

MEMORANDUM

To: Chad Bala and Jeremy Johnston
Kittitas County
From: Clay White and Erin O’Kelley, AICP
Kimley-Horn and Associates, Inc.
Date: March 24, 2026
Subject: Proposed Development Regulations for Periodic Update

INTRODUCTION AND PROPOSED CHANGES

Kittitas County (County) contracted Kimley-Horn and Associates, Inc. (Kimley-Horn) to update the Comprehensive Plan consistent with the Growth Management Act (GMA) requirements in RCW 36.70A.070 and WAC 365-196-610. This memorandum explains the proposed changes to the County’s development regulations based on recent changes to state law and the proposed changes to the County’s Comprehensive Plan.

This memorandum does not include any proposed changes to the Critical Areas Ordinance.

PROPOSED CHANGES TO DEVELOPMENT REGULATIONS

1: Establishing a Process for New Major Industrial Developments	3
2: Unrelated persons in a household or dwelling unit (RCW 36.01.227)	5
3: Family-Day Care Providers (RCW 36.70A.450)	5
4: Co-Living Housing (RCW 36.70A.535).....	6
5: Housing for those with handicaps.....	7
6: Affordable Housing and Density Bonuses (RCW 36.70A.545)	8
7: Emergency Housing (RCW 35.21.683)	9
8: Retrofits and Façade Changes for Residential (RCW 36.70A.810)	10
9: Residential Parking Regulations (RCW 36.70A.622)	10
10: Siting of Organic Materials (RCW 36.70A.142).....	11
11: Adjust Docketing Timelines	11

STATE REQUIREMENTS

Under the Growth Management Act (GMA), counties in the state of Washington are required to complete a full review of their entire comprehensive plan and development regulations every ten years. This is referred to in the GMA as the periodic update. The periodic update includes revisions to the comprehensive plan to adjust for allocated growth and population projections, revise any applicable land use, transportation, or capital facilities changes needed to accommodate this growth. During the periodic update it is also required to make changes to the comprehensive plan and development regulations to address any changes in state laws that have passed since the jurisdiction's last periodic update or to correspond to changes in land use policies in the Comprehensive Plan.

Since the County's last periodic update, the State has made significant changes to the GMA impacting development regulations. The most notable laws being HB 1220 to provide supportive housing types and accommodate future housing needs by income and HB 1181 which requires all counties and cities to adopt climate and resilience elements and adopt applicable development regulations.

Kimley-Horn uses resources provided by the Washington State Department of Commerce, including the Periodic Update Fully-Planning Checklist for counties, to assess gaps in development regulations.

EXISTING CONDITIONS

Kittitas County Code

The Kittitas County Code administers land use, development, and zoning regulations across several chapters. The most important sections related to the proposed changes addressed in this memo are:

[Title 15A](#) [Project Permit Application Process](#)

[Title 16](#) [Subdivisions](#)

[Title 17](#) [Zoning](#)

Ellensburg Interlocal Agreement for Zoning

Kittitas County and the City of Ellensburg have adopted an interlocal agreement to facilitate the orderly transition of urban services from the County to the City throughout the Urban Growth Area (UGA) and to coordinate and manage growth and development within the UGA¹. This is adopted in 17.11.030 of Kittitas County code. A lot of the recent changes to state laws related to emergency and supportive housing apply only to Urban Growth Areas. Ellensburg UGA has the highest population and the highest net developable acres. Kittitas County plans to adopt the City of Ellensburg's revised changes after they have been adopted by the City.

¹ Kittitas County Code (KCC) § 17.11.030, *City of Ellensburg Urban Growth Area Interlocal Agreements*.

PROPOSED CHANGES

1: Establishing a Process for New Major Industrial Developments

Establish a new process for the creation of new major industrial developments. These changes are based on the revised policies in the Comprehensive Plan to promote new economic development opportunities for the County. It has been proposed to create a new application process for major industrial developments which would create an MID overlay adopted into the Comprehensive Plan land use and zoning map.

Draft Code

17.12.010 Zones classified.

2. The unincorporated territory of Kittitas County includes the following overlay zones and areas:

- Agricultural Study Overlay Zone
- Agricultural Production District
- Airport Overlay Zoning District
- Bowers Field Overlay Zone
- Liberty Historic Overlay Zone
- Wind Farm Resource Overlay Zone
- Wind Farm Resource Overlay Zone - Pre-identified Areas for Siting
- Wind Farm Resource Overlay Zone - Swauk Ranch
- Major Industrial Development Overlay
- Master Planned Resort Overlay

17.38.010 Purpose.

The purpose of this chapter is to establish criteria and procedures for major industrial developments on properties that are appropriate for such development, as determined by the Board and consistent with county comprehensive plan policies and RCW 36.70A.365.

17.38.020 Applicability.

Major industrial developments apply to land outside of urban growth areas that require land so large that no suitable parcels are within an urban growth area or the development is a natural resource-based industry requiring a location near agricultural land, forestland, or mineral resource land upon which it is dependent.

17.38.030 Definitions.

1. The following definitions shall be used in conjunction with the administration of this chapter: “Major industrial development”, consistent with RCW 36.70A.365, means a master planned location for a specific manufacturing, industrial, or commercial business that: (a) Requires a parcel of land so large that no suitable parcels are available within an urban growth area; or (b) is a natural resource-based industry requiring a location near agricultural land, forestland, or mineral resource land upon which it is dependent. The major industrial development shall not be for the purpose of retail commercial development or multitenant office parks.

17.38.040 Development Standards.

1. Location. A site for major industrial development activity may be located outside a designated urban growth area subject to the criteria and process in this Chapter. There is no minimum site size for a Major Industrial Development.

2. Uses. Allowed uses within an MID shall be predominantly industrial, manufacturing, energy or natural resource-based in character. Commercial uses that support allowed uses located within a MID are also allowed. Uses authorized for a MID shall be included and defined within the development agreement.

3. Buffers/Open Space. The MID shall contain setbacks and open space that will serve to separate and buffer the MID from adjacent rural areas or resource lands and to protect critical areas. Setbacks and open space shall be defined within the development agreement;

4. Services and Facilities: The MID shall provide facilities and services necessary to meet the on-site needs of businesses and employees, including but not limited to water, sanitary sewer, drainage, power, telecommunications and solid waste;

17.38.050 Applications/approvals required for new major industrial developments.

1. A major industrial development may be authorized by the county through the approval of a development agreement as authorized by KCC Chapter 15A.11, Development Agreements, and RCW 36.70B.170 through 36.70B.210, by the Board of County Commissioners Consistent with KCC 15A.11.020(B) and RCW 36.70B.170, the development agreement approved by the Board must set forth the development standards applicable to the development of a specific major industrial developments, which may include, but are not limited to: (1) permitted uses, densities and intensities of uses, and building sizes; (2) phasing of development, if requested by the applicant; (3) procedures for review of site-specific development plans; (4) provisions for services and facilities applicable to major industrial developments; (5) mitigation measures imposed pursuant to the State Environmental Policy Act, Chapter 43.21C RCW, and other development conditions; and (6) other development standards including those identified in KCC 15A.11.020(E) and RCW 36.70B.170(3).

2. Required applications/approvals. In addition to approval of a MID development permit and a development agreement as set forth in section 1, a major industrial development shall require the following approvals from the county: (1) a site-specific amendment of the comprehensive plan land use designation map to major industrial development; provided, that the sub-area planning process described in Chapter 1 of the county comprehensive plan and KCC Chapter 15B.03, Amendments to Comprehensive Plan, may be used if deemed appropriate by the applicant and county; and (2) a site-specific rezone of the county zoning map to major industrial development overlay zoning district pursuant to KCC Chapter 17.98, Amendments. The comprehensive plan amendment or subarea plan and rezone may be processed by the county concurrent with the major industrial development permit and development agreement required for approval of a major industrial development.

3. Planned actions authorized. If deemed appropriate by the applicant and the county, a major industrial development project may be designated by the county as a planned action pursuant to the provisions of KCC Chapter 15A.09, Planned Actions.

17.38.060 Applications/approvals required for existing major industrial developments.

1. Designation. An existing major industrial development may be designated by the county as a major industrial development, consistent with RCW 36.70A.365, RCW 36.70A.367, RCW 36.70A.368 through approval of a sub-area plan, development plan, and adoption of an MID zoning overlay. The sub-area plan, development plan, and applicable zoning shall establish the range of uses, and the density, intensity and character of development that is permitted within the development.

2. Development applications. Following designation of the site as an MID, a property owner may submit a site-specific development application to the County. A development agreement, consistent with KCC Chapter 15A.11 and RCW 36.70B.170, may be submitted in conjunction with each development application.

3. Environmental review pursuant to the State Environmental Policy Act (SEPA, RCW 43.21C), shall occur and shall address significant impacts associated with development and redevelopment of the existing development.

2: Unrelated persons in a household or dwelling unit (RCW 36.01.227)

A County may not regulate the number of unrelated persons that occupy a household or dwelling unit except as provided in state law, for short term rentals, or occupant load per square foot shall not be regulated or limited by counties, except for group living arrangements. (HB 5235), RCW 36.01.227 new in 2021.

Proposed Changes (Summarized)

- Use the same definition of dwelling as the state.
- Remove reference to “residential occupancy” not currently defined in code.

Code Changes

17.08.200 Dwelling.

"Dwelling Unit" means a residential living unit that provides complete independent living facilities for one or more persons and that includes permanent provisions for living, sleeping, eating, cooking and sanitation. ~~building or portion thereof designed exclusively for residential occupancy.~~

3: Family-Day Care Providers (RCW 36.70A.450)

No county may prohibit the use of a residential dwelling, located in an area zoned for residential or commercial use, as a family day-care provider's home facility.

Proposed Changes (Summarized)

- Add definition of family day care provider, use the same definition as the state for family day care providers.
- Allow family-day care providers in all residential and commercial zones.

Code Changes

“Family day care provider” and “family home provider” means a childcare provider who regularly provides early childhood education and early learning services for not more than 12 children at any given time in the provider's home in the family living quarters except as provided in RCW 43.216.692 and subsection (2)(m) of this section;

17.15.070 Allowed uses in rural LAMIRD lands.

Allow family day care providers in the Residential, Residential 2, Rural 5, Agriculture 3, General Commercial, Limited Commercial, and General Commercial zones

17.15.080 Allowed uses in urban lands.

Allow family day care providers in the Residential, Urban Residential, Agriculture 3, Rural 3, Rural 5, Limited Commercial and General Commercial zones

4: Co-Living Housing (RCW 36.70A.535)

Cities and counties planning under the Growth Management Act are required to adopt development regulations allowing co-living as a permitted use on any lot located within an urban growth area that allows at least six multifamily residential units, including a lot zoned for mixed-use development. The bill provides standards for unit size, parking, density, fees, and other development regulations.

For context:

"Co-living housing" means a residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building. Local governments may use other names to refer to co-living housing including, but not limited to, congregate living facilities, single room occupancy, rooming house, boarding house, lodging house, and residential suites. [RCW 36.70A.535](#)

"Sleeping unit" is defined in the International Building Code as "A single unit that provides rooms or spaces for one or more persons, includes permanent provisions for sleeping and can include provisions for living, eating and either sanitation or kitchen facilities but not both."

Proposed Change (Summarized):

- Revise boarding houses as "co-living housing" to link to statutory definition.
- Add "Boarding house" definition to apply to 17.08.
- Permit boarding houses/co-living housing in Table 17.15.080.
- Adjust the definition of adult family home and community residential facility to clearly define as group care facility which is held to laws under 72.05.020 and cannot be regulated the same as co-living.
- Add footnote exceptions around calculating density for co-living housing to table 17.15.080.
- Add footnote clarification that minimum sizes or mix of sizes for co-living is not required to table 17.15.080.
- Add footnote limitations to parking requirements for co-living housing (County may not require more than .25 parking stalls per sleeping unit) to table 17.15.080.

Code Change

"Boarding houses, lodging houses, sororities, fraternities" **type of co-living housing**, means an establishment with lodging for five or more persons on a weekly or longer basis with a central kitchen and dining area maintained exclusively for residents and their guests.

Allow boarding houses as permitted in the following zones: Residential, Urban Residential, Historic Trailer Court, Agricultural 3, Rural 3, Rural 5 in the Urban Land Use Table.

Add footnotes to Table 17.15.080 Allowed uses in urban lands.

53. Boarding House (Co-Living) the following exceptions shall apply:

- a. No room dimensional standards are required beyond what is required under building code.**
- b. Co-living parking requirement is 0.25 off-street parking spaces per sleeping unit.**
- c. Density calculation for co-living spaces is one-quarter of a dwelling unit for every sleeping unit.**

5: Housing for those with handicaps²

City and county codes must not discriminate against the siting of housing for persons with disabilities or any reasonable accommodations. Some individuals with disabilities may live together in congregate living arrangements, often referred to as "group homes." The Fair Housing Act prohibits jurisdictions from making zoning or land use decisions or implementing land use policies that exclude or discriminate against individuals with disabilities.

Residential structures occupied by persons with handicaps may not be treated or regulated any more restrictively than a similar structure occupied by families or other unrelated individuals. Adult family homes are permitted in all residential and commercial zones, and must be considered a residential use of property. Discrimination in real estate transactions based on disability is prohibited.

- Revise special care dwelling to remove restrictions on type of housing for care takers.
- Adjust adult home and community residential facility to align with state protections for care facilities.
- Adjust definition of adult family home to ensure it is considered "group living arrangement" which is regulated under group homes in RCW 70.128.140. Adult family homes or group homes typically serve a medical, disability, or rehabilitee purpose.
- Allow adult family homes in all residential and commercial zones per RCW 70.128.140
- Allow community residential facility in all residential and commercial zones, these are treated similar to adult family home and are regulated per RCW 70.128. See definition of community residential facility in [KCC 17.11.036](#).
- Remove Special Care Dwelling use, Accessory Dwelling Units will replace this use and not limit to the type of house for a caretaker dwelling.

Code Changes

17.08.031 Adult family home.

"Adult family home" means a ~~residential home~~ **type of residential group home** in which a person or persons provide personal care, special care, room, and board to more than one (1) but not more than six (6) adults who are not related by blood or marriage to the person or persons providing the services.

17.08.500, "Special care dwelling" means a ~~Manufactured Home or Park Model Trailer~~ **dwelling** providing separate living quarters for the purpose of providing care to an immediate family member. ~~Though special care does not specify the type of care provided, this definition limits special care dwellings to only manufactured homes or park model trailers (tiny home RVs on wheels).~~

² [RCW 36.70A.410](#)

² [RCW 70.128.140\(2\)](#)

² [RCW 49.60.222\(1\)](#)

6: Affordable Housing and Density Bonuses (RCW 36.70A.545)

City and county development regulations must allow an increased density bonus consistent with local needs for any affordable housing development of any single-family or multifamily residence located on real property owned or controlled by a religious organization. RCW 36.70A.545

- Define "affordable housing" to have the same meaning as in RCW 36.70A.030.
- Remove limitation of one dwelling per lot in the residential zone which contradicts allowances for accessory dwelling units under state law. See section 17.16.030 in Exhibit A.
- Add note to use table to for multi-family housing projects to say "A 20% density bonus may be provided to an affordable housing project located on property owned by a religious organization, subject to a development agreement." 15-30% is generally shown in studies to provide financial benefit for these projects. 20% is consistent with current affordable housing density bonuses provided in the City of Ellensburg.

Code Changes

"Affordable housing" means residential housing whose monthly costs, including utilities other than telephone, do not exceed 30 percent of the monthly income of a household whose income is:

- (a) For rental housing, 60 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States Department of Housing and Urban Development; or
- (b) For owner-occupied housing, 80 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States Department of Housing and Urban Development.

17.16.030 Minimum lot requirements.

1. Minimum lot sizes in the R zone are as follows:

- a. Single family dwelling, seven thousand two hundred (7,200) square feet;
- b. Two (2) family dwelling, ten thousand (10,000) square feet.

2. The minimum lot depth shall be one hundred (100) feet.

3. The minimum average lot width shall be sixty-five (65) feet.

~~4. In no case shall there be more than one (1) main dwelling and its accessory buildings constructed on one (1) lot unless such lot is greater than twice the minimum required for a single family dwelling.~~

~~5. No main dwelling shall be built or moved on to a lot not abutting a public street, with the exception of special cases where the county may approve other suitable access.~~

6. Affordable housing projects. Affordable housing projects for single-family, duplex, and multi-family on property owned by a religious organization located in an urban growth area may be eligible for a density up to 20% additional units above the maximum density calculated for the lot, pursuant to a development agreement.

17.22.030 Lot - Size required.

1. This provision shall not apply to the Airport Overlay.

2. Minimum lot sizes in the UR zone are as follows:

- a. Single family dwelling, seven thousand two hundred (7,200) square feet.
- b. Two (2) family dwelling, ten thousand (10,000) square feet.

3. All lots of record at the time of passage of the ordinance codified in this chapter shall be considered as conforming to lot size requirements.

4. Affordable housing projects. Affordable housing projects for single-family, duplex, and multi-family on property owned by a religious organization located in an urban growth area may be eligible for a

density up to 20% additional units above the maximum density calculated for the lot, pursuant to a development agreement.

7: Emergency Housing (RCW 35.21.683)

The definitions in this section are necessary to implement the code changes needed to comply with HB 1220. The local code should include the definitions for supportive housing types exactly as defined in state law. However, a lot of the STEP housing uses apply only to cities under RCW 35.21.683.

- Add definitions for STEP housing to be consistent with cities.

Code Changes

17.08.223 Emergency housing (EH) means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement. RCW 36.70A.030(14)

17.08.224 Emergency shelter (ES) means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations. RCW 36.70A.030(15)

17.08.447 Permanent supportive housing (PSH) means subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on- site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW. RCW 36.70A.030

17.08.467 "Religious institutions" ~~means churches, synagogues, temples and other places where gathering for worship is the principle purpose of the use.~~ means the federally protected practice of a recognized religious assembly, school, or institution that owns or controls real property. RCW 36.01.290(6)(c)

~~17.08.540 Repealed.~~

~~17.08.541~~ 17.08.540 Trails. "Trails" means man-made pathways designed and intended for use by pedestrians, bicyclists, equestrians, snowmobiles and other recreational users together with associated parking and trailhead facilities.

~~17.08.542~~ 17.08.541 Transfer of development rights (TDR). "Transfer of development rights (TDR)" means the transfer of the right to develop or build from sending sites to receiving sites.

17.08.542 Transitional housing. "Transitional housing (TH)" means a project that provides housing and supportive services to homeless persons or families for up to two years and that has as its

purpose facilitating the movement of homeless persons and families into independent living. RCW 84.36.043 (3)(c)

8: Retrofits and Façade Changes for Residential (RCW 36.70A.810)

City or County must allow modifications to existing residential buildings to encroach within a setback.

- Add the following exceptions to all existing residential buildings.
- Add to the nonconforming section allowances for existing residential buildings already encroaching into setbacks.
- Add the exceptions to the following zones:
 - R residential zone, R-2 residential, R-3 rural-3 zone, RR rural residential zone, UR urban residential zone, H-T-C historic trailer court zones, A-3 agricultural 3 zone, AA-5 agriculture zone, A-20 agriculture zone, R-R rural recreation zone, AR-5 rural-5 zone, CA commercial agriculture zone, C-L limited commercial zone, PUD planned unit development zone, MPR master planned resorts, reserved, C-G general commercial zone, C-H highway commercial zone, I-L light industrial zone, I-G general industrial zone, forest and range zone, commercial forest zone, airport zone, liberty historic zone.

Code Changes

A portion of exterior wall assemblies that includes insulation shall be allowed to project up to an additional eight inches into the setbacks on all sides.

A building shall be allowed to exceed the maximum allowable roof height by eight inches to accommodate additional insulation.

Gross floor area shall be measured from the interior face of the exterior walls, which includes drywall, as typically depicted on the architectural floor plans.

17.80.050 Setback Exceptions.

For existing nonconforming buildings already projecting into setbacks, the portion of exterior wall assemblies that include insulation must be allowed to project up to an additional eight inches into the setbacks on all sides if the building is to be used for residential housing.

9: Residential Parking Regulations (RCW 36.70A.622)

RCW 36.70A.622, effective June 6, 2024, requires several updates to residential parking standards. SB 5184, known as the “Parking Reform and Modernization Act”, passed May 7, 2025 does not apply to Counties.

Proposed Changes (Summarized)

Add the following to all zones that allow residential:

- Add exceptions related to tandem parking, garage parking, and enclosed parking
- Add requirements for gravel surfacing
- Add exceptions to parking requirements table to address SB 5184

Code Changes

Residential Parking Exceptions:

- a. Garages are not required to meet minimum parking spaces required in Table 17.11.039(4)(a)(i).
- b. Parking spaces that count towards minimum parking requirements may be enclosed or unenclosed.
- c. Tandem parking spaces must count towards meeting minimum parking requirements at a rate of one space for every 20 linear feet with any necessary provisions for turning radius.
- d. Existence of legally nonconforming gravel surfacing in existing designated parking areas may not be a reason for prohibiting utilization of existing space in the parking area to meet local parking standards, up to a maximum of six parking spaces.
- e. Parking spaces may not be required to exceed eight feet by 20 feet, except for required parking for people with disabilities.
- f. Off-street parking is not required as a condition of permitting a residential project if compliance with tree retention would otherwise make a proposed residential development or redevelopment infeasible.
- g. Parking spaces that consist of grass block pavers may count toward minimum parking requirements.
- h. Existing parking spaces that do not conform to the requirements of this section by June 6, 2024, are not required to be modified or resized, except for compliance with the Americans with Disabilities Act. Existing paved parking lots are not required to change the size of existing parking spaces during resurfacing if doing so will be more costly or require significant reconfiguration of the parking space locations.

10: Siting of Organic Materials (RCW 36.70A.142)

Development regulations to implement comprehensive plans under this chapter that are newly developed, updated, or amended after January 1, 2025, must allow for the siting of organic materials management facilities in the areas identified in RCW 70A.205.040(3)(a)(i) to the extent necessary to provide for the establishment of the organic materials management volumetric capacity identified under RCW 70A.205.040(3)(a)(ii).

- Use definition in Title 8 for Title 17 of Compost Facility in 17.08
- Allow compost facilities in commercial and industrial zones in urban growth areas following state requirements in RCW 70A.205.040 see Table 17.15.080

Code Changes

17.08 Definitions

"Compost facility" means any facility that is permitted to accept organic materials for processing as defined in WAC 173-350-100. For the purposes of this Ordinance, organic materials are limited to yard waste as defined below.

17.15.080 Allowed uses in urban lands.

Allow compost facilities as permitted uses in commercial and industrial zones.

11: Adjust Docketing Timelines

Adjust the docket filings to be taken before the first month of April to correspond with changes to the Comprehensive Plan.

Code Changes

15B.03.030 Docketing.

Any interested person, including applicants, citizens, county commission and board members, and staff of other agencies may suggest plan or development regulation amendments. The suggested amendments shall be docketed with the planning department for annual consideration by the Kittitas County planning commission and board of county commissioners. For purposes of this section, docketing refers to compiling and maintaining a list of suggested changes to the comprehensive plan in the planning department in a manner that will ensure such suggested changes will be considered by Kittitas County and will be readily available for review by the public. Docketing for the calendar year shall be taken from the first Friday in ~~April~~ ~~May~~ of each calendar year. Amendments docketed after the first Friday in ~~April~~ ~~May~~ shall be considered in the following calendar year. Amendments to the comprehensive plan docketed by the first Friday in ~~April~~ ~~May~~ shall be approved or denied by the board of county commissioners on or before December 31st of that same calendar year.

Red text is proposed as new text. ~~Black strikethrough text is proposed to be removed from existing language.~~

APPENDIX A

Development Regulations Full Text