with surrounding roads and do not present a safety problem.

B.

~~C.~~ ~~C.~~ Any land development or parcel creation that contains internal roads shall construct or improve those roadways to these Standards. All road improvement requirements for a land use development activity shall be constructed to these Standards prior to the issuance of final approval, unless a performance guarantee is provided as outlined in KCC 12.01.150.

~~C.~~ When a performance guarantee is provided, building permits will not be issued until road construction is completed to the minimum requirements of the International Fire Code and certified by a civil engineer licensed in the State of Washington. Commercial occupancy permits will not be issued until road construction is completed and certified by a civil engineer licensed in the State of Washington.

A final acceptance inspection by the Department of Public Works is required prior to acceptance of the road certification. Any noted deficiencies must be corrected prior to final acceptance.

~~D.~~ ~~D.~~ It is the County's practice that it will not allow subdivisions to be recorded unless there exists Subdivisions will not be approved unless a recorded continuous public or

private access easement or right-of-way to the subdivision exists. ~~Nor will the County accept a road for maintenance until the road is directly connected to a County or other publicly maintained road.~~

~~E.~~ All land use development activities proposing public or private roads located within Urban Growth Areas (UGA) shall follow the guidelines of KCC 12.04.040.

~~E.F. E.~~ All public road improvement and development projects within ~~an~~ UGAs shall include pedestrian access as a part of the design in accordance with the appropriate ~~City's~~ standard, ~~provided a pre-annexation agreement between the applicant and the appropriate City has been entered into and requires the same.~~

~~F.G.~~ F. All road improvements planned or specified in any adopted Growth Management plan of the County, including but not limited to the most current Kittitas County Comprehensive Plan and Kittitas County Long-Range Transportation Plan, shall be planned and constructed in accordance with these Standards.

~~H. G.~~ Contiguous parcels, parcels under the same ownership and/or parcels sharing access easements/roads that submit any land use development application, shall be reviewed as one development for transportation and road improvement purposes.

~~G.I.~~ Public roads that are not maintained by the County or other agency and that are used to access new land use development activities shall be improved by the developer to comply with KCC 12.04.070 Private Road Standards.

12.01.095 General Requirements

A. The road circulation system within a proposed plat shall provide for access to adjacent properties whenever such provision is reasonable and practical.

B. Second access requirements:

A second access is required if more than 40 lots/units will use the private road.

If the second access is restricted to emergency access only, it must meet or exceed the following requirements: 60' easement, 20' roadway width, all-weather surface and a paved apron. Access restrictions such as gates or bollards must be approved by the Fire Marshal. If the second access is to be used for ingress and egress, it must meet the same standards of the first access.

The number of lots calculation is based on the total number of lots or units served by the entire private road system, beginning at the nearest public road.

At least two ingress-egress routes which are interconnected are required for all roads that serve more than 40 lots.

- ~~B.C.~~ Roads to be dedicated to the County shall be constructed as specified by the public road standards in KCC 12.04. All roads to be dedicated to the County shall be connected to an on-system county or other publicly maintained road.
- ~~D.~~ Gated accesses shall be approved by the Fire Marshal and meet the requirements of the International Fire Code and KCC 20.03.010 as adopted by the County. Gates shall comply with minimum width and emergency opening device requirements as required by the Fire Marshal.
- ~~E.~~ When a road extends more than 150' from the centerline of a County or other publicly maintained road or serves more than three lots, a turnaround shall be provided. The turnaround shall be a cul-de-sac for roads serving five or more lots/units. The turnaround may be a hammerhead for roads serving four or less lots/units or for a land use development activity occurring prior to the end of the road. Cul-de-sac and hammerhead designs must conform to the specifications of the International Fire Code. A cul-de-sac shall have an easement diameter of at least 110 feet and a driving surface of at least 96 feet in diameter.
- ~~F.~~ Any public road whose rights have been acquired by deed easement or prescription shall not be closed off or otherwise made inaccessible in any way.
- ~~C.~~
- ~~G.~~ Roads serving six or more lots shall be named according to the Kittitas County Private Road Naming & Signing Standards. Road names shall be subject to the approval of the Department of Public Works and KITTCOM. Private roads shall be signed with a Manual on Uniform Traffic Control Devices (MUTCD) approved road name sign at all times.
- ~~H.~~ All private roads shall be signed with a stop sign at the intersection with a County road. Stop signs shall conform to the requirements of the MUTCD.
- ~~D.I.~~ All signs, signal markings, or other devices intended to regulate, warn, or guide traffic and installed or maintained on private property shall conform to the MUTCD.
- ~~J.~~ All public or private development impacting County roads shall comply with the traffic control and haul route requirements in KCC 12.09.050.
- ~~E.K.~~ Corner lots shall have no dimension less than 90~~ninety~~ feet. Lot corners shall be rounded by an arc, the minimum radius of which shall be not less than 35 feet at street intersections, ~~or as required by the WSDOT Design Manual.~~
- ~~F.L.~~ All parcel creations/land use development activities that access property over private lands, public lands, or road easements managed by other agencies must submit an ~~approved recorded~~ easement, permit, road maintenance agreement, or other document from the land owners or road/easement managers that specifically address access, maintenance, seasonal restrictions and other restrictions and ~~or~~ limitations. ~~These easements and permits/agreements shall be presented to the Department of Public Works or recorded prior to preliminary approval. final~~
- ~~G.M.~~ Irrigation and delivery water shall be relocated to the utility easement along the existing county road. Additional easement width may be required to accommodate the delivery or tail

~~water. Irrigation water shall not be conveyed or drained into a new county road right-of-way. New irrigation ditches shall not be constructed within new or existing County rights-of-way. A franchise agreement will be required for irrigation water crossing the County right-of-way or any piped irrigation water within the County right-of-way.~~

~~H.N.~~ All roads crossing an irrigation ditch or canal shall have a crossing agreement with the ditch owner or irrigation entity.

~~I.O.~~ All new roads shall conform to the Kittitas County Long-Range Transportation Plan, ~~when published.~~

~~J.P.~~ The following notes shall be placed on the face of the plat, short plat, or other development authorization:

- ~~1. "Maintenance of the access is the responsibility of the property owners who benefit from its use."~~
- ~~2. "Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards."~~
- ~~3. "An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the County right-of-way."~~

12.01.100 General References

The Standards implement and are intended to be consistent with:

- A. Kittitas County Code, as amended.
- B. Kittitas County Comprehensive Plan, current edition as amended.
- C. Kittitas County Long-Range Transportation Plan, ~~when current edition as amended~~ when adopted.
- D. Adopted Community Plans.
- ~~—E. Kittitas County Non-Motorized Transportation Plan, when adopted.~~
- F. Kittitas County Capital Improvement Program, current edition as amended.

~~F. Kittitas County Growth Management Program;~~

~~FG.~~ Kittitas County Manual on Accommodating Utilities within the Right-of-way

12.01.110 Primary Design and Construction Reference Documents

~~Except where these Standards provide otherwise, design detail, construction materials and workmanship shall be in accordance with the most current editions of the following publications produced by WSDOT.~~

~~separately by the Washington State Department of Transportation (WSDOT) or jointly by WSDOT and American Association of State Highway and Transportation Officials (AASHTO).~~

- A. WSDOT Standard Specifications for Road, Bridge, and Municipal Construction, current edition as amended. ~~These will, to~~ be referred to as the "WSDOT Standard Specifications."
- B. ~~The~~ WSDOT Standard Plans ~~for Road and Bridge Construction, current edition as amended, to be referred to as the "WSDOT Standard Plans", Current edition as amended.~~
- C. WSDOT Design Manual, current edition as amended.
- D. WSDOT Bridge Design Manual, current edition as amended.

12.01.120 Other Specifications.

Other specifications include, but are not limited to, the most current editions of the following publications. ~~These publications which~~ shall be applicable when pertinent, when specifically cited in the Standards, or when required by State or Federal funding authority.:

- A. WSDOT Local Agency Guidelines, ~~WSDOT,~~ current edition as amended.
- B. WSDOT Guidelines for Urban Arterial Program, ~~WSDOT,~~ current edition as amended.
- C. WSDOT Pavement Guide, Volume 1 – Pavement Policy, current edition as amended.
- ~~D.C.~~ Design criteria of federal agencies including the Federal Housing Administration, US Department of Housing and Urban Development, ~~;~~ ~~and the~~ Federal Highway Administration, ~~and~~ US Department of Transportation.
- ~~E.D.~~ A Policy on Geometric Design of Highways and Streets, ~~American Association of State Highway and Transportation Officials (AASHTO),~~ current edition as amended.
- ~~F.E.~~ Standard Specifications for Highway Bridges, adopted by ~~the American Association of State Highway and Transportation Officials (AASHTO),~~ current edition as amended.
- ~~G.F.~~ Federal Highway Administration Manual on Uniform Traffic Control Devices (MUTCD), current edition as amended and adopted by WSDOT. U. S. Department of Transportation Manual on Uniform Traffic Control Devices, as amended and approved by Washington State Department of Transportation, abbreviated as the "MUTCD" current edition.
- ~~H.G.~~ Guide for the Development of Bicycle Facilities, ~~adopted by~~ AASHTO, current edition as amended.
- ~~H.~~ City and County Design Standards for the Construction of Urban and Rural Arterials and Collectors in Washington State, current edition.

- I. Guidelines for the Geometric Design of Very Low-Volume Local Roads (ADT<400), ~~adopted by the American Association of State Highway and Transportation Officials (AASHTO), current edition~~ as amended.

12.01.130 Variances (Departures from the Standards) and Appeals

~~Variances from these Standards may be granted by the Road Variance Committee, comprised of the Public Works Director, Director of Community Development Services, Fire Marshall, or designees, and three citizens appointed by the BOCC.~~

~~The granting of a variance shall be in the public interest. When the need for a variance can be identified in advance, the variance should be proposed at preliminary plat stage and be included for consideration during plan review and public hearing. Variances from the standards in this title will be considered on a case-by-case basis. Variances will be granted only upon evidence that such the variance demonstrates the followings-are:~~

- ~~A. Unusual circumstances or conditions apply to the property and/or the intended use that do not apply generally to other property in the same vicinity or district; and~~
 - ~~B. Such variance is necessary for the preservation and enjoyment of a substantial property right of the developer possessed by the owners of other properties in the same vicinity or district; and~~
 - ~~C. The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or district in which the property is located; and~~
 - ~~D. Special conditions and circumstances do not result from the actions of the developer; and~~
 - ~~E. The granting of such variance will not adversely affect the realization of the Kittitas County Comprehensive Plan, Long-Range Transportation Plan or this title.~~
- ~~Financial gain is not the ground or grounds for the variance;~~

~~in the public interest, and that requirements for safety, function, fire protection, appearance and maintainability based upon sound engineering judgment are fully met. Variances from the standards in this title will be considered on a case-by-case basis. If the developer, contractor, utility responsible to the County for improvements desires to design and construct such improvements in variances to these standards, such variance(s) shall be identified in a written attachment to the initial submittal of construction plans or Subdivision Application.~~

The variance request(s) shall consist of:

- A. Variance fee.
- B. Variance application.
- ~~A.C.~~ Identification of the standard provision to be waived or varied.
- ~~B.D.~~ Identification of the alternative design or construction standards to be adhered to.
- ~~C.E.~~ A thorough justification of the variance request, ~~including impact on capital and maintenance requirements and cost.~~

~~Requests~~ may be prepared by the ~~applicant/developer, or~~ professional civil engineer licensed to practice in Washington, or professional land surveyor licensed to practice in Washington. ~~_____~~

~~To appeal the denial or imposition of conditions of a variance decision, an appeal shall be filed per KCC 15A.07 or KCC 15A.08, based on the underlying land use decision in accordance with Ch. 36.70B RCW. Upon review and denial of the variance by the Road Variance Committee, the developer may appeal to the Board of County Commissioners (BOCC). The developer shall make appeal to the BOCC within 15 days from receipt of denial from the Director of Public Works. All notices and appeals shall be in writing.~~

12.01.140 Authority of the Public Works Director

The Director of Public Works or his/~~her~~ designee shall have the authority, on behalf of the County, to ascertain that all design and construction ~~complies with the is equal to or exceeds the minimum~~ requirements set forth in these ~~s~~Standards.

12.01.150 Performance Guarantees~~Cost Estimates and Construction Bonds~~

Failure to comply with these Standards may result in denial of plan or development permit approval, revocation of prior approvals, or legal action for forfeiture of performance guarantee.

A. Construction Performance Guarantees:~~CONSTRUCTION PERFORMANCE GUARANTEES:~~

In lieu of the completion of any required ~~public or private~~ improvements prior to ~~final~~ approval of a ~~final plat, short plat or other~~ land-use ~~development activity~~action, the developer shall provide a performance guarantee in an amount and with satisfactory surety and conditions providing for and securing to Kittitas County the actual ~~professional services~~design, construction and installation of such improvements within ~~two years of final approval, a period specified by the Director.~~ The Director will enforce the guarantee through appropriate legal and equitable remedies. ~~All performance guarantees shall be prepared in accordance with the Department of Public Works Performance Guarantee Form.~~

~~If a surety bond, letter of credit, or cash is provided for public or private roads, the amount of the bond covered shall equal one hundred and thirty five (135%) of the estimated design and construction cost. When a letter of escrow or cash is used, which will be acceptable only for public roads, the amount covered shall be for one hundred fifteen percent (115%) of the estimated design and construction cost. The estimated costs must be as reviewed and concurred by the County Engineer.~~Public Works Director.

~~—————~~The amount of the financial guarantee may be reduced during construction proportionally to the amount of work completed, as said work is approved by the Public Works Director.

~~—————~~Building Permits will not be issued until road construction is completed or bonded to the subject dwelling or structure and approved by the County or a licensed professional engineer. The developer is legally and financially responsible for ensuring all roads are constructed in accordance with this code.

B. Maintenance Performance Guarantees:~~MAINTENANCE PERFORMANCE GUARANTEES:~~

The successful performance of public improvements shall be guaranteed for a period of not less than two years from the date of acceptance as an on-system road or Final Construction Approval of existing facilities (which ever is last). The amount of the maintenance guarantee shall be ~~ten~~ (10%) of the construction cost and the form of the maintenance financial guarantee shall be approved by the Public Works Director. Maintenance guarantees will not be required when the required performance guarantee is \$1,000.00 or less.

~~12.01.160~~ Public Road System

A. General

~~The Washington Revised Code (RCW 36.75.010) defines public roads as every highway or part thereof, outside the limits of incorporated cities and towns which has not been designated as a state highway or roads over private lands that have been dedicated to the public deed and accepted by the Board of County Commissioners, so long as no vacation of the road has occurred.~~

~~Public roads may or may not be maintained by the County. Kittitas County maintains only those roads, which the BOCC, by written resolution, has agreed to maintain.~~

~~The State statutes have vested Kittitas County with powers, if they so choose, to maintain, lay out, alter, add, delete, acquire property, and regulate traffic on the public roads under its jurisdiction.~~

~~12.01.160170~~ New County Roads

A. General

New roads may be added to the County Road System by resolution passed by the Board of County Commissioners. Sources of new roads are additions, realignments, relinquished State Highways and Forest Service roads, subdivision and other development. Ordinarily, ~~b~~Before a new road becomes a part of the County Road System, it passes through seven steps: planning, design, right-of-way acquisition or dedication, construction, inspection, ~~possible~~ acceptance through resolution, and warranty period.

The initial approval of subdivision road construction by the County Engineer is for purposes of releasing the applicant/developer's Development collateral and not for purposes of acceptance by the County for maintenance. The applicant/developer shall construct all roads proposed in any development to the required standard with no liability or obligation for such construction or maintenance by the County.

~~—The County will generally may~~ bring a road onto the county road maintenance system if the new road has a potential ADT greater than 400, and is a through road or the road is identified in the Long-Range Transportation Plan as a future corridor, ~~either to another county road or looped back at the appropriate spacing. The County will not normally consider taking on subdivision internal roads or Cul De Sacs. Provided, however,~~

For roads serving proposed developments, the County shall determine which roads, if any, are intended to be added onto the ~~C~~county road system at the planning ~~or preliminary approval~~ stage of a proposed development. Any roads not intended to be added onto the County road system shall be privately developed and maintained in accordance with Kittitas County Road Standards for ~~P~~private ~~R~~roads.

B. Preliminary and Final Acceptance

For unconstructed roads or roads needing improvements to meet public road standards that are not part of a preliminary plat or project requiring a public hearing, the developer shall petition the BOCC by submitting an on system county road establishment application prior to construction. If approved, the road will be accepted onto the county road system upon an approved final inspection as defined in KCC 12.09.020(K).

Roads which are required to be constructed to public road standards and dedicated to the public as a condition final plat or project approval shall be added to the county road system and shall be maintained by the County upon an approved final inspection as defined in KCC 12.09.020(K) and final plat or project approval. Such roads are not subject to the requirement of a resolution by the BOCC.

C. Planning Standards

Prior to the design of a new road, the functional classification, terrain classification, and the design speed must be determined. The functional classification and terrain classification are defined in KCC ~~12.03.020 and 12.02.030~~~~12.03.040~~. The design speeds are addressed under KCC 12.04.

The road systems of proposed new developments must correspond to the definitions given previously. If the developer's engineers have any questions in regard to the classification type of a particular road or roads within a proposed development, they should contact the County Engineer for clarification.

D. Design Standards

Roads must be designed as required by KCC 12.08. Road plans and profiles, signing plans and striping plans must be approved by the County Engineer before starting construction.

~~E~~. Construction and Testing Standards

Specific construction specifications, ~~both~~ for materials, ~~and~~ workmanship, and testing requirements, are found in KCC 12.09~~4~~. The construction specifications used ~~during~~ work on the ~~C~~county ~~R~~road ~~S~~system generally comply with the WSDOT Standard Specifications ~~for Road, Bridge, and Municipal Construction~~ in force at the time of construction.

~~F~~. Construction Warranty and Collateral

The developer shall guarantee all portions of construction work done in the right-of-way in accordance with KCC 12.01.150.

12.01.170 Joint Review

Situations may arise in which both the County, Forest Service, State, and city, or town, utility, or other agency will become involved in the review of public or private roads in a given development. This shall occur in situations such as, but not limited to, developments located within UGAs, accessed by State highways or Forest Service easements, or affected by utility easements or rights-of-way. The following procedures shall then apply:

- A. The conditions of any the Inter-Governmental Agreements (HGAs) between the County and other agencies the incorporated area shall be complied with.
- B. The County shall refer development plans to other involved agencies for review and comment.
- C. The other agencies shall be responsible for the issuance of access and utility permits and inspections of their respective roads and utilities. Preliminary approval of a development application will not be issued by the County until a valid permit or agreement from the other agencies is received by the Department of Public Works.
- D. The County shall be responsible for the issuance of permits and inspections of for all road construction and for installation or modification of utilities, which occur within the County rights-of-way of the County Road System. The County Engineering Department of Public Works Department should be contacted for additional information.
- E. Other agencies shall be responsible for the issuance of permits and inspections of all road construction and for installation or modification of utilities, which occur within the other agency's easements or rights-of-way of the Agencies Road System. The other agencies should be contacted for additional information.

C. Design Standards (MOVED TO 12.04)

The design standards, which have been established in this title generally, represent minimum values. The sources for these standards include applicable standards established by the American Association of State Highway and Transportation Officials (AASHTO) and by Washington Department of Transportation (WSDOT). Every effort has been made in this title to provide consistent, accepted, and established standards to follow which will result in a safe and efficient road system at a reasonable cost to construct and maintain, while at the same time minimizing adverse environmental impacts.

In addition to the specific design standards found throughout other parts of this title, the following general design principals shall be adhered to insofar as practicable:

- A. Layout of lots and blocks should provide desirable settings for structures by making use of natural contours and maintaining existing views, affording privacy for the residents and

~~protection from adverse noise and vehicular traffic. Natural features and vegetation of the area should be preserved where practical. The resulting road system must, however, provide for the safe and efficient movement of people and goods and also allow for proper construction and maintenance practices to occur.~~

- ~~B. Tree masses and large individual trees should be preserved. The system of roadways, sidewalks, bicycle and equestrian trails, and the lot layout should be designed to take advantage of visual qualities of the area.~~
- ~~C. In high density development particularly, pedestrian ways, bike paths, and equestrian trails should be separated from roadways used by vehicular traffic. Sidewalks should be designed to provide all residential building sites with direct access to all neighborhood facilities, including schools and school collection points, parks and playgrounds, churches and shopping areas.~~
- ~~D. Roads should be located with appropriate regard for topography, creeks, wooded areas, and other natural features, which would enhance attractive development.~~

- ~~E. Roads should not be located so as to closely parallel streams or be subject to flooding. There should be a vegetated strip to trap soil carried by runoff between the toe of fill and the channel thalweg (a line running along the main course of the stream).~~
- ~~F. In mountainous terrain, it may be preferable to provide more right of way than the minimum required to construct the road itself. The road will be permitted to wind around within the right of way to reduce cuts and unnecessary scarring, provided minimum standards are met. This higher standard right of way will permit improvements of the alignment as traffic warrants.~~
- ~~G. Existing roads, including roads in subdivisions having preliminary plat approval in adjoining properties, shall be continued at equal or greater width and in similar alignments by roads proposed in the subdivision, unless variations are approved.~~
- ~~H. Roads within subdivisions should be designed as a system of circulation routes so that the use of local roads by through traffic will be discouraged.~~
- ~~9. Roads shall intersect as nearly at right angles as possible. Written approval from the Engineer shall be required if an intersection is proposed that would deviate more than 10 degrees from perpendicular.~~

- ~~10. When a tract is divided into lots 200% or larger, on average, than the underlying zoning, such lots or parcels shall be arranged to permit the logical location and opening of future streets or roads.~~

CHAPTER 2 - DEFINITIONS AND ABBREVIATIONS

12.02.010 Abbreviations

Where the following words, phrases, or abbreviations appear in these specifications they shall have the following meanings:

- A. 3R – Resurfacing, Restoration, and Rehabilitation.

~~A.B.~~ AASHTO - American Association of State Highway and Transportation Officials

~~• ADA - Americans with Disabilities Act~~

~~B.C.~~ ADT – Average Dailey Traffic

~~• ASTM - American Society of Testing Materials~~

~~D.~~ BMP – Best Management Practice

~~E.~~ BST – Bituminous Surface Treatment

~~C.F.~~ BOCC - Board of County Commissioners of Kittitas County, Washington

~~• WSDOT - Washington Department of Transportation~~

~~• DA - Development Agreement~~

~~• DHV - Design Hourly Volume~~

~~• DOJ - Department of Justice~~

~~G.~~ DPW - Kittitas County Department of Public Works

~~D.H.~~ HMA – Hot Mix Asphalt

~~• EEOC - Equal Employment Opportunity Commission~~

~~• FHWA - Federal Highway Administration~~

~~• GMA - Growth Management Act~~

~~E.I.~~ IGA - Inter-Governmental Agreement

~~F.J.~~ KCC – Kittitas County Code

~~K.~~ LOS – Level of Service

~~• SWMEA - Storm Water Manual for Eastern Washington~~

~~G.L.~~ MUTCD - Manual on Uniform Traffic Control Devices

~~M.~~ PC - Point of Curvature

~~N.~~ PI - Point of Intersection

~~O.~~ PRC – Point of Reverse Curve

~~H.P.~~ PT - Point of Tangency

~~L-Q.~~ RCW – Revised Code of Washington

R. ROW - Right-of-Way

~~J-S.~~ SWMMEW – Stormwater Management Manual for Eastern Washington

T. TIA – Traffic Impact Analysis

~~K-U.~~ _____ UGA - Urban Growth Area

~~•~~ ~~UGN – Urban Growth Node~~

~~L-V.~~ USGS - United States Geologic Survey

W. VPC - Vertical Point of Curvature

X. VPI - Vertical Point of Intersection

Y. VPT - Vertical Point of Tangency

Z. WAC – Washington Administrative Code

~~M-AA.~~ _____ WSDOT – Washington State Department of Transportation

12.02.020 Definitions

~~A. ACCESS – That portion of the driveway or private road extending from the edge of the County Road or street edge to the edge of Right-of-Way.~~

~~B.A.~~

~~C. "ADT" Average Daily Traffic – The general unit of measure for traffic defined as the total volume during the given time period (in whole days) greater than one day and less than one year, divided by the number of days in that time period.~~

B. AGRICULTURAL ACCESS – An access that serves fields or outbuildings and is not for commercial or residential use.

C.

~~D. ALLEY – A thoroughfare or right of way, usually narrower than a street, which provides access to the rear boundary of two or more residential properties and is not intended for general traffic circulation.~~

~~E. "AS-BUILT" or RECORD DRAWINGS - Set of original plans, with information superimposed upon them, showing any additions, deletions, changes, etc.~~

F.D.

~~G. AUXILIARY LANE – The portion of the roadway adjoining the traveled way for parking, turning or other purposes supplementary to through traffic movement.~~

~~E. AVERAGE DAILY TRAFFIC – The average 24-hour traffic volume on a roadway.~~

~~F. AVERAGE LOT SIZE – The total number of acres divided by the total number of existing and proposed lots or dwelling units to be served by a private road, from the end of the private road to the county, city, or state maintained road.~~

~~H.G. BRIDGE – A structure that measures at least 20' in length along the centerline, generally.~~

~~I. BULB – Round area for vehicle turnaround typically located at the end of a cul-de-sac street.~~

~~J.H. CENTER LINE – The line, marked or unmarked, parallel to and equal distance equidistant from the sides of a two-way traffic roadway of a highway except where otherwise indicated by painted lines or markers.~~

~~K.I. CITY - Any incorporated area within Kittitas County, Washington.~~

~~L.J. CONSTRUCTION PLANS - Detailed and working plans including plan and profile, details, notes and any other information necessary for complete construction of the required improvements.~~

~~M.K. CONSULTANT - A person, partnership, or corporation duly registered as a professional engineer, according to Washington statutes, who is hired by the landowner or developer and is empowered to act as his agent.~~

~~N.L. CONTRACTOR - A person, partnership or corporation who is hired to performing work within the public right of way in Kittitas County.~~

~~O.M. CORNER SIGHT TRIANGLES – Specified areas along intersection intersections that approach legs and across their included corners shall be clear of obstructions that might block a driver's view of potentially conflicting vehicles. The length of the legs and object height. The leg distances and object heights are in accordance with current AASHTO standards.~~

~~P. COUNTY – County of Kittitas, State of Washington.~~

~~Q.N.~~

~~R. COUNTY ENGINEER – The Director of Public Works, Kittitas County, Washington, or his authorized representative, acting on behalf of the Director or the County.~~

~~S.O. COUNTY ROAD – Every roadhighway or part thereof, outside the limits of incorporated cities and towns and which has not been designated as a state highway, that has been accepted by resolution by the BOCC onto the county road system.~~

~~T.P. COUNTY ROAD SYSTEM – Those roads or rights-of-way maintained by Kittitas County.~~

~~U. CUL-DE-SAC – Short Street having one end open to traffic and the other temporarily or permanently terminated by a vehicle turnaround.~~

Q. CUL DE SAC - A cul-de-sac is the end of a dead-end street or alley that widens to provide a circular turnaround for vehicles.

~~DAYS - Calendar days, not normal working days unless stipulated as working days.~~

~~V. DESIGN HOURLY VOLUME - On the average rural road is ±15% of ADT; for the average urban road is ±10% of ADT.~~

~~W.R. DESIGN SPEED - A speed determined for design and correlation of the physical features of a street that influence vehicle operation; the maximum safe speed maintainable on a specified section of street when conditions permit design features to govern.~~

~~X.S. DIRECTOR or DIRECTOR OF PUBLIC WORKS - The Director of the Kittitas County Department of Public Works and or the County Engineer.~~

~~T. DEVELOPER - The person or persons legally responsible for the construction of infrastructure related to a land use development activity. streets within a specific subdivision or planned unit development.~~

~~Y.U. DRIVEWAY - Access road used by ~~No~~ no more than two privately maintained residential, commercial, agricultural or industrial properties ~~access point~~.~~

~~V. EASEMENT - A right held by one person to make specific, limited use of land owned by another person.~~

~~Z.W. ENGINEER, COUNTY - The Director of Public Works can be the County Engineer, having authorities specified in RCW 36.75.080 and RCW 36.80 or his/her authorized representative. The statutorily required position of county engineer appointed under RCW 36.80.010. The County Engineer may also be the Director of Public Works when the person in that position also meets the requirements of a licensed professional engineer and is duly appointed by the county legislative authority under RCW 36.80.010.~~

~~AA.X. ENGINEER, OWNER, APPLICANT, OR DEVELOPER'S - A civil engineer licensed in the State of Washington, acting for the owner, applicant or developer.~~

~~BB. EYEBROW - A bulb or semi-circular extension of a curb on one side of a street or at an ell intersection to provide more frontages for adding more lots.~~

~~CC. FLAG LOT - A strip of land having a width narrower than that of the lot or parcel to be served and is designed for providing access to that lot or parcel.~~

~~Y. FUNCTIONAL CLASSIFICATION - A classification system for roads with specific definitions in KCC 12.03.~~

~~Z. HAMMERHEAD - A T-shaped turnaround for vehicles.~~

~~DD-AA.~~ HIGHWAY – Every way, lane, road, street, boulevard, and every way or place in the State of Washington open as a matter of right to public vehicular travel both inside and outside the limits of incorporated cities and towns.

~~EE-BB.~~ INSPECTOR - An authorized representative of the County Engineer assigned to make inspections for contract performance, standards, and contract compliance.

CC. IRRIGATION SYSTEM - means a man-made feature and/or an upland swale that either conveys water to an ultimate irrigation use or place of use, or that moves and/or conveys irrigation water (e.g., "run-off" from irrigation) away from irrigated lands. Irrigation systems may include the distribution system or parts thereof, consisting of manmade canals, laterals, ditches, siphons, and/or pipes, or pump systems.

DD. LAND USE DEVELOPMENT ACTIVITY – Any activity requiring a land use permit from Kittitas County as defined in KCC 15A.02.080, including, but not limited to, Administrative Segregations, Boundary Line Adjustments and Conditional Use Permits.

EE. MAJOR DRAINAGE STRUCTURE - A device composed of a virtually nonerodible material such as concrete, steel, plastic, or such material that conveys water from one place to another by intercepting the flow and carrying it to a release point for storm-water management, drainage control, or flood control purposes.

~~FF. MAY – A permissive condition. No requirement for design or application is intended.~~

~~GG-FF.~~

~~HH. MEDIAN RADIUS – The minimum radius for curbing when used for street medians; measured to flowline.~~

II-GG. OFF-SYSTEM ROAD – A road or right-of-way dedicated or used by the public but not maintained by Kittitas County.

~~JJ. ON SYSTEM ROAD – A road or right of way dedicated or used by the public and maintained by Kittitas County.~~

~~KK-HH.~~

~~LL. OWNER'S ENGINEER – A registered engineer (State of Washington) acting for the Owner or Developer~~

II. PRIMITIVE ROAD – County roads without the requirement to be maintained, that have a gravel or earth surface, and average annual daily traffic of 100 or fewer vehicles, and meets the requirements of RCW 36.75.300.

JJ. PRIVATE ROAD - An access road serving three or more lots, residences or multi-family units that is privately owned and maintained for the use of the owner(s) or those having expressed or implied permission from the owner(s).

~~MM. PRIVATE ROAD – Every way or place in private ownership and used for travel of vehicles and utilities by owner or those having expressed or implied permission from the owner, but not by other persons.~~

KK. PUBLIC ROAD - Any street or road which is open to or dedicated to the use of the public. Public Roads may be privately maintained or maintained by a public agency such as Kittitas County, Washington State Department of Transportation or the United States Forest Service.

NN-LL. RIGHT-OF-WAY – Land, property, or property interest, usually in a strip, acquired for or devoted to transportation purposes.

OO-MM. ROAD OR STREET - A general term denoting a public or private way for purposes of vehicular travel and utilities, including the entire area within the right-of-way (includes alleyways).

PP-NN. SHALL - A mandatory condition. Where certain requirements in the design or application use the word "shall", it is mandatory that these requirements be met.

QQ.OO. SHOULD - Where the word "should" is used, it is considered to be advisable usage, recommended but not mandatory.

RR-PP. SPECIAL DISTRICT – ~~Shall mean a~~Any recognized district within Kittitas County that may have some level of jurisdiction over some aspect of a development. A special district may includePossibly, but is not limited to, Irrigation Districts, Water Districts, and Fire Districts.

SS-QQ. STOPPING SIGHT DISTANCE - ~~Shall mean that~~The distance required to safely stop a vehicle traveling at design speed. It is measured from the driver's eye, 3.5 feet above the pavement to the top of an object 2.0 feet high on the pavement anywhere on the road as defined in AASHTO.

TT. STREET OR ROAD WIDTH – ~~That~~The -distance measured from curbface to curbface across a street or edge of traveled way.

UU-RR.

~~VV. SUBSTANTIAL COMPLETION – The date at which construction is sufficiently complete in accordance with the construction plans for the use in which it was intended.~~

SS. TRAVELED WAY – That part of the roadway made for vehicular traffic excluding shoulders and auxiliary lanes.

TT. UTILITY - A company or individual providing public service such as gas, electric power, irrigation, telephone, Internettelegraph, -water, sewer or cable television, whether or not such company is privately owned or owned by a governmental entity.

WW-UU. WORKING DAYS – Days on which the Department of Public Works is open for business, typically including Monday thru Friday, not including holidays.

~~XX. TRAVELED WAY – That part of the roadway made for vehicular traffic excluding shoulders and auxiliary lanes.~~

~~12.02030 Definition of Road Functional Classification~~

All roads are divided into the following functional categories for planning purposes. Typical sections showing geometric and structural features are found in Chapter 4:

- ~~ARTERIALS (MAJOR & MINOR) — An arterial is a continuous access controlled road for through traffic with crossings at grade.~~
- ~~COLLECTORS (MAJOR & MINOR) — A collector is a vicinity wide continuous road for through traffic local roads to arterials.~~
- ~~LOCAL ROADS — A local access road provides direct access from abutting properties to other roads.~~

12.02.0340 Terrain Classification

For the purposes of this manual, the terrain in Kittitas County is divided into three categories:

- A. FLAT - highway sight distances, as governed by both horizontal and vertical restrictions, are generally long or can be made to be so without construction difficulty or major expense. The slope of existing terrain is from 0% to and including 5%.
- B. ROLLING TERRAIN - natural slopes consistently rise above and fall below the road or street grade, and occasional steep slopes offer some restriction to normal horizontal and vertical roadway alignment. The slope of the existing terrain is from 5% to and including ~~10~~15%.
- C. MOUNTAINOUS TERRAIN - longitudinal and transverse changes in the elevation of the ground with respect to the road or street are abrupt, and benching and side hill excavation is frequently needed to obtain acceptable horizontal and vertical alignment. The slope of the existing terrain exceeds ~~10~~15%.

Terrain classification pertains to the general character of the specific route corridor. Roads in valleys or passes of mountainous areas that have all the characteristics of roads traversing flat or rolling terrain should be classified as flat or rolling. In rolling terrain, trucks reduce their speeds below those of passenger cars on some sections of roadway. Mountainous terrain is responsible for some truck operation at crawl speeds. In cases where the terrain classification is in question, the ~~Director-County Engineer~~ shall make the final decision

CHAPTER 3- ROADWAY CLASSIFICATION

12.03.010 Road Classifications.

County roads are classified functionally to define the part that they play in serving the flow of trips through the road network. The function of a road is used to determine required right-of-way width, road width, access spacing, intersection spacing, and other road geometrics. Functional classification changes or additions of county roads can be initiated by the County, but are reviewed by WSDOT and the Federal Highway Administration, who provides approval, denial, or conditional approval of functional classification requests.

More information on functional classification, including the functional classifications of county roads, can be found on the Public Works website.

County roads or streets are classified functionally as indicated in the following Sections 12.03.020. Function is the controlling element for classification and shall govern right-of-way, road width and road geometrics. Other given elements such as access, arterial spacing, and average daily traffic count, (ADT) are typical.

12.03.020 ~~Classification Definitions.~~

BA. ~~Rural Major Collector (Class 07)~~

- ~~1. Serves county seat that is not on an arterial route, larger towns not directly served by the higher systems, and to other traffic generators of equivalent intracounty importance, such as consolidated schools, shipping points, county parks, and important mining and agricultural areas;~~
- ~~2. Link these places with nearby larger towns or cities, or with routes of higher classification; and~~
- ~~3. Serve the more important intracounty travel corridors.~~

CB. ~~Rural Minor Collector (Class 08).~~

- ~~1. Should be spaced at intervals consistent with population density, to collect/accumulate traffic from local roads and bring all developed areas within a reasonable distances of a collector roads.~~
- ~~2. Should provide service to the remaining smaller communities; and~~
- ~~3. Should link the locally important traffic generators with rural users.~~

DC. ~~Rural Local Access (Class 09).~~

- ~~1. Serve primarily to provide access to adjacent land.~~
- ~~2. Provide service to travel over relatively short distances as compared to collectors or other higher systems. Local roads will, of course, constitute the rural mileage not classified as part of the principal arterial, minor arterial, or collector systems.
Road, which provides direct access to adjoining properties within a neighborhood. These constitute all rural mileage not classified as principal arterial, minor arterial, major collector, or minor collector mileage.~~

~~In accordance with RCW 36.75.300, a county road may be designated as a primitive road under the following criteria:~~

- ~~1. Roads, which are not classified as part of the county primary road system,~~
- ~~2. Roads which have a gravel or earth driving surface, and~~
- ~~3. Roads, which have an average annual daily traffic volume of one hundred (100) or fewer vehicles.~~

ED. ~~Urban Principal Arterial (Class 14).~~

~~—Route serving the major centers of activity of urbanized areas, the highest traffic volume corridors, and the longest trip desires and carries a high proportion of the total urban area travel on a minimum of mileage.~~

~~FE. Urban Minor Arterial (Class 16).~~

~~—Route interconnects with and augments the urban principal arterial system. It accommodates trips of moderate length at a somewhat lower level of travel mobility than principal arterials do. More emphasis is placed on land access. It provides intercommunity continuity but ideally does not penetrate identifiable neighborhoods.~~

~~GF. Urban Collector (Class 17).~~

~~—Route providing both land access and traffic circulation within residential neighborhoods and commercial and industrial areas. It may penetrate residential neighborhoods, distributing trips from the arterials through the area to their ultimate destination.~~

~~HG. Urban Local Access (Class 19).~~

~~—Route providing primarily direct access to abutting lands and connects to the higher level systems. It offers the lowest level of mobility. Service to through traffic movement usually is deliberately discouraged.~~

12.03.030 Roadways by Classification.

<u>Rural Minor Arterial</u>			
<u>Road #</u>	<u>Road Name</u>	<u>FROM LOCATION</u>	<u>TO LOCATION</u>
6			
94001	VANTAGE HWY	at ELLENSBURG CITY LIMITS & NAME CHANGE	at PFENNING RD
<u>Rural Major Collector</u>			
<u>Road #</u>	<u>Road Name</u>	<u>FROM LOCATION</u>	<u>TO LOCATION</u>
7			
93075	BENDER RD	at REECER CREEK RD	0.16 mi. East of PIONEER RD
41010	BOWERS RD	at REECER CREEK RD	at CASCADE CANAL
41271	BRICK MILL RD	at WILSON CREEK RD	at NO. 81 RD
95630	BRONDT RD	at MANASTASH RD	at BROWN RD
95611	BROWN RD	at HANSON RD	at UMPTANUM RD
92275	BULLFROG RD	at BMP INT 190	at EOR SR 903
96076	CANYON RD	at ELLENSBURG CITY LIMITS	at SR 821 & THRALL RD

96400	CLEMAN RD	at ELLENSBURG CITY LIMITS	at THRALL RD
95501	COVE RD	at THORP HWY SOUTH	at MANASTASH RD
93025	DRY CREEK RD	0.29 mi. NW of at ELLENSBURG CITY LIMITS	at EOR INTX SR 97
34761	FAUST RD	at INTX SR 97	at DRY CREEK RD
94051	GAME FARM RD	at SANDERS RD	at WILSON CREEK RD
95600	HANSON RD	at THORP HWY SOUTH	at COVE RD
96951	KITTITAS HWY	at ELLENSBURG CITY LIMITS	at KITTITAS CITY LIMITS & PATRICK AVE (KITTITAS)
95301	MANASTASH RD	at RIVERBOTTOM RD <u>UMPTANUM RD</u>	at COVE RD
96200	NO. 6 RD	at VANTAGE HWY	at TJOSSEM RD
94326	NO. 81 RD	at 4TH AV (KITTITAS)	at BRICK MILL RD
93047	OLD HIGHWAY TEN	at REECER CREEK RD	at INTX SR 97
69760	PFENNING RD	at OAK LOCUST ST	at RADIO RD at ELLENSBURG CITY LIMITS
69760	PFENNING RD	at ELLENSBURG CITY LIMITS (ANNEX)	at GAME FARM RD
93526	REECER CREEK RD	at UNIVERSITY WAY	at 0.16 mi. South of TYLER RD <u>BOWERS ROAD</u>
92430	SOUTH CLE ELUM <u>WAY RD</u>	at CLE ELUM CITY LIMITS	at EOR S CLE ELUM CITY LIMITS & EOR - GRANT ST
95417	THORP HWY <u>NORTH AND SOUTH</u>	at I 90 <u>EXIT 106 ON/OFF RAMP</u>	at HWY 10
96751	THRALL RD	at BMP INTX I 82 NORTH & INTX HWY <u>SR 821</u>	at UPPER BADGER POCKET RD
96865	TJOSSEM RD	at CANYON RD	A at CLEMAN RD
96937	UMPTANUM RD	0.19 mi. SW of at ANDERSON RD	A at RIVERBOTTOM RD
94001	VANTAGE HWY	at PFENNING RD	A at NO. 81 RD
94126	WILSON CREEK RD	at NO. 6 RD	A at BRICK MILL RD
-	-	-	-
-	Rural Minor Collectors	-	-

Road

<u>#</u>	<u>Road Name</u>	<u>FROM LOCATION</u>	<u>TO LOCATION</u>
23010	AIRPORT RD (CLE ELUM)	at BMP INTX SR 903	At MASTERSON RD
42271	ALFORD RD	at LOOK RD	At WILSON CREEK RD
68910	BADGER POCKET RD	at ELLENSBURG CITY LIMITS	at CARROLL RD
69010	BERRY RD	0.11 mi. East of at ELLENSBURG CITY LIMITS	0.38 mi. East of ELLENSBURG CITY LIMITS at <u>90 DEGREE CURVE</u>
68930	BOYLSTON RD	at PRATER RD	at STEVENS RD
41271	BRICK MILL RD	at 475' EAST OF LOOK RD	at WILSON CREEK RD

41271	BRICK MILL RD	at NO. 81 RD	at COLOCKUM RD
40600	BRICK RD	at ELLENSBURG CITY LIMITS	at SANDERS ROAD 391 ft. NE of ELLENSBURG CITY LIMITS
61261	BULL RD	at ELLENSBURG CITY LIMITS	at EOR <u>CUL DE SAC</u>
13090	CABIN CREEK RD	at BMP INTX I-90 ON/OFF RAMP	at EOR-BEGIN USFS RD
68515	CARROLL RD	at BADGER POCKET RD	at PRATER RD
43512	CHARLTON RD	at WILSON CREEK RD	at NANEUM RD
63501	DENMARK RD	at THRALL RD	at FOURTH PARALLEL RD
63003	EMERSON RD	at SORENSON RD	at THRALL RD
63500	FAIRVIEW RD	at VANTAGE HWY	at BRICK MILL RD
62702	FERGUSON RD SOUTH	at TJOSSEM RD	at SORENSON RD
67014	FOURTH PARALLEL RD	at DENMARK RD	at 53 ft. East of ROSS RD
44760	FOX RD	at VANTAGE HWY	at LYONS RD
21900	GOLF COURSE RD	at <u>HUNDLEY RD</u> WESTSIDE RD	at WESTSIDE RD
65000	HAMILTON RD	at SORENSON RD	at UPPER BADGER POCKET RD
31510	HUNGRY JUNCTION RD	at BMP INTX <u>SRUS 97</u>	at LOOK RD
75040	HUNTZINGER RD	at I-90 O/P ON/OFF RAMP	at EOR
12650	KACHESS LAKE RD	at BMP I-90 ON/OFF RAMP	at EOR-USFS RD-BEGINS
54250	KILLMORE RD	at THORP HWY SOUTH	at ROBINSON CANYON RD
38350	LIBERTY RD	at BMP INTX <u>SRUS 97</u>	at EOR-INTX USFS RD #2102
40761	LOOK RD	at SANDERS RD	at ALFORD RD
34383	LOWER GREEN CANYON RD	at SMITHSON RD	at REECER CREEK RD
22770	LOWER PEOH POINT RD	at 53 ft. West of S. CLE-ELUM CITY LIMITS	at WATSON CUTOFF RD
40772	LYONS RD	at WILSON CREEK RD	at FOX RD
40600	<u>MAIN ST (VANTAGE)</u>	at I-90 ON/OFF RAMP	at <u>RECREATION DR</u>
95301	MANASTASH RD	at COVE RD	at EOR
26510	MASTERSON RD	at AIRPORT RD (CLE-ELUM)	at RED BRIDGE RD
29510	MIDDLE FORK TEANAWAY RD	at WEST FORK TEANAWAY RD	at EOR
22350	MOHAR RD	at UPPER PEOH POINT RD	at WESTSIDE RD
42000	NANEUM RD	at VANTAGE HWY	at EOR 106 ft. after EOR
23030	NELSON SIDING RD	at GOLF COURSE RD	at EOR I-90 <u>ON/OFF RAMP</u>
96200	NO. 6 RD	at TJOSSEM RD	at 26 ft. after THRALL RD
25880	NORTH FORK TEANAWAY RD	at TEANAWAY RD	at EOR-USFS RDS
69370	PARKE CREEK RD	at KITTITAS CITY LIMITS	at <u>VANTAGE HWY</u>
65002	PRATER RD	at PARKE CREEK RD	at SORENSON RD
93526	REECER CREEK RD	0.16 mi. South of TYLER RD at	at <u>EOCR</u>

<u>BOWERS ROAD</u>			
54510	ROBINSON CANYON RD	at THORP HWY SOUTH	at KILLMORE RD
21560	SALMON LA SAC RD	at BMP END OF SR 903	at EOCR
33513	SMITHSON RD	at BMP INTX USSR 97	at REECER CREEK RD
69460	STEVENS RD	at PARKE CREEK RD	at BOYLSTON RD
56770	TANEUM RD EAST	at THORP HWY NORTH	at THORP CEMETERY RD
56770	TANEUM RD WEST	at THORP CEMETERY RD	at EOR BEGINS USFS 1902
28500	TEANAWAY RD	at BMP INTX SR 970	at WEST MIDDLE FORK TEANAWAY RD
55550	THORP CEMETERY RD	at THORP HWY SOUTH	at TANEUM RD WEST
52770	THORP PRAIRIE RD	at TANEUM RD EAST	at 158 ft. after UPPER PEOH POINT RD
96751	THRALL RD	at UPPER BADGER POCKET RD	at HAMILTON RD
96937	UMPTANUM RD	at RIVERBOTTOM RD	at EOR COUNTY LINE
64756	UPPER BADGER POCKET RD	at THRALL RD	at SILICA RD
24610	UPPER PEOH POINT RD	at LOWER PEOH POINT RD	at THORP PRAIRIE RD
94001	VANTAGE HWY	at NO. 81 RD	at RECREATION DR at I 90 O/P
44381	VENTURE RD	at LYONS RD	at BRICK MILL RD
25620	WATSON CUTOFF RD	at LOWER PEOH POINT RD	at UPPER PEOH POINT RD
25480	WEST FORK TEANAWAY RD	at TEANAWAY RD	at MIDDLE FORK TEANAWAY RD
22710	WESTSIDE RD	at SOUTH CLE ELUM CITY LIMITS	at GOLF COURSE RD
94126	WILSON CREEK RD	at BRICK MILL RD	at CHARLTON RD
22790	ZREBIEC RD	at WESTSIDE RD	at EOR
-	-	-	-
-	-	-	-
-	Rural Local Access—9	-	-

Road

<u>#</u>	<u>Road Name</u>	<u>FROM LOCATION</u>	<u>TO LOCATION</u>
15700	1ST ST (EASTON)	at KACHESS AVE	at CROSS ST
22540	1ST ST (RONALD)	at BMP INTX SR 903	21 ft. NW of at ATLANTIC AVE
54410	1ST ST (THORP)	at THORP HWY NORTH	at GOODWIN RD
24650	1ST ST CONN	at BMP INTX SR 903	at 1ST ST (RONALD)
15660	2ND ST (EASTON)	at CABIN CREEK RD	at EOR
54330	2ND ST (THORP)	at CHESTER ST	at EOR
22600	3RD ST (RONALD)	at FANHOUSE RD	at EOR
54310	3RD ST (THORP)	at MAIN ST (THORP)	at CHESTER ST
23010	AIRPORT RD (CLE ELUM)	at MASTERSON RD	at EOR INTX SR 970
42272	ALFORD CONNECTION	at ALFORD RD	at WILSON CREEK RD

68020	ALKALI RD	at MOE RD	at EMERSON RD
54570	ALLEGRO WAY	at HANSON RD	at EOR
22580	ALLEY ST (RONALD)	at ATLANTIC AVE	at PACIFIC AVE
24590	ARCTIC AVE	at 1ST ST (RONALD)	at 3RD ST (RONALD)
18610	ARLBERG PLACE	at SNOQUALMIE DRIVE	at EOR
52590	ASPEN DRIVE	at COVE RD	at EOREND OF ROAD
24510	ATLANTIC AVE	at 1ST ST (RONALD)	at ALLEY ST (RONALD)
68910	BADGER POCKET RD	at CARROLL RD	at FOURTH PARALLEL RD
22110	BAKERS RD	at MOREL RD	at EOQR—COUNTY PRIVATE AHEAD
23370	BALLARD HILL RD	at TEANAWAY RD	at SWAUK PRAIRIE RD
42512	BAR 14 RD	at WILSON CREEK RD	at NANEUM RD
65504	BARE RD	at THRALL RD	at EOR
53650	BARNES RD	at BROWN RD	at HANSON RD
68720	BENTLY RD	at STEVENS RD	at EOR
69010	BERRY RD	0.38 mi. East of ELLENSBURG CITY at <u>90 DEGREE CURVE</u>	at TJOSSEM RD
34510	BETTAS RD	at BMP INTX SRUS 97	at EOR INTX SRUS 97
79031	BOAT RAMP RD	at MAIN ST (VANTAGE) VANTAGE HWY	at EOR
66188	BOHANNON RD NORTH	at UPPER BADGER POCKET RD	at EOR
66189	BOHANNON RD SOUTH	at UPPER BADGER POCKET RD	at EOR
65687	BORLAND RD	at UPPER BADGER POCKET RD	at EOR
68257	BOSTON RD	at PRATER RD	at EOR
68930	BOYLSTON RD	at STEVENS RD	0.20 mi. East of STEVENS RD
62100	BROADVIEW RD	at KITTITAS HWY	at WILLIS RD EAST
56111	BROWN RD CONNECTION	at BROWN RD	at UMPTANUM RD
79270	BROWN ST	at GINKO AVE	at LAKEVIEW AVE (VANTAGE)
66689	BUFFALO LN	at UPPER BADGER POCKET RD	at EOR
30000	BURKE RD	at BMP INTX SRUS 97	at EOR
67777	BUSCH RD	at HAMILTON RD	at EOR
66018	BYNUM RD	at UPPER BADGER POCKET RD	at EOR
53790	CAMAS LN	at HANSON RD	at EOR
65686	CAMION RD	at FOURTH PARALLEL RD	at MORRISON RD
68970	CAMOZZY RD	at PRATER RD	at EOR
23630	CAREK RD	at BMP INTX SR 903	11 ft. SW of at SHAFT ST
64360	CARIBOU RD	at CLERF RD	at LYONS ROAD VANTAGE HWY
64360	CARIBOU RD	at VANTAGE HWY	at LYONS RD
56060	CARRAHER RD	at THORP HWY SOUTH	at EOR

68515	CARROLL RD	at PRATER RD	at EOR
26180	CASASSA RD	at UPPER PEOH POINT RD	at EOCR SKY MEADOWS PLAT AHEAD
10530	CASCADE PLACE	at <u>SNOQUALMIE DR</u> CASCADE PLACE	at EOR
33212	CATTAIL RD	at HOWARD RD	at EOR
53270	CEDAR COVE RD	at COVE RD	at EOR
10590	CHAMONIX PLACE	at SNOQUALMIE DRIVE	at EOR
22800	CHANDLER ROAD	at WOODS & STEELE ROAD	at EOR
43512	CHARLTON RD	at NANEUM RD	at EOR
56420	CHESTER ST	at 3RD ST (THORP)	at 2ND ST (THORP)
40519	CHRISTENSEN RD	at FOX RD	5 ft. West of at PARKE CREEK RD
32011	CLARKE RD	at BMP INTX SRUS 97	at EOR
<u>30530</u>	<u>CLEARVIEW DR</u>	at <u>OLD HIGHWAY TEN</u>	at <u>DRY CREEK RD</u>
69511	CLERF RD	at 4TH AV (KITITAS)	at PARKE CREEK RD
69591	COHOE RD	at NO. 6 RD	at EOR
42777	COLEMAN CREEK RD	at COOKE CANYON RD	at EOR
44263	COLOCKUM RD	at BRICK MILL RD	at EOR BEGINS CHELAN CO RD
75120	COLUMBIA AVE	at WAYNE ST	at BROWN ST
43883	COOKE CANYON RD	at BRICK MILL RD	at EOR
54580	COVE LANE	at <u>MANASTASH RD</u> BEGINNING OF ROAD	at <u>EOREND OF ROAD</u>
95501	COVE RD	at MANASTASH RD	at EOR
65928	COYOTE RD	at UPPER BADGER POCKET RD	at EOR
<u>34950</u>	<u>CREEKSEDGE WAY</u>	at <u>CLEARVIEW DR</u>	at <u>MIDDLECREST DR</u>
13080	CROSS ST	at RAILROAD ST	at 1ST ST (EASTON)
41350	CURLEW RD	at <u>GAME FARM RD</u>	at EOR
<u>23430</u>	<u>DANKO RD</u>	at <u>WHITE ROAD</u>	at EOR
<u>61780</u>	<u>DELTA ST</u>	at <u>QUARTZ MTN DR</u>	at EOR
63501	DENMARK RD	at BMP I 90	at THRALL RD
13220	DEPOT ST	158 ft. SW of RAILROAD ST	at EOR
63065	DODGE RD	at THRALL RD	11 ft. North of at EOR
33480	DUDLEY RD	at THORP HWY NORTH	at EOR
56761	DURR RD	at UMPTANUM RD	at EOR
51600	ELK HEIGHTS RD	at THORP PRAIRIE RD	at EOR
29001	EMERICK RD	at HIDDEN VALLEY RD	at EOR
24770	EVERGREEN VALLEY LOOP RD	at BAKERS RD	at EOCR <u>BAKERS RD</u> COUNTY PRIVATE AHEAD
14010	EVERGREEN WAY	at KACHESS RIVER RD	0.20 mi. East of at <u>KACHESS RIVER RD</u>
63500	FAIRVIEW RD	at BRIDGE #79112 & BMP I 90	at THOMAS RD
22630	FANHOUSE RD	at BMP INTX SR 903	at NELSON DAIRY RD
34761	FAUST RD	at DRY CREEK RD	at CLARKE RD
62701	FERGUSON RD-NORTH	at BMP I 90	at VANTAGE HWY

62702	FERGUSON RD SOUTH	at BMP-190	at TIOSSEM RD
68610	FERN RD	at NO. 6 RD	at EOR
41380	FIELDS RD	at VANTAGE HWY	at EOR
54520	FIELDSTONE COURT	at RANGE VIEW ROAD	at EOR
69770	FIRST AVE (GRASSLANDS)	at PFENNING RDELLENSBURG CITY LIMITS	at LOOKOUT MOUNTAIN DR
22560	FOURTH AVE	at PACIFIC AVE	at EOR 158 ft. SE of PACIFIC AV
67014	FOURTH PARALLEL RD	53 ft. East of at ROSS RD	at EOR
22520	FOWLER CREEK RD	at WESTSIDE RD	at PASCO RD
61700	FROST MOUNTAIN DR	at QUARTZ MTN DR	at EOR
42517	GAGE RD	at COOKE CANYON RD	at COLOCKUM RD
94051	GAME FARM RD	at WILSON CREEK RD	at NANEUM RD
18890	GARMISCH PLACE	at CASCADE PLACE	at EOR
43752	GILBERT RD	at LYONS RD	at BRICK MILL RD
75090	GINKO AVE	at VANTAGE HWY MAIN ST (VANTAGE)	at BROWN ST
56270	GINNY LANE	at BROWN RD	at EOR
54690	GLADMAR RD	at THORP HWY NORTH	at EOR
69070	GLOVER RD	at PRATER RD	at EOR
22380	GOBBLERS KNOB RD	at WESTSIDE RD	at WESTSIDE RD
25502	GODAWA LANE	at LOWER PEOH POINT RD	at EOR
56290	GOODWIN RD	at MAIN ST (THORP)	at EOR
24003	GRAHAM RD	at MOHAR RD	at EOR
34363	GREEN SPUR RD	at LOWER GREEN CANYON RD	at EOR
41016	GRINROD RD	at GILBERT RD	at VENTURE RD
22610	GROESCHELL RD	at UPPER PEOH POINT RD	at PAYS RD
35541	HANNAH RD	at BENDER RD	at EOR
95600	HANSON RD	at COVE RD	at EOR
64436	HAROLD RD	at FOURTH PARALLEL RD	at EOR
27230	HART RD	at TAYLOR RD	at EOR
29500	HARTMAN RD	at SWAUK PRAIRIE RD	at EOR
66187	HAYES RD	at MORRISON RD	at BYNUM RD
32040	HAYWARD RD	at HWY SR 10	at BETTAS RD
64261	HEMINGSTON RD	at BMP-190	at CLERF RD
29000	HIDDEN VALLEY RD	at BMP-INTX SR 970	at EOR
79010	HOLIDAY AVE	at BOAT RAMP RD	at EOR
52260	HORLICK RD	at THORP PRAIRIE RD	at EOR
25850	HORVATT RD	at BMP-INTX SR 903	at EOR ROSLYN CITY LIMITS
33800	HOWARD RD	at BMP-INTX SR US 97	at SMITHSON RD
23210	HUNDLEY RD	at INTX GOLF COURSE RD	at EOR CUL DE SAC
55370	HUNTER RD	at KILLMORE RD	at EOR

10750	HYAK DRIVE EAST	at INTXSR 906	at EOR
64761	INDERMUHLE RD	at PARKE CREEK RD	at EOR
10510	INNSBRUCK DRIVE	at SNOQUALMIE DRIVE	at EOR
79150	JOYCE ST	at <u>MAIN ST (VANTAGE)</u> VANTAGE HWY	at <u>COLUMBIA AVE</u>
40271	JUDGE RONALD RD	at PFENNING RD	at WILSON CREEK RD
13280	KACHESS AV	at RAILROAD ST	106 ft. NE of 1ST ST (EASTON) at EOR
15000	KACHESS DAM RD	at WEST SPARKS RD	at EOR
15020	KACHESS RIVER RD	at BMP INTX W SPARKS RD	0.39 mi. North of EVERGREEN WAY at EOR
65046	KAMIAKIN RD	at UPPER BADGER POCKET RD	at EOR
65186	KATEN RD	at UPPER BADGER POCKET RD	at EOR
64186	KAYNOR RD	at FOURTH PARALLEL RD	at EOR
10522	KEECHELUS DRIVE	at HYAK DRIVE EAST	at <u>RAMPART DR</u> KEECHELUS DRIVE WEST
10730	KEECHELUS DRIVE WEST	at HYAK DRIVE EAST	at EOR
18730	KENDALL PLACE	at HYAK DRIVE EAST	at EOR
66766	KERN RD	at LAWRENCE RD	at EOR
35503	KERR RD	at HUNGRY JUNCTION RD	at EOR
56210	KEVINA RD	at BROWN RD	at EOR
79190	KITTITAS ST (VANTAGE)	at <u>COLUMBIA AVE</u>	at <u>LAKEVIEW AVE (VANTAGE)</u>
10570	KITZBUHEL PLACE	at SNOQUALMIE DRIVE	at EOR
34002	KLOCKE RD	at BMP INTX HWYSR 10	at EOR
65661	KOFFMAN RD	at PARKE CREEK RD	at EOR
25040	LAKE CABINS RD	at EOR INTX SR 903	at BMP INTX SR 903
25010	LAKE CLE ELUM DAM RD	at LAKE CABINS RD	at EOR GATE TO BOR DAM
75180	<u>LAKEVIEW AVE (VANTAGE)</u>	at WAYNE ST	at BROWN ST
22512	LAMBERT RD	at BMP INTX SR 970	at EOR
65505	LARSEN RD	at THRALL RD	at FOURTH PARALLEL RD
64686	LAWRENCE RD	at FOURTH PARALLEL RD	at EOR
40790	LENES RD	at LOOK RD	at EOR
43663	LESTER RD	at BRICK MILL RD	at SCHNEBLY RD
29261	LEY RD	at SWAUK PRAIRIE RD	at EOR
61340	LOCUST ST	at WASHINGTON AVE	at SEATTLE ST
61740	LOOKOUT MTN MOUNTAIN DR	at QUARTZ MTN DR	at MT DANIELS DR
34383	LOWER GREEN CANYON RD	at BMP INTX SRUS 97	at SMITHSON RD
22770	LOWER PEOH POINT	at WATSON CUTOFF RD	at THORP PRAIRIE RD 26 ft. NW of EOR

	RD		
56400	MAIN ST (THORP)	at THORP HWY NORTH	at 1ST ST (THORP)
69650	MANITOBA ST	at LOCUST ST	at EOR
66261	MANSPERGER RD	at STEVENS RD	at EOR
25503	MARKOVICH RD	at UPPER PEOH POINT RD	at EOR FOREST RD AHEAD
64763	MARTENSEN RD	at CARROLL RD	at EOR
23750	MARTIN RD	at BMP INTX SR 903	at SHAFT ST
61680	MATTHEWS RD	at KITTITAS HWY	at MT DANIELS DR
69251	MCCULLOUGH RD	at NO. 6 RD	at EOR
25860	MCDONALD RD	at LOWER PEOH POINT RD	at EOR
63946	MCDOWELL RD	at FOURTH PARALLEL RD	at EOR
34003	MCMANAMY CUT-OFF RD	at BMP INTX HWYSR 10	at 21 ft. South of MCMANAMY RD
31412	MCMANAMY RD	at BMP INTX SRUS 97	at EOR
54500	MEADOW VIEW DRIVE	at ROBINSON CANYON RD	at EOR
40801	MEADOWBROOK LANE	at INTX LOOK ROAD	at EOR 0.26 mi. East of INTX LOOK ROAD
56260	MELLERGAARD RD	at MANASTASH RD	at EOR
23531	MICHELETTO RD	at SWAUK PRAIRIE RD	at EOR
35060	MIDDLECREST DR	at PEAKVIEW DR	at CREEKEDGE WAY
25220	MILL CREEK RD	at BMP INTX SR 903	at LAKE CABINS RD
53200	MISSION RD	at WATT CANYON RD	at EOR
62502	MOE RD	at TJOSSEM RD	at THRALL RD
42380	MOREAU RD	at BRICK MILL RD	at EOR
24820	MOREL RD	at BMP INTX SR 903	at BAKERS RD
66517	MORRISON RD	at UPPER BADGER POCKET RD	at EOR
61620	MT DANIELS DR	at THIRD AVE (GRASSLANDS)	at EOR
61520	MT STUART AVE	at FIRST AVE (GRASSLANDS)	at EOR
22611	NELSON DAIRY RD	at ROSLYN CITY LIMITS	at FANHOUSE RD
66520	NICOLAI RD	at LAWRENCE RD	at EOR
23690	NO. 245 RD	at BMP INTX SR 903	26 ft. SW of at SHAFT ST
23520	NO. 5 MINE ROAD	at BMP SR 903	at 0.14 mi. North of BMP SR 903
16188	NORTON RD	at SPARKS RD	at EOR
31512	O'NEIL RD	at BMP INTX HWYSR 10	at MCMANAMY RD
61440	OAK ST	at PFENNING RD	at EOR
67511	ORCHARD RD	at THRALL RD	at DODGE RD
24530	PACIFIC AVE	at 1ST ST (RONALD)	at FOURTH AVE
69370	PARKE CREEK RD	at VANTAGE HWY	at EOR
22250	PASCO RD	at FOWLER CREEK RD	at FOCR
32252	PASSMORE RD	at BMP INTX SRUS 97	475 ft. NW of BMP INTX SR 97 at EOR
32252	PASSMORE RD	475 ft. NW of BMP INTX SR 97	at EOR

22480	PATRICK MINE RD	at BMP-INTX SR-903	at EOR
22200	PATRICK'S PARK DR	at EVERGREEN VALLEY LOOP RD	at WHITE PINE DR
63245	PAYNE RD	at THRALL RD	at EOR
22510	PAYS RD	at UPPER PEOH POINT RD	at LOWER PEOH POINT RD
30570	<u>PEAKVIEW DR</u>	at <u>CLEARVIEW DR</u>	at <u>MIDDLECREST DR</u>
24580	PEASE RD	at LOWER PEOH POINT RD	at EOR
12950	PELTON AVE	at 2ND ST (EASTON)	at EOR-INTX NO-278E (VACATED)
62705	PERRY RD	at ORCHARD RD	at EOR
35562	PIONEER RD	at BENDER RD	at EOR
67258	PUMPING PLANT RD	at LARSEN RD	at EOR
27560	QUAIL VALLEY ROAD	at <u>LAMBERT RDBEGINNING OF ROAD</u>	at <u>EOREND OF ROAD</u>
61290	QUARTZ MTN DR	at MT DANIELS DR	at <u>EORLOOKOUT MOUNTAIN DR</u>
42012	RADER RD	at WILSON CREEK RD	at SCHNEBLY RD
15740	RAILROAD ST	at <u>BMP I-90 ON/OFF RAMP OVERPASS</u>	at EOR
18530	RAMPART DRIVE	at <u>HYAK DR EASTEOR</u>	at EOR
29600	RANCH RD	at BURKE RD	at EOR
54600	RANGE VIEW ROAD	at KILLMORE RD	at MEADOW VIEW DRIVE
74950	RECREATION DR	at VANTAGE HWY	at EOR 0.29 mi. SW of EOR
74950	RECREATION DR	0.29 mi. SW of EOR	at EOR
22650	RED BRIDGE RD	at BMP-INTX HWYSR-970	at TEANAWAY RD
22300	RED CEDAR DR	at EVERGREEN VALLEY LOOP RD	at EOR
61640	RED MOUNTAIN DR	at FIRST AVE (GRASSLANDS)	at EOR
69131	REIN RD	at NO. 6 RD	at EOR
61503	RINGER LOOP	at CANYON RD	at CANYON RD
53010	RIVERBOTTOM RD	at UMPTANUM RD	at UMPTANUM RD
35285	ROBBINS RD	at REECER CREEK RD	at EOR
35286	ROBBINS WYE RD	at ROBBINS RD	at SMITHSON RD
54510	ROBINSON CANYON RD	at KILLMORE RD	at 0.53 mi. East of EOR
18590	<u>ROMANS COURT</u>	at <u>KEECHELUS DRIVE WESTRAMPART DR</u>	at EOR
65926	ROSS RD	at FOURTH PARALLEL RD	at EOR
43163	<u>SCHNEBLY RD</u>	at BRICK MILL RD	at COOKE CANYON RD
40130	SEATON RD	at LAMBERT RD	at EOR-INTX SR-970
69610	SEATTLE ST	at WILLOW ST	at LOCUST ST
23820	SHAFT ST	at <u>ALLIANCE RDBMP-INTX SR-903</u>	26 ft. NE of <u>at ROSLYN CITY LIMITS</u>
66001	SHALE PIT RD	at STEVENS RD	at EOR
66449	SILICA RD	at UPPER BADGER POCKET RD	53 ft. South of BRIDGE #60221 <u>at EOR</u>
13760	SILVER TRAIL	at WEST SPARKS RD	106 ft. after <u>at EOR</u>

54540	<u>SILVERTON RD</u>	at <u>ROBINSON CANYON RD</u>	at <u>EOR</u>
56280	SISTERS RD	at THORP CEMETERY RD	at EOR
15400	SMITH DRIVE	at WEST SPARKS RD	at EOR
33513	SMITHSON RD	at REECER CREEK RD	at EOR
40516	SNODGRASS RD	at NO. 81 RD	at EOR
10600	SNOQUALMIE DRIVE	at <u>HYAK DR EAST</u> BEGINNING OF ROAD	at EOR
69518	<u>SONES RD</u>	at PARKE CREEK RD	at EOR
66912	<u>SORENSEN RD</u>	at EMERSON RD	at EOR
23990	<u>SOUTH AVE</u>	at <u>ROSLYN CITY LIMITS</u> BEGIN COUNTY ROAD JURISDICTION	at EOR
13530	SPARKS RD	at BMP-INTX I-90 O/P	at EOR
18910	ST. MORITZ PLACE	at CASCADE PLACE	at EOR
64860	STINGLEY RD	at CLERF RD	106 ft. after <u>at EOR</u>
61263	STONE RD	at CANYON RD	0.14 mi. South of <u>at CANYON RD</u>
61263	STONE RD	at 0.14 mi. South of <u>CANYON RD</u>	at EOR
21005	STORIE LANE	at NELSON SIDING RD	264 ft. after <u>at EOR</u>
56160	STRANDE RD	at BARNES RD	at EOR
61860	STRANGE RD	at VANTAGE HWY	at EOR
53260	STUART VIEW LN	at TANEUM RD EAST	at EOR
51750	SUNLIGHT DRIVE	at THORP PRAIRIE RD	at <u>END OF COUNTY ROAD</u> <u>EOCR</u>
53210	SUSAN RD	at STRANDE RD	at EOR
29260	SWAUK PRAIRIE RD	at BMP-INTX SR 970	at EOR-INTX SR 970
61720	TABLE MOUNTAIN DR	at <u>THIRD AVE (GRASSLANDS)</u>	at EOR
20500	TALMADGE RD	at NELSON SIDING RD	at EOR
22240	TAYLOR RD	at BMP-INTX HWY <u>SR 10</u>	at LAMBERT RD
69910	<u>THIRD AVE</u> (GRASSLANDS)	at PFENNING RD	at EOR
43132	THOMAS RD	at WILSON CREEK RD	at FAIRVIEW RD
56010	THORP DEPOT RD	at THORP HWY NORTH	at GOODWIN RD
57210	THORP PRAIRIE CUT- OFF RD	at THORP PRAIRIE RD	at EOR
96751	THRALL RD	at HAMILTON RD	at BARE RD
40263	TIPTON RD	at HUNGRY JUNCTION RD	at LOOK RD
68750	TJOSSEM CONNECTION	at NO. 6 RD	at TJOSSEM RD
40331	TOLMAN RD	at PFENNING RD	at EOR
62505	TOZER RD	at ORCHARD RD	at EOR
23510	TRANSFER STATION RD	at BMP-INTX SR 903	at EOR
31150	TYLER RD	at REECER CREEK RD	at EOR

64756	UPPER BADGER POCKET RD	at SILICA RD	at EOR
35012	UPPER GREEN CANYON RD	at REECER CREEK RD	at EOR
56080	VALLEY VIEW CIRCLE	at CAMAS LN	at EOR
63686	VANDERBILT RD	at FOURTH PARALLEL RD	at EOR
79030	VANTAGE PARK RD	at VANTAGE HWY <u>MAIN ST</u> (VANTAGE)	at EOR
13700	VIA KACHESS RD	at KACHESS LAKE RD	at EOR
64503	VIEW LANE RD	at CARROLL RD	at EOR
69880	VILLAGE DRIVE	at THIRD AVE (GRASSLANDS)	at EOR
55930	WADE RD	at GLADMAR RD	at EOR
69710	WASHINGTON AV	at WILLOW ST	at OAK ST
40273	WATSON RD	at NANEUM RD	at FAIRVIEW RD
56511	WATT CANYON RD	at THORP CEMETERY RD	at EOR
79090	WAYNE ST	at VANTAGE HWY <u>MAIN ST</u> (VANTAGE)	at LAKEVIEW AVE (VANTAGE)
54150	WEAVER RD	at THORP HWY SOUTH	at EOR
25480	WEST FORK TEANAWAY RD	at MIDDLE FORK TEANAWAY RD	at EOR
13550	WEST SPARKS RD	at BMP INTX I 90 O/ <u>PSPARKS RD</u>	at EOR
69753	WEST WILLIS RD	at NO. 6 RD	at EOR
22710	WESTSIDE RD	at GOLF COURSE RD	at NELSON SIDING RD
24670	WHITE PINE DR	at PATRICK'S PARK DR	at EOR
25500	WHITE RD	at AIRPORT RD (CLE ELUM)	at EOR
61760	WILLETT RD	at VANTAGE HWY	at EOR
69752	WILLIS RD EAST	at NO. 6 RD	at EOR
40811	WILLOWDALE RD	at WILSON CREEK RD	at EOR
94126	WILSON CREEK RD	at CHARLTON RD	at EOR
68520	WOODHOUSE LOOP	at CANYON RD	at CANYON RD
22860	WOODS & STEELE ROAD	at WESTSIDE RD	at EOR
65386	WPA RD	at UPPER BADGER POCKET RD	at EOR
10360	YELLOWSTONE RD	at BMP I 90	at EOR

Urban Principal Arterial—14

Road

<u>#</u>	<u>Road Name</u>	<u>FROM LOCATION</u>	<u>TO LOCATION</u>
93041	UNIVERSITY WAY	at ELLENSBURG CITY LIMITS	at BRIDGE #88342

Urban Minor Arterial—16

<u>Road</u>			
<u>#</u>	<u>Road-Name</u>	<u>FROM LOCATION</u>	<u>TO LOCATION</u>
94026	AIRPORT RD	at ELLENSBURG CITY LIMITS	at BOWERS RD
60640	ANDERSON RD	at UMP TANUM RD	11 ft. before EOR at ELLENSBURG CITY LIMITS
-	-	-	-
-	Urban Collector 17	-	-

<u>Road</u>			
<u>#</u>	<u>Road-Name</u>	<u>FROM LOCATION</u>	<u>TO LOCATION</u>
41010	BOWERS RD	at CASCADE CANAL AIRPORT RD	158 ft. East of PIPER RD
40600	BRICK RD	at 391 ft. NE of ELLENSBURG CITY LIMITS	at SANDERS RD
40315	SANDERS RD	422 ft. East of BENDER RD at ELLENSBURG CITY LIMITS	at BRICK RD at GAME FARM RD 0.10 mi. West of BRIDGE #88252
40315	SANDERS RD	158 ft. East of BRIDGE #88252	at GAME FARM RD
96937	UMPTANUM RD	at ELLENSBURG CITY LIMITS	0.19 mi. SW of at ANDERSON RD
-	-	-	-
-	Urban Local Access 19	-	-

<u>Road</u>			
<u>#</u>	<u>Road-Name</u>	<u>FROM LOCATION</u>	<u>TO LOCATION</u>
40300	BEECH RD	at BOWERS RD	at FALCON RD
40240	BOWERS BUSINESS LOOP	at AIRPORT RD	at BOWERS RD
41010	BOWERS RD	158 ft. East of PIPER RD	at EOR
40360	CESSNA RD	at BOWERS RD	at FALCON RD
40970	ELMVIEW RD	at AIRPORT RD	at PIPER RD
40910	FALCON RD	at AIRPORT RD	at CESSNA RD
40400	PIPER RD	at BOWERS RD	at ELMVIEW RD

CHAPTER 4 – COUNTY ROADROAD DESIGN CRITERIA

12.04.010 Scope

The purpose of this chapter is to present Kittitas County criteria for the design of public and private roads and streets ~~for acceptance onto the County Road System~~. It is to be used by developers and their engineers in the design of county roads for which approval by the Kittitas County Department of Public Works is required, or which are required to be constructed by a land use development activity.

12.04.020 General

Minimum Standards - The provisions stipulated in this section are general in nature and shall be considered as applicable to all parts of these specifications, including any supplements and revisions.

All road construction within the public or private right-of-way shall be designed by or under the direct supervision of a ~~registered professional~~ civil engineer, licensed to practice in the State of Washington as required by KCC 12.08. All drawings and support data submitted to the County for approval must bear his/her seal and signature. The design criteria, as presented, are intended to aid in preparation of plans and specifications, and shall be considered as minimum standards.

As with any design criteria, occasions may arise where the minimum standards are either inappropriate or ~~cannot be justified economically~~ not feasible due to unusual circumstances. In these cases a variance to these criteria shall be considered. Variance requests shall follow the procedures outlined in ~~Kittitas County Road Standards~~ KCC 12.01.130.

12.04.030 Public Road Design Requirements

- A. Road ~~S~~ surfing ~~R~~ requirements shall be in accordance with ~~Table 4-1 through 4-4 and Washington Department of Transportation the WSDOT~~ Pavement Guide, Volume 1 – Pavement Policy, current edition as amended, and tables 4-1 through 4-3 of this chapter.
- B. ~~Design Speed~~ — The minimum design speed for all roads shall be 25 MPH. Design speeds shall be based upon WSDOT Design Manual, current edition. Entire road segments shall be designed at the same speed. ~~and AASHTO standards for Local Access, Collector and Arterial Roads.~~
- C. Intersections
- ~~1. — Location~~ 1. Location of new arterial and collector streets shall generally be in accordance with the general guidelines reflected in the WSDOT Design Manual, table 4-1.
 - ~~2. — Tangent~~ 2. All new intersections will have a minimum straight tangent length prior to beginning any curves in accordance with the WSDOT Design Manual. Tables 4-1.
 - ~~3. — Residential streets should be designed to direct traffic to collector streets and adequately provide for circulation and movement within the subdivision. (moved to D.)~~
 - ~~4. — Intersections on Arterial Streets~~ 3. The design of intersections on arterial streets shall be in accordance with WSDOT Roadway Design Manual, (latest edition), hereinafter referred to as the “Design Manual” and Table 4-5.
 - ~~5. — 4. Separation of intersections shall be in accordance with WSDOT Design Manual access spacing design criteria.~~
- D. Residential streets should be designed to direct traffic to collector streets and adequately provide for circulation and movement within the subdivision.

~~C.E.~~ Vertical Alignment—~~Connection with existing streets shall be smooth transitions and existing grades shall be shown for at least 150 ft on all sides of the connection. The grade and ground lines of all streets that dead-end, except cul-de-sacs, shall be continued for 500 ft beyond the proposed construction, unless that property is under different ownership. The grade and ground lines of all arterials shall be designed to continue 1000 ft beyond the end of proposed construction unless that property is under different ownership.~~ Vertical alignment designs shall be in accordance with the ~~applicable~~ WSDOT ~~or AASHTO~~ Design Manual.

~~F.~~ The grade and ground lines of all streets that dead-end, except cul-de-sacs, shall be continued for 500 ft beyond the proposed construction, unless that property is under different ownership. The grade and ground lines of all arterials shall be designed to continue 1000 ft beyond the end of proposed construction unless that property is under different ownership.

~~D.G.~~ Sight Triangle Standards shall be in accordance applicable with the WSDOT ~~or ASSHTO~~ Design Manuals. Site triangles shall be shown on the preliminary and final land segregation documents. Site triangles shall apply to all private and public roads. ~~Site triangles shall be in conformance with AASHTO policy on Geometric Design of Highway and Streets, 2001, Exhibit 9-50, as amended.~~ Plat notes and covenants shall reflect that site triangles shall be kept free of all trees, bushes, landscaping, fences or obstacles ~~greater than 30 inches in height.~~

~~E.~~

~~F.H.~~ Street Projections into Future Adjoining Subdivisions ~~within same ownership.~~

1. The location of ~~proposed projected~~ streets shall allow for the proper conveyance projection of the storm drainage sewer and sanitary sewer system ~~into adjacent natural drainage areas.~~
2. ~~Stub Street:~~ Where a street is indicated to dead end into an adjacent unplatted area, the developer shall provide written approval from the adjacent landowner to discharge his storm drainage from the street onto the adjacent land if such drainage ~~does, in fact,~~ occurs.
3. Stub streets shall end at the property line with a cul-de-sac unless the Engineer recommends otherwise.
4. Type III barricades shall be permanently installed at the end of all stub streets that do not end in a cul-de-sac.

~~G.I.~~ The County Engineer may determine that the AASHTO's Policy on Geometric Design of Highway and Streets, current edition, can be substituted for the WSDOT Design Manual on a case-by-case basis.

Table 4-1

Local Access Roadway and Right-of-Way Width Requirements

	<40 MPH Design Speed	>40 MPH Design Speed
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Lots <u>ADT</u> ¹	Roadway Width ²	ROW Width		Roadway Width ²	ROW Width
0-15 Lots	24	60	-	26	60
16-25 Lots	24	60	-	26	60
26-40 Lots <u>0-400 ADT</u>	24	60		26	60
> 40 <u>ADT</u> Lots	26	60		26	60

¹ADT to be determined using the most recent edition of the ITE Trip Generation manual. ~~Design criteria in accordance with applicable WSDOT or AASHTO Design Manuals~~

²Additional roadway or shoulder width may be required on roads with steep side slopes or roads designated as bicycle routes in the Long-Range Transportation Plan.

Table 4-2

Local Access Road Surfacing Requirements

Lots Served	Right-of-Way Width	Roadway Width	Surface Material	Material Depth
0-40 Lots	60	24	BST/ACP	See Table 4-3 and 4-4
>40 Lots	60	26	BST/ACP	See Table 4-3 and 4-4

Table 4-~~2~~3 (see revised table below)

BST Surfacing and Structural Requirements

Number of Lots <u>ADT</u> ¹	Subgrade Condition	Structural Number	Crushed Stone Depth	BST Surface Class A
0 Lots - 14 Lots	Poor	2	13.5 inches	3/4 inch nominal
	Average	1.5	9.5 inches	

	Good	1.1	6.5 inches	
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15 Lots - 25 Lots	Poor	2.53	17.5 <u>20</u> inches	3/4 inch nominal
0 – 200 ADT	Average	1. 93	13 <u>16</u> inches	
	Good	1.45	11 <u>16</u> inches	

26 Lots - 40 Lots	Poor	2.95	21 inches	3/4 inch nominal
<u>201 – 400 ADT</u>	Average	2.25	15 <u>16</u> inches	
	Good	1.71	12 <u>16</u> inches	

> 40 Lots	Poor	3.31	24 inches	3/4 inch nominal
>400 ADT	Average	2.25	18 inches	
	Good	1.93	13 <u>18</u> inches	

¹ADT to be determined using the most recent edition of the ITE Trip Generation manual.

BST Class A is a Bituminous Surface Treatment Class A as defined in WSDOT Standard Specifications 5-02.1(1), current edition.

HMA~~ACP~~ should be used on grades exceeding 10%

Subgrade Conditions	Poor	Mr =5000 psi	AASHTO SOIL	A4, A5, A6, A7
	Average	Mr =10000 psi	AASHTO SOIL	A2
	Good	Mr= 20000 psi	AASHTO SOIL	A1, A3

Design assumes the area is well drained and not susceptible to frost.

Crushed stone depth may be reduced based upon on-site soils investigation.

Table 4-2 (revised table)
BST Surfacing and Structural Requirements^{2,3}

<u>ADT</u> ¹	<u>Subgrade Condition</u> ⁴	<u>Crushed Stone Depth</u> ⁵	<u>BST Surface Class A</u> ²
<u>0 – 200 ADT</u>	<u>Poor</u>	<u>20 inches</u>	<u>3/4 inch nominal</u>
	<u>Average</u>	<u>16 inches</u>	
	<u>Good</u>	<u>16 inches</u>	
<u>201 – 400 ADT</u>	<u>Poor</u>	<u>21 inches</u>	<u>3/4 inch nominal</u>
	<u>Average</u>	<u>16 inches</u>	
	<u>Good</u>	<u>16 inches</u>	
<u>> 400 ADT</u>	<u>Poor</u>	<u>24 inches</u>	<u>3/4 inch nominal</u>
	<u>Average</u>	<u>18 inches</u>	
	<u>Good</u>	<u>18 inches</u>	

¹ADT to be determined using the most recent edition of the ITE Trip Generation manual.

²BST Class A is a Bituminous Surface Treatment Class A as defined in WSDOT Standard Specifications 5-02.1(1), current edition.

³HMA shall be used on grades exceeding 10%.

⁴Subgrade Conditions

<u>Poor:</u>	<u>Mr = 5000 psi</u>	<u>AASHTO SOIL A4, A5, A6, A7</u>
<u>Average:</u>	<u>Mr = 10000 psi</u>	<u>AASHTO SOIL A2</u>
<u>Good:</u>	<u>Mr = 20000 psi</u>	<u>AASHTO SOIL A1, A3</u>

⁵Crushed stone depth may be reduced based upon on-site soils investigation.

Design assumes the area is well drained and not susceptible to frost.

Table 4-34 (see revised table below)

HMAACP Surfacing and Structural Requirements

Number of Lots <u>ADT</u> ¹	Subgrade Condition	Structural Number	HMAACP Surface	Crushed Stone Depth
0 Lots – 14 Lots	Poor	2.01	2.5 <u>inches</u>	7
	Average	1.88	2.5 <u>inches</u>	6
	Good	1.62	2.5 <u>inches</u>	4

15 Lots - 25 Lots	Poor	2.53	2.5 <u>Inches</u>	11 <u>Inches</u>
<u>0 - 200</u>	Average	2.27	2.5 <u>Inches</u>	9 <u>Inches</u>
	Good	2.27	2.5 <u>Inches</u>	9 <u>Inches</u>

26 Lots - 40 Lots	Poor	2.81	3 <u>Inches</u>	11.5 <u>12 Inches</u>
<u>201 - 400 ADT</u>	Average	2.36	3 <u>Inches</u>	8 <u>9 Inches</u>
	Good	2.36	3 <u>Inches</u>	8 <u>9 Inches</u>

<u>> 400 ADT-Lots</u>	Design for greater than 400 <u>ADT-Lots</u> shall be in accordance with WSDOT Pavement Policy, Volume 1, <u>- current editions amended.</u>
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ADT to be determined using the most recent edition of the ITE Trip Generation manual.

Subgrade Conditions	Poor	Mr =5000 psi	AASHTO Soil	A4, A5, A6, A7
	Average	Mr =10000 psi	AASHTO Soil	A2
	Good	Mr= 20000 psi	AASHTO Soil	A1, A3
Design assumes the area is well drained and not susceptible to frost.				
Crushed stone depth may be reduced based upon on-site soils investigation.				

Table 4-3 (revised table)
HMA Surfacing and Structural Requirements

<u>ADT¹</u>	<u>Subgrade Condition²</u>	<u>HMA Surface</u>	<u>Crushed Stone Depth³</u>
<u>0 - 200 ADT</u>	<u>Poor</u>	<u>2.5 Inches</u>	<u>11 Inches</u>
	<u>Average</u>	<u>2.5 Inches</u>	<u>9 Inches</u>
	<u>Good</u>	<u>2.5 Inches</u>	<u>9 Inches</u>

<u>201 – 400 ADT</u>	<u>Poor</u>	<u>3 Inches</u>	<u>12 Inches</u>
	<u>Average</u>	<u>3 Inches</u>	<u>9 Inches</u>
	<u>Good</u>	<u>3 Inches</u>	<u>9 Inches</u>

<u>> 400 ADT</u>	<u>Design for greater than 400 ADT shall be in accordance with WSDOT Pavement Policy, Volume 1, current edition.</u>
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<u>¹ADT to be determined using the most recent edition of the ITE Trip Generation manual.</u>		
<u>²Subgrade Conditions</u>	<u>Poor: Mr = 5000 psi</u>	<u>AASHTO SOIL A4, A5, A6, A7</u>
	<u>Average: Mr = 10000 psi</u>	<u>AASHTO SOIL A2</u>
	<u>Good: Mr = 20000 psi</u>	<u>AASHTO SOIL A1, A3</u>
<u>³Crushed stone depth may be reduced based upon on-site soils investigation.</u>		
<u>Design assumes the area is well drained and not susceptible to frost.</u>		

12.04.040 Design Criteria within an Urban Growth Area

- A. Roads proposed within the UGA shall conform and support the road system or grid, Transportation Plan and Comprehensive Plan of the affected city.
- B. Roads constructed within the UGA shall comply with the road standards of the affected city or Kittitas County Road Standards, whichever is more stringent. The city shall have the final approval of the road alignment, geometry and construction requirements.
- C. Utilities constructed within the UGA shall comply with the requirements of the affected city.

~~12.04.040 Design Criteria within an Urban Growth Area~~

~~Roads alignments proposed within an Urban Growth Area shall conform and support the road system or grid for the affected city.~~

~~Roads constructed for the purpose of serving urban densities shall comply with the road standards of the affected city if there is an agreed pre-annexation agreement for city services.~~

~~Roads constructed for the purpose of serving urban densities, without a pre-annexation agreement shall comply with the applicable WSDOT or AASHTO Guidelines for urban roads.~~

~~Roads constructed for the purpose of initially serving rural densities shall comply with County Standards. Setbacks shall meet future urban right of way requirements.~~

~~All roads within an Urban Growth Area shall be hard surfaced.~~

~~Counties and cities shall create an inter-local agreement stipulating the road standards within the Urban Growth areas.~~

~~All lots created within an Urban Growth Area (UGA) shall conform to the applicable city road standards. If the division is creating lots at a density that is not covered by city standards then county standards shall apply, but the city shall have final approval of the road alignment and geometry. All roads within the UGA shall be city or county owned and maintained roads. No landlocked parcels will be allowed.~~

12.04.050 Design Standards (MOVED FROM CHAPTER 12.01.170(C))

~~The design standards, which have been~~ established in this title ~~generally,~~ represent minimum values. The sources for these ~~design~~ standards include applicable standards established by ~~the American Association of State Highway and Transportation Officials (AASHTO) and by Washington Department of Transportation (WSDOT).~~ Every effort has been made in this title to provide consistent, accepted, and established standards to follow, which will result in a safe and efficient public and private road system at a reasonable cost to construct and maintain, while at the same time minimizing adverse environmental impacts.

In addition to the specific design standards found throughout other parts of this title, the following general design principals shall be adhered to insofar as practical ~~practicable~~:

- A. Layout of lots and blocks should provide desirable settings for structures by making use of natural contours and maintaining existing views, affording privacy for the residents and protection from adverse noise and vehicular traffic. Natural features and vegetation of the area should be preserved where practical. The resulting road system must, however, provide for the safe and efficient movement of people and goods and also allow for proper construction and maintenance practices to occur.
- B. Tree masses and large individual trees should be preserved. The system of roadways, sidewalks, bicycle and equestrian trails, and the lot layout should be designed to take advantage of visual qualities of the area.
- C. In high-density development particularly, pedestrian ways, bike paths, and equestrian trails should be separated from roadways used by vehicular traffic. Sidewalks should be designed to provide all residential building sites with direct access to all neighborhood facilities, including schools and school collection points, parks and playgrounds, churches and shopping areas.
- D. Roads should be located with appropriate regard for topography, creeks, wooded areas, and other natural features, which would enhance attractive development.

~~E. Roads should not be located so as to closely parallel streams or be subject to flooding. There should be a vegetated strip to trap soil carried by runoff between the toe of fill and the stream channel. thalweg (a line running along the main course of the stream).~~

~~F.E.~~

~~G.F.~~ In mountainous terrain, it may be preferable to provide more right-of-way than the minimum required to construct the road itself. The road will be permitted to wind around within the right-of-way to reduce cuts and unnecessary scarring, provided minimum standards are met. This higher standard right-of-way will permit improvements of the alignment as traffic warrants.

~~H.G.~~ Existing roads, including roads in subdivisions having preliminary plat approval in adjoining properties, shall be continued at equal or greater width and in similar alignments by roads proposed in the subdivision, unless variations are approved.

~~8.~~ Roads within rural subdivisions should be designed as a system of circulation routes so that the use of local roads by through traffic will be discouraged.

~~H.~~

~~I.~~ ~~9.~~ Roads shall intersect ~~as nearly~~ at right angles as possible. Written approval from the Engineer shall be required if an intersection is proposed that would deviate more than 10 degrees from perpendicular.

~~I.~~

~~J.~~

~~K.J.~~ 10. When a tract is divided into lots ~~200% or larger which are twice as large,~~ on average, than the underlying zoning, such lots or parcels shall be arranged to permit the logical location and opening of future streets or roads.

12.04.060059 Soils-Geotechnical Investigation

Geotechnical conditions ~~S~~ shall be investigated and tested in accordance with ~~applicable~~-WSDOT Geotechnical Design Manual or AASHTO ~~D~~ design ~~M~~ manuals. The County Engineer may require additional soils-geotechnical investigation based upon specific site conditions.

12.04.070 Private Road Design Requirements (MOVED FROM CHAPTER 12.12)

Private roads shall ~~comply with~~meet the following conditions:

A. Private roads ~~s~~ shall meet the minimum access requirements ~~of Section 902—FIRE DEPARTMENT ACCESS—~~ of the International Fire Code as adopted by the County, KCC 20, or Kittitas County Road Standards, whichever is more stringent, and

B. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) ~~2001,~~ most recent edition as now exists or hereafter amended, and

~~C.~~ ~~Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the Public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and~~

~~D.C.~~ Shall be ~~P~~ permanently established ~~by a~~ ed by an right-of-way or easement recorded with the Kittitas County Auditor ~~or Right of way,~~ providing legal access to each affected lot, dwelling unit, or business, and

- D. Stormwater generated by roads shall be managed and retained on-site with a stormwater system that conforms to the specifications of the most current version of the Stormwater Management Manual for Eastern Washington and KCC 12.06. The stormwater system construction shall be certified by a licensed engineer. The certification shall be included with the road certification, and
- E. Will not result in land locking of existing or proposed parcels, and
- F. Will be maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and
- G. Clearly described on the face of the plat, short plat, or other development authorization, ~~and clearly signed as a private road according to Public Works Road Naming & Signing Standards at street location as a private street or road, and a disclosure statement filed with the County Auditor stating that Kittitas County is not responsible for the maintenance, and~~
- H. The following notes shall be placed on the face of the plat, short plat, or other development authorization, as appropriate:
- ~~1. "Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current Kittitas County Road Standards and formally adopted by the Kittitas County Board of County Commissioners. This requirement will include the hard surface paving of any street or road surfaced originally with gravel. There is no guarantee that roads brought into conformance with Kittitas County Road Standards will be brought onto the county road system.~~
 - 1.
 2. Those notes required by KCC 12.01.095(P).

12.04.080 Private Road Design Criteria~~PRIVATE STREET DESIGN~~ CRITERIA

Private roads shall comply with meet the design requirements of Table ~~12-14-4~~. Note to reviewer: See Chapter 12 for the original table 12-1.

**Table 4-4
Private Road Minimum Design Standards**

Design Elements	Road Type					
	Driveway	Joint-Use Driveway	Private Road ⁽²⁾	Private Road ⁽²⁾	Private Road ⁽²⁾	Private Road
	Average Lot Size <= 10.0 acres				Average Lot Size > 10.0 acres	
Number of Parcels and/or Units	1	2	3-14	15-40	41+	2+
Minimum Easement Width	0	30 ⁽³⁾	60 ⁽³⁾	60'	60'	60'
Paved Apron ⁽¹⁾	N/A	N/A	Req'd	Req'd	Req'd	Req'd
Roadway Width	12' or 16' ⁽⁶⁾	12' or 16' ⁽⁶⁾	20'	22'	22'	20'
Shoulder Width	N/A	N/A	1'	1'	2'	1'
Minimum Centerline Radius (ft)	N/A	N/A	60	60		60
Surfacing Requirements ⁽⁴⁾	Gravel	Gravel	Gravel	BST/ACP		Gravel
Minimum Crushed Surfacing ⁽⁵⁾	N/A	N/A	6"	6"		6"
Maximum Grade % ⁽⁷⁾	15	15	10	10		10
Cul-de-Sac Required	N/A	N/A	Req'd	Req'd		Req'd
County Road Approach Permit	Req'd	Req'd	Req'd	Req'd		Req'd
Stopping Site Distance	N/A	N/A	AASHTO	AASHTO		AASHTO
Ditch Slope (inside slope)	2:1	2:1	2:1	2:1		2:1

(1) Applies to all roads accessing existing paved roadway.

(2) All private roads shall be inspected and certified by a civil engineer licensed in the State of Washington for conformance with the current edition of the Kittitas County Road Standards.

(3) Existing road easements may be a minimum of 40'. New road easements shall be a minimum of 60'. Existing driveway easements may a minimum of 20'. New driveway easements shall be a minimum of 30'.

(4) Crushed surfacing per WSDOT Standard Specifications.

(5) Additional depth may be required for roads that are to be public roads.

(6) Any new driveway longer than 150' in length shall have a width of no less than 16'. New driveways less than 150' in length shall have a width of no less than 12'. If KCC 20.02.020 is stricter, the stricter standard shall apply.

(7) A variance request is required for private road grades between 10-12%.

12.04.090 Private Road Construction Control, Inspection and Certification

Prior to final approval of any land use development activity, the entire private road system serving a development shall be certified by a civil engineer licensed in the State of Washington to meet Kittitas County Road Standards, unless a performance guarantee is provided in accordance with KCC 12.01.150. The certification shall include all private roads used to access the development from a County or other publicly maintained road. The certification shall be prepared in accordance with the Department of Public Works private road certification guidelines. All information required by the private road certification guidelines shall be presented for the certification to be complete.

A final acceptance inspection by the Department of Public Works is required prior to acceptance of the road certification. Any noted deficiencies must be corrected prior to final acceptance.

The following provides road certification guidelines:

- A. Compaction Testing: Materials used to construct private roads shall be compacted as specified by KCC 12.09.040. Testing methods and results shall be included in the road certification.

- B. Bridges: Bridges serving private roads shall have a certified live load rating of at least 75,000 pounds or as required by KCC 20.02.050. Certification of bridges shall follow the guidelines of KCC 12.07.020. All inspection and testing results shall be included in the road certification.
- C. Road Grade: Maximum grade shall not exceed 10%. The County Engineer may require profile sheets or grade between stations to be included in the road certification.
- D. Stormwater Management: Stormwater generated by roads shall be managed and retained on-site with a stormwater system that conforms to the specifications of the most current version of the Stormwater Management Manual for Eastern Washington and KCC 12.06. The stormwater system construction shall be certified by a licensed engineer. The certification shall be included with the road certification.
- E. Geotechnical Analysis: Geotechnical conditions shall be investigated and tested in accordance with WSDOT Geotechnical Design Manual or AASHTO design manuals. The County Engineer may require additional geotechnical investigation based upon specific site conditions. Results shall be included in the road certification.
- F. As-built Plans: As-built plans or design plan markups of the constructed road shall be submitted with the road certification.
- G. General Info: Vicinity map, plat info, inspection date, construction date, applicable road standards, developer name, terrain, road maintenance agreement, photos, etc.

CHAPTER 5 DRIVEWAYS AND ACCESSES

12.05.010 Authority

Pursuant to RCW 36.75.130, local governments are authorized to regulate vehicular access to and from any public ~~road~~highway under their respective jurisdiction from or to property adjoining a public ~~road~~highway.

12.05.020 Purpose

It is the purpose of this section to provide the procedures and standards necessary to protect the public health, safety, and welfare, ~~to~~ maintain smooth traffic flow, ~~to~~ maintain ~~road~~highway right-of-way drainage, and ~~to~~ protect the functional level of the public ~~road~~highways while meeting state, regional, local, and private transportation needs and interests.

12.05.030 Implementation

- A. No person shall construct any access providing direct movement to or from any Kittitas County maintained ~~road~~highway from or to property adjoining the ~~road~~highway without an access

permit issued by the Kittitas County Department of Public Works, hereinafter called the "Department."

- B. Access permits shall be issued only in compliance with this chapter~~the section~~, Table 4-4, and the conditions for approval of the Kittitas County Access Permit. In no event shall an access be allowed or permitted if it is detrimental to ~~the~~ public health, welfare, and safety. Spacing requirements for all access points are shown in Table 5-1. Site distance requirements are shown in Table 5-2.
- C. Residential and agricultural accesses shall be designed in accordance with [Kittitas County Drawings], most recent version. All commercial and industrial accesses shall be designed in accordance with Exhibits 1340-1 and 1340-2 Driveway Design Templates of the WSDOT Design Manual and approved by the County Engineer prior to access permit issuance.
- D. Commercial approaches are subject to all requirements of the Kittitas County Department of Public Works Commercial Approach Procedures.
- E. For commercial or industrial driveways with heavy traffic volumes or a significant number of trucks, the Engineer may require construction of the access as a road intersection. This requirement will be based on a concurrency analysis that considers, among other factors, intersection spacing, sight distances and traffic volumes. The concurrency analysis shall be completed in conformance with KCC 12.10.
- A.F. Direct access from an individual lot to the County Road shall not be permitted unless no other alternative exists. Newly created lots shall access onto an internal road system and not directly onto a County Road, unless approved by the County Engineer. Lots adjoining County Roads shall access from the lowest classified road or from a joint-use driveway, when possible. Vehicular access to or from property adjoining a Kittitas County road shall be provided to the general street system, unless such access has been acquired by a public authority. Police, fire, ambulance, and other emergency stations shall have a right to direct access to County roads. Direct access from a subdivision to the highway shall be permitted, only if the proposed access meets the purpose and requirements of this section.
- B.G. Lots that access easements or rights-of-way controlled by different agencies, such as State highways/Routes, Forest Service Roads, irrigation canals, or ~~access R~~ railroads easements will require separate access approvals/permits from those agencies. A copy of the access approval shall be submitted to the County prior to issuance of the County's access permit or preliminary approval for any land use development application. The County can-not grant access to roads or easements it does not control.
- H. All lots created having direct access to a County road must show the proposed driveway access locations that conform to access/spacing requirements on the face of the plat, unless the County Engineer decides the location may be determined through the access permit application process.
- I. Access permits shall not be required for lots created upon final approval of a plat where the newly created lots access subdivision internal roads or cul-de-sacs or access to a public road is established through an access review during the subdivision process.
- G.
- Parcel creations which are adjacent to a major or minor collector/arterial (as designated by the Board) shall be provided access other than the arterial if available.
- J. No more than one access shall be granted to an individual parcel or to continuous parcels under the same ownership unless it can be shown that:
1. 1) The additional access would be beneficial to the public traveling the public road; and-or
 2. 2) ~~a~~ Allowing only one access would be in conflict with local safety regulations; and

3. ~~†~~The additional access would not be detrimental to ~~the~~ public health, safety and welfare.

OR

4.4. The additional access is for agricultural use only and the access location meets spacing and site distance requirements. Any change of use of the agricultural access will require the access to be reevaluated to meet the conditions of Kittitas County Road Standards.

12.05.040 Obtaining a Permit

- A. Persons wishing to apply for direct access to a County ~~road highway~~ should contact the Kittitas County Department of Public Works. The Department may require any of the following items, when relevant to the evaluation of an access:
1. Highway Road and driveway plan and profile.
 2. Complete drainage plan of the site that impacts the road right-of-way.
 3. Map and letters detailing utility locations before and after development in and along the ~~road~~highway.
 4. A subdivision zoning or development plan.
 5. Property map indicating other access and abutting public roads and streets, and
 6. Proposed access design.

~~See standard drawing.~~

B. The Department will evaluate access permit applications upon receiving the permit fee. The Department will make every effort to evaluate the permit within 15 days.

C. The Department will work cooperatively with applicants when determining requirements on access requests. Through this cooperative evaluation process, the Department may determine a variation from the access design standards is necessary due to site limitations or other existing conditions and has the authority to make that decision. However, if the applicant disagrees with the Department's requirements on an access request, the applicant will be required to request a variance to the standards according to KCC 12.01.130.

D. Prior to issuing a denial on an access permit request, the Department shall attempt to resolve the reasons for the denial with the applicant.

~~B. Upon receiving the request for access and permit fee, the Department shall evaluate use this section for evaluation of the request. The Department shall work cooperatively with the applicant and attempt to resolve all difficulties prior to taking final action on the request. The Department shall act upon the request within 15 days, by transmittal of a completed permit or of a denied request.~~

~~C. A completed access permit shall conform to all sections of this section. Before denying an access request, the Department shall discuss the reasons for the denial with the applicant and attempt to resolve the reasons for the denial.~~

~~D.E. Where the access design standards are not entirely applicable, the Department shall consider site specific and local conditions. Any appeal by the applicant because of denial of an access permit shall be according to the Kittitas County Public Works Division Appeals Procedures.~~

~~E.F.~~ Any appeals of a denied access permit shall be resolved through the Administrative Decisions Appeals process according to KCC 15A.07.

~~If the Department approves the request, a permit shall be prepared and transmitted to the applicant for signature. After receiving a signed permit and any required fee payment, the Department shall mark the permit paid, sign the permit and return a copy to the applicant. If the applicant does not agree to all the terms and conditions of the permit, the permit shall be deemed denied.~~

12.05.050 Construction of Access

~~A.~~ The issued access permit will be provided to the permittee along with the requirements for construction. The permittee will have 6 months from the date of issuance, as shown on the permit, to complete construction of the access and request inspection by the Department.

~~B.~~ An extension to the access permit will only be considered if construction of the access has been substantially completed and the extension request is made prior to the permit expiration date. The permittee can request an extension to the Department in writing. The Department will determine if the approach has been substantially completed and determine the length of the extension, if granted.

~~A.~~ The permit shall be deemed expired and null and void if the access is not under construction before the expiration of any time limits noted on the permit. When the permittee is unable to begin construction within the authorized time limits of the permit, he may request an extension from the Department. Any request for an extension must be submitted to the Department before the permit expires.

~~B.C.~~ The expected dates of construction and use of the access shall be included on the request for an access. The permittee shall notify the Department at least 48 hours prior to any construction in County highway right-of-way. The access shall be completed in an expeditious and safe manner and shall be finished within the time limits established on the permit.

~~C.D.~~ The Department shall inspect the access ~~during construction and~~ upon completion of ~~the access construction~~ to ensure that all terms and conditions of the permit are met. The Department may request to inspect the access during construction.

~~D.E.~~ The construction of the access and its appurtenances as required by the terms and conditions of the permit shall be completed at the expense of the permittee.

~~E.F.~~ It is the responsibility of the permittee to complete the construction of the access according to the terms and conditions of the permit. The Department may order a halt to any unauthorized construction or use.

~~F.G.~~ Adequate construction signing, in conformance with MUTCD, most recent edition, the Manual on Uniform Traffic Control Devices for Streets and Highways, prepared by the U.S. Department of Transportation, Federal Highway Administration, is required at all times during access construction. This may include, but is not limited to, the use of signs, flashers, barricades and flaggers. The Department and its duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained during construction of the access by reason of the exercise of the permit.

~~G.H.~~ The hours of work on or immediately adjacent to the highway may be restricted due to peak hour traffic demands and other pertinent roadway operating restrictions.

~~H.I.~~ A copy of the permit shall be available for review at the construction site. If necessary, minor changes and additions may be ordered by the Department to meet unanticipated site conditions.

~~I. For commercial or industrial driveways with heavy traffic volumes or a significant number of trucks, the Engineer may require construction of the access as a road intersection. This requirement will be based on a traffic engineering analysis submitted by the applicant that considers, among other factors, intersection spacing, sight distances and traffic volumes.~~

12.05.060 Use of Access

~~A. During road construction or maintenance, the Department may determine that it is necessary to reconstruct or relocate an existing access. The Department will notify affected landowners prior to performing any work on the access.~~

~~A. Where, in the course of construction by any Kittitas County Department it is necessary to reconstruct, relocate, or bring into conformance with this section an existing access, that Department shall initiate the appropriate procedures and agreements.~~

B. It is the responsibility of the property owner to ensure that the use of the access to the property is not in violation of ~~this chapter~~~~the section~~, permit terms and conditions. The terms and conditions of the permit are binding upon all assigns, successors-in-interest and heirs.

~~C. When there are changes in property use which result in changes in the type of access operation and/or the access is not in conformance with this chapter~~~~the section~~, the reconstruction, relocation, and conformance of the access to this ~~section~~~~chapter~~ may be required at the expense of the owner.

~~D.C.~~

12.05.070 Illegal Access to the County Road

The property owner ~~will~~~~shall~~ be sent written notice of any illegal access location, or use. The ~~O~~owner ~~will~~~~shall~~ be given ~~ten~~~~(10)~~ days to respond to notification of pending actions, ~~After 10 days, which~~ the Department may install barriers across or remove any access not conforming to ~~this chapter~~~~the section~~ at the expense of the owner.

12.05.080 Conditions for Approval of New Driveways

~~1A.~~ Driveways directly ~~giving~~~~accessing onto~~ arterials and major ~~or minor~~ collectors may be denied if alternate access is available.

~~B2.~~ All abandoned driveways shall be removed at the ~~o~~owner's ~~expense~~~~cost~~.

~~C3.~~ Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.

~~D4.~~ Maintenance of any driveway culvert shall be the responsibility of the owner whose property they serve. Damaged or failing culverts must be replaced by the owner whose property they serve. If the culvert is in need of replacing, the county may give the property owner 30 days notice to replace the culvert. After such time the County may replace the culvert and charge the owner the cost of

the replacement. The County will not maintain accesses. The county may clear the culvert to allow water to pass.

E5. -For driveways crossing an open ditch ~~that is to carry~~ anticipated to carry storm-water flows, culverts shall be new corrugated metal 15 inches in diameter or larger, with ~~beveled tapered~~ ends. The beveled ends shall have a 4:1 slope. The culvert type, diameter and length shall be constructed as required by the County and noted on the Access Permit. ~~Approved materials for culverts are CMP and HDPE.~~ Any other substitute requires the approval of the County Engineer/Director of Public Works.

F6. No driveway or road shall be constructed within five 5-feet of the side yard boundary, unless the driveway or road is ~~shown to be~~ part of an easement shared with the neighboring property owner/ingress/egress easement.

Table 5-1
Access Spacing Requirements^(1,2)

Road Classification (FFC ⁽³⁾)	Speed	Access ⁽⁴⁾ Spacing
<u>Rural Arterial</u>	Above 35	475 1,000 ft.
Rural Major Collector	35 and below	250 500 ft.
Rural Minor Collector	Above 35	300 ft.
	35 and below	150 ft.
Rural Local Access All Urban Classifications	Above 35	100 ft.
	35 and below	100 ft.

⁽¹⁾ Any access that cannot meet applicable spacing will require ~~a request for an approved~~ variance

⁽²⁾ Residential & ~~U~~urban zones will be evaluated on a case by case basis

⁽³⁾ Federal Functional Classification - Refer to KCC 12.03.030

⁽⁴⁾ Includes public and private roads and all other access points

Table 5-2

Sight Distance Requirements

Posted <u>Speed Limit</u>	Distance
25 Mph	150 ft.
<u>35 Mph</u>	<u>250 ft.</u>
50 Mph	475 ft.

Chapter 6 - STORM WATER MANAGEMENT STANDARDS AND GUIDELINES

12.06.010 Purpose

This chapter establishes stormwater standards and guidelines for use in Kittitas County. They will be used by the development community and others who will create stormwater runoff through land-disturbing activities. The purpose of this chapter will be met through the following:

- A. Adopting the Stormwater Management Manual for Eastern Washington (SWMMEW) as now and hereafter amended, for use within Kittitas County.
- B. Prevent accelerated soil erosion and control stormwater runoff resulting from land disturbing activities both during and after construction through the use of best management practices.
- C. Eliminate the need for costly maintenance and repairs to roads, embankments, ditches, streams, wetlands, and stormwater control facilities due to inadequate soil erosion and stormwater runoff control.
- D. Reduce stormwater runoff rates and volumes, soil erosion, sediment, and nonpoint source pollution from development and redevelopment through stormwater Best Management Practices (BMP).
- E. Provide long-term responsibility for and maintenance of stormwater BMPs.
- F. Protect the conditions of state (and U.S.) waters for all reasonable public uses and ecological functions.
- G. Facilitate compliance with state and federal standards and permits by owners of construction sites, developments, and permanent stormwater BMPs within Kittitas County.

12.06.020 Specifications

All stormwater facilities shall be designed in accordance with the current editions of Washington State Department of Ecology's SWMMEW, WSDOT's Highway Runoff Manual and Hydraulics Manual, current editions, using the most restrictive specifications.

12.06.030 Exemptions

Projects exempt from this code include the exemptions and partial exemptions listed in the SWMMEW, Sections 2.1.3, 2.1.5 and 2.1.6, current edition. Local exemptions shall be determined through the variance process outlined in KCC 12.06.080.

12.06.040 General Requirements

The following requirements shall be implemented in accordance with the SWMMEW:

- A. Core Element No. 1: Prepare a stormwater site plan prior to final plat approval that will be reviewed by the County Engineer according to all of the applicable core elements as defined below.
- B. Core Element No. 2: Construction Stormwater Pollution Prevention. Prepare and maintain a construction stormwater pollution prevention plan on site during the entire project and amend as necessary.
- C. Core Element No. 3: Source Control of Pollution. Apply all known, available and reasonable source control BMPs. Operational and structural source control BMPs shall be selected, designed and maintained according to the SWMMEW.
- D. Core Element No. 4: Preservation of Natural Drainage Systems. Preserve natural drainage systems to the extent possible at the site.
- E. Core Element No. 5: Runoff Treatment. Projects that result in five thousand square feet or more of new pollutant-generating impervious surfaces shall design, size, construct, operate and maintain runoff treatment at the site.
- F. Core Element No. 6: Flow Control. Projects that result in ten thousand square feet or more of new impervious surfaces shall design, size, construct, operate and maintain stormwater flow control facilities at the site.
- G. Core Element No. 7: Operation and Maintenance. Projects that utilize structural BMPs shall prepare an operation and maintenance plan that is prepared in accordance with the SWMMEW.
- H. Core Element No. 8: Local Requirements. Projects that meet the requirements of Kittitas County Road Standards will meet any optional requirements that are adopted as a part of this chapter or required by Kittitas County Public Works.
- I. Conveyance systems shall be analyzed and designed to manage the twenty-five-year peak flows from core element Nos. 5 and 6.

12.06.050 Drainage Facilities

Culverts with a minimum diameter of 15 inches must be installed at all County road intersections and at all crossings of well defined natural drainage courses, unless other provisions are made to handle the passage of surface run-off through the roadway prism. BMPs shall be used during construction to manage stormwater. All internal development roads shall handle all stormwater within the development.

All drainage facilities within current or future County right-of-way must be of the type and nature that can be easily maintained by the County. All stormwater facilities within the development and outside the County's right-of-way shall be maintained by the developer or homeowner's association.

12.06.060 Submittal Requirements

Submittal Requirements for Stormwater Site Plans (Reference Ch.3 of the SWMMEW):

A. Preliminary Submittal Requirements

1. Collect and Analyze Information on Existing Conditions
 - i. Downstream Analysis
 - ii. Identify areas of high erosion and sediment depositions
 - iii. Locations of sensitive and critical areas
2. Determine Applicable Core Elements
3. Prepare a Conceptual Stormwater Control Plan
 - i. Identify Stormwater Conveyance System
 - ii. Identify Stormwater Detention/Retention Area & Methods

B. Final Submittal Requirements

1. Apply preliminary subdivision conditions relating to stormwater
2. Prepare a Final Stormwater Control Plan
3. Provide a Drainage Report with supporting calculations
4. Prepare a Construction Stormwater Pollution Prevention Plan

A.C. Provide a copy of recorded Notice to Title – For maintaining private stormwater drainage system prior to final project approval. The Notice to Title is available at the Public Works Department.

12.06.070 Review and Approval of Plan

The stormwater plan and supporting calculations will be reviewed by the Department of Public Works using the Department's construction plan review procedures in coordination with all other County development and/or permit review procedures. The County's review and approval of the stormwater plan shall not relieve the developer, owner and/or designer of liability for errors or omissions in the design of storm drainage facilities.

12.06.080 Variances

Variances from these Stormwater standards and guidelines may be requested by the developer in accordance with Section 12.01.130. Variances shall be issued only when the following criteria exist:

- A. There are special physical circumstances or conditions affecting the property such that would prohibit the strict application of these provisions; and
- B. Every effort has been made to find alternative ways to meet the objectives of the Core Elements; and
- C. The granting of the exception or variance will not be detrimental to the public health and welfare, nor injurious to other properties in the vicinity and/or downstream, and to the quality of waters of the state; and
- D. The exception is the least possible exception that could be granted to comply with the intent of the Core Elements.

12.06.090 Stormwater System Maintenance

All newly constructed stormwater systems will be maintained at the expense of the property owner, developer or other legal entity. The County will not maintain systems constructed for the purpose of storage, conveyance, collection or treatment of stormwater generated on privately owned properties. This responsibility and the provision for maintenance shall be clearly stated on subdivision and short plat plans, property conveyance documents, and/or drainage improvement plans.

In the event the owner(s) does not provide property maintenance and the County Engineer determines the stormwater facility represents a public safety threat, the Director will give 30-day notice to the owner(s) to correct the deficiencies. If the deficiencies are not corrected within 30-days the County may enter upon the property to perform the necessary maintenance at the owner(s) expense. This provision for access will be included as a provision of plat or plan approval.

Chapter 6 – STORM WATER MANAGEMENT STANDARDS AND GUIDELINES

12.06.010 – Purpose.

~~Kittitas County has found that future storm water drainage problems may be reduced or avoided if future developers, both private and public, provide for storm and surface water drainage of their respective properties. Storm Water Management Standards and Guidelines are set forth to protect life and property from loss and damage by flooding, to protect streams, creeks, and lakes from pollution and excessive flows.~~

~~The following Storm Water Management Standards and Guidelines are intended to reduce and prevent adverse storm water impacts. They represent the minimum design standards for the construction of storm water facilities and stream channel improvements within Kittitas County. Compliance with these standards does not relieve the designer, owner or developer of the responsibility to apply conservative and sound professional judgment to protect the health, safety and welfare of the general public. Special site conditions and environmental constraints and considerations, and Federal and State regulations, may require a greater level of protection than would normally be required under these standards.~~

12.06.020 – Definitions.

~~“**Biofiltration**”:~~ Vegetative devices used to reduce water velocity to filter out suspended solids and related pollutants.

~~“**Detention Facilities**”:~~ Water control structures or devices that restrict flow and provide temporary storage.

~~“**Hydraulics**”:~~ The physical science and technology of static and dynamic behavior of fluid such as water.

~~“**Hydrology**”:~~ The scientific study of the properties, distribution and affects of water with the atmosphere, earth surfaces and in soils and rocks.

~~“Infiltration”~~: The passage of water through the soil surface and lower profile.

~~“Impervious Surfaces”~~: Any surface which cannot be effectively penetrated by water such as asphalt, roof tops and compacted soils.

~~“One Hundred Year Discharge”~~: The volume of water measured in cubic feet per second (CFS) released from a stream or structure from a 100-year storm event.

~~“Pollution Generating Impervious Surface (PGIS)”~~: Development or redevelopment greater than 5,000 SF PGIS, regardless of phasing.

~~“Retention Facilities”~~: Water control structures or devices that hold and store water.

~~“Storm water”~~: Rain that flows off the surface of the land without entering the soil.

~~“Treatment Facilities”~~: Control structures or devices that remove pollutants from stormwater.

~~“Twenty Four Hour Storm”~~: A rain storm measured in terms of a 24-hour duration.

~~“Volume”~~: Accumulated run off for a given storm event.

~~“X Year Storm”~~: A storm representing an intensity of magnitude that could recur as follows:

Storm	Average Recurrence During 100 Years
2-Year	50 times
10-Year	10 times
25-Year	4 times
50-Year	2 times
100-Year	1-time

~~12.06.030 — When Storm Water Plan or Storm Water Review is Required.~~

~~All development proposals will be evaluated based on location, size, existing runoff conditions, topography and nearest downstream tributary. Storm water plans will be required for those development proposals which demonstrate a potential for significant storm water impacts. Specific review requirements will be addressed under Administrative Rules. Any construction practice that disturbs greater than 1 acre must apply for a DOE permit under the new NPDES rules.~~

~~12.06.040 — When Plans Are Not Required.~~

~~The following development actions are exempted from a storm water review except in extreme circumstances where significant impacts are anticipated:~~

~~A. Residential Building Permits~~

~~B. Zoning Variances~~

~~Any appeal of the Director's determination of the applicability of drainage plan requirements shall be to the Board of Kittitas County Commissioners as provided in Section 12.01.030.~~

12.06.050 General Requirements.

~~All persons proposing land development and/or approvals as outlined in Section 12.01.030 shall provide a storm water plan for surface water flows entering, flowing within and leaving the subject property. The plan is to conform to the following standards and requirements:~~

~~A. The Kittitas County Director of Public Works shall require plans for storm drainage and detention facilities to be prepared by a registered Civil Engineer currently licensed by the State of Washington and qualified by experience and education in the field of hydraulics, hydrology, or a closely related field. Storm water plans or revisions to any approved plan shall be reviewed and approved by the Public Works Department prior to any construction.~~

~~B. On-site storm water improvements must be sufficient to mitigate impacts due to flooding, erosion, sedimentation or pollution.~~

~~C. All drainage system elements must provide for adequate maintenance and accessibility at all times. Storm water facilities shall be designed to eliminate interference from underground utilities and from conditions which exceed design loads for any pipe or other structural element.~~

~~D. The designer of any storm water element shall consider system reliability in terms of layout, specifications of materials and methods of installation.~~

~~E. The impact of a system failure should be analyzed both in terms of on-site and off-site effects. The impacts may be to adjacent properties or to elements of the public drainage system or other private systems.~~

~~F. No drainage originating inside of a building or structure shall be connected to the storm water or surface water systems.~~

~~G. Developer shall meet all other applicable laws for water quality prior to discharge to any wetland, stream, or lake.~~

~~H. Developers are encouraged to be innovative and give high priority to fish, wildlife, plant materials and related total resource management systems.~~

12.06.060 Basic Requirements.

~~A. Discharge at Natural Location: All surface and storm water runoff from a proposed development that would construct new or modify existing drainage facilities should be discharged at the natural location and not be diverted onto or away from the adjacent downstream property. Diversions may be allowed if it corrects an existing problem and meets Federal and State regulations.~~

- ~~B. Tributary Area Analysis: Proposed developments shall identify the upstream tributary drainage area and provide an analysis of the pre-existing drainage, discharge, volume and quality and an analysis of the impact of the proposal on the drainage system.~~
- ~~C. Proposed projects must control the peak rate runoff to not exceed the pre-development peak rates for the site (existing condition). The methods of peak rate runoff control may include detention, retention and/or infiltration. On-site bio filtration or treatment facilities in combination with infiltration systems is the preferred method for management of on-site storm water and shall be considered before transporting storm water off-site.~~
- ~~D. For all proposed developments requiring a drainage conveyance system, the conveyance system must be analyzed, designed and constructed to handle existing off-site tributary flows and on-site storm water flows caused by development of the project.~~
- ~~E. Developments involving clearing and grading and that propose new or modification of existing drainage facilities should include an erosion/sedimentation control plan providing measures to prevent sediment laden runoff and pollutants from leaving the site during construction. Erosion/sedimentation control may be achieved by structural control measures (sediment trap or pond, or oil/water separators), covers (mulch, sodding, plastic covering) and/or construction practices (filter fabric, quarry rock driveway pads).~~
- ~~F. Maintenance and operation of all private storm water facilities is the responsibility of the property owner or a properly formed homeowners association and shall be done in compliance with Kittitas County maintenance standards.~~
- ~~G. For the construction or modification of any storm water facility other than roadside ditches, the applicant shall be required to have a construction bond. The construction bond shall be posted prior to beginning construction. The bond shall be in an amount sufficient to cover the cost of work on or off the site.~~

~~12.06.070 Drafting Standards and Contents.~~

~~The storm water plan shall be prepared in conformance with Section 12.10.080.~~

~~12.06.080 Design Criteria.~~

~~A. Runoff Control~~

- ~~1. Developments shall be designed and constructed to provide control of the quality, discharge, and volume of storm water runoff both during and after construction. Erosion and sedimentation control plans shall be submitted and approved by the Public Works Department prior to the beginning of any construction. Peak discharge control and detention facilities shall be provided in accordance with the Development Standards. Biofiltration, oil/grease separation devices or other pollution control mechanisms are to be installed prior to occupancy and relapse of any performance securities held by the County.~~
- ~~2. The on-site drainage system including conveyance, flow restriction, detention, pollution control, and emergency overflow elements must be properly designed and sized to handle runoff from the site and conveyance through the site. The design should be carefully analyzed for potential problems, flow impediments, construction or maintenance difficulties, and potential erosion or other property damage.~~
- ~~3. Allowable Release Rates~~

- a. ~~The peak discharge rate from the road right-of-way or from the total subdivided property shall not exceed 0.2 cfs per acre for site of 5.00 acres or less.~~
- b. ~~For sites with tributary basins greater than 5 acres or sites less than 5 acres in area which are deemed to have significant impacts due to runoff quantity shall be limited to the pre-development peak runoff for a "two-year" storm. Peak runoff rate shall be computed using the Soil Conservation Service TR 55 method, modified Santa Barbara Urban Hydrograph Method or other approved models.~~
- c. ~~Storm water detention facilities shall be provided to store all surface water runoff in excess of the allowable peak discharge in accord with provisions for "detention facilities" of these standards up to the "100 year" discharge or meet the design criteria in Item 7 under Detention Facilities.~~

4. ~~Oil Separation Devices:~~

~~Whenever paved parking or access roadway drains to an open waterway or stream, an oil/grease separation device shall be installed by the Developer. The device shall be constructed and installed consistent with current state of the art requirements. It shall be located at a point where it can be easily maintained and where it will intercept floating contaminants flowing off road surfaces, parking lots, and other sources of pollutants. Selection and sizing of oil separation device type shall be subject to approval of the Director of Public Works. The applicant should consider the use of vegetative or other natural filtration means. Effluent discharges from any oil removal treatment device to the storm sewer or surface water system shall be in compliance with State Department of Ecology regulations for discharge to storm drains or surface waters.~~

- a. ~~Oil separators discharging to a storm water system or directly to a waterway require approval from the Department of Ecology.~~
- b. ~~All storm water must enter the separator through an inlet pipe, unless the separator is an integral part of an approved catch basin.~~
- c. ~~The property owner assumes full responsibility and liability for proper maintenance and operation of the oil separator, unless the separator is a part of a publicly operated drainage system.~~
- d. ~~Access to the separator shall be maintained for inspection at all times.~~
- e. ~~Oil accumulation in the oil separator compartment shall not exceed three inches at any time.~~
- f. ~~Following oil removal the separator shall be backfilled with clean water to prevent oil carry-over to clear well.~~
- g. ~~Waste oil accumulations removed from the separator shall be disposed of in an acceptable manner and shall not be disposed or discharged to the ground water, storm drains, or streams.~~
- h. ~~Design of an oil separator facility shall be based upon flows from an approved detention system over the area contributory to the oil separator and provision of one hour retention time in the oil separator at that flow.~~

~~In addition the oil separator must be designed with a depth to width ratio of between 0.3 and 0.5.~~

~~5. Erosion and Siltation Control:~~

~~In addition to catch basins, measures such as suggested in Section 6 E of these standards should be provided as necessary during and after construction to prevent erosion and to prevent silt from being carried off site and/or into receiving bodies of water.~~

~~B. Detention Facilities~~

- ~~1. All storm water runoff originally from and/or drainage to any proposed development shall be controlled and/or conveyed in accordance with all County standards and policies and as described in these standards. When existing conditions make storm water detention impossible for a portion of a site, in lieu of providing detention for such an area, at the discretion of the Director of Public Works, compensatory storage volume and reduction of allowable release rates may be provided on another portion of the site. In no case shall the runoff from the total site exceed the allowable release rate.~~
- ~~2. When a direct discharge of "100 year" or greater capacity in conjunction with pollution control to a major receiving body such as Yakima, Teanaway and Columbia Rivers and Keechelus, Kachess and Cle Elum Lakes is provided said control or conveyance of storm water runoffs shall be shown on a drainage plan which shall be prepared by the developer's licensed engineer and shall be submitted for review and approval by the Washington State Department of Ecology.~~
- ~~3. The storm water detention requirement may be waived at the discretion of the Public Works Director if the volume of storage calculated for that development is less than 250 cubic feet and if the site has no environmental, hydraulic, or hydrologic constraints which must be mitigated by providing storage.~~
- ~~4. Prior occupancy of any single phase of a phased development, storm drainage facilities should be completed and operational to provide runoff control, detention, and water quality treatment for the phase for which occupancy is requested.~~
- ~~5. Storm water detention systems shall be designed to maximize reliability, ease of maintenance, and water quality of runoff and shall minimize hazards to persons or property (both on site and off site), nuisance values, and risk of failure.~~
- ~~6. Sufficient detention storage capacity shall be provided to store the excess runoff from the developed site during a storm event having a probability of occurrence commonly known as the "100 year storm". A non-erosive overflow path shall be provided from each detention facility to protect adjacent property from damage.~~
- ~~7. Detention basin performance shall be such that discharge from the development area meets the following criteria:
 - ~~a. 50% of the predevelopment two year peak release rate for the two year developed design storm.~~
 - ~~b. The pre developed 25 year peak release rate for the 25 year development design storm.~~~~

- ~~8. Sizing: In calculating the storage volume provided, "dead storage" in wet ponds shall be excluded, i.e., that volume of water which must be assumed to be present in the detention system at the commencement of the design storm. Any volume at a level below that of the outfall invert must be presumed to be dead storage, e.g. catchments.~~
- ~~9. Permanent pond surface area should equal 2% of the catchment area for residential and 3% of the catchment for commercial. Volume should be equal to the volume generated from two thirds of the 2 year, 24 hour storm.~~
- ~~10. Controlled Overflow Requirements: All detention storage facilities should include a provision for control of overflows, and suitable data shall be provided to support the design. Under no circumstances should the overflow be overland to public right of way or over private property not included as part of the development without a recorded easement.~~
- ~~11. Site, Soil and Infiltration Data Requirements for Calculating Effective Infiltration Rates to Reduce Storage Requirements.~~

~~a. General Data Requirements:~~

- ~~i. The proposed site should have favorable topography to preclude high runoff rates. Engineering calculations shall be included with any submittal to show that there will be no adverse impacts due to the reduced storage. Such adverse impacts may include but not be limited to, increased frequency of overflows.~~
- ~~ii. A log of the soils and infiltration test data should be submitted to reveal site soil conditions and infiltration rates.~~
- ~~iii. An adequate number of test holes should be located over the proposed site to substantiate representative conditions for the final layout of the development, and as a minimum condition, test holes shall be located in each area and at the elevation proposed for infiltration.~~
- ~~iv. Groundwater depth, location, flow and general characteristics shall be considered.~~
- ~~v. Impervious strata shall be at a depth greater than two three feet below the bottom of the proposed infiltration area.~~

~~b. Soil Data Requirement: A soil log may be required to describe soil type and depth along with a site map showing the location of each test hole. Classification may be in general terms such as loose sand, sandy silt, clay hardpan, rock, etc. or classification may be in specific terms as described by the U.S.~~

~~Department of Agricultural. The soil log should include the depth to ground water table.~~

~~**12.06.090 — Review and Approval of Plan.**~~

- ~~A. The storm water plan and supporting calculations will be reviewed by the Public Works Department using the Department's construction plan review procedures in coordination with all other County land development and/or permit review procedures. The County's review and approval of the storm water plan shall not relieve the applicant, owner and/or designer of liability for errors or omissions in the design of storm drainage facilities.~~
- ~~B. All storm water plans prepared in connection with any of the permits and/or approvals listed in Section 12.01.030 shall be submitted for review and approval to the Public Works Department.~~
- ~~C. Any applicant or property owner proposing an action that may require a storm drainage plan may request a preliminary review of the proposal by the Director and a determination of the need for a drainage plan pursuant to Section 12.01.030.~~

~~**12.06.100 — Bonds and Liability Insurance.**~~

- ~~A. The construction of storm drainage facilities requires Financial Guarantees in accordance with Section 12.01.150~~

~~**12.06.110 — Standard Storm Water System Maintenance.**~~

~~Maintenance of storm water facilities on private property shall be the responsibility of the owner(s), unless otherwise provided for under Section 12.06.120. This responsibility and the provision for maintenance shall be clearly stated on subdivision and short plat plans, property conveyance documents, and/or drainage improvement plans. In the event the owner(s) does not provide property maintenance and the Director of Public Works determines the storm water facility represents a public safety threat the Director will give 30 day notice to the owner(s) to correct the deficiencies. If the deficiencies are not corrected within 30 days the County may enter upon the property to perform the necessary maintenance at the owner(s) expense. This provision for access will be included as a provision of plat or plan approval.~~

~~**12.06.120 — County Assumption of Maintenance.**~~

~~Upon petition of the Owner(s), Kittitas County with approval of the Kittitas County Board of Commissioners, may assume the maintenance of retention/detention facilities if all of the following conditions are met:~~

- ~~A. All of the requirements of Section 12.08.;~~
- ~~B. The facilities have been inspected and approved by the Public Works Director;~~
- ~~C. All necessary easements entitling the County to properly maintain the facility have been conveyed to the County; and~~

~~D. It is recommended by the Public Works Director that the assumption of maintenance would be in the best interests of the County.~~

~~**12.06.130 Appeal Procedure.**~~

~~In the event of a determination by the Director that storm water plans are required, the applicant shall have the right to have the determination reviewed by the Kittitas County Board of Commissioners or the owner may make corrective provisions to the project as necessary. Denial by the Board shall leave the owner with the choice of correcting the project as suggested by the County or appeal through the judicial process.~~

~~**12.06.140 Variances.**~~

~~Variations from these Storm water Standards and Guidelines may be requested by the applicant in accordance with Section 12.01.130.~~

~~**12.06.150 Retroactivity Relating to County Maintenance of Subdivision Facilities.**~~

~~Any owner who has constructed retention/detention facilities prior to the adoption of these storm water standards and guidelines may petition for the County to assume maintenance of the constructed facilities. If it is determined to be in the overall interest of the general public, the County, upon approval by the Kittitas County Board of Commissioners may assume the maintenance of the constructed facilities provided all of the following conditions are met:~~

- ~~A. The owner shall demonstrate, to the Public Works Director's satisfaction, that approved plans and constructed facilities substantially comply with these storm water standards and guidelines,~~
- ~~B. The owner shall provide as-built plans, prepared to County standards, for all constructed facilities, and~~
- ~~C. The Director shall inspect the storm water facilities and approve and acknowledge that all conditions for accepting maintenance responsibility have been met.~~

CHAPTER 7 – BRIDGES AND MAJOR DRAINAGE STRUCTURES

12.07.010 Design Standards

~~A. All culvert pipe, box culverts, and bridges and major drainage structures, for which approval by the Kittitas County Public Works Department is required or which may ultimately be maintained by Kittitas County serving public or private roads and driveways shall conform to KCC 12.01.110 and 12.01.120.~~

~~AASHTO Standard Specifications for Highway Bridges, latest edition and applicable interim versions.~~

~~AASHTO Design Guidelines for Low Volume Roads, latest edition and applicable interim versions.~~

~~WSDOT, Standard Specifications for Road and Bridge Construction, latest edition.~~

~~WSDOT, Bridge Design Manual, latest edition.~~

~~WSDOT, Bridge Detailing Manual, latest edition.~~

~~WSDOT, Design Manual, latest edition.~~

~~B.A.~~ Bridge and major drainage structure clear width shall accommodate the full width of the traveled lanes and shoulders of approach roads. Bikeway and pedestrian walkways shall be provided where justified.

~~C.B.~~ All roadway structures must be designed in accordance with applicable WSDOT ~~D~~ design ~~M~~ manuals or AASHTO ~~D~~ design guidelines. All new bridges and major drainage structures shall meet a minimum design load structural capacity of HL-93, HS20-44 or as required by KCC 20.02.050. The load rating for privately owned bridges shall be posted as required by KCC 20.02.050.

~~D.C.~~ All box culverts and bridges shall have the year of construction permanently indented on the downstream headwall face in legible numbers. The numbers shall be 3" high by 1-1/2" wide by approximately 3/8" deep in the headwall face.

~~E.D.~~ All ~~box culverts and~~ bridges and major drainage structures designs shall be ~~designed~~ ~~done~~ by a ~~registered~~ professional civil engineer licensed in the State of Washington.

F. Foundation designs shall be based upon the recommendations of a qualified geo-technical engineer. These recommendations shall be documented in the geo-technical report.

~~G.~~ ~~Culvert and~~ ~~b~~ Bridge and major drainage structure waterway opening designs shall conform to the parameters of the applicable WSDOT ~~D~~ design ~~M~~ manual, ~~or~~ AASHTO ~~D~~ design ~~G~~ guidelines, and the guidelines and regulations of any agency, such as the Washington Department of Fish and Wildlife and Army Corps of Engineers.

H. Bridges and major drainage structures that function as a drive-way must meet the standards set forth in the most current version of the International Fire Code for minimum width and load as required by KCC 20.02.050.

~~12.07.020070.030~~ Structure Inspections

A. It is the developer's responsibility to ~~perform~~ ensure all materials are tested and inspected as testing required.

B. The ~~developer's~~ ~~owner's~~ structural engineer or his representative, familiar ~~with assumptions inherent in~~ with the structure's design, shall review the construction in sufficient detail to confirm that the construction is as specified.

C. ~~Inspection of construction shall be conducted~~ ~~provided~~, as frequently as necessary to ensure ~~assure that~~ the construction conforms to the plans and specifications. ~~Inspection shall be~~

~~by qualified technical personnel experienced in the inspection of similar structures.~~ A written log or report of all work shall be furnished to the County Engineer at completion of the structure.

- D. Testing of materials shall conform to the requirements of WSDOT Standard Specifications ~~for Road and Bridge Construction,~~ and WSDOT ~~Field~~ Materials Manual, latest editions, ~~and applicable interims.~~
- E. ~~When~~ land use development activities ~~applications that will~~ increase the use of existing bridges, ~~the bridges shall be re-inspected and shall provide~~ all inspection and testing ~~material results provided~~ to the Department of Public Works. Re-inspection of privately owned bridges shall be included in the road certification.
- F. Inspection of existing bridges shall be conducted by a ~~licensed professional civil~~ engineer licensed in the State of Washington familiar with bridge design, construction and load ratings. The engineer shall submit a report indicating the existing bridge meets the requirements set forth in these standards in regards to load rating, function, superstructure and abutments. ~~Bridges inspected~~ Inspections conducted within ~~two~~ 5 years do not need to be re-inspected unless there is obvious damage or deterioration to the sub-structure, superstructure or the approach.

CHAPTER 8 - SUBMITTAL REQUIREMENTS FOR CONSTRUCTION PLANS

12.08.010 General

The following documentation is required in conjunction with the submittal of construction plans for any public or private roadway or storm drainage improvement for which approval by the Kittitas County ~~Department of Public Works~~ Engineering Department is required.

12.08.020 Certification

- A. All construction plans and drainage reports, soils reports and pavement designs shall be prepared by, or under the direction of, a ~~professional civil~~ engineer, ~~licensed~~ registered in the State of Washington, and shall be reviewed for the minimum requirements set forth herein. The engineer should be aware that whenever unusual or serious problems are anticipated in conjunction with a proposed construction project, additional information and analysis beyond the minimum requirements of these specifications and criteria would be required.
- B. ~~Construction plans submitted for review and comment shall be prepared by a professional civil engineer, registered in the State of Washington. The~~ Construction plans submitted for review and comment must include the following statement on the cover sheet:

These construction plans for (name of subdivision, development, or project) were prepared by me (or under my direct supervision) in accordance with the requirements of the Kittitas County Road Standards.

Name of Engineer

Name of Firm

Date

The statement shall be signed and stamped by the ~~Registered licensed -civil Professional E~~ engineer who prepared or directed preparation of the construction plans.

C. Unless otherwise identified or noted, all construction plan submittals are assumed to comply with the provisions of ~~-these standards this manual,~~ Failure to follow prescribed procedures may result in return of submittals, additional review fees, or both.

D. Kittitas County shall not be responsible for the accuracy and adequacy of the design or dimensions and elevations on the plans. Kittitas County, through the acceptance of the construction plan or drainage report, assumes no responsibility for the completeness and/or accuracy of the construction plan or drainage report. The cover sheet shall bear the following statement:

The engineer who has prepared these plans, by execution and/or seal hereof does hereby affirm responsibility to the County, as a beneficiary of said engineer's work, for any errors and omissions contained in these plans, and approval of these plans by the ~~County Engineering Department~~ Department of Public Works shall not relieve the engineer who has prepared these plans of any such responsibility.

12.08.030 Submittal Procedure

Plans for proposed road and drainage construction shall be submitted to the Department of Public Works as follows:

- ~~A. The first submittal shall consist of two complete sets of preliminary civil engineering plans. The plans shall be submitted at plat application. The plans shall consist of a conceptual plan and profiles plan, proposed cross section and conceptual stormwater plan as required by KCC 12.06. prints together with drainage calculations and other necessary supporting information, and shall be signed and stamped by the applicant's engineer. The applicant's engineer must be a registered Civil Engineer in the State of Washington. Review fees, when adopted and applicable, shall be paid by the applicant before review of the plans by the County commences.~~
- ~~B. The second submittal shall consist of two complete sets of final civil engineering plans together with a final grading plan and profile plans, final stormwater plan, construction details, temporary erosion and sediment control plan or SWPPP, and any supporting documents such as stormwater calculations, geotechnical reports, environmental studies and traffic impact analysis. The plans shall be signed and stamped by the developer's engineer. The developer's engineer must be a civil engineer licensed in the State of Washington. Review fees, when adopted and applicable, shall be paid by the developer before review of the plans by the County commences.~~

~~A.C.~~ If corrections are required, the County will return a redlined print showing necessary corrections within 30 days of submittal.

~~B.D.~~ Subsequent submittals shall also contain two complete sets of plans and other supporting information, if corrected. When all corrections have been made to the County Engineer's satisfaction, the ~~original~~final ~~M~~mylar set of plans will be signed and returned to the ~~applicant~~developer's engineer.

E. Any revisions to approved plans shall be submitted for approval prior to construction. Revisions shall be stamped and signed by the developer's engineer. Proposed revisions shall be indicated on a copy of the original approved construction plans that includes the County Engineer's signature. The proposed revision shall be clearly shown by strikeout of text, cross-out of items, and/or clouding as appropriate, and by posting the drawing revision block. If the proposed revisions are to the satisfaction of the County Engineer, the revised mylar set of plans will be signed and returned to the developer's engineer.

~~C.F.~~ The ~~applicant~~developer's engineer shall provide the County with a good quality reproducible ~~M~~mylar and two complete sets of prints of the approved plans and one complete set of other supporting documentation. The ~~applicant~~developer's engineer shall also provide a quantity take-off and engineer's cost estimate of proposed construction when the project is to be secured by ~~a some form of~~ performance guarantee as outlined by KCC 12.01.150.-

~~D.G.~~ Plans will be reviewed by the County according to the date they were submitted. Previously reviewed or approved plans submitted to the County for a revision will be considered a new submittal. Approved plans under construction will be considered a resubmittal and will be reviewed prior to new submittals.

12.08.040 Vicinity Map

- A. Minimum scale is 1"=1000' showing the location and name of all arterial roadways within one mile of the proposed construction, and all other roadways in the vicinity of the proposed construction. Shading shall indicate the project area. This map is required on the cover sheet or first sheet of all submittals, if no cover sheet has been used. The vicinity map shall show all arterial roadways and major drainage ways. Section, Township, and Range shall also be shown.
- B. Minimum size of vicinity map shall be 10" x 10".

12.08.050 Key Map

- A. Minimum scale is 1"=500' showing the location and name of all roadways within and adjacent to the proposed construction and all future roadways. Scale ~~shall~~should be indicated. The key map ~~shall~~should be oriented consistent with detail in the sheet, i.e. same north.
- B. The key map is to appear on every sheet showing proposed roadway, storm drainage or grading improvements. The roadway or area that the design pertains to ~~shall~~will be shaded.

12.08.060 Title Block

A title block is required on every sheet and cover sheet submitted for review and acceptance. The subdivision name and filing number; Planned Unit Development name (if applicable); the type of improvement; name, address, including zip code, and telephone number and name of the consulting engineer; name, address, including zip code, telephone number and name of the ~~contact person~~developer or agent at the developer; and sheet number (consecutive, beginning with the cover sheet) shall be included in the title block.

The title block shall be located in the extreme lower right hand corner, the right side margin, or along the bottom edge of the sheet.

12.08.070 Acceptance Block

A. All roadway construction plans, storm ~~water-sewer~~ or other drainage improvement construction plans, and privately or publicly maintained storm-water detention or retention facility construction plans must show the acceptance signature of the designated representative of the Kittitas County Department of Public Works~~Engineering Department~~.

~~A. Plans for traffic control during construction must be accepted prior to issuing construction permits.~~

~~B. Signing/striping plans require acceptance prior to issuing construction permits.~~

~~C. A. The acceptance block shall be located in the lower right hand quadrant of the cover sheet.~~

~~D. B. Acceptance block shall be as follows:~~

“These plans have been reviewed by Kittitas County Department of Public Works and have been accepted for complying with the requirements of Kittitas County Road Standards.

Director of Public Works County Engineer_____

Date

12.080.080 General Standards for Subdivision Final Construction Plans

The following general standards shall be met for final construction plans.

A. ~~All road and storm water sewer~~ construction must conform to ~~the~~ Kittitas County Road and storm water ~~S~~standards current at the time of ~~construction application~~. Any construction occurring four years or more after ~~final approval the execution of the subdivision improvements agreement~~ shall require reexamination of the plans by the Engineer who may require that they be made to conform to standards and specifications current at that time.

B. The developer’s contractor shall give ~~the Kittitas County Engineering Department the~~ Department of Public Works staff at least ~~twenty-four~~ 24-hours advance notice before beginning road construction. Road paving or aggregate base course placement shall not start until the subgrade is proof rolled ~~and~~ inspected, and compaction test results for the subgrade and any utility trenches are submitted and approved by the County Engineer.

- C. The contractor shall obtain separate access, work in the right-of-way or franchise or utility permits from Public Works~~the DPW~~ before undertaking any construction work in the existing County right-of-way.
- D. All traffic control devices must conform to the Manual on Uniform Traffic Control Devices (MUTCD), current edition at the time of construction.
- E. Prior to release of collateral by Kittitas County the developer must present a statement from an civil engineer ~~registered as a professional engineer licensed~~ in the State of Washington that the project has been completed in substantial compliance with approved plans and specifications. The developer's engineer and must document ~~ing that the engineer has made~~ regular on-site inspections were conducted during the course of construction, and the field plans utilized were the same as those approved by Kittitas County. The engineer shall also state ~~that~~ quality control testing ~~has been undertaken for the project, which testing~~ demonstrates compliance with the plans and specifications approved by Kittitas County. A final inspection by the Department of Public Works is required and all deficiencies must be corrected prior to release of collateral.

The developer must also submit the following items prior to release of collateral or final approval:

1. "As-built" plans for the improvements must be submitted with the road certification or at the time the letter requesting collateral release is submitted. The "as-built" plans must be clearly labeled as such, and must be signed and dated by a registered licensed civil~~professional~~ engineer. They may be design plan markups and must show any deviations from the approved plans. Release of collateral will not occur if the County Engineer determines deviations are present which have not received prior approval.
 2. A letter or letters of acceptance and responsibility for maintenance of the improvements by the appropriate utility company, special district, city, or town for all utilities and roads.
 3. A letter from the appropriate fire authority stating that fire hydrants are in place in accord with the approved plans. The letter shall also state that the fire hydrants are operational and provide the results of fire flow tests.
 4. For roads under consideration for adoption to the county road system: Quality control test results must be submitted for all phases of the project in accordance with the Washington Department of Transportation's schedule for minimum materials sampling, testing, and inspection as found in the WSDOT Materials Manual. The Department of Public Works shall review and approve a proposed schedule of testing before commencement of construction.
- F. Phased Construction~~PHASED CONSTRUCTION~~
1. Engineer drawn plans must be submitted and approved by the County for the entire development.
 2. The construction may be phased. Final approval of a phase will be granted once the road is constructed and inspected or the construction is bonded.

3. Phased construction must result in a safe and usable facility at the end of the current phase. Temporary road construction or safety features may be required until the next phase is completed.

12.08.090100 Scale

Scales listed are the minimum. More detailed scales may be required where necessary to clearly show details.

- A. Plan and profile plans: Horizontal 1"=50', Vertical 1"=5'.
- B. Master, preliminary, and final drainage plans; site plans, etc.: from 1"=50' to 1"=100'.

12.08.100110 Date of Plans

The original date of the plans and any subsequent revisions must be shown in the title block.

12.08.110120 Seal and Signature

The seal and signature of the developer's/owner's engineer, under whose supervision the plans were prepared, shall be located next to the Aacceptance Bblock on each sheet.

12.08.120130 Underground Utilities

The type, size, location and number of all underground utilities shall be shown. Field verified elevations and locations may be required on the construction plans for all underground utilities that will potentially affect the design or construction. It will be the responsibility of the contractor to verify the existence and location of all underground utilities along their route of work prior to commencing any new construction.

12.08.130 Private Improvements

- A. Private improvements such as roadways, driveways, utilities, etc. shall be clearly shown and labeled as such on each sheet of the construction plans. The note below shall appear on the cover sheet of the construction plans for private improvements:

Kittitas County shall not be responsible for the maintenance of roadway and appurtenant improvements, including storm drainage structures and pipes, for the following private roads: (list).

- B. When a request is made for the County to assume maintenance of any private improvement, it shall be the responsibility of the person(s) making the request to satisfactorily demonstrate that the private improvement is in fact constructed in accordance with the Kittitas County Roadway Standards.

- B.C. The County will review these requests under normal review procedures as outlined previously in these Roadway Standards in KCC 12.01.160.

~~C. Generally, Kittitas County will not accept maintenance responsibilities for private or public road improvements associated with land development activities. In no case shall private improvements not constructed in accordance with the applicable design and construction standards and specifications be accepted for maintenance by Kittitas County.~~

12.08.140 Requirements for Road Plan and Profile Drawings

In addition to the requirements set forth elsewhere in these ~~Road~~ Standards, the following information shall be shown on all roadway plans submitted for review and approval.

A. Plan View - The plan view shall include, but not be limited to, the following:

1. Existing and proposed ~~P~~property and ~~/or right-of-way R.O.W.~~ lines, easements, ~~and/or~~ tracts and ~~/or~~ irrigation ditch(s). Type and dimension of the easements or tracts are to be clearly labeled. Property lines and right-of-way R.O.W. lines are to be dimensioned.
2. Survey lines and stations shall normally be based on centerline of street; other profiles may be included but shall be referenced to centerline stationing. Stationing is to be equated to flowline stationing at cul-de-sacs.
3. Roadways and roadway names.
4. Existing utilities, ~~and~~ structures and their appurtenances, including, but not limited to: ~~Stormwater sewer & appurtenances~~, fence lines and gates, water lines ~~& appurtenances~~, irrigation, ditches ~~or swales~~, electric lines ~~& appurtenances~~, curbs and gutters, sewer lines ~~& appurtenances~~, pavement limits, communication lines telephone lines & appurtenances, bridges or culverts, ~~CATV lines & appurtenances~~, guardrails, signs, gas lines ~~& appurtenances~~, etc.
5. Station and critical elevation (flowline, invert of pipe, etc.) of all existing and proposed utility or drainage structures. Location of utilities shall be dimensioned horizontally and vertically from roadway centerline profile grade.
6. Storm drainage flow direction arrows, particularly at intersections and all high and low points.
7. Match lines and consecutive sheet numbers, beginning with cover sheet.
8. Station and elevation of all horizontal curves including PI, PC's, PT's, etc.; high or low point and PI of all vertical curves; existing and proposed, centerline bearings, distances, and complete curve data.

9. Curb return radii, existing and proposed; stations and elevations of all curb returns; mid point elevations, flowline-flowline intersection elevations, and percent of grade from the PRCP-C.R. to flowline-flowline intersections of all crosspans.
10. Mid-block handicap ramp locations at tee intersections.
11. Centerline stations of all non-single family residential driveways and all intersecting roadways.
12. Survey tie lines to section corners or quarter corners, consistent with that shown on the plat.
13. Typical roadway cross section for all roadways, existing or proposed, within and adjacent to the proposed development. These cross sections shall appear on the detail sheet, or if no detail sheet has been used, on the first sheet of the submittal showing roadway design. They shall indicate type of roadway(s), profile grade design point (centerline, flow-line, top of curb, lip of gutter, etc.), roadway width, right-of-way, type of curb, gutter and sidewalk as required, pavement cross slope, pavement thickness, and structural material components of the pavement, base and subbase, together with specifications for treatment of subgrade and installation of pavement structural members.
14. Construction plans for arterial improvements. Any roadway improvements including intersections intersecting an arterial, or any collector intersection requiring signalized traffic control. The construction plans shall include construction and lane details for the new construction and existing facilities a minimum of 150 ft beyond the limits of construction.
15. Basis of plan view and profile elevations shall be the same, i.e. flowline and flowline, top of curb and top of curb, etc.

B. Profile

The profile shall include, but not be limited to, the following:

1. Original ground (dashed) and design grade (heavy, solid). Both grades are to be plainly labeled.
2. For six inch vertical curb and gutter, all design elevations shall be centerline, lip of gutter, or flowline (preferred). For combination of curb, gutter and sidewalk, all design elevations shall be back of sidewalk, lip of gutter, or flowline (preferred). All design elevations shall be centerline, top of curb, lip of gutter, or flowline (preferred) for 6 in. vertical curb and gutter; or back of sidewalk, or lip of gutter, or flowline (preferred) for combination curb, gutter and walk. The basis of record drawing information shall be the same as the design (both flowline or both top of curb, etc.).
3. Stationing continuous for the entire portion of the roadway shown in the plan view, with the centerline station of all non-single family driveways and all intersecting roadways clearly labeled.

4. All existing curbs, gutters, sidewalks and pavement adjacent to the proposed design. Basis for existing grades shall be as-built elevations at intervals not to exceed ~~twenty five (25)~~ feet. Previously approved designs are not an acceptable means of establishing existing grades.
5. ~~Existing and new utilities.~~ Elevation and location of all existing and new utilities in the immediate vicinity of the construction shall be shown on the plans.
6. Station and elevation of all vertical grade breaks, existing (as-built) and proposed.
7. Distance and grade between VPI's.
8. Vertical curves, when necessary, with VPI, VPC, and VPT, high or low point (if applicable) stations and elevations. All vertical curves shall be labeled with length of curve (L) and $K=L/A$ where A is the algebraic difference in slopes, in percent.
9. Profiles for all curb returns (except medians).

C. Notes

In addition to other notes required in these Standards, the following notes shall appear on the cover sheet of all submittals containing roadway plans. If a cover sheet has not been used, they shall be put on the sheet of the plans containing roadway design criteria.

1. Inspection: Construction shall not begin until permits have been issued. If a ~~Kittitas County Engineering Inspector~~ Department of Public Works site inspector is not available after proper notice of construction activity has been provided, the permittee may commence work in the ~~ti~~inspector's absence. However, Kittitas County reserves the right ~~to not to~~ accept the improvement if subsequent testing reveals an improper installation.
2. Paving shall not start until the mix design is accepted by the County Engineer.
3. All stationing is based on centerline of roadways unless otherwise noted.
4. All elevations are on USGS DATUM with date. Point monument shall be shown on construction location plans.
5. ~~Except where otherwise provided for in these plans and specifications, the most current editions of the Washington Department of Transportation 'WSDOT Standard Specifications for Road and Bridge Construction, and the Washington Department of Transportation 'M & S Standards, WSDOT Standard Plans latest edition,~~ shall ~~su~~apply.

12.08.150 Signing and Striping Plans

A. Because the County may maintain the traffic control devices on public rights-of-way, ~~a~~All traffic control devices shall be fabricated and installed in accordance with MUTCD, current edition at the time of construction.

~~B. All signage and striping costs shall be the responsibility of the developer.~~

~~C. Plans for traffic control during construction must be accepted prior to issuing construction permits.~~

~~D. Signing and striping plans require acceptance prior to issuing construction permits.~~

~~B.E. Permanent signage and striping shall be complete and in place before any new roadway is opened to the public. Traffic signal installation and equipment shall conform to the Washington Department of Transportation WSDOT Standards and Specifications. The Manual on Uniform Traffic Control Devices Signal Warrants MUTCD requirements shall be met for signal installation. All subdivisions, road improvement projects, and/or commercial development must incorporate a separate signage and striping plan in accordance with the following criteria:~~

1. Submittal - Separate signage and striping plans are to consist of an overall area map noting all specific use areas, such as schools, parks, recreation centers, library, commercial, industrial, etc. The pages following the area map are to be broken down into road segments, for notation of signage and striping details.

2. Review Process - There are two steps the plans must undergo for review.

~~a1.~~ The first step of review is a redline markup. Requirements will be marked where necessary and the plans returned to the developer/owner's engineer.

~~b2.~~ Second, the revised plans and the marked preliminary plans must be resubmitted for final review with a signature box included for the County Engineer. If the final submittal is acceptable, the County Engineer will notify the developer/owner's engineer to send the Mylar cover sheet of the plans for sign off.

~~c3.~~ Final plans shall, in all cases, be included along with the road construction plans, utility construction plans, ~~and a~~ grading and drainage plan, and the plat ~~or plot plan~~.

~~e. General Provisions - Traffic control devices shall conform to the Federal Manual on Uniform Traffic Control Devices (MUTCD).~~

3. Sign Warrants - Traffic control devices which are not warranted by MUTCD shall not be installed. When MUTCD guidelines are not applicable for a given case, a traffic engineering study by the developer/owner's engineer will be required. This study will address the existing conditions, safety issues, and the applicable warrants.

12.08.160 ~~Range Points, Property Monuments, and Benchmarks~~

- A. All monuments delineating ~~Right-of-Way~~ boundaries of property or witness thereof shall be set in accordance with this section and all applicable State of Washington laws and regulations.
- B. ~~Any "aliquot corner" (section corner, quarter corner, etc.), as described in the Public Land Survey System, shall be monumented per Washington State Statutes. If such a corner falls within concrete or asphalt, a monument case and cover range box (Kittitas County standards)~~ shall be installed to protect and provide access to said corner.
- C. If so desired, the Developer may install ~~monument cases and covers range boxes~~ in asphalt or concrete for property monuments, range points, benchmarks, etc., if the boxes comply with Kittitas County standards.

CHAPTER 9 – PUBLIC ROAD CONSTRUCTION CONTROL AND INSPECTION

12.09.010 Basis for Control of the Work

- A. Work performed in the construction or improvement of County roads, future ~~County~~ ~~R~~roads, whether by or for a private developer, by County forces, by County ~~C~~contractor or by private contractor, shall be done in accordance with Kittitas County Road Standards and approved plans (~~Section KCC~~ 12.08). **IT IS EMPHASIZED THAT NO WORK MAY BE STARTED UNTIL SUCH PLANS ARE APPROVED.** Any revision to such plans shall be approved by the ~~County Engineer~~~~Director~~ before being implemented.
- B. The ~~County Engineer~~~~Director~~ will have authority to enforce the Standards as well as other referenced or pertinent specifications. He will appoint project engineers, assistants and inspectors as necessary to inspect work and they will exercise authority as the ~~County Engineer~~~~Director~~ may delegate.
- ~~C. Provisions of Section 1-05 (Control of Work) of the WSDOT Standard Specifications, most recent edition, shall apply, with the term "Engineer" therein construed to be the Director of Public Works~~County Engineer as defined in ~~KCC Section~~ 12.02.020 of these Standards.

12.09.020 Subdivision, Commercial and Right-of-Way Development Inspection

On all road and drainage facility construction open to the public or maintained by the public, proposed or in progress for adoption onto the county road system, which relates to subdivision, commercial and right-of-way development, control and inspection will be done by the Department of Public Works. Unless otherwise instructed by the ~~County Engineer~~~~Director~~, construction events which require monitoring or inspection are identified as follows, with prior notification to the Department of Public Works office (Telephone 509-962-7523).

- A. Preconstruction Conference: Three working days prior notice. Conference must precede the beginning of construction and include contractor, designing engineer, utilities and other parties affected. Plan approvals and permits must be in hand prior to the conference.

- B. Clearing and Temporary Erosion/Sedimentation Control: One working day notice prior to initial site work involving drainage and installation of temporary water retention, ~~detention~~ and siltation control. Such work to be in accordance with the approved plans.
- C. Utility and Storm Drainage Installation: One working day notice prior to trenching and placing of storm ~~drainage systems~~ sewers.
- D. Utility and Storm Drainage Backfill and Compaction: One working day notice before backfill and compaction of storm ~~sewers~~ drainage systems.
- E. Subgrade Completion: One working day notice at stage that underground utilities and roadway grading are complete, to include placement of gravel base if required. Inspection to include compaction tests and certifications described in KCCSection 12.08.
- F. Curb and Sidewalk Forming: One working day notice to verify proper forming and preparation prior to pouring concrete.
- G. Curb and Sidewalk Placement: One working day notice to check placement of concrete.
- H. Crushed Surfacing Placement: One working day notice to check placement and compaction of crushed surfacing base course and top course.
- I. Paving: Three working days notice in advance of paving with asphalt or Portland cement concrete.
- J. Structural: Three working days notice prior to each of critical stages such as placing foundation piling or footings, placement and assembly of major components, and completion of structure and approaches. Tests and certification requirements will be as directed by the County Engineer ~~Director~~.
- K. Final Inspection: Five working days prior to overall check of roadway or drainage project site, to include completion of paving and associated appurtenances and improvements, cleaning of drainage system and all necessary clean-up. Prior to approval of construction work, acceptance for maintenance and release of construction performance bonds, the developer/contractor shall pay any required fees, submit any required maintenance and defect financial guarantees, provide certification of monumentation and submit one ~~photo mylar or ink on~~ mylar set ~~of or sets of blue line final~~, corrected plans (as-built) reflecting all minor and design plan changes of the roadway and drainage systems. The Department of Public Works shall specify the number of mylar blue line sets as warranted by the type of improvement. Mylars ~~and blue line drawings~~ shall not have any shading or adhesive addition in any areas. If original plans were completed on a CADD system, the developer/contractor shall submit, in addition to mylars, a copy of the CADD drawing files in .DWG/DOS/DXF format.
- L. Final Maintenance Inspection: 30 days prior to the end of the maintenance period. Prior to release of the maintenance guarantee, there shall be successful completion of the maintenance period as described in KCCSection, 12.01.150, repair of any failed facilities and the payment of any outstanding fees.

L.M. Quality Control: Contractor shall retain the services of an independent testing agency to perform quality control/quality assurance (QC/QA). Inspection reports and testing results shall be submitted to the Department of Public Works before close of the next working day.

12.09.030 Penalties for Failure to Notify for Development Inspection

Timely notification by the developer as noted is essential for the County to verify through inspection that the work meets the standard. Failure to notify in time may oblige the County to arrange appropriate sampling and testing after-the-fact, with certification, either by a qualified private engineer or by ~~the~~ County personnel. Costs of such testing and certification shall be ~~the responsibility of borne by~~ the developer. If the County Engineer requires further sampling, testing or certification, further work on the development may be prohibited or limited until all directed tests have been completed and corrections made to the satisfaction of the County Engineer. If necessary the County may take further legal actions.

12.09.040 Embankment Construction Control in Developments

The provisions of Section 2-03 (Roadway Excavation and Embankment) of the WSDOT Standard Specifications apply in all respects to development construction unless otherwise instructed by the County Engineer~~Director~~. The following elements are cited for clarification and emphasis:

A. Embankment and Cut-Section Compaction:

~~— Compaction of the top two feet of all fill subgrade and the top six inches of cut native subgrade shall meet a minimum 95% of maximum density in accordance with WSDOT Standard Specifications Section 2-03.3(14)-C (Compacting Earth Embankment) - Method B. Subgrade fill below the top two feet shall be compacted to 09% of maximum density.~~

B. Testing for Density:

1. Prior to placing any surfacing material on the roadway, it will be the responsibility of the developer or contractor to provide density test reports certified by a ~~civil~~professional engineer ~~licensed~~registered in the State of Washington. Optimum moisture content and maximum density shall be determined by methods cited in Section 2-03.3(14)D (Compaction and Moisture Control Tests) of WSDOT Standard Specifications or by other tests approved by the County Engineer~~Director~~. In fill sections a minimum of one test shall be taken every 1,000 cubic yards or fraction thereof and on each lift of embankment. In cut sections the interval shall be every 100 feet of roadway. For work to be accepted, tests must show consistent uniform density as required by the tests referenced above.
2. In cases where tests do not meet the minimum standard, corrective action shall be taken such as adding water, aerating, replacing material or applying more compactive effort as directed by the developer's engineer. Retests shall show passing densities prior to placing the next lift of subgrade fill.

C. Finishing Subgrade:

After subgrade preparation has been completed, it shall be thoroughly checked by the developer or contractor using a level, string line, crown board or other means to determine that the subgrade conforms to the typical section or special plan conditions prior to placing any surfacing material.

12.09.050 Traffic Control in Development Construction

A. Interim Traffic Control:

The developer's contractor shall be responsible for interim traffic control during construction on or along traveled County roadways. When roadway or drainage work is to be performed on County roadways that are open to traffic, the contractor will be required to submit a traffic control plan for approval by the County Engineer~~Director~~ prior to beginning the work. Traffic control shall follow the guidelines of Section 1-07.23 (Public Convenience and Safety) of the WSDOT Standard Specifications. All barricades, signs and flagging shall conform to the requirements of the MUTCD Manual. Signs must be legible and visible and should be removed at the end of each workday if not applicable after construction hours.

B. Temporary Road Closures and Detours:

When temporary road closures cannot be avoided the contractor shall post "To Be Closed" signs and place a legal notice in the newspaper a minimum of five working days prior to the closing. The types and locations of the signs shall be shown on a detour plan. A detour plan must be prepared and submitted to the Department of Public Works at least 10 ten-working days in advance of the proposed closure, and approved prior to closing any County roadway. In addition, the contractor must notify, in writing, local fire, school, law enforcement authorities, postal service and any other affected persons as directed by the County Engineer~~Director~~ at least five working days prior to the closing.

C. Haul Routes:

The County Engineer may require the contractor to submit a pavement analysis of the proposed haul route, prior to and immediately after construction ends. The pavement analysis shall be performed by an engineer licensed in the State of Washington. If the final pavement analysis determines that the roadway has been damaged, the contractor shall be responsible for restoration of the roadway.

If the construction of a proposed development is determined by the County Engineer~~Director~~ to require special routing of large trucks or heavy construction equipment to prevent impacts to surrounding roads, residences or business, the contractor shall be required to develop and use an approved haul route.

When required, the haul route plan must be prepared and submitted to the County Engineer~~Director~~ and approved prior to beginning or continuing construction. The haul route plan shall address routing, hours of operation, signing, flagging and daily maintenance.

If the contractor's equipment or suppliers fail to use the designated haul route, the County Engineer~~Director~~ may prohibit or limit further work on the development until such time as the requirements of the haul route are complied with.

D. Haul Road-Route Agreement;

When identified as a need by the SEPA review process or by the County Engineer~~Director~~, a haul ~~road-route~~ agreement shall be obtained by the ~~F~~franchised ~~U~~utility, ~~D~~developer or ~~P~~property ~~O~~wner establishing restoration procedures to be performed upon completion of the haul operation.

12.09.060 County Forces and County Contract Road Inspection

Road construction performed by County forces or by contract for the County will be inspected under supervision of the County Engineer~~Director~~.

12.09.070 Call Before You Dig

Developers and contractors are responsible for notification of utilities a minimum of ~~48-hours~~ two working days in advance of any ~~construction in right-of-way or utility easements~~ excavation, or as required by RCW 19.122. The utility One-Call Center phone number 1-800-424-5555 or 811 should be prominently displayed at the work site. Notifications may also be entered online at www.callbeforeyoudig.org.

Chapter 12.10 TRANSPORTATION CONCURRENCY MANAGEMENT

12.10.010 Purpose

The purpose of this chapter is to ensure that adequate transportation facilities are available or provided concurrent with development, in accordance with the Growth Management Act (RCW 36.70A.070) and consistent with WAC 365-195-510 and 365-195-835. No development permit shall be issued except in accordance with this chapter.

12.10.020 Authority

The public works director, or his/her designee, shall be responsible for implementing and enforcing this chapter.

12.10.030 Level of Service Standards

The transportation level of service standards for purposes of concurrency review are described and contained in the Kittitas County Comprehensive Plan, Long Range Transportation Plan and any adopted modifications.

12.10.040 Concurrency Evaluation

A. Application

- A. The County review of all applications for development permits shall include a concurrency evaluation.
- B. The County shall monitor what the impact of approving concurrency will be on the capacity of transportation facilities.
- C. A concurrency evaluation shall be required for all development applications in which the proposed development is projected to have an impact upon any affected transportation corridor or intersection. A transportation impact analysis (TIA) shall be required for all development that will generate more than nine (9) peak hour vehicle trips unless the requirement for a study has been waived by the Public Works director.
- D. The TIA shall be prepared by and/or under the supervision of a registered engineer in the State of Washington.
- E. To establish the scope of the TIA, the applicant/developer shall follow the Public Works Department TIA guidelines and shall provide a preliminary, limited scope analysis documenting the estimated trip generation and distribution for the proposed development application. The director or his designee will review and adjust, if necessary, this information for use in establishing the analysis locations for the TIA for the concurrency evaluation. The TIA shall, at a minimum, provide the following information for the identified concurrency locations:
 - 1. Number of peak hour trips generated by the development according to the ITE trip generation manual or other method approved by the director;
 - 2. Anticipated trip distribution;
 - 3. The current calculated level of service of all impacted transportation facilities;
 - 4. The future calculated level of service of all impacted transportation facilities, as identified by the county, incorporating traffic volumes from the proposed development;
 - 5. Any proposed mitigation; and
 - 6. The future calculated level of service of all impacted transportation facilities with the incorporation of proposed development traffic volumes and any proposed mitigation.
 - 7. Any adverse effects or safety hazards that are created or worsened by trips generated by the development and the effect these trips may have on the structural integrity of the transportation facilities.

- F. The TIA shall be based on traffic counts obtained within twelve (12) months of the fully complete date of the development application as determined under Section 15A.03.040. The traffic counts shall reflect representative traffic conditions within transportation corridors and at intersections.
- G. The Public Works director reserves the right to require an applicant/developer to provide data and/or analysis as part of a particular TIA, where the Public Works director determines that additional information or analysis is required to implement the standards and requirements contained in this section.
- H. The concurrency evaluation and determination shall be completed prior to:
 - 1. Issuance of administrative approval/denial of the project permit if SEPA review is not a requirement of the project; or
 - 2. Issuance of the DNS, MDNS or DS if SEPA review is a requirement of the project; or
 - 3. Issuance of the staff report to the hearings examiner if there is a hearing before the hearings examiner and SEPA review is not a requirement of the project.
- I. Development permits for phased developments shall have the concurrency evaluation completed for the entire project. A developer may elect to have the concurrency evaluation undertaken for less than the entire project if and only if:
 - 1. The director agrees to such limited evaluation; and
 - 2. Each phase shall include all of the infrastructure to service that phase; and
 - 3. There is a written note included in the preliminary approval for such phased development that the traffic concurrency evaluation is limited only to the specific phases for which approval has been provided.
- J. Upon the written request of an applicant/developer, the Public Works director may waive the requirement for a TIA where potential transportation impacts upon the affected transportation corridor(s) and/or intersections have been adequately analyzed in prior research or reports and/or are not projected to cause a reduction in the operating level of affected transportation corridors and/or intersections. Applicant/Developers must provide justification for their request to include, but not be limited to, the number of trips that will be generated by the development, where these trips will access transportation facilities, and the distribution of the trips when entering onto transportation facilities at multiple access points.
- K. The County may undertake an independent TIA to confirm or revise the results of the applicant/developer's TIA.

- L. The County may reserve capacity on its transportation facilities for future developments considered high priority by the County.

12.10.050 Concurrency Determination

The county shall not approve a development permit unless there are adequate transportation facilities to meet the level of service standards for existing and approved uses, based on the forecast peak hour traffic volumes and the committed transportation system. Concurrency requires adequate transportation facilities to be in place at the time of development or that a financial commitment is in place to complete the improvements or strategies needed for adequate transportation facilities within six years.

- A. If the concurrency evaluation shows that the ratio of the forecast peak hour traffic volume to the capacity of each transportation facility is equal to or less than the adopted level of service standard for each impacted transportation facility, the director shall issue a determination of concurrency finding, according to the provisions of KCC 12.10.060. This determination of concurrency finding shall include a certificate of transportation capacity for developments that are expected to generate more than nine (9) ~~or more~~ peak hour vehicle trips.
- B. If the concurrency evaluation shows that the ratio of the forecast peak hour traffic volume to the capacity of any transportation facility exceeds the adopted level of service standard for any impacted transportation facility, the concurrency test is not passed and the director shall notify the ~~applicant~~developer in writing of the denial finding. The ~~applicant~~developer may:
 - 1. Amend the application within 90 days in such a way to ensure that the ratio of the forecast peak hour traffic volume to the capacity of each transportation facility does not exceed the adopted level of service standard for each impacted transportation facility. To meet the foregoing, amendments may include one or more of the following:
 - a. Modify the project to reduce the impact on affected facilities;
 - b. Phase the project to coincide with planned improvements that will ensure concurrency;
 - c. Mitigate the impacts of the project to ensure concurrency;
 - d. Arrange with the service provider to provide the additional capacity of facilities required; and/or
 - e. Propose transportation strategies that will reduce the demand for capacity;
 - 2. Ask the director for formal reconsideration of the concurrency evaluation in accordance with the provisions of KCC 12.10.070;
 - 3. Withdraw the application and reapply for an evaluation when concurrency can be ensured; or
 - 4. Appeal the denial or imposition of conditions per KCC ~~12.10.080~~15A.07 or KCC 15A.08, based on the underlying land use decision in accordance with Ch. 36.70B RCW.

12.10.060 Determination of Concurrency Finding

- A. A determination of concurrency finding shall be issued by the County ~~per the requirements of 12.10.040(8)~~ for the development permit for which a concurrency evaluation was conducted. If applicable, payment of a fee shall be a condition prior to issuing the determination of concurrency finding.
- B. The determination of concurrency finding will include a certificate of transportation capacity for proposed developments that are expected to generate more than nine (9) ~~or more~~ peak hour vehicle trips. This certificate shall apply only to the specific land uses, densities, intensities and development projects described in the approved development permit. In the event that, subsequent to issuance of the certificate, the approved development is modified to generate lower traffic impacts on the transportation system, the certificate shall be modified to reflect the reduced traffic impact. In no event shall the certificate of transportation capacity be for a greater amount of capacity than is needed for the development proposed in the underlying permit application, except as provided for phased development.
- C. Phasing. The determination of concurrency finding shall be issued for all phases of a development permit, except when the conditions set forth in KCC ~~12.10.040(I)12.10.050(A)(9)~~ have been fulfilled. In this case the certificate shall be conditioned to note that certificates are required for future phases. The certificate shall specifically identify the amount, extent and timing of any required traffic mitigation.
- D. Transferability. A certificate of transportation capacity is not transferable to other land. The certificate of transportation capacity, once issued, shall become part of the development permit and shall be transferred to new owners of the original land, if and only if the development permit is so transferred to the new owners.
- E. Capacity Allocations. The ~~applicant~~developer may, as part of a development permit application, designate in writing the amount of capacity to be allocated to portions of the property, such as lots, blocks, parcels, or tracts included in the application. Any such allocation shall be reflected in the certificate of transportation capacity. Capacity may be reassigned or allocated within the boundaries of the original property by application to the director. The director shall amend the certificate accordingly.
- F. Life Span of Certificate. A certificate of transportation capacity shall expire when the accompanying development permit expires or is revoked. The certificate may be extended according to the same terms and conditions as the accompanying development permit. If the development permit is granted an extension, so shall the certificate of transportation capacity. If the accompanying development permit does not expire, the certificate of transportation capacity shall be valid for four years from the date of issuance. The director may approve an extension of up to one year.

- G. Unused Capacity. Any capacity that is not used because the developer voluntarily surrenders the certificate, decides not to develop, or the accompanying development permit expires, shall be returned to the available pool of capacity.

12.10.070 Administrative Reconsideration

- A. The ~~applicant~~developer may request reconsideration of the results of the concurrency evaluation within 15 days of the written notification of the evaluation results by filing a formal request for reconsideration specifying the grounds thereof, using forms authorized by the department.
- B. The director shall reconsider the evaluation results and issue a determination within 30 days of the filing of such request either upholding the original determination or amending it.
- C. The results of an administrative reconsideration may be appealed ~~to the Road Variance Committee,~~ as provided by KCC ~~12.10.050(B)(4)12-01.130.~~

~~12.10.080 Appeal~~

~~A. Any appeal of a concurrency finding shall be made to the Road Variance Committee as provided by KCC 12.01.130 within 15 days after issuance of the determination of concurrency finding.~~

- B. Any appeal shall be accompanied by a fee as defined in the county's fee schedule.

12.10.090 Definitions

- A. "Adequate transportation facilities" means transportation facilities which have the capacity to serve development while meeting the county's established level of service standards.
- B. "Calculated level of service" means the ratio of the forecast peak hour traffic volume to the capacity of a transportation facility.
- C. "Capacity" means the estimated directional rate of traffic flow that can be accommodated by a given transportation facility within the peak hour and is expressed in terms of vehicles per hour. The capacity used in the concurrency evaluation is defined by the county and based on the committed transportation system.
- D. "Capacity allocation" is a measure of the traffic generated by a development that is assigned to use a transportation facility.
- E. "Capacity pool" is a measure of the remaining capacity available on a transportation facility that can be allocated to future developments.
- F. "Certificate of transportation concurrency" is the final document issued by Kittitas County, confirming availability and reserving capacity on the county's transportation facilities specific to the proposed development or development permit.
- G. "Committed transportation system" means the system of transportation facilities used to calculate the level of service relative to a development proposal. It includes existing transportation facilities and proposed facilities which are fully funded for construction in the most currently adopted six-year transportation improvement program or for which voluntary financial commitments have been secured in an amount sufficient to complete the particular facility improvement. The county may make adjustments to the committed transportation system for corrections, updates, and modifications concerning costs, revenue

sources, acceptance of facilities pursuant to dedications consistent with the adopted Comprehensive Plan, or the date of construction (scheduled for completion within the six-year period) of any facility enumerated in the six-year transportation improvement program. The committed transportation system includes:

1. County roads;
 2. State highways and freeways within the county;
 3. Bus routes;
 4. Park and ride lot locations;
 5. Trails, pathways, or other nonmotorized transportation facilities;
 6. High occupancy vehicle exclusive lanes; and
 7. Projects to be provided by the state, cities or other jurisdictions may become part of the committed transportation system upon decision of the county.
- H. "Change in use" means a modification to an existing building or site to accommodate a more intensive use. A change in use is subject to concurrency determination for the new increase in traffic only.
- I. "Concurrency" means that adequate transportation facilities are in place at the time of development or that a financial commitment is in place to complete the improvements or strategies needed for adequate transportation facilities within six years.
- J. "Concurrency evaluation" means the process to determine if a proposed development's impact on transportation facilities meets the county's level of service standards set for those affected roadways, as defined in this chapter.
- K. "Determination of concurrency" means a determination by the director based on a concurrency evaluation that shows that the development's impacts on the transportation system will not result in the level of service of a transportation facility falling below the adopted level of service standard for the facility.
- L. "Department" means the Kittitas County Department of Public Works.
- M. "Developer" means the person or persons legally responsible for the land use development activity.
- N. "Development permit" means any order, permit or other official action of the county granting, or granting with conditions, an activity that requires federal, state, or local approval for the use or modification of land or its resource. These activities include, but are not limited to, subdivision and short subdivisions; binding site plans; planned unit developments; variances; shoreline substantial development; and conditional use permits. Building or construction permits are not considered for a concurrency determination unless they create a more intensive change in use because the lot sites for building or construction permits have already been evaluated for concurrency during the lot creation process.
- O. "Development units" means the proposed quantity of development measured by dwelling units for residential development and square feet for specific nonresidential use categories, which are the basis of the calculations of level of service for the determination of concurrency.
- P. "Director" means the public works director, or his/her designee.
- Q. "Financial commitment" consists of the following:
1. Revenue designated in the most currently adopted six-year transportation improvement program for transportation facilities or strategies comprising the committed transportation system. Projects to be used in defining the committed transportation system shall represent those projects that are identified as funded for construction in the six years of the six-year transportation improvement program;
 2. Revenue from federal or state grants for which the county has received notice of approval; and
 3. Revenue that is assured by an applicant/developer in a form approved by the county in a voluntary agreement.

- R. "Forecast peak hour traffic volume" means a forecast peak hour traffic volume that includes existing traffic, ambient traffic growth, traffic from other future development projects that were applied for prior to the subject development application based on Kittitas County records, and the traffic anticipated from the subject development.
- S. "Growth Management Act" means the Washington State Growth Management Act (Chapter 36.70A RCW) and any adopted amendments.
- T. "ITE trip generation manual" means the manual prepared by the Institute of Transportation Engineers, latest edition, for the purpose of assigning numbers of vehicle trips associated with various land uses.
- U. "Level of service standard" means the transportation level of service standard as adopted in the Kittitas County Comprehensive Plan based on the ratio of forecast peak hour traffic volumes to capacity.
- V. "Mitigation" means transportation demand management strategies and/or facility improvements constructed or financed by a developer which fully offset the subject development's impacts to a facility so that: a.) The level of service for a transportation facility with a preexisting level of service deficiency is not further degraded; or b.) The level of service for a transportation facility without a preexisting level of service deficiency is not reduced below the approved level of service.
- W. "Peak hour project trips" means the traffic estimated by a traffic engineer to be generated by a proposed development during the one-hour period during which the greatest volume of traffic uses the road system.
- X. "Peak hour traffic" means traffic volumes during the one-hour period during which the greatest volume of traffic uses the road system, as identified separately for each segment of a transportation facility.
- Y. "SEPA" means the State Environmental Policy Act (Chapter 43.21 RCW) as implemented by Kittitas County.
- Z. "Service provider" means the jurisdiction, department or agency responsible for providing the facility.
- AA. "Six-year transportation improvement program" means the expenditures programmed by the county for capital purposes over the next six-year period in the six-year transportation improvement program pursuant to RCW 36.81.121
- BB. "Traffic engineer" means an engineer licensed in the state of Washington qualified to perform traffic impact analyses.
- CC. "Transportation facilities" means all principal arterials, minor arterials, collector arterials, major collectors, minor collectors and local accesses in Kittitas County as defined in KCC 12.03.
- DD. "Transportation strategies" means transportation demand management strategies and other techniques or programs that reduce single-occupant vehicle commute travel or improve the capacity of a transportation facility and that are approved by the director. Strategies may include but are not limited to vanpooling, carpooling, public transit, access management, signalization and channelization.

CHAPTER 12 — PRIVATE ROADS (MOVED TO CHAPTER 4)

12.12.010 General

~~Private roads shall meet the following conditions:~~

~~Private roads shall meet the minimum access requirements of Section 902 — FIRE DEPARTMENT ACCESS — of the International Fire Code as adopted by the County, and~~

~~Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, and~~

~~Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the Public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and~~

~~Permanently established by an easement recorded with the Kittitas County Auditor or Right-of-way, providing legal access to each affected lot, dwelling unit, or business, and~~

~~Will not result in land locking of existing or proposed parcels, and~~

~~Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and~~

~~Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and~~

~~The following note shall be placed on the face of the plat, short plat, or other development authorization:~~

~~"Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."~~

12.12.020 PRIVATE STREET DESIGN CRITERIA

~~Private roads shall meet the design requirements of Table 12-1~~

Table 12-1
Private Road Minimum Design
Standards

Design Elements	Private Roads					
	Driveway		High-Density		Low-Density	
	Single	Joint-Use	0-5 Acres Average Lot Size		5.01 Acres and Larger Average Lot Size ⁽⁴⁾	
<u>Number of Lots Served</u>	<u>1</u>	<u>2</u>	<u>3-14</u>	<u>15-40</u>	<u>40+⁽²⁾</u>	<u>3-40+</u>
<u>Minimum Easement Width</u>	<u>0</u>	<u>20</u>	<u>40</u>	<u>60</u>	<u>60</u>	<u>60</u>
<u>Paved Apron⁽³⁾</u>	<u>N/A</u>	<u>N/A</u>	<u>Req'd</u>	<u>Req'd</u>	<u>Req'd</u>	<u>Req'd</u>
<u>Roadway Width</u>	<u>8</u>	<u>12</u>	<u>20</u>	<u>22</u>	<u>AASHTO</u>	<u>20</u>
<u>Graveled Shoulder Width</u>	<u>N/A</u>	<u>N/A</u>	<u>1</u>	<u>1</u>	<u>AASHTO</u>	<u>1</u>
<u>Minimum Centerline Radius (ft)</u>	<u>N/A</u>	<u>N/A</u>	<u>60</u>	<u>60</u>	<u>AASHTO</u>	<u>60</u>
<u>Surfacing Requirements⁽⁴⁾</u>	<u>Gravel</u>	<u>Gravel</u>	<u>Gravel</u>	<u>BST/ACP</u>	<u>AASHTO</u>	<u>Gravel</u>
<u>Minimum Crushed Stone Depth</u>	<u>N/A</u>	<u>6"</u>	<u>6"</u>	<u>6"</u>	<u>AASHTO</u>	<u>6"</u>
<u>Maximum Grade %⁽⁵⁾</u>						
<u>— Flat</u>	<u>N/A</u>	<u>N/A</u>	<u>8</u>	<u>8</u>	<u>8</u>	<u>12</u>
<u>— Rolling</u>	<u>N/A</u>	<u>N/A</u>	<u>12</u>	<u>12</u>	<u>12</u>	
<u>Mountainous</u>	<u>N/A</u>	<u>N/A</u>	<u>12</u>	<u>12</u>	<u>12</u>	
<u>County Road Approach Permit</u>	<u>Req'd</u>	<u>Req'd</u>	<u>Req'd</u>	<u>Req'd</u>	<u>Req'd</u>	<u>Req'd</u>
<u>Stopping Site Distance</u>	<u>N/A</u>	<u>N/A</u>	<u>AASHTO</u>	<u>AASHTO</u>	<u>AASHTO</u>	<u>AASHTO</u>
<u>Entering Site Distance</u>	<u>N/A</u>	<u>N/A</u>	<u>AASHTO</u>	<u>AASHTO</u>	<u>AASHTO</u>	<u>AASHTO</u>
<u>Ditch Slope (inside slope)</u>	<u>Slopes steeper than 2:1 should only be used when achieving a 2:1 slope is impractical</u>					
<u>⁽¹⁾Residual lots within a proposed development shall not be considered when computing average lot size</u>						
<u>⁽²⁾Engineer design per AASHTO and/or WSDOT required for 40+ High-Density lots.</u>						
<u>⁽³⁾Applies to all roads accessing existing paved roadway</u>						
<u>⁽⁴⁾All private roadways serving three or more lots shall achieve 95% compaction and shall be inspected and certified by a licensed engineer prior to surfacing.</u>						
<u>⁽⁵⁾A variance request is required for grades above 12%.</u>						

CHAPTER 12.15 – WATER ON THE ROAD

12.15.01 Conduct of Water Upon or Across County Roads.

No person, firm or corporation shall operate any irrigation system which, in still air, directs water upon or across any county road so as to endanger or impede the road or travel thereon.

12.15.02 Violation – Penalties.

Any person, firm, or corporation violating or failing to comply with any of the provisions of this chapter is subject to penalties and enforcement under Title 18 KCC.

12.15.03 Damages.

In addition to any penalties under 12.15.02, any person, firm or corporation violating the provisions of this chapter shall be responsible in damages to Kittitas County for any reasonable amount necessary to repair, replace, resurface or to otherwise restore such county road as may be affected, to the condition in which said road was prior to violating acts.

12.15.04 Provisions Supplemental.

The provisions of this chapter shall be cumulative and nonexclusive and shall not affect any other remedy of law.

12.15.05 Severability.

If any provision of this Chapter or its application to any person or circumstances is held invalid, the remainder of the Chapter or the application of the Chapter to other persons or circumstances shall not be affected.

Exhibit J

Docket Number 15 – 13

Chapter 17.08 DEFINITIONS*

Sections

- 17.08.010 Generally.
- 17.08.020 Accessory building or accessory use.
- 17.08.022 Accessory dwelling unit.
- 17.08.023 Accessory living quarters.
- 17.08.030 Access road.
- 17.08.030A Administrative.
- 17.08.031 Adult Family Home.
- 17.08.032 Agriculture processing
- 17.08.033 Agriculture production
- 17.08.034 Agriculture sales
- 17.08.034A Agriculture sales - enhanced
- 17.08.035 Agriculture Study Overlay Zone.
- 17.08.040 Airport.
- 17.08.050 Alteration.
- 17.08.060 Amendment.
- 17.08.063 Amenity funds.
- 17.08.067 Animal boarding.
- 17.08.070 Repealed.
- 17.08.100 Auto wrecking yard.
- 17.08.101 Battery charging station.
- 17.08.102 Battery electric vehicle (BEV).
- 17.08.103 Battery exchange station.
- 17.08.105 Bed and breakfast.
- 17.08.110 Board.
- 17.08.120 Repealed.
- 17.08.130 Building.
- 17.08.135 Building height.
- 17.08.140 Building line.
- 17.08.150 Repealed.
- 17.08.155 Campground.
- 17.08.155A Campground, primitive.
- 17.08.156 Campsite.
- 17.08.157 Camping unit.
- 17.08.158 Charging levels.
- 17.08.160 Clinic.
- 17.08.161 Clubhouses, fraternities and lodges
- 17.08.162 Repealed.
- 17.08.163 Repealed.
- 17.08.165 Commercial activities associated with agriculture.
- 17.08.170 Commission.
- 17.08.171 Common area
- 17.08.180 Conditional uses.

17.08.183 Conservation easement.
17.08.187 Conservation or resource values.
17.08.188 County
17.08.190 County arterial road.
17.08.191 Critter pad.
17.08.195 Day care facilities.
17.08.197 Density(ies).
17.08.198 Repealed.
17.08.198A Develop
17.08.198B Development
17.08.199 Development right.
17.08.199A Director
17.08.200 Dwelling.
17.08.210 Dwelling, multiple-family.
17.08.211 Dwelling, single-family
17.08.220 Dwelling, two-family.
17.08.221 Electric scooters and motorcycles.
17.08.222 Electric vehicle.
17.08.223 Electric vehicle charging station.
17.08.223A Electric vehicle charging station - restricted.
17.08.223B Electric vehicle charging station - public.
17.08.224 Electric vehicle infrastructure.
17.08.224A Electric vehicle parking space.
17.08.225 Extremely hazardous waste.
17.08.230 Family.
17.08.240 Repealed.
17.08.250 Farm.
17.08.255 Farm labor shelter.
17.08.255A Farm visit.
17.08.256 Farm stands.
17.08.260 Feedlot.
17.08.261 Forestry
17.08.261A Forest product processing
17.08.261B Forest product sales
17.08.261C Freighting and trucking yard or terminal
17.08.262 Golf Course.
17.08.262A Grade
17.08.262B Grading
17.08.262C Grazing
17.08.263 Group care facility.
17.08.265 Group home.
17.08.266 Guest houses.
17.08.270 Guest ranch or guest farm.
17.08.280 Hazardous waste.
17.08.281 Hazardous waste facility.
17.08.282 Hazardous waste storage.
17.08.283 Hazardous waste treatment.

17.08.290 Home occupation.
17.08.300 Hospital.
17.08.310 Hospital, animal or veterinary.
17.08.320 Impound/towing yard.
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17.08.324 Interlocal agreement.
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17.08.330 Junkyard.
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17.08.360 Lot.
17.08.361 Lot, flag
17.08.370 Lot line, front.
17.08.380 Lot line, rear.
17.08.390 Lot line, side.
17.08.390A Lot, through
17.08.391 Manufactured home.
17.08.392 Manufacturing
17.08.392A Marijuana processing
17.08.392B Marijuana production
17.08.392C Marijuana retail sales
17.08.393 Medium-speed electric vehicle.
17.08.395 Repealed.
17.08.396 Repealed.
17.08.397 Mini warehouse.
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17.08.398 Mobile home.
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17.08.400 Repealed.
17.08.408 Neighborhood electric vehicle.
17.08.410 Nonconforming use.
17.08.412 Non-electric vehicle.
17.08.420 Nursing home.
17.08.421 Office
17.08.424 Off-site hazardous waste facilities.
17.08.427 On-site hazardous waste facilities.
17.08.428 Open space
17.08.430 Outdoor advertising signs and billboards.
17.08.430A Overlay zone/district
17.08.430B Ownership
17.08.431 Park model trailer.
17.08.440 Parking space.
17.08.445 Parks and playgrounds.
17.08.450 Planned unit development.
17.08.455 Planning commission or commission.
17.08.455A Plug-In hybrid electric vehicle (PHEV).
~~17.08.456 Farm stands.~~

17.08.457 Public facilities
17.08.460 Public office building.
17.08.461 Rapid charging station.
17.08.462 Receiving site.
17.08.463 Recreation, indoor.
17.08.464 Recreation, outdoor.
17.08.465 Recreational vehicle.
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17.08.466 Refuse disposal/recycling
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17.08.468 Resource based industry
17.08.469 Restaurant
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17.08.470 Rezone.
17.08.472 Rock Crushing
17.08.472 Services
17.08.480 School, public or private.
17.08.485 Shooting range.
17.08.487 Sending site.
17.08.490 Small-scale event facility.
17.08.500 Special care dwelling.
17.08.510 Structural alteration.
17.08.520 Structure.
17.08.530 Repealed.
17.08.535 Repealed.
17.08.540 Trailer park, trailer camp, trailer court and mobile home park.
17.08.541 Trails.
17.08.542 Transfer of development rights (TDR).
17.08.543 TDR certificate.
17.08.544 TDR certificate letter of intent.
17.08.545 TDR credit.
17.08.546 TDR program.
17.08.547 TDR sending site application.
17.08.550 Use.
17.08.550A U-pick/U-cut operations.
17.08.560 Variance.
17.08.560A Vehicle/equipment service and repair
17.08.560B Watershed management facilities
17.08.561 Winery.
17.08.570 Yard.
17.08.580 Yard depth.
17.08.590 Yard, front.
17.08.600 Yard, rear.
17.08.610 Yard, side.
17.08.620 Yurt.

* Prior history: Ords. 82-Z-2, 79-Z-3, 77-12, 77-1Z, 76-3, 75-9, 73-3, 68-17, 2.

17.08.155A Campground, primitive.

"Campground, primitive" means dispersed camping outside of a designated campground. Dispersed camping means there are no designated campsites, no toilets, no picnic tables, no trash cans, no treated water, and no fire grates. Dispersed camping is not allowed in the vicinity of developed recreation sites such as campgrounds, boat ramps, picnic areas, or trailheads.

17.08.256 Farm Stands.

"Farm stands" means a temporary use which is primarily engaged in the sale of fresh agricultural products, grown on- or off-site, but may include limited prepackaged food products and nonfood items. This use is to be seasonal in duration, open for the duration of the local harvest season. Enhanced agricultural sales are allowed.

17.08.456 Farm Stands.

~~"Farm stands" means a temporary use which is primarily engaged in the sale of fresh agricultural products, grown on- or off-site, but may include limited prepackaged food products and nonfood items. This use is to be seasonal in duration, open for the duration of the local harvest season. Enhanced agricultural sales are allowed.~~

17.08.520 Structure.

"Structure" means that which is built or constructed, an edifice or building of any kind, or any place of work artificially built up or composed of parts joined together in some definite manner. Fences that are 7 feet or less in height are excluded from this definition. (Res. 83-10, 1983)

17.15.050 Allowed Uses in Resource Lands.

17.15.050.1 Resource Use Table

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. 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 Farm	P ¹⁶ /AC ²⁸	
Agriculture sales	CU	
Dairy	CU	CU
Feedlot*	CU	CU
Grazing*	P	P
Marijuana Processing*		
Marijuana Production*		
Marijuana, retail sales*		
Nurseries	P	
Riding academies	CU	
Small-scale event facility*	AC ²⁵ /CU	
U-Pick/U-Cut Operations*	AC ²⁹	AC ²⁹
Farm Visit*	AC ²⁹	
B. Civic Cultural Uses		
Cemetery	P ¹³	
Clubhouses, fraternities and lodges*	AC ²⁴	

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use *See KCC Chapter 17.08 Definitions	Resource	
	Commercial Agriculture	Commercial Forest
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*	AC	
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

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use *See KCC Chapter 17.08 Definitions	Resource	
	Commercial Agriculture	Commercial Forest
Taverns		
Temporary sales office		
Vehicle/equipment service and repair*	p22	
D. Industrial		
Airport*	p20	p21
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*		
Impound/towing yard*		
Junkyard*		
Manufacturing*		
Mini-warehouse		
Refuse disposal/recycle*	CU	CU
Research laboratories		
Wastewater treatment		
Warehousing and distribution	PA27/CU26	
Wholesale business		
E. Recreation		
Campground*		P+8CU18
Golf course*		

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use *See KCC Chapter 17.08 Definitions	Resource	
	Commercial Agriculture	Commercial Forest
Guest ranch or Guest Farm*	CU	
Parks and playgrounds*		P ¹⁵
Recreation, indoor*		
Recreation, outdoor*		P ¹⁸
Recreational vehicle storage		
Stadium		
Trails	PA	PA
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 ⁸	P ⁸
Manufactured home*	P	P
Mobile home	P ⁶	P ⁶
Special care dwelling*	P ⁷	P ⁷
Temporary trailers	P ¹¹	P ¹¹

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use *See KCC Chapter 17.08 Definitions	Resource	
	Commercial Agriculture	Commercial Forest
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 / ACU / CU	P ¹ / ACU / CU
Watershed management activities*	PA	PA

17.15.050.2 Footnotes Associated with Resource Use Table.

1. Pursuant to KCC Chapter 17.61, Utilities.
2. Provided:
 - 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 agricultural operation cease or convert to non-agriculture use, then the farm labor shelters shall conform with all applicable buildings and health regulations.
3. Pursuant to KCC Chapter 17.66, Electric Vehicle Infrastructure.
4. 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 UGAs;
 - c. Only one 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 the primary residence;
 - f. All setback requirements for the zone in which the ADU is located shall apply;
 - g. The ADU shall meet the applicable health department standards for potable water and sewage disposal;
 - h. No mobile homes or recreational vehicles shall be allowed as an ADU;
 - i. The ADU shall provide additional off-street parking;
 - j. An ADU is not permitted on the same lot where a special care dwelling or an Accessory Living Quarters exists.
 - k. An ADU must have adequate acreage to meet maximum density within the zone classification.
5. 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.
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.
7. Subject to the following requirements:

The Special Care Dwelling must meet all setback requirements for the zone in which it is located;

 - a. The Special Care Dwelling must meet all applicable health department requirements for potable water and sewage disposal;
 - b. Placement is subject to obtaining a building permit for the manufactured home;

- c. Owner must record a notice to title prior to the issuance of building permit which indicates the restrictions and removal requirements;
 - d. The Special Care Dwelling unit cannot be used as a rental unit;
 - e. The Special Care Dwelling unit must be removed when the need for care ceases;
 - f. A Special Care Dwelling is not permitted on the same lot where an Accessory Dwelling Unit or Accessory Living Quarter exists.
8. No sign advertising a home occupation shall exceed sixteen (16) square feet in size. Home occupations with no outdoor activities or noise are permitted; home occupations with outdoor activities or noise are a conditional use. In-home daycares shall be limited to no more than six (6) individuals receiving care in a twenty-four (24) hour period.
 9. Maximum of four (4) boarders and two (2) bedrooms dedicated to the use.
 10. Pursuant to RCW70.128.140.
 11. When used for temporary occupancy for a period not-to-exceed one (1) year related to permanent home construction or seasonal/temporary employment.
 12. Existing schools are permitted; new schools require a conditional use permit.
 13. No new cemeteries. Existing cemeteries may expand or enlarge in compliance with applicable standards and regulations.
 14. Noncommercial sand and gravel excavation is permitted for on-site use without a conditional use permit.
 15. Washington State Natural Area Preserves and Natural Resource Conservation Areas are permitted outright.
 16. When located no more than forty-five (45) feet from the centerline of the public street or highway and selling goods produced on site.
 17. Hay processing and small-scale processing of agricultural products produced on the premises are permitted outright.
 18. Limited to dispersed recreation and recreational facilities such as primitive campsites.
 19. Pursuant to KCC Chapter 17.62, Public Facilities Permits.
 20. When used primarily in conjunction with agricultural activities.
 21. For emergency and forest related management uses and practices only.
 22. Limited to farm implement repair and maintenance.
 23. 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. 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.
 24. Limited to facilities that serve traditional rural or resource activities (such as granges).

25. Use shall not exceed 10,000 square feet and no more than eight (8) events shall occur within a calendar year.
26. Existing facilities are permitted; new facilities require a conditional use permit. Limited to agricultural products. Excludes controlled atmosphere and cold storage warehouses.
27. Limited to seasonal, non-structural hay storage.
28. An administrative conditional use permit is required when enhanced agricultural sales or sales of goods produced offsite are provided and/or when the farm stand is located more than forty-five (45) feet from the centerline of the public street or highway.
29. When enhanced agricultural sales are provided.

(Ord. 2014-015, 2014; Ord. 2014-005, 2014; Ord. 2014-004, 2014; Ord. 2013-012, 2013; Ord. 2013-008, 2013; Ord. 2013-001, 2013;)

17.15.060

17.15.060.1 Allowed Uses in Rural Non-LAMIRD Lands

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use	Rural Non-LAMIRD							
	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation
	Ag 5 ⁴⁹	Rural 5 ⁴⁹	Ag 20 ⁴⁹	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
	*See KCC Chapter 17.08 Definitions							
A. Agriculture								
Animal boarding*	CU		CU	CU**		CU	CU	
Agriculture processing*	CU ²³		CU ²³	CU**		P		
Agriculture production*	P ²⁴	P	P	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴
Farm Stand,*	P ²² /AC ⁵¹	P ²² /AC ⁵¹	P ²² /AC ⁵¹	P ²² /AC ⁵¹	P ²² /AC ⁵¹	P	P ²² /AC ⁵¹	P ²² /AC ⁵¹
Agriculture Sales,*	CU		CU			P		
Dairy	CU	CU	CU	CU	CU	CU	CU	CU
Feedlot*			CU	CU**				
Grazing*	P	P	P	P	P	P	P	P
Marijuana processing*								
Marijuana production*								
Marijuana, retail sales*								

P Permitted	Rural Non-LAMIRD							
PA Permitted Administrative								
CU Conditional Use								
ACU Admin. Conditional Use								
*See KCC Chapter 17.08 Definitions	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation
	Ag 5 ⁴⁹	Rural 5 ⁴⁹	Ag 20 ⁴⁹	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
Nurseries	P		P	CU**		P		
Riding academies	CU		CU	CU	CU		CU	
Small-scale event facility*	AC ⁴⁵ /CU	AC ⁴⁵ /CU	AC ⁴⁵ /CU	AC ⁴⁵ /CU				
U-Pick/U-Cut Operations*	P/AC ⁵¹	CU	P/AC ⁵¹	P/AC ⁵¹			CU	
Farm Visit	CU	CU	AC ⁵¹	AC ⁵¹	CU	Cu	CU	p ⁵²
B. Civic Uses/Community Services								
Cemetery	P ²¹	p ²¹	P ²¹	CU**				
Clubhouses, fraternities and lodges*	AC ⁴⁴	AC ⁴⁴	AC ³	AC ³⁵	AC		AC	
Cultural and education facilities					P		P	
Libraries			CU ³			CU		
Meeting facilities					P			
Museums and galleries						CU		
Religious institutions	CU		CU	CU	CU	CU	CU	

P Permitted	Rural Non-LAMIRD							
PA Permitted Administrative								
CU Conditional Use								
ACU Admin. Conditional Use								
*See KCC Chapter 17.08 Definitions	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation
	Ag 5 ⁴⁹	Rural 5 ⁴⁹	Ag 20 ⁴⁹	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
Schools, public or private*	P ²⁵		P ²⁵	CU			CU	
C. Commercial								
Auction sales of non-agriculture products						CU		
Bank						CU		
Bed and breakfast*	AC	AC	AC	AC**			AC	
Clinic*								
Day care facilities*								
Funeral home/mortuary								
Hospital*								
Hospital, animal or veterinary*			CU			CU		
Hotel/motel					CU ⁶			
Office*						P ¹⁷		
Restaurant				CU ³⁶	P	CU	CU	
Retail sales,*				CU ³⁶	P	CU ¹⁸	CU ¹⁸	

P Permitted	Rural Non-LAMIRD							
PA Permitted Administrative								
CU Conditional Use								
ACU Admin. Conditional Use								
*See KCC Chapter 17.08 Definitions	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation
	Ag 5 ⁴⁹	Rural 5 ⁴⁹	Ag 20 ⁴⁹	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
general								
Retail sales,* lumber and building materials								
Retail sales,* vehicles								
Services					P ²⁰	CU ⁵⁰		
Shooting range*			CU ³¹	CU ^{**31}			CU ³¹	
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				

P Permitted	Rural Non-LAMIRD							
PA Permitted Administrative								
CU Conditional Use								
ACU Admin. Conditional Use								
*See KCC Chapter 17.08 Definitions	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation
	Ag 5 ⁴⁹	Rural 5 ⁴⁹	Ag 20 ⁴⁹	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
Forest product processing* (permanent)			CU	CU **				
Freighting and trucking yard or terminal*								
Hazardous waste storage*								
Hazardous waste treatment*								
Impound/towing yard*								
Junkyard*								
Manufacturing*								
Mini-Warehouse						CU ¹⁴		
Refuse disposal/recycle*			CU ¹⁹					
Research laboratories								
Wastewater treatment								

P Permitted	Rural Non-LAMIRD							
PA Permitted Administrative								
CU Conditional Use								
ACU Admin. Conditional Use								
*See KCC Chapter 17.08 Definitions	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation
	Ag 5 ⁴⁹	Rural 5 ⁴⁹	Ag 20 ⁴⁹	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
Warehousing and distribution	PA ⁴⁷	PA ⁴⁷	PA ⁴⁷ /CU ⁴⁶	PA ⁴⁷				
Wholesale business								
E. Recreation								
Campground*	CU ¹²	CU ¹²	CU ¹²	CU ¹² P ^{12,54} **	CU ¹³	CU ¹²	CU ¹²	
Golf course*	CU	CU	CU	CU**	CU		CU	
Guest ranch or guest farm*	CU	CU	CU	CU**			CU	
Parks and playgrounds*	P	P	P ³	P	P	P	P	P
Recreation, indoor*					P	CU	CU	P ²⁶
Recreation, outdoor*	AC	AC	CU	CU	AC	AC	AC	P ²⁶
Recreational vehicle park*	CU	CU			CU		CU	
Recreational vehicle storage							CU	P ²⁶
Stadiums								

P Permitted	Rural Non-LAMIRD							
PA Permitted Administrative								
CU Conditional Use								
ACU Admin. Conditional Use								
*See KCC Chapter 17.08 Definitions	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation
	Ag 5 ⁴⁹	Rural 5 ⁴⁹	Ag 20 ⁴⁹	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
Trails	PA	PA	PA	PA	PA	PA	PA	PA
F. Residential								
Accessory dwelling unit*	PA ²⁷	PA ²⁷	PA ²⁷	PA ^{27**}			PA ²⁷	PA ²⁷
Accessory living quarters*	P ²⁸	P ²⁸	P ²⁸	P ^{28**}	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**}				
Convalescent home			CU	CU**				
Dwelling, single-family*	P ³³	P ⁴⁰	P	P ³⁴	P ¹	PA ²	P	P
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**}				
Group home*	CU	CU					CU	
Home occupation*	P/CU ⁵	P/CU ⁵	P/CU ⁵	P/CU ^{5**}	P/CU ⁵		P/CU ⁵	P/CU ⁵

P Permitted	Rural Non-LAMIRD							
PA Permitted Administrative								
CU Conditional Use								
ACU Admin. Conditional Use								
*See KCC Chapter 17.08 Definitions	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation
	Ag 5 ⁴⁹	Rural 5 ⁴⁹	Ag 20 ⁴⁹	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
Manufactured home*	P	P	P	P**	P	PA ²	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**}	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 and Public Facilities								
Electric vehicle infrastructure*	P ³²	P ³²	P ³²	P ³²	P ³²	P ³²	P ³²	P ²⁶
Public facilities*	PA ⁵³	PA ⁵³	PA ⁵³	PA ⁵³	PA ⁵³	PA ⁵³	PA ⁵³	PA ⁵³
Utilities	<u>P⁹/ACU⁹/CU⁹</u>	<u>P⁹/ACU⁹/CU⁹</u>	<u>P¹⁰/ACU¹⁰/CU¹⁰</u>	<u>P⁹/ACU⁹/CU⁹</u>	<u>P¹¹/ACU¹¹/CU¹¹</u>	<u>P⁹/ACU⁹/CU⁹</u>	<u>P⁹/ACU⁹/CU⁹</u>	<u>P⁹/ACU⁹/CU⁹</u>
Watershed management	PA	PA	PA	PA	PA	PA	PA	

P Permitted	Rural Non-LAMIRD							
PA Permitted Administrative								
CU Conditional Use								
ACU Admin. Conditional Use								
*See KCC Chapter 17.08 Definitions	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation
	Ag 5 ⁴⁹	Rural 5 ⁴⁹	Ag 20 ⁴⁹	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
activities*								

** Publisher's Note: Footnote 37 was erroneously referenced in this section by Ordinance 2013-001

17.15.060.2 Footnotes Associated with Rural Non-LAMIRD Use Table.

1. Provided use is integrated into and supports the on-site recreational nature of the master planned resort and short-term visitor accommodation units constitute greater than fifty percent (50%) of the total resort accommodation units.
2. 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.
3. Not permitted in the Agriculture Study Overlay Zone. Clubhouses, fraternities and lodges limited to facilities that serve traditional rural or resource activities (such as granges).
4. Provided:
 - 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 agricultural operation cease or convert to non-agriculture use, then the farm labor shelters shall conform with all applicable buildings and health regulations.
5. No sign advertising a home occupation shall exceed sixteen (16) square feet in size. Home occupations with no outdoor activities or noise are permitted; home occupations with outdoor activities or noise are a conditional use. In-home daycares with six (6) or fewer individuals receiving care in a twenty-four (24) hour period are permitted; in-home daycares with seven to twelve (7-12) individuals receiving care in a twenty-four (24) hour period require a Conditional Use Permit.
6. Provided short-term visitor accommodation units constitute greater than fifty percent (50%) of the total resort accommodation units.
7. When used for temporary occupancy for a period not-to-exceed one (1) year related to permanent home construction or seasonal/temporary employment.
8. Public transportation deadhead stations permitted; passenger terminals are a Conditional Use.
9. Utilities are defined and regulated by KCC Chapter 17.61, Utilities.
10. Utilities are defined and regulated by KCC Chapter 17.61, Utilities. Not permitted in the Agriculture Study Overlay Zone.
11. Utilities are defined and regulated by KCC Chapter 17.61, Utilities. Limited to the capital facilities, utilities, and services necessary to maintain and operate the master planned resort.
12. 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).
13. Campgrounds and Recreational vehicle sites with power and water are permitted; campgrounds and recreational vehicle sites without power and water require a conditional use permit.

14. 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.
15. Permitted when conducted wholly within an enclosed building (excluding off-street parking and loading areas).
16. Limited to farm implement repair and maintenance.
17. Limited to offices directly related to tourism and recreation.
18. Retail sales are limited to groceries and sales directly related to tourism and recreation. Structural footprint containing all of these activities may not exceed 4,000 square feet.
19. Limited to composting facilities.
20. Limited to those services typically found on other destination resort properties and designed to serve the convenience needs of the users and employees of the master planned resort. Shall be designed to discourage use from non-resort users by locating such services well within the site rather than on its perimeter.
21. No new cemeteries. Existing cemeteries may expand or enlarge in compliance with applicable standards and regulations.
22. When located no more than forty-five (45) feet from the centerline of the public street or highway and selling goods produced on site.
23. Hay processing and small-scale processing of agricultural products produced on the premises are permitted without a conditional use permits.
24. Excluding swine and mink, provided a minimum of one (1) acre is available. When located in the Liberty Historic Overlay Zone, this use is subject to the provisions of KCC Chapter 17.59.
25. Existing schools are permitted; new schools require a conditional use permit. Not permitted in the Agriculture Study Overlay Zone.
26. Where the use is only serving a residential PUD and where all applicable standards are met. Electric Vehicle Infrastructure subject to provisions of KCC Chapter 17.66.
27. 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 UGAs;
 - c. Only one 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 the primary residence;
 - f. All setback requirements for the zone in which the ADU is located shall apply;
 - g. The ADU shall meet the applicable health department standards for potable water and sewage disposal;
 - h. No mobile homes or recreational vehicles shall be allowed as an ADU;
 - i. The ADU shall provide additional off-street parking;
 - j. An ADU is not permitted on the same lot where a special care dwelling or an Accessory Living Quarters exists.
 - k. An ADU must have adequate acreage to meet maximum density within the zone classification.
28. 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.
29. Maximum of four (4) boarders and two (2) bedrooms dedicated to the use.
30. 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.
31. 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. In considering proposals for the location of Shooting Ranges a detailed site plan shall be required; the Board'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.
32. Subject to the provisions of KCC Chapter 17.66, Electric Vehicle Infrastructure.
33. Single family 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.
34. When located in the Liberty Historic Overlay Zone, this use is subject to the provisions of KCC Chapter 17.59.
35. Limited to facilities that serve traditional rural or resource activities (such as granges). Allowed as a permitted use in the Liberty Historic Overlay Zone, subject to the provisions of KCC Chapter 17.59.
36. Allowed only as a conditional use in the Liberty Historic Overlay Zone, subject to the provisions of KCC Chapter 17.59.
37. Prohibited in the Liberty Historic Overlay Zone. Temporary asphalt plants only.

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. 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.
39. Permitted when located within an established mining district; conditional use permit required when located outside established mining district.
40. Single family 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.
41. Pursuant to RCW 70.128.140.
42. Permitted when conducted wholly within an enclosed building (excluding off-street parking and loading areas).
43. Includes truck stop operations. Minor repair work permitted.
44. Limited to facilities that serve traditional rural or resource activities (such as granges).
45. Use shall not exceed 10,000 square feet and no more than eight (8) events shall occur within a calendar year.
46. Existing facilities are permitted; new facilities require a conditional use permit. Limited to agricultural products. Excludes controlled atmosphere and cold storage warehouses.
47. Limited to seasonal, non-structural hay storage.
48. Services limited to resource based industries
49. All lots greater than one-half (1/2) acre will not have more than fifty percent (50%) of the lot covered by impervious surface.
50. An administrative conditional use permit is required when enhanced agricultural sales or sales of goods produced offsite are provided and/or when the farm stand is located more than forty-five (45) feet from the centerline of the public street or highway.
51. When enhanced agricultural sales are provided.
52. When approved as part of the PUD development plan.
53. Pursuant to KCC Chapter 17.62, Public Facilities Permits.
- ~~53-54.~~ Limited to primitive campgrounds.

(Ord. 2014-015, 2014; Ord. 2014-005, 2014; Ord. 2014-004, 2014; Ord. 2013-012, 2013; Ord. 2013-008, 2013; Ord. 2013-001, 2013;)

17.15.070 Allowed Uses in Rural LAMIRD Lands

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

17.15.070.1 Rural LAMIRD Use Table

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use	Rural LAMIRD ⁴⁹ (Type 1 LAMIRDS)										Rural Employment Centers ^{50,52} (Type 3 LAMIRDS)				
	Residential	Residential 2	Rural 5	Agriculture 3	Gen Commercial	Hwy Commercial	Light Industrial	Gen Industrial	Forest & Range	PUD	Limited Commercial	Gen Commercial	Hwy Commercial	Light Industrial	
	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	P/CU ⁴	
Agriculture production*	CU ¹		P	P ⁵			P ⁴	P ⁴	P ⁵					P ⁴	
Agriculture sales,* Farm stand*				P ^{7/AC}	P	P					P	P	P		
Agriculture sales				CU											
Feedlot*															
Grazing*			P	P	P	P	P	P	P		P	P	P	P	
Marijuana Processing*							ACU ⁵⁶	ACU ⁵⁶							
Marijuana Production*							ACU ⁵⁶	ACU ⁵⁶							
Marijuana, retail sales*															
Nurseries	CU			P					CU		CU	CU	CU	CU	
Riding academies				CU					CU						

P Permitted	Rural LAMIRD ⁴⁹ (Type 1 LAMIRDS)										Rural Employment Centers ^{50,52} (Type 3 LAMIRDS)			
PA Permitted Administrative														
CU Conditional Use														
ACU Admin. Conditional Use														
*See KCC Chapter 17.08 Definitions	Residential	Residential 2	Rural 5	Agriculture 3	Gen Commercial	Hwy Commercial	Light Industrial	Gen Industrial	Forest & Range	PUD	Limited Commercial	Gen Commercial	Hwy Commercial	Light Industrial
Small-scale event facility*														
U-Pick/Cut Operations*														
Farm Visit*														
B. Civil and Cultural														
Cemetery			P ⁹	P ⁹					CU					
Clubhouses, and lodges*	CU		P	P ¹⁰					CU					
Cultural and education facilities	CU													
Libraries	CU			CU	CU									
Meeting facilities														
Museums and galleries	CU			CU	CU	CU			CU			CU	CU	
Religious institutions*	CU	CU		CU					CU					
Schools, public and private*	CU	CU	CU	CU	CU				CU					
C. Commercial														
Auction sales of non-agriculture products											P	P		

P Permitted	Rural LAMIRD ⁴⁹ (Type 1 LAMIRDS)										Rural Employment Centers ^{50,52} (Type 3 LAMIRDS)			
PA Permitted Administrative														
CU Conditional Use														
ACU Admin. Conditional Use														
*See KCC Chapter 17.08 Definitions	Residential	Residential 2	Rural 5	Agriculture 3	Gen Commercial	Hwy Commercial	Light Industrial	Gen Industrial	Forest & Range	PUD	Limited Commercial	Gen Commercial	Hwy Commercial	Light Industrial
Bank					PA	PA								
Bed and breakfast*	CU	CU	CU	CU	CU	CU			CU	CU	CU ⁵¹	CU ⁵¹	CU ⁵¹	
Clinic*	CU ¹²			CU	CU									
Day care facilities*				CU	CU							CU		
Funeral home/mortuary					CU									
Hospital*														
Hospital, animal or Veterinary*					CU						CU	CU		
Hotel/motel					CU	CU						CU ⁵³	CU ⁵³	
Office*					PA	PA ¹³						PA	PA ¹³	
Restaurant					PA	PA					P	P	P	
Retail sales,* general					P ⁴⁸	P ¹⁴					P ⁴⁸	P ⁴⁸	P ¹⁴	
Retail sales,* lumber and building materials					P ¹⁵							P ¹⁵		
Retail sales,* vehicles												PA		
Services					P ⁴⁵	P					P ⁴⁵	P ⁴⁵		
Shooting range*					CU ⁴⁰							CU ⁴⁰		

*See KCC Chapter 17.08 Definitions	Rural LAMIRD ⁴⁹ (Type 1 LAMIRDS)										Rural Employment Centers ^{50,52} (Type 3 LAMIRDS)				
	Residential	Residential 2	Rural 5	Agriculture 3	Gen Commercial	Hwy Commercial	Light Industrial	Gen Industrial	Forest & Range	PUD	Limited Commercial	Gen Commercial	Hwy Commercial	Light Industrial	
	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 ⁴⁶	
Asphalt/Concrete plants									CU ⁴⁷						
Forest product processing* (portable)			P	P					CU			CU		CU	
Forest product processing* (permanent)				CU					CU			CU		CU	
Freighting and trucking yard or terminal*															
Hazardous waste storage*														CU	
Hazardous waste treatment*															
Impound/Towing Yard*															

P Permitted	Rural LAMIRD ⁴⁹ (Type 1 LAMIRDS)										Rural Employment Centers ^{50,52} (Type 3 LAMIRDS)			
PA Permitted Administrative														
CU Conditional Use														
ACU Admin. Conditional Use														
*See KCC Chapter 17.08 Definitions	Residential	Residential 2	Rural 5	Agriculture 3	Gen Commercial	Hwy Commercial	Light Industrial	Gen Industrial	Forest & Range	PUD	Limited Commercial	Gen Commercial	Hwy Commercial	Light Industrial
Junkyard*														
Manufacturing*												P		P
Mini-warehouse					CU ²²		P		CU ²²		P ²²	P ²²		P
Refuse disposal/recycle*														
Research laboratories											CU			P
Wastewater treatment														
Warehousing and distribution														
Wholesale business											CU ⁵⁴	P ⁵⁴		P ⁵⁴
E. Recreation														
Campgrounds			CU ²¹	CU ²¹	CU ²¹	CU ²¹				CU ²⁴ P ² <u>1.57</u>				CU ²¹
Golf courses			CU	CU						CU				
Guest ranch or quest farm			CU	CU						CU				
Parks and playgrounds*	P	P	P	P	P	P			P	P	P	P	P	
Recreation, indoor*					P	P				P ³⁵		P	P	
Recreation,					CU	CU				P ³⁵		CU	CU	

P Permitted	Rural LAMIRD ⁴⁹ (Type 1 LAMIRDS)										Rural Employment Centers ^{50,52} (Type 3 LAMIRDS)			
PA Permitted Administrative														
CU Conditional Use														
ACU Admin. Conditional Use														
*See KCC Chapter 17.08 Definitions	Residential	Residential 2	Rural 5	Agriculture 3	Gen Commercial	Hwy Commercial	Light Industrial	Gen Industrial	Forest & Range	PUD	Limited Commercial	Gen Commercial	Hwy Commercial	Light Industrial
outdoor*														
Recreational vehicle park*										p ³⁵				
Recreational vehicle storage*										p ³⁵				
Stadiums														
Trails	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
F. Residential														
Accessory dwelling unit	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁵						p ²⁴			
Accessory living quarter	p ³⁶	p ³⁶	p ³⁶	p ³⁶	p ²⁵						p ³⁶	p ³⁶	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
Boarding house	CU ³⁷				CU ³⁷						CU ³⁷			
Convalescent home					CU						CU			
Dwelling, single-family	P	P	P	P	P						P	P	p ²⁵	p ²⁵
Dwelling, two-family	P	P		P	p ²⁵						P	P		
Dwelling, multiple-family	CU										P			
Farm Labor					CU ²⁶						CU ²⁶			

P Permitted	Rural LAMIRD ⁴⁹ (Type 1 LAMIRDS)										Rural Employment Centers ^{50,52} (Type 3 LAMIRDS)			
PA Permitted Administrative														
CU Conditional Use														
ACU Admin. Conditional Use														
*See KCC Chapter 17.08 Definitions	Residential	Residential 2	Rural 5	Agriculture 3	Gen Commercial	Hwy Commercial	Light Industrial	Gen Industrial	Forest & Range	PUD	Limited Commercial	Gen Commercial	Hwy Commercial	Light Industrial
Shelter														
Group Home			CU											
Home occupation	P/CU ²⁷	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	P/CU ²⁸
Manufactured home	P	P	P	P	P				P	P	P25	P25		
Mobile homes		P ³⁸	P ⁶						P					
Special care dwelling	P ³⁹	P ³⁹	P ³⁹	P ³⁹	P ³⁹					P	P ³⁹	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
G. Resource														
Forestry*			P	P					P					
Forest product sales*									P					
Mining and excavation*												CU		CU
Rock crushing*												CU		CU
H. Utilities and Public Facilities														
Electric vehicle infrastructure	P ²³	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
Public facilities	PA ⁵⁵	PA ⁵⁵	PA ⁵⁵	PA ⁵⁵	PA ⁵⁵	PA ⁵⁵	PA ^{55, 32}	PA ⁵⁵	PA ⁵⁵	PA ⁵⁵	PA ⁵⁵	PA ⁵⁵	PA ⁵⁵	PA ^{55, 32}

P Permitted	Rural LAMIRD ⁴⁹ (Type 1 LAMIRDS)										Rural Employment Centers ^{50,52} (Type 3 LAMIRDS)			
PA Permitted Administrative														
CU Conditional Use														
ACU Admin. Conditional Use														
*See KCC Chapter 17.08 Definitions	Residential	Residential 2	Rural 5	Agriculture 3	Gen Commercial	Hwy Commercial	Light Industrial	Gen Industrial	Forest & Range	PUD	Limited Commercial	Gen Commercial	Hwy Commercial	Light Industrial
Utilities	<u>P³³/A</u> <u>CU³³</u> <u>CU³³</u>	<u>P³³/AC</u> <u>U³³/CU</u> <u>33</u>	<u>P³³/AC</u> <u>U³³/CU</u> <u>33</u>	<u>P³³/AC</u> <u>U³³/CU</u> <u>33</u>	<u>P³³/AC</u> <u>U³³/CU</u> <u>33</u>	<u>P³³/AC</u> <u>U³³/CU</u> <u>33</u>	<u>P³³/AC</u> <u>U³³/CU</u> <u>33</u>	<u>P³³/AC</u> <u>U³³/CU</u> <u>33</u>	<u>P³³/AC</u> <u>U³³/CU</u> <u>33</u>	<u>P³³/AC</u> <u>U³³/CU</u> <u>3</u>	<u>P³³/AC</u> <u>U³³/CU</u> <u>33</u>	<u>P³³/AC</u> <u>U³³/CU</u> <u>33</u>	<u>P³³/AC</u> <u>U³³/CU</u> <u>33</u>	<u>P³³/AC</u> <u>U³³/CU</u> <u>33</u>
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.

1. 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.
2. 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. Slaughterhouses 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 no more 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. ADU's 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. Subject to provisions of RCW 70.128.140.
43. Use shall not exceed 10,000 square feet and no more than eight (8) events shall occur within a calendar year.
44. Existing facilities are permitted; new facilities require a conditional use permit. Limited to agricultural products. Excludes controlled atmosphere and cold storage warehouses.

45. 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.*
46. No new airports. Existing airports may expand or enlarge in compliance with applicable standards and regulations.*
47. No new airports. Existing airports may expand or enlarge in compliance with applicable standards and regulations.*
48. 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.*
49. All allowed uses identified on this use table are subject to compliance with WAC 365-196-425.6.c.i. RCW 36.07A.070(5)(d)(i).*
50. All allowed uses identified on this use table are subject to compliance with WAC 365-196-425.6.c.iii RCW 36.70A.070(5)(d)(iii).*
51. Allowed only in existing residences.*
52. 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.*
53. Permitted only within existing Type 3 LAMIRDs.*
54. Wholesale activity will not exceed 4000 square feet in space.*
55. Pursuant to KCC Chapter 17.62, Public Facilities Permits.
56. Required to meet all the review criteria requirements for conditional use permits found in KCC 17.60A.015.
- ~~56-57.~~ Limited to primitive campgrounds.

(Ord. 2014-015, 2014; Ord. 2014-005, 2014; Ord. 2014-004, 2014; Ord. 2013-012, 2013; Ord. 2013-008, 2013; Ord. 2013-001, 2013;)

17.15.080 Allowed Uses in Urban Lands

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. 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 Farm stand				P ⁷ /AC ⁴⁶					P			P ⁷ /AC ⁴⁶	
Agriculture sales		CU		CU				CU				CU	
Dairy													
Feedlot*				CU ⁸								CU ⁸	
Grazing*		P		P	P	P	P	P	P	P	P	P	
Marijuana Processing*										ACU ⁴⁴	ACU ⁴⁴		

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. 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
Marijuana Production*										ACU ⁴⁴	ACU ⁴⁴		
Marijuana, retail sales*													
Nurseries	CU	CU		P								CU	
Riding Academies		CU		CU		CU						CU	
Small-scale event facility*				AC ⁴² /CU	AC ⁴² /CU	AC ⁴² /CU						AC ⁴² /CU	
U-Cu/U-Pick operation*				P / AC ⁴⁵									
Farm Visit*				CU	CU	CU	CU	CU	CU			CU	
B. Civic and Cultural													
Cemetery				P ⁹		P ⁹						CU	
Clubhouses, fraternities and lodges*	AC	AC		P	P	P						AC	

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. 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
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				

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. 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
Bed and breakfast*				AC		AC						AC	
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

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. 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
Retail sales,* vehicles							P						P
Services						P11	P11	P11					
Shooting range*							CU ⁶				CU ⁶		
Tavern							P	P					P
Temporary sales office													
Vehicle/equipment service and repair*						P16	P11	P19	P19				
D. Industrial													
Airport*				CU				CU		CU		CU	
Asphalt/Concrete plants												CU	
Forest product processing* (portable)				P	P	P						P	

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. 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
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			
Impound/Towing Yard*							ACU	ACU	P	P			
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	CU ²⁰	CU		

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin Conditional Use	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
*See KCC Chapter 17.08 Definitions													
Research laboratories										P	P		
Wastewater treatment													
Warehousing and distribution	PA ⁴³	PA ⁴³	PA ⁴³	PA ⁴³	PA ⁴³	PA ⁴³	PA ⁴³	PA ⁴³	PA ⁴³	P	P	PA ⁴³	
Wholesale business								P		P	P		
E. Recreation													
Campground*				CU ²¹	CU ²¹	CU ²¹		CU ²¹	CU ²¹			CU ²¹ p21,48	
Golf course*				CU	CU	CU						CU	
Guest ranch or guest farm*				AC	AC	AC						AC	
Parks and playgrounds*	P	P		P	P	P	P	P				P	P
Recreation, indoor*				CU	CU	CU		P	P			CU	p ³⁵

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. 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
Recreation, outdoor*				AC	AC	AC		p39	p39			AC	p35
Recreational vehicle park*													
Recreational vehicle storage													P
Stadiums								CU					
Trails	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
F. Residential													
Accessory dwelling unit*	p24	p24		p24	p24	p24		p25					p24
Accessory living quarters*	p36	p36		p36	p36	p36		p25					p36
Adult family home*	p41	p41	p41	p41	p41	p41	p41	p41	p41			p41	p41
Boarding house	CU ³⁷			CU ³⁷								CU ³⁷	
Convalescent home												CU	

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. 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
Dwelling, single-family*	P	P	p40	P	P	P	P	p25				P	P
Dwelling, two-family*	P	P		P			P	p25				P	P
Dwelling, multiple-family*	AC												P
Farm labor shelter*				CU ²⁶								CU ²⁶	
Group home*					CU	CU						CU	
Home occupation*	P/CU ²⁷	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	P
Mobile home		p38	p40		p38							p38	p38
Special care dwelling*	p17	p17		p17	p17	p17	p17						p17
Temporary trailer	p29	p29	p29	p29	p29	p29	p29	p29	p29	p29	p29		CU ²⁹
C. Resource													

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. 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
Forestry*				P	P	P						P	
Forest product sales*												P	
Mining and excavation*				CU ³⁰	CJ ³¹	CJ ³¹						P	
Rock crushing ^u					CJ ³¹	CJ ³¹						P	
H. Utilities and Public Facilities													
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*	PA ⁴⁷	PA ⁴⁷	PA ⁴⁷	PA ⁴⁷	PA ⁴⁷	PA ⁴⁷	PA ⁴⁷	PA ⁴⁷	PA ^{32, 47}	PA ⁴⁷	PA ⁴⁷	PA ⁴⁷	PA ⁴⁷
Utilities	<u>P³³/ACU³³/CU³³</u>	<u>P³³/ACU³³/CU³³</u>		<u>P³³/ACU³³/CU³³</u>	<u>P³³/ACU³³/CU³³</u>	<u>P³³/ACU³³/CU³³</u>	<u>P³³/ACU³³/CU³³</u>	<u>P³³/ACU³³/CU³³</u>	<u>P³³/ACU³³/CU³³</u>	<u>P³³/ACU³³/CU³³</u>	<u>P³³/ACU³³/CU³³</u>	<u>P³³/ACU³³/CU³³</u>	<u>P³³/ACU³³/CU³³</u>
Watershed management activities*	PA	PA		PA	PA	PA	PA	PA	PA	PA	PA	PA	PA

17.15.080.2 Footnotes Associated with Urban Use Table.

1. 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.
2. 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 slaughterhouses 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. 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. In considering proposals for the location of Shooting Ranges a detailed site plan shall be required; the Board 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.
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. Subject to provisions of KCC Chapter 17.66, Electric Vehicle Infrastructure.
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. 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.
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 such 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;
 23. Subject to all state and/or county health regulations and to regulations in this title, provided a minimum of one (1) acre is available. Excluding swine and mink.
 24. Accessory Dwelling Unit (ADU) 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. No sign advertising a home occupation shall exceed sixteen (16) square feet in size.
 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.
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.
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. Outdoor recreation activities that cause noise require a conditional use permit.
40. Pursuant to KCC Chapter 17.24, Historic Trailer Court Zones.
41. Pursuant to RCW 70.128.140.
42. Use shall not exceed 10,000 square feet and no more than eight (8) events shall occur within a calendar year.
43. Limited to seasonal, non-structural hay storage.
44. Required to meet all the review criteria requirements for conditional use permits found in KCC 17.60A.015.
45. An administrative conditional use permit is required when enhanced agricultural sales or sales of goods produced offsite are provided and/or when the farm stand is located more than forty-five (45) feet from the centerline of the public street or highway.
46. When enhanced agricultural sales are provided.
47. Pursuant to KCC Chapter 17.62, Public Facilities Permits.
- 47.48. Limited to primitive campgrounds.

(Ord. 2015-002, 2015; Ord. 2014-015, 2014; Ord. 2014-005, 2014; Ord. 2014-004, 2014; Ord. 2013-012, 2013; Ord. 2013-008, 2013; Ord. 2013-001, 2013;)