Memorandum

To: Kittitas County Planning Commission

From: Darryl Piercy, Director
       Joanna Valencia, Planner II

Date: August 9, 2006

Subject: Comprehensive Plan Update and Annual Amendments

Planning Commissioners,

2006 is unique in that we are undertaking both the Annual Amendment process to the Comprehensive Plan and the 10 year Comprehensive Plan Update within a similar time frame and parallel path. You will begin hearings on this process on August 21, 2006 at 6:30 pm at the Hal Holmes Center, at which time we will begin with the Annual Amendment requests that have been docketed for your consideration. Each of these docketed items are being provided as separate applications and should be acted on as individual applications. In other words a separate motion and action for each. Please refer to the three ring binder titled 2006 Kittitas County Comprehensive Plan Amendment and Update for details on each of these applications. You should also be aware that these docketed items will ultimately need to be consistent with the Annual Update; as such you may not want to take final action on your recommendation until you have heard all testimony as part of the update process.

Your tentative schedule for the week of August 21, 2006 is as follows. All meetings will begin at 6:30 and be held at Hal Holmes Center in Ellensburg.

- Monday, August 21 – Annual Amendments
- Tuesday, August 22 - Carry over of Annual Amendments, if necessary then Regular Agenda for the 22nd
- Wednesday, August 23- Comprehensive Plan Update. 1) Consideration of the recommendation from Resource Lands Advisory Committee. 2) Urban Growth Areas and Urban Growth Nodes
- Thursday, August 24 - 1) Carry over discussion and testimony as necessary from August 23, 2) Affordable Housing Element, 3) Incorporation of other county plans 4) Miscellaneous Items.

The Update discussion and elements are driven by action taken by the Board of County Commissioners through the adoption of Resolution Number 2005-148 on November 1, 2005 and is included in your binder for reference. This resolution set the scope of work and the elements to be addressed in the update process. This resolution followed considerable public process both in terms of weekly meetings...
with the Board of County Commissioners since May of 2005 and through a series of “Speak Outs” where community input on the scope of work was obtained. A SEPA review of the scope of work was conducted and a determination of non-significance was issued on November 7, 2005. No appeal to the SEPA determination was filed.

The following information in this memorandum intends to outline the scope of the work elements adopted by the Board of County Commissioners and provide background on the work to date and any recommendations staff may have in regards to each work element. In addition, as attachments, we have included a variety of documents we believe will assist you in your discussions.

**Scope of Work Item 1 - Evaluation of existing UGA’s and UGN’s**

Staff has been working with the Cities towards development of the UGA boundaries of each City. The Kittitas County Council of Governments recently adopted official population projections for the county and for each city jurisdiction. These population numbers have allowed the city jurisdictions to evaluate their future growth needs and identify what if any alterations are needed to the urban growth areas. It is the County which sets the Urban Growth Area Boundary for each city jurisdiction; however the County Wide Planning Policies identifies a cooperative process in which this is accomplished. The County has looked to each city jurisdiction to offer specific recommendations and justification for modification or expansion of the Urban Growth Areas. As each jurisdiction is developing an updated plan on different time lines, not all requests or analysis are available from each jurisdiction. We offer the following regarding the currently identified needs and process for each jurisdiction and their respective Urban Growth Areas.

**City of Kittitas**

The city has not yet completed their efforts to update their Comprehensive Plan. However the city has docketed a request to extend the UGA boundary to include their Waste Water Treatment Plant. The City has also supported, through council action, and increase to the size of the Urban Growth Area, by a private land owner. This is also a docketed item in the annual update.

**City of Ellensburg**

The city has indicated through the Council of Governments process for population allocation that they anticipate accommodating a significant portion of the county’s overall growth for the 20 year planning period. The city continues to work through their public process and at this time it is anticipated that there may be demonstrated need for expansion of the Urban Growth Boundary. Prior to the hearing date there should be a much clearer picture of the need and location for any proposed expansion to the UGA.

**City of Cle Elum**

In discussions with the city(s) it is anticipated that a small section of land near the new “roundabout” to establish the appropriate line between Cle Elum and Roslyn will be included within the Cle Elum UGA. No other changes are anticipated.

**City of Roslyn**

No changes in the UGA boundary are anticipated.

**City of South Cle Elum**

No changes in the UGA boundary are anticipated
Urban Growth Nodes

Urban Growth Nodes (UGNs) are a unique feature of the planning landscape in Kittitas County. UGNs were identified as Thorp, Easton, Vantage, Ronald, and Snoqualmie Pass. The concept of UGNs was to recognize communities with urban characteristics such as established residential, commercial, and industrial settlements.¹

Since adoption of the Kittitas County Comprehensive Plan the Growth Management Act has been amended to provide for Limited Areas of More Intense Rural Development (LAMIRD) ² LAMIRDs have specific requirements regarding the overall size of the area identified for development which is based on a pre-existing development pattern. This designation appears to be well suited for at least three of the existing UGNs, namely Thorp, Easton and Ronald.

Staff has conducted an analysis of each UGN regarding the levels of urban services available. Information regarding water, sewer, fire response, police, schools and other items was developed. The outcome of this research is included in the attachment material. Decisions regarding the future make-up of these areas are needed. Snoqualmie Pass and the Vantage UGNs have sub area plans that have been developed. Other UGNs have gone through various levels of subarea planning although these plans were not adopted into the Comprehensive Plan. Staff recommends the Planning Commission consider further analysis of each of these areas through the subarea planning process. Each area should be prioritized regarding the need and timing of the planning process. It appears appropriate that through this subarea planning process a determination as to the viability of a particular area to be designated as an Urban Growth Area or as a LAMIRD could be determined. It is suggested that the UGN designation be dropped as under the Growth Management Act this designation does not exist and with the introduction of the LAMRID designation is no longer necessary in our Comprehensive Plan.

**Scope of Work item 2 - Affordable Housing Element**

Areas of Chapter 3 of the existing Comprehensive Plan need to be updated to reflect current information. Elements of each of the Cities Comprehensive Plans will be update through the individual jurisdictions effort under their planning process.

Kittitas County amended the development code in early 2006 to allow for Accessory Dwelling Units, Accessory Living Quarters, and Special Care Manufactured Housing. This action was taken in anticipation that these elements would be required as part of the 2006 update process. The intent of this development code addition was to provide for an additional inventory of living space that would be affordable in relationship to conventional housing stock and rental properties. The GPO’s and Strategies outlined in Chapter 3 are consistent with the goals of this element under GMA. Staff recommends the addition of two GPO’s as follows:

**GPO 3.21**
Allow for the placement of Accessory Dwelling Units as a permitted use within the Urban Growth Areas and as a Conditional Use in the areas outside the UGA’s.

**GPO 3.22**
Encourage and allow for mixed use development and high density development within the Cities and Urban Growth Areas.

¹ Kittitas County Countywide Planning Policies, Section 5, Policy A
² RCW 36.78A.070(5) (d) adopted in 1997 as an amendment to the Growth Management Act.
**Scope of Work Item 3 - Resource Lands Advisory Committee (RLAC) Recommendations**

The RLAC has developed a set of specific recommendations to encourage and support the concept of preserving resource lands in Kittitas County. The RLAC proposal is based on the concept that development patterns and pressures throughout the county affect the viability of resource lands. As such the answer to resource lands preservation and protection needs to address land use issues on a county wide scale. The recommendations of the RLAC are included in your binder for review.

**Scope of Work Item 4 - Related Adoption to Other Plans**

The Comprehensive Plan should incorporate by reference other plans as adopted by the county. This would include the Countywide Transportation Plan, the six year road improvement plan, the County recreation plan including the facilities inventory, the Capital Facilities Plan, the Solid Waste Management Plan and other plans developed outside the Comprehensive Planning process. It is recognized that these plans are dynamic in nature and are modified and updated on a regular basis. As such, adopting these plans by reference allows County policy to be fresh and consistent with the current information available.

The County should also consider the adoption by reference City plans on similar topics for those land areas within the UGA’s and the development regulations which implement those plans.

Coordinated planning, especially in the development of infrastructure is highly encouraged under the Countywide Planning Policies.

**Scope of Work Item 5 – Miscellaneous Items**

The items identified in this work task in general deals with improved communication efforts between the County and the Citizens in an effort to keep them better informed and involved in the land use process.

The County has recently improved the use and frequency of the County web pages to improve the quality and level of information available. Continued use and improvement of this method of information dissemination should be encouraged and be identified by policy in the Comprehensive Plan.

In addition, recommendations from the Upper County Vision Plan regarding public notification should be incorporated. This includes a broader area of direct mail notification for land use applications, publishing in the upper county newspapers and posting the property site that is the subject of the proposed land use action.

It is recommended that a new “Public Participation” discussion be added to the Comprehensive Plan consistent with the public notification requirements of RCW 36.70A.035 and recommendations from the public as outlined above.

**Other Mandatory Elements**

Amendments to the Growth Management Act require that the Comprehensive Plan include an “Economic Development” element, a “Recreation and Parks” element and a “Utilities Element.”

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3 See page 4 “Urban Growth Areas” of the Countywide Planning Policies
Utilities Element
It is the intent of CDS to recommend that existing updated maps of all utilities in Kittitas County will serve to meet the requirements of the Utilities Element as outlined in RCW 36.70A.070. Areas of Chapter 6: Utilities of the existing Comprehensive Plan need to be updated to reflect current information. Additionally, the following GPO is recommended for inclusion, per direction from the Board in regards to alternatives for wind farms in Kittitas County.

GPO 6.35 Develop a process for siting Wind Farms in identified remote areas of the County in which a combination of topography and setbacks from turbine locations to non-project boundaries allow for minimal impacts. Such Wind Farm Resource Overlay Districts shall be designated as Major Industrial Development.

Recreation and Parks
Staff intends to use the County Recreation Plan/Outdoor Recreation Inventory, adopted by reference as meeting the requirements of the Recreation and Parks element.

Economic Development
Staff is working on completing a proposed Economic Development chapter, based on input from the open houses and speak outs. This new chapter is part of the package of attachments included for your review.
2006 Applications for Open Space/Open Space taxation designations

**Docket Name/Date**  
**A.** INPW, including David/Jerilyn Lockwood and Thad Vaughn  
November 3, 2005

**B.** Todd Rosenberg from  
(Ty Carson, seller)  
July 21, 2005

**C.** Huntley Family LTD Partnership  
December 12, 2005

**D.** Tony Schumacher from  
(Marie Monahan, seller)  
July 1, 2005

**E.** Ron Olson and Stan Fleming Trustee  
August 1, 2005

**Assessor Parcel Numbers/Acreage**  
See application at CDS  
100.52 acres.

19-16-01030-0009, 19-16-02000-0019,  
19-16-01030-0008, 19-16-02000-0018,  
19-16-01030-0007, 19-16-01030-0005  
30 acres

20-14-26020-0007, 20-14-26020-0005,  
20-14-25030-0002  
197 acres

20-14-18040-0014, 20-14-18040-0004  
18.50 acres

20-14-18000-0034, 20-14-18000-0033  
7.0 acres

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2006 Comprehensive Plan Map and Text Amendments

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<th>File No.</th>
<th>Applicant</th>
<th>Item</th>
<th>Description/Acres</th>
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| 06-01    | Thomas and Lynne Mahre, landowners  
1260 Orchard Road  
Ellensburg, WA 98926 | Map Amendment  
County Comm. Ag to Rural | APN 16-19-04020-0003,  
16-19-04010-0008  
Approx. 53.7 acres |
| 06-02    | Kevin Kelly, landowner  
1970 Lambert Road  
Cle Elum, WA 98922  
Wayne Nelsen, authorized agent  
301 W. 1st Street #B  
Cle Elum, WA 98922 | Map Amendment  
County Comm. Forest to Rural  
to County Rural and  
Forest&Range-20  
Rezone application  
Submitted: Comm. Forest  
to Forest&Range-20  
(Z-06-33, Kelly) | APN 20-15-13000-0001,  
-0002, -0003  
Approx. 320.7 acres |
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<tr>
<td>06-03</td>
<td>Kevin Gibb</td>
<td>2101 Badger Pocket Road, Ellensburg, WA 98922</td>
<td>Map Amendment County Rural, Suburban 2 and AG-20 to Kittitas UGA and Suburban</td>
<td>APN 17-19-11021-0001, Approx. 101 acres</td>
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<td>06-04</td>
<td>Ronald and Douglas Gibb</td>
<td>660 Sorenson Road, Ellensburg, WA 98926</td>
<td>Map Amendment County Rural and AG-20 to General Commercial Kittitas UGA and General Commercial</td>
<td>APN 17-19-11040-0010, -0008, 17-19-11030-0016 Approx. 188.22 acres</td>
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<td>Art Sinclair</td>
<td>2912 Faust Road, Ellensburg, WA 98926</td>
<td>Map Amendment County Comm. AG and Comm. AG-20 to County Rural and AG-5</td>
<td>APN 18-18-21040-0001, 18-18-28000-0001 Approx. 65.68 acres</td>
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<td>Basil Sinclair</td>
<td>2910 Faust Road, Ellensburg, WA 98926</td>
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<td>APN 18-18-21040-0006 Approx. 10.2 acres</td>
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<td>Robert Sukert</td>
<td>631 Pebble Beach Drive, Cle Elum, WA 98922</td>
<td>Map Amendment County Rural and Suburban to County Commercial and Limited Commercial Rezone application submitted: Suburban to General Commercial (Z-06-29, Sukert)</td>
<td>APN 20-15-21030-0031 Approx. 1.01 acres</td>
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<td>City of Kittitas</td>
<td>PO Box 719, 207 N Main, Kittitas, WA 98934</td>
<td>Map Amendment County Rural and AG-20 to Kittitas UGA Industrial and Industrial-Kittitas zoning</td>
<td>APN 17-19-11020-0003, -0002 Approx. 11.19 acres</td>
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<td>Brian Graybill, 5800 Thrall Road, Ellensburg, WA 98926</td>
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<td>APN 17-19-34000-0001, -0049</td>
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<td>David Taylor, authorized agent 1661 Bean Road, Moxee, WA 98936</td>
<td>County Comm. AG</td>
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<td>RIDGE and Others, PO Box 927, Roslyn, WA 98941</td>
<td>Text Amendment</td>
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<td>Doug Kilgore, authorized agent PO Box 622, Roslyn, WA 98941</td>
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<td>Anne Watanabe, authorized agent PO Box 687, Roslyn, WA 98941</td>
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<td>Suncadia LLC, PO Box 887, Roslyn, WA 98941</td>
<td>Map Amendment</td>
<td>APN 20-15-18040-0013, See Application for additional APN</td>
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<td>F. Steven Lathrop, PO Box 1088, Ellensburg, WA 98926</td>
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<td>to Master Planned Resort (MPR)</td>
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<td>and Rural-3 to MPR</td>
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<td>Map Amendment&lt;br&gt;County Rural and AG-3, AG-20, Suburban to County Rural and Ellensburg UGA</td>
<td>APN 18-18-27020-0002, 18-18-27020-0003, 18-18-27020-0015, 18-18-27020-0016, 18-18-27020-0017, 18-18-28000-0040</td>
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06-18 American Forest Resources LLC
700 E. Mountain View Ave. Ste 507
Ellensburg, WA 98926

TerraDesignGroup, Inc.
c/o Chad Bala
PO Box 686
Cle Elum, WA 98922

Map Amendment
County Comm. Forest and Comm. Forest to County Rural and Forest&Range-20

APN 20-15-01000-0001,
20-16-05000-0009,
20-16-06000-0003,
20-16-15000-0001,
21-15-27000-0001,
21-15-34000-0001,
21-15-35000-0003,
21-16-28000-0001,
21-16-29000-0001,
21-16-33000-0001,
21-16-30000-0001,
21-16-30040-0001
Approx. 6,256.91 acres

06-19 American Forest Resources
700 E. Mountain Ave Ste 507
Ellensburg, WA 98926

TerraDesignGroup, Inc.
c/o Chad Bala
PO Box 686
Cle Elum, WA 98922

Map Amendment
County Comm. Forest and Comm. Forest to County Rural and Forest&Range-20

APN 20-17-26000-0001
Approx. 640 acres
Scope of Work Documents:

- Resolution
- Scope of Work
- Comments received during the November and December 2005 Scope Meetings
RESOLUTION

NO. 2005-148

RESOLUTION TO SET THE SCOPE OF WORK FOR THE 2006 UPDATE OF THE KITITAS COUNTY COMPREHENSIVE PLAN

WHEREAS: Kittitas County is required to update its Comprehensive Plan under the Requirements of RCW 36.70A, by December 1, 2006. The Kittitas County Comprehensive Plan was originally adopted on July 26, 1996 by the Kittitas County Board of Commissioners.

WHEREAS: Kittitas County has complied with the requirements of RCW 36.70A.140, by including public participation early in the update process and continuously through discussion and consideration of public input during weekly public meetings regarding the update; and

WHEREAS: The Kittitas County Board of Commissioners has reviewed and considered input from the citizens of Kittitas County through public testimony from meetings held in September 2005 in the City of Cle Elum and the City of Ellensburg, seeking recommendations for items to be included in the review and update of the Kittitas County Comprehensive Plan; and

WHEREAS: As the legislative and executive authority of the County, the Kittitas County Board of Commissioners has the duty, authority and responsibility to determine the scope of the required update to the Comprehensive Plan; and

WHEREAS: The Kittitas County Board of Commissioners has determined that in addition to a number of mandatory items which must be updated to reflect changes that have occurred in the County over the last ten years, there is adequate evidence to indicate that there is a need to review and update the items from the attachment hereby referenced as “Scope of 2006 Update to the Kittitas County Comprehensive Plan,” and

WHEREAS: The Board of County Commissioners recognizes that Community Development Services is the appropriate County department to continue development of the update process, and

NOW, THEREFORE BE IT RESOLVED The Board of County Commissioners directs Community Development Services to implement the update process as required by the Growth Management Act provisions and to include those items identified in the attachment hereby referenced as “Scope of 2006 Update to the Kittitas County Comprehensive Plan,” while incorporating a broadly disseminated public participation program.
NOW, THEREFORE BE IT FURTHER RESOLVED That the Board of County Commissioners authorize the Clerk of the Board to advertise for a public hearing to be held on November 1, 2005 at 4:00 p.m. in the Commissioner's Auditorium.

ADOPTED this 1st day of November 2005, at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

Perry D. Huston, Chair
David B. Bowen, Vice-Chair
Alan A. Crankovich, Commissioner

ATTEST:
Debbie Myers
Clerk of the Board
“Scope of 2006 Update to the Kittitas County Comprehensive Plan”

Items approved for the scope of the Comprehensive Plan Update process in addition those within the mandatory elements as identified in RCW 36.70A.070.

1. Specifically evaluate existing UGA’s and UGN’s for:
   a. Review location, current use and policies regarding commercial and industrial lands adequacy to meet needs over next 20 years while incorporating commercial and industrial inventory of lands required element.
   b. Identify sub areas requiring more specific policies for a scheduled update process for future adoption and prioritize a sub area plan update schedule.
   c. Produce land use and zoning maps that identify existing commercial areas outside UGA’s and UGN’s for addressing need for more rural convenience stores, etc.
   d. In addition to the population forecast required element:
      i. Determine impact of vacation and second homes on land supply.
      ii. Actively seek County and City coordination on all required GMA population estimates.
   e. Consider use of the “buildable lands model” to address issues requiring an inventory as part of Comprehensive Plan policy development.

2. Affordable housing element:
   a. In addition to this mandatory element for cities and counties planning under the Growth Management Act:
      i. Address changing work force needs.
      ii. Consider policy regarding accessory dwelling units – focus on affordable housing and aging parent housing.
      iii. Consider policies that provide additional tax incentives to allow low and moderate income citizens to stay in their homes.
      iv. Consider policy to encourage use of low interest programs for home purchases.

3. Form Resource Lands Citizen Advisory Committee to deal with the following items in addition to the mandatory elements identified in RCW 36.70A.070;
   a. Address the effects of the changing demographics of the County population, i.e. less farming, more tourism recreation, and consider policy implications.
   b. Address the reduced economic viability of farming, review tax policies related to farming, the issues relevant to the granting of open space, and consider the impacts of existing local regulations on the economic viability of farming.
   c. Consider techniques and policies to support the preservation of farm land.
   d. Consider techniques and policies to support preservation of natural resource land.
   e. Consider techniques and policies to leverage private and public money to protect natural resource lands.

4. Related to adoption of other County Plans;
   a. Consider policies to address transportation related issues in the Comprehensive Plan in manner compatible with the Kittitas County Transportation Plan but more focused on land use and related issues.
   b. Consider policies to address capital facilities and infrastructure related issues in the Comprehensive Plan in a manner compatible with the Capital Facilities Plan and development regulations but more focused on land use and related issues.
c. Connect recreation related policies in the Comprehensive Plan in a manner compatible with the adopted Kittitas County Recreation Plan.
   i. Incorporate the Recreation Plan into daily planning.
   ii. Incorporate policy direction into the Comprehensive Plan and development regulations.
   iii. Access to public lands – encourage through incentives in development – design standards – policy to reduce checkerboard ownerships.

5. Miscellaneous Items:
   a. Develop policies to promote better access to land use information for the general public.
   b. Develop policies to promote better education of public with regard to land use.
NOTICE OF PUBLIC HEARINGS FOR PURPOSES OF PUBLIC INPUT ON ISSUES INCLUDED IN THE SCOPE OF THE 2006 KITTIenas COUNTY COMPREHENSIVE PLAN UPDATE

Pursuant to RCW 36.70A, notice is hereby given that the Kittitas County Community Development Services has scheduled the following public meetings for citizen input on items to be addressed in the 2006 Comprehensive Plan Update, required for submission to the Department of Community Trade and Economic Development (DCTED) in late 2006. This will begin a new series of public meetings and hearings on the update, which are expected to continue through the summer of 2006. Contained in the current Comprehensive Plan are required elements and optional elements. In addition, the Board of Commissioners adopted Resolution 2005-148, additional items within the scope of the update. These meetings will be held to review input for inclusion into subsequent draft plans. The public hearing dates and subjects are as follows:

Public Hearing, November 16th, 2005, 7:00 PM to 9:30 PM, Hal Holmes Center, 201 North Ruby Street, Ellensburg, WA 98926.
1. Evaluation of the Urban Growth Areas and Urban Growth Nodes for Kittitas County.
2. Affordable housing in Kittitas County.

Public Hearing, December 7th, 2005, 6:30 PM to 9:00 PM, Hal Holmes Center, 201 North Ruby Street, Ellensburg, WA 98926.
1. Related to adoption of other county plans – focus on transportation and recreation.

Public Hearing November 17th, 2005, 6:30 PM to 9:00 PM, Cle Elum Senior Center, 719 East Third Street, Cle Elum, WA 98922.
1. Evaluation of the Urban Growth Areas and Urban Growth Nodes for Kittitas County.
2. Affordable housing in Kittitas County.

Public Hearing December 8th, 2005, 6:30 PM to 9:00 PM, Cle Elum Senior Center, 719 East Third Street, Cle Elum, WA 98922.
1. Related to adoption of other county plans – focus on transportation and recreation.

Please note - additional meetings will be held in January on preliminary work done by the Resource Lands Citizen Advisory Committee, the subject of public education on land use issues and the subject of better access to land use information.

Verbal and written testimony will be accepted during all meetings. Written comments may be submitted through no later than December 12th, 2005 for inclusion in the report to the Board of Commissioners scheduled for December 19th, 2005. Persons wishing to get a copy of the current Comprehensive Plan Volume 1 may request a copy at the Copy Shop in Ellensburg or view the document and related materials at the Kittitas County Community Development Services Department, 411 N. Ruby Street, Ellensburg, WA. 98926 and website www.co.kittitas.wa.us. Phone (509) 962-7506.

Date: November 7, 2005

Publish: November 10, 2005 NKC Tribune
November 9, 2005 Daily Record
Press Release from Kittitas County Community Development Services Department - Contact Darryl Piercy, Director (509) 933-8228

SPEAK OUT! COME AND BE HEARD!

Kittitas County Kicks Off the 2006 Update to the Kittitas County Comprehensive Plan

PUBLIC MEETINGS TO DEVELOP THE SCOPE OF WORK
The scope of work will guide the update process. Meetings will be held in Upper County and Lower County beginning on September 7 at the Cle Elum Senior Center at 6PM and on September 8 at the Ellensburg High School “Little Theater” at 6PM. County Staff will present a short introduction which will explain the parameters of the mandatory and optional update items and present visuals.

COMPREHENSIVE PLANNING

1. The Kittitas County Comprehensive Plan and all updates are based on statutory goals addressing:
   ✓ urban growth, reduction of sprawl, transportation, housing, economic development, property rights, permitting, natural resource based industries, open space and recreation, environment, citizen participation and coordination, public facilities and services, and historic preservation.

2. The Comprehensive Plan and all updates consist of mandatory and optional elements and supporting maps.
   ✓ Mandatory elements include a land use element, housing element, a capital facilities plan, a utilities element, a rural element, and a transportation element.
   ✓ Optional elements include conservation, solar energy and recreation. Sub area plans are also optional.

3. A Comprehensive Plan Update is:
   ✓ a checkpoint to evaluate the effectiveness of the current plan
   ✓ a reflection of the core values of the County
   ✓ a statement of goals to reflect those core values
   ✓ an internally consistent document to which development regulations and countywide planning policies must be consistent
   ✓ a reflection of the policies of the County Commissioners with citizen input through a public participation process
   ✓ a direction for land use policy decisions based on a projection of 20 years into the future, and
   ✓ an opportunity to address changes in the County over the preceding years.

*Results from scoping meetings will be transmitted to the Board and a resolution prepared for the Sept. 20, 2005 Board agenda meeting. During October and November of 2005, public meetings around the county will be held to gather comments on items within the scope of the plan update.

Information will be duplicated on the County website prior to and after the meetings.

www.co.kittitas.wa.us
WHAT A COUNTY COMPREHENSIVE PLAN UPDATE IS AND IS NOT

The initial County Comprehensive Plan and all updates, under the State of Washington Growth Management Act (GMA), are generalized coordinated land use policy statements of the governing body of a county that is adopted pursuant to RCW 36.70A. The legislature adopted the Growth Management Act to address the effects of uncoordinated and unplanned growth.

A County Comprehensive Plan and all updates are based on statutory goals addressing urban growth, reduction of sprawl, transportation, housing, economic development, property rights, permitting, natural resource based industries, open space and recreation, environment, citizen participation and coordination, public facilities and services, and historic preservation. The Comprehensive Plan and all updates consist of mandatory and optional elements and supporting maps. Mandatory elements include a land use element, housing element, capital facilities plan, a utilities element, a rural element, and a transportation element. Optional elements include conservation, solar energy and recreation. Sub area plans are also optional.

County Comprehensive Plans and all updates are to be coordinated with those of the incorporated towns and cities within the county. County development regulations such as zoning and subdivision codes must comply with the County Comprehensive Plan. Each county is required to provide a full comprehensive plan to the State of Washington, Dept. of Community Trade and Economic Development (DCTED), every 10 years after the adoption of the original document under the GMA. Individual counties adopt scheduled annual update by ordinance.

A Comprehensive Plan Update is:
A checkpoint to evaluate the effectiveness of the current plan.
A reflection of the core values of the County as approved by the County Commissioners.
A statement of goals to reflect those core values approved by the County Commissioners.
An internally consistent document to which development regulations and countywide planning policies must be consistent.
A reflection of the policies of the County Commissioners with citizen input through a public participation process.
Direction for land use policy decisions based on a projection of 20 years into the future.
An opportunity to reflect changes over the preceding years since the last update that reflect changes to the character of the county.

A Comprehensive Plan Update is not:
An opportunity to start from scratch (in other words an update builds upon previous work and reflects changes that have occurred over time).
An opportunity to make radical core value changes.
A document that reflects a singular philosophy (i.e. it is based on broad public opinion through public participation which is the source for input for change or no change to parts of the current plan).
A document that reflects only unincorporated county land use policies without consideration of city and town policies reflected in their Comprehensive Plan updates.
Notice of SEPA Action

NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA), Kittitas County Community Development Services did on November 7, 2005, make a Determination of Non-Significance (DNS) on the matter of the non-project action known as the Scope of the 2006 Kittitas County Comprehensive Plan Update. Resolution 2005-148 adopts the scope of the update as follows:

“Scope of 2006 Update to the Kittitas County Comprehensive Plan”

Items approved for the scope of the Comprehensive Plan Update process in addition those within the mandatory elements as identified in RCW 36.70A.070.

1. Specifically evaluate existing UGA’s and UGN’s for:
   a. Review location, current use and policies regarding commercial and industrial lands adequacy to meet needs over next 20 years while incorporating commercial and industrial inventory of lands required element.
   b. Identify sub areas requiring more specific policies for a scheduled update process for future adoption and prioritize a sub area plan update schedule.
   c. Produce land use and zoning maps that identify existing commercial areas outside UGA’s and UGN’s for addressing need for more rural convenience stores, etc.
   d. In addition to the population forecast required element:
      i. Determine impact of vacation and second homes on land supply.
      ii. Actively seek County and City coordination on all required GMA population estimates.
   e. Consider use of the “buildable lands model” to address issues requiring an inventory as part of Comprehensive Plan policy development.

2. Affordable housing element:
   a. In addition to this mandatory element for cities and counties planning under the Growth Management Act:
      i. Address changing work force needs.
      ii. Consider policy regarding accessory dwelling units – focus on affordable housing and aging parent housing.
      iii. Consider policies that provide additional tax incentives to allow low and moderate income citizens to stay in their homes.
      iv. Consider policy to encourage use of low interest programs for home purchases.

3. Form Resource Lands Citizen Advisory Committee to deal with the following items in addition to the mandatory elements identified in RCW 36.70A.070;
   a. Address the effects of the changing demographics of the County population, i.e. less farming, more tourism recreation, and consider policy implications.
   b. Address the reduced economic viability of farming, review tax policies
related to farming, the issues relevant to the granting of open space, and consider the impacts of existing local regulations on the economic viability of farming.

c. Consider techniques and policies to support the preservation of farmland.
d. Consider techniques and policies to support preservation of natural resource land.
e. Consider techniques and policies to leverage private and public money to protect natural resource lands.

4. Related to adoption of other County Plans;
   a. Consider policies to address transportation related issues in the Comprehensive Plan in manner compatible with the Kittitas County Transportation Plan but more focused on land use and related issues.
   b. Consider policies to address capital facilities and infrastructure related issues in the Comprehensive Plan in a manner compatible with the Capital Facilities Plan and development regulations but more focused on land use and related issues.
   c. Connect recreation related policies in the Comprehensive Plan in a manner compatible with the adopted Kittitas County Recreation Plan.
      i. Incorporate the Recreation Plan into daily planning.
      ii. Incorporate policy direction into the Comprehensive Plan and development regulations.
      iii. Access to public lands – encourage through incentives in development – design standards – policy to reduce checkerboard ownerships.

5. Miscellaneous Items:
   a. Develop policies to promote better access to land use information for the general public.
   b. Develop policies to promote better education of public with regard to land use.

Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA. 98926. Contact person - Jan Sharar.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before November 28, 2005 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA. 98926.

Date: November 7, 2005
Publish: November 10 and November 17, 2005  Daily Record and NKCounty Tribune
SEPA ADDENDUM

TO: Notice to SEPA File/Interested Parties

FROM: Jan Sharar, Staff Planner

DATE: November 8, 2005

RE: REVIEW OF SEPA ACTIONS RELATED TO THE SCOPE OF UPDATE OF THE KITITAS COUNTY COMPREHENSIVE PLAN

The Kittitas County Board of Commissioners moved to adopt the 1996 Kittitas County Comprehensive Plan on July 1 and 2, 1996. The Comprehensive Plan was adopted on July 26, 1996 and became effective on August 1, 1996. The adopted Comprehensive Plan with subsequent annual amendments is to be updated by December 1, 2006 through a process in which public participation is a key component. The Kittitas County Board of Commissioners signed Resolution 2005-148 on November 1, 2005 adopting the scope of the update. This scoping process identifies an outline from which specific items will receive targeted review through public meetings throughout the County and the results will be incorporated into the updated Comprehensive Plan.

It is envisioned that public meetings and other means of gathering input for the purpose of forming general policy statements on these items for inclusion into the Comprehensive Plan will be completed by February 2006. A draft Comprehensive Plan with recommendations from the public incorporated will be forwarded to the Kittitas County Planning Commission for public hearings to begin in March of 2006. The Planning Commission recommendation, in form of a draft Comprehensive Plan, will then be forwarded to the Kittitas County Board of Commissioners for additional public hearings.

After a review of the existing SEPA materials and actions, subsequent amendments and preliminary analysis by Community Development Services of the list of items known as the scope of the 2006 Update to the Comprehensive Plan, it has been determined that the existing SEPA actions are applicable to the scope of update to the Kittitas County Comprehensive Plan and no further SEPA actions are necessary.

The most recent SEPA action on the Kittitas County Comprehensive Plan was taken on June 17, 1996, when the Kittitas County Planning Department issued the Final Environmental Impact Statement and on October 3, 1997 when Kittitas County issued a SEPA Addendum to the Final Environmental Impact Statement. In addition the Mitigated Determination of Non-significance issued by the City of Cle Elum on June 23, 1998 was adopted by reference as part of the environmental review for the 1998 Annual Amendment.
“Scope of 2006 Update to the Kittitas County Comprehensive Plan”

Items approved for the scope of the Comprehensive Plan Update process in addition those within the mandatory elements as identified in RCW 36.70A.070.

1. Specifically evaluate existing UGA’s and UGN’s for:
   a. Review location, current use and policies regarding commercial and industrial lands adequacy to meet needs over next 20 years while incorporating commercial and industrial inventory of lands required element.
   b. Identify sub areas requiring more specific policies for a scheduled update process for future adoption and prioritize a sub area plan update schedule.
   c. Produce land use and zoning maps that identify existing commercial areas outside UGA’s and UGN’s for addressing need for more rural convenience stores, etc.
   d. In addition to the population forecast required element:
      i. Determine impact of vacation and second homes on land supply.
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   e. Consider use of the “buildable lands model” to address issues requiring an inventory as part of Comprehensive Plan policy development.

2. Affordable housing element:
   a. In addition to this mandatory element for cities and counties planning under the Growth Management Act:
      i. Address changing work force needs.
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      iii. Consider policies that provide additional tax incentives to allow low and moderate income citizens to stay in their homes.
      iv. Consider policy to encourage use of low interest programs for home purchases.

3. Form Resource Lands Citizen Advisory Committee to deal with the following items in addition to the mandatory elements identified in RCW 36.70A.070;
   a. Address the effects of the changing demographics of the County population, i.e. less farming, more tourism recreation, and consider policy implications.
   b. Address the reduced economic viability of farming, review tax policies related to farming, the issues relevant to the granting of open space, and consider the impacts of existing local regulations on the economic viability of farming.
   c. Consider techniques and policies to support the preservation of farm land.
   d. Consider techniques and policies to support preservation of natural resource land.
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4. Related to adoption of other County Plans;
   a. Consider policies to address transportation related issues in the
Comprehensive Plan in manner compatible with the Kittitas County Transportation Plan but more focused on land use and related issues.
b. Consider policies to address capital facilities and infrastructure related issues in the Comprehensive Plan in a manner compatible with the Capital Facilities Plan and development regulations but more focused on land use and related issues.
c. Connect recreation related policies in the Comprehensive Plan in a manner compatible with the adopted Kittitas County Recreation Plan.
   i. Incorporate the Recreation Plan into daily planning.
   ii. Incorporate policy direction into the Comprehensive Plan and development regulations.
   iii. Access to public lands – encourage through incentives in development – design standards – policy to reduce checkerboard ownerships.

5. Miscellaneous Items:
   a. Develop policies to promote better access to land use information for the general public.
   b. Develop policies to promote better education of public with regard to land use.

Environmental Checklist:

A. Background.
   1. Name of proposed project, if applicable:

      Non-project action: Scope of update to:
      • Kittitas County Comprehensive Plan.

   2. Name of applicant: Kittitas County

   3. Address and phone number of applicant and contact person:

      Jan Sharar
      Kittitas County Community Development Services
      411 N. Ruby St. Suite 2
      Ellensburg, WA 98926
      (509) 962-7506

   4. Date checklist prepared: November 5, 2005

   5. Agency requesting checklist: Kittitas County

B. When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect an item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.
1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?
   Proposed measures to avoid or reduce such increases are:

   No significant increase in waste discharge to surface waters, ground water or wetlands should result from the implementation of this update. The update to the Comprehensive Plan creates no new uses otherwise permitted through the Kittitas County Shoreline Master Program, Kittitas County Code 14.08, Flood Hazard Reduction, Kittitas County Code 17, Zoning, Kittitas County Code 16, Subdivision, and Kittitas County Code 17A, Critical Areas.

   Pages 3.13 through 3.27 of the Kittitas County Final Environmental Impact Statement discusses air and water quality within Kittitas County. In addition, pages i.16 and i.17 discusses environmental concerns related to the adoption of the Comprehensive Plan. The discussions contained in the Final Environmental Impact Statement are hereby adopted by reference.

2. How would the proposal be likely to affect plants, animals, fish or marine life?
   Proposed measures to protect or conserve plants, animals, fish or marine life are:
   The update is not likely to affect plants, animals, or marine life over what already occurs under current County Regulations. The scoped items in addition to the required elements for review and update are all within the threshold determination and subsequent EIS adopted here by reference.

   Pages i.17 and i.18 of the Final Environmental Impact Statement issued in conjunction with the Kittitas County Comprehensive Plan discusses environmental concerns related to fish and animal life. In addition, page 3.27 of the Final Environmental Impact Statement begins a discussion related to biological resources.

3. How would the proposal be likely to deplete energy or natural resources?
   Proposed measures to protect or conserve energy and natural resources are:

   Within the unincorporated county: electricity, fossil fuels, refuse service, telephone, and private and community water are used. No new utilities are planned through the update process for implementation through development regulations.
The Final Environmental Impact Statement issued in conjunction with the Kittitas County Comprehensive Plan discusses possible impacts to energy and natural resources and is hereby adopted by reference.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Proposed measures to protect such resources or to avoid or reduce impacts are:

At this time there are no areas in Kittitas County designated as “environmentally sensitive”. Under RCW 36.70A, the Growth Management Act, the County has developed and implemented Kittitas County Code 17A, Critical Areas, which addresses development within or in the vicinity to wetlands, frequently flooded areas, geologic hazard areas, typed waters and wildlife habitat areas.

The Final Environmental Impact Statement issued in conjunction with the Kittitas County Comprehensive Plan reviewed three possible land use alternatives. In addition, impacts to land use, transportation, utilities, capital facilities, and housing were all reviewed in relation to the three alternatives. The City of Cle Elum performed environmental review of their proposed UGA boundary. This environmental review is hereby adopted by reference as part of the environmental review for this SEPA Addendum.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses? Proposed measures to avoid or reduce shoreline and land use impact are:

These proposed amendments do not include any additional shoreline uses. The Kittitas County Shoreline Master Program, Kittitas County Code 14.08, Flood Damage Prevention, and Kittitas County Code 17A, Critical Areas, will continue to govern shoreline proposals. In addition, specific proposals will be reviewed for potential impacts during the review period. In addition, Section 2.3(D), Shoreline Land Use, within the adopted Comprehensive Plan includes specific polices related to shoreline management.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s) are:

The implementation of these proposed amendments may require the development of new roads and may increase the demands of public services or utilities. Future development in various areas of the county may increase these needs and such needs will be mitigated pursuant to Kittitas County Development Standards.

Each of the three land use alternatives were reviewed for potential impacts to land use, transportation, utilities, capital facilities, and housing. Specifically, this analysis is
included on pages i.5 through i.15 of the Final Environmental Impact Statement. In addition, page 3.57 of the Final Environmental Impact Statement begins a discussion on an array of transportation facilities and page 3.62 begins a discussion related to possible impacts to utilities.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

None of the proposed amendments to the Kittitas County Comprehensive Plan conflict with local, state, or federal laws or requirements for the protection of the environment. The County has adopted Kittitas County Code 17A, Critical Areas, which includes protection measures and development standards for frequently flooded areas, geologic hazard areas, wetlands, and aquifer recharge areas. There are currently no proposed amendments to this chapter.

C. Signature
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: __________________________________________
Jan Sharar, Staff Planner
Long Range Planning
Kittitas County Community Development Services

Date Submitted: November 8\textsuperscript{th}, 2005
COMMENTS

RECEIVED FROM PUBLIC HEARINGS HELD ON NOVEMBER 16TH AND 17TH AND DECEMBER 7TH AND 8TH, 2005 FOR PURPOSES OF PUBLIC INPUT ON ISSUES INCLUDED IN THE SCOPE OF THE 2006 KITTITAS COUNTY COMPREHENSIVE PLAN UPDATE

Issues:
- Evaluation of the Urban Growth Areas and Urban Growth Nodes for Kittitas County
- Affordable housing in Kittitas County
- Related to adoption of other county plans - focus on transportation and recreation
URBAN GROWTH AREAS AND URBAN GROWTH NODES

Relate water policy to water rights UGA's and UGN's.

Watershed planning should be incorporated in other land use planning.

Buildable lands study should be available for decisions that apply to Commercial and Industrial zoning.

Consider vertical space in inventory of Commercial and Industrial lands.

Urban Growth Areas and Nodes need a fresh look at the policies the County and the cities use in decision making.

The distribution of population projections through a formula and the inclusion of the second home factor need to be resolved now.

Easton should be looked at as a "rural services area" because of the amount of public lands in the Easton area.

It should be noted that UGA's have services available and UGN's not necessarily. Important to recognize this distinction.

Ronald UGN does have water service available.

The question about the Nodes being LAMIRDS (local areas of more intense rural development) as CTED maintains must be at the core of the policy decisions affecting UGN's.

Mother-in-law apartments within city limits and urban growth areas can assist in increasing densities in urbanized areas and at the same time provide for more affordable housing.

The City of Cle Elum has adopted the accessory dwelling unit policy.

Water rights for lands over 2 acres in size to be annexed is City of Cle Elum policy.

In a GMA court case (Medina vs. ) affordability of housing connected to density - 1 unit/acre or less is standard.

Cle Elum availability of approximately 1,300 new residential units includes single, multi-family, manufactured and condos. Business park zoning available. Suncadia providing 25-
30 condo units in works. Garden Court planned for 26 units - maybe more. Victorian Towne Center in city will provide residential and commercial. All of this is infilling. Some new plats in waiting review for 5,000 - 7,000 square foot lots.

Municipalities need to provide incentives for building affordable housing.

Could have $0.00 dollars invested in land and housing is still expensive. Going vertical can help affordability.

Second home owners do not have the same impacts as full time home owners (ex. Children in the schools).

Providing affordable housing should be included in the Performance Based Cluster Plat provisions for density bonus.

Direct correlation between density and quality of roads.

Worth the time for Kittitas County to rethink the whole concept of UGN's and rethink UGA's as well.

Easton is better described as a "Rural Service Area" than a UGN. Calling it a UGN means it will soon be very urban.

County and cities should promote in-filling within the cities and the UGA's.

Water policy of County should address the future and acknowledge the current use and location of all wells.

Impervious surfaces limits should be implemented to recognize impact on aquifer recharge.

County should gather watershed info. into useable format and acknowledge cities sources.

County should recognize the property tax revenues generated in the UGA's and where the revenues go as UGA's are annexed and expanded.

Suggestion that cities develop a reimbursement fee structure for developing in a UGA - recognizes developing at a higher standard than that of the County.

All of the industrial growth should occur where a City can provide the water.

Inventory of industrial lands should include lands that are outright owned not necessarily for lease by the county such as the airport property.
The subject of rural convenience stores must be carefully defined to avoid rural strip malls.

Overall location of commercial and industrial zoned properties in County must be based on a valid set of criteria.

County must keep in mind that there are MANY types of industries when considering policies.

Industry and commercial do not have to be single-story sprawl. Keep multi-story option.
Affordable Housing

The IFC requirements for snow load for all housing construction (particularly manufactured housing) makes some forms of "affordable housing" less affordable.

Policy to reinforce a new mindset about affordable housing - i.e. support a "no projects" mindset.

Carriage houses or cottages, smaller square feet in designed communities within cities and Urban Growth Areas and Nodes may offer more affordability through better use of expensive land.

Mother-in-law apartments within city limits and urban growth areas can assist in increasing densities in urbanized areas and at the same time provide for more affordable housing.

In a GMA court case (Medina vs. ) affordability of housing connected to density - 1 unit/acre or less is standard.

Municipalities need to provide incentives for building affordable housing.

Could have $0.00 dollars invested in land and housing is still expensive. Going vertical can help affordability.

Subdivision requirements should include a ratio of multi-family (perhaps 4 plexes) to single family lots. This would be a requirement vs. an incentive.

In Jackson Wyo, workers in a resort area commute over a dangerous pass to affordable homes - is that the choice we want to make by doing nothing?

General policy statement - the cities and county MUST work more together.

There are abandoned and unoccupied homes in the cities that could be a resource for affordable existing housing.

Knowing employment by sector (industrial, public inst., retail, etc.) key knowledge needed to address affordable housing needs and locations.
Wages in county not up there with prices of new housing.

West side developer workers impacts to housing in County not assessed - need the info.

Cost of land is negative to encouraging the use of lots for more affordable Manu. Housing.

Division of rural county into 3 and 5 acre lots will chew up developable land and lends to sprawl - not the intent of GMA.

More privately paid infrastructure needed to keep roads decent as rural lands become more populated.

Higher density (more affordable) lots should be mandatory for every subdivision within the County and the Cities.

Zoning codes should recognize the need for affordable housing throughout the County and the cities.
Transportation Planning

Direct correlation between density and quality roads.

Joint planning with the County and the Cities should occur through transportation plans and should be an ongoing formal process (example Bender Road - County and Ellensburg).

Planning and acquisition of parking for access to Yakima River should be a part of recreation and transportation planning.

State Route 903 needs improvement through Roslyn according to the WSDOT.

Roslyn opposed to routing SR 903 through the Urban Forest zone.

Having SR 903 through Roslyn helps commerce.

Park and ride programs should be coordinated and developed jointly by the Cities and the County.

An east/west passenger rail system should be promoted by the Cities and the County.

Native plants should be used in developing new roads and retrofitting existing roads.

John Wayne Trail should be completed and interconnection with Irene Rinehart City Park and Westside Park should be coordinated and developed with County and Ellensburg working together.

Improve access to the Yakima River should be a County priority.

Impact fees may be needed to address transportation issues related to growth in UGA’s.

Road safety must be improved - a priority for the County.

Within the UGA’s, must have Recreation and Transportation Plans coordinated between the County and the City.

The Cities and the County should leave impact fees on the table for discussion as the County and the Cities grow.
County and Cities should adopt inter-local agreements for planning/transportation and recreation in the UGA's.

Transportation Plans of Cities and County should show truck routes.

County and Cities and the private sector should promote tourism in a joint manner.

County should endorse the recreation plan "on the ground." Development regulations a method.

Incremental goals (benchmarks) to set priorities should be made and monitored against.

County must have a designated collector plan as part of the transportation grid in the Transportation Plan and it must be reflected in Comprehensive Plan (densities, etc.).

A portion of the Recreation Plan should resemble the Transportation Plan showing interconnections of trail systems and it must be reflected in Comprehensive Plan policies.

Access for emergency vehicles still a very important public safety issue - keep the emphasis on this matter.
Recreation Planning

The County needs to look at the John Wayne Trail with regard to:
- How big is it in attracting tourists?
- Should it be paved to enhance use?
- Should it be opened to snowmobiles in the winter?

The County needs to ask "Should Suncadia be open to public snowmobile use?"

An increase in the real estate excise tax to fund recreation enhancements is preferable to impact fees.

Current property taxes do not allow County to adequately fund impacts of new housing on need for recreation preservation and enhancements.

Keep impact fees on the table.

Potential for increased pollution of Lake Cle Elum through more development allowed in bad soils for septic systems not good for recreation and tourism.

County should talk with State Agencies in charge of Yakima River fishery. Specifically, the increased number of white fish in the river and their impact on the fly fishing species. Could negatively effect the tourism $ assoc. with fly fishing.

Traditional trails and roads used to access forest need to be preserved:
- acknowledgement that insurance for landowner is difficult issue
- perhaps upper county recreation district and County can help

Recreation really is a 200 year out issue not a 20 year out issue.

Public Works provide any maps or documents showing trails and other access in times past - i.e. help define traditional and provide an inventory.

County should explore ability to lease these accesses from DNR, Forest Service, etc.

John Wayne Trail should be completed and interconnection with Irene Rinehart City Park and Westside Park should be coordinated and developed with County and Ellensburg working together.
Improve access to the Yakima River should be a County priority.

A portion of the Recreation Plan should resemble the Transportation Plan showing interconnections of trail systems and it must be reflected in Comprehensive Plan policies.

We need a policy in the Comprehensive Plan to address the use of the precious resource - water - on golf courses.

County should work closely with state agencies to address issues which could be harmful to the fly fishery on the "blue ribbon" Yakima River (example: the proliferation of whitefish and the potential for squaw fish).

County and Cities should do more education on critical areas within the UGA’s.

Traditional roads and trails for recreation should be identified in the official County plans as appropriate.

Because private individuals close off access for liability reasons (no insurance available), the Recreation District (upper county) should deal with this problem immediately.

Recreation should be addressed as a 200 year issue/plan.

Dark skies have value in recreation and should be recognized as a priority in County planning.

Access to hunting is important to tourism and should be mentioned in County plans as such.

County should be purchasing rights of way of traditional trails and roads to keep them open to citizens. See funding suggestions.

Wildlife corridors from Easton to Elk Heights should be protected from development and considered for multi-use compatible human activity.

County should produce maps of historic roads and trails.

Recreation user fees to fund suggestions should be implemented.

County should have Parks Dept. and fund with user fees, real estate excise taxes, impact fees or something else acceptable.

The Parks dept. is needed for ORV’s, snowmobiles, horse access, portable toilets, etc.
Scope of Work Item 1 - Evaluation of existing UGA’s and UGN’s
Easton UGN

Water
  Kittitas County Water District #3
  • Group A system
  • Total number of connections authorized: 512
  • Total number connected: 175
  • Total number available: 337

Sewer:
  None

Schools: Easton School District
  • Current enrollment: 117 (K-12)
  • Current capacity: 225
  • Growth rate (min 5yr): Slow growth for the past 5 years. Slow growth in the next five years. Predicted increases in middle school and high school only.

Emergency Services:
  • Fire District #3
    Volunteer, 18
  • Current number of calls: 100-120 calls per year

Vacant Lots
  • Number (Based on 4 units per acre.): 4(1724.6-359)= 5462.4

Transportation:
  • Relationship to transportation plan
  • Public/private roads
  • Level of service: A or B
Ronald UGN

Water
- Water Purveyor(s) Public and Private system

Kittitas County Water District #2, Class A, Community
- Total number of connections authorized: 150
- Total number connected: 110
- Total number available: 40
- Shown in REUs (residential equivalent units)
- Fire Flow

Pine Lóch Sun Beach Club, Class A
- Total number of connections authorized: 95
- Total number connected: 91
- Total number available: 4
- Shown in REUs (residential equivalent units)
- Fire Flow

Evergreen Ridge, Class A
- Total number of connections authorized: 106
- Total number connected: 33 (residential connections: 32)
- Total number available: 73
- Shown in REUs (residential equivalent units)
- Fire Flow

Sewer: None

Schools: Cle Elum-Roslyn School District
- Current enrolment: 1005 (K-12)
- Current capacity: High School is at capacity, Elementary has some room for growth.
- Growth rate (min 5yr): 3-4% this year, project to continue for next 5 years. Projected that in 3-5 years will be overcrowded.

Emergency Services
- Fire District #6
  volunteer, 10
- Current number of calls: 24-30 per year

Vacant Lots
- Number (Based on 4 units per acre.): 4(268-155)= 452

Transportation
- Public/private roads
- Level of service: A or B
Snoqualmie Pass  UGN

Water
Snoqualmie Pass Water and Sewer District, Group A (special district)
- Total number of connections authorized
  662 connections available
- Total number connected
  As of 2/15/06: 375 residential, 41 non-residential mostly seasonal
- Total number available
  246
- Fire Flow
  Greater than 1,500 gallon/minute for 2 hours

Sewer
Snoqualmie Pass Water and Sewer District
- System capacity
  368,000 gallons/day
- Used capacity
  204,400 gallons/day (55%)
- Available capacity
  163,300 gallons/day (45%)
- Shown in REUs
  375 residential

Transportation
- Relationship to transportation plan
  The 2005 KC transportation plan has no specifics on any relationship
- Public/private roads
  58 roads: 27 private, 16 county, 11 WASHDOT, 4 USFS
- Level of service
  A or B

Schools
- Current enrollment
  K-12, 12 Students travel to the Easton School District. An unknown amount travel to the North Bend School District.
- Current capacity
  225 (See Easton UGN)
- Growth rate (min 5yr)
  Slow growth for the past 5 years. Slow growth in the next five years. Predicted increases in middle school and high school only. (See Easton UGN)

Emergency Services
- Fire District
  # 51 Cooperative with King County Volunteer
- Current number of calls
  April 05 – March 06, 244 total calls, mostly aid and I-90 accident calls

Vacant Lots
- Number (Based on 4 units per acre.)
  Based on 4 units per acre: \( \frac{(1453.5-411)}{4} = 260 \) vacant lots
Thorpe UGN

Water
- Thorp Water District
- Total number of connections authorized
  160
- Total number connected
  92
- Total number available
  68
- Fire Flow
- Depends on location in Thorp. Thorp does not have a circular route for the water mains; therefore some of the trunks have less flow capacity than others. (Information obtained from Water District)

Sewer
- None - Thorp is all on Septic

Transportation
- Relationship to transportation plan
- Public/private roads 10 COUNTY ROADS 1 PRIVATE ROAD
- Level of service – Information not available

Schools
- Current enrolment
  170
- Current capacity -- Well below capacity
- Thorp School District has indicated they would welcome new students
- Growth rate -- enrolment is currently decreasing

Emergency Services
- Fire District
  Volunteer -- anywhere from 15–25 volunteers

Vacant Lots
- Number (Based on 4 units per acre.) 228
- Buildable
  Number of lots within the UGA 164
  Number of lots that are 1 acre or greater (total#): 79
  Total number of acres of lots that are 1 acre or greater with CA applied to it, and with: a structure that has a value of greater than or equal to $50,000 (total acres)
  57 lots 149 acres
VANTAGE
UGN Items of interest:

Water
Kittitas County Water District #6 – Vantage Water System (Owned/operated by Bryan Stockdale)
• Total number of connections authorized
  150 maximum connections allowed
• Total number connected
  51 currently connected (37 residential & 14 recreational)
• Total number available
  99 currently available
• Capacity
  Well 1 Upper – 335 g/minute
  Well 2 Lower – 500 g/minute
• Fire Flow – N/A
  50,000 gallon storage tank (Town Water System)
  1 Brush truck – 150 gallons
  1 Truck – 250 gallons
  2 Trucks – 800 gallons

Sewer
Kittitas County Water District #6 – Vantage Wastewater Treatment Plant (Owned/operated by Bryan Stockdale)
• System capacity
  87,000 g/day
• Used capacity
  16,300 g/day
• Available capacity
  70,700 g/day

Transportation
• Public/private roads
  13 Roads
  11 – Local Access
  2 – Minor Collector
• Level of service
  All are below current level of service
• Predicted level of service if available
  Not available in the 2005 Transportation Plan

Schools
• Current enrolment
  Kids from Vantage attend school in Kittitas
• Current capacity
  31 kids attend school in Kittitas from Vantage
• Growth rate (min 5yr)
  None expected
Emergency Services

- Fire District
  KCFD # 4
- Volunteer/staffed
  3 volunteer commissioners serve as the fire fighting staff
  2 of the commissioners and 1 additional volunteer serve as EMTs
- Current number of calls
  10 – 12/year
  Majority are freeway fires
  1 – 2 grass fires/year
- 50,000 gallon storage tank (Town Water System)
  1 Brush truck – 150 gallons
  1 Truck – 250 gallons
  2 Trucks – 800 gallons

Vacant Lots

- Number (Based on 4 units per acre.)
  179 vacant 1 acre lots
- Buildable
  716 possible units
Scope of Work Item 3 - Resource Lands
Advisory Committee (RLAC)
Recommendations
This document serves as a quick guide to the issues that the Resource Lands Advisory Committee recommendations are addressing as part of the 2006 Kittitas County Comprehensive Plan Update.

<table>
<thead>
<tr>
<th>Problem</th>
<th>Solution</th>
<th>How it works</th>
</tr>
</thead>
<tbody>
<tr>
<td>Determining the availability of water and where growth is suitable pending on such.</td>
<td>Require that prior to final approval of all subdivisions that proof of a sufficient water source is in place for domestic use.</td>
<td>Prior to final approval of all subdivisions, a connection to an approved water source or a well must be in place that is producing water in sufficient quality and quantity for domestic use.</td>
</tr>
<tr>
<td>How do we keep lands currently designated Commercial Agriculture and Commercial Forest in those designations</td>
<td>Develop a Transfer of Development Right (TDR) and Purchase of Development Rights (PDR) program to allow the transfer and purchase of development rights for the Commercial Agriculture and Commercial Forest designations. The development of such programs would allow for lands designated as such to maintain the commercial use, but allow for the land to still obtain development value by selling off development rights.</td>
<td>Conduct a TDR, PDR analysis and program development that would identify “receiving” areas for the development rights and identify areas where development rights would be transferred or purchased from.</td>
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<tr>
<td>Loss of economic viability of Commercial Forest lands due to the closing of key wood mills to the county. Of particular concern is the Commercial Forest lands located in the Teanaway Drainage Basin.</td>
<td>Identify planning tools to allow for maintaining Commercial Forest lands, while maintaining options that allow for Commercial Forest land owners to realize the economic potential through the development of their land.</td>
<td>Planning tools include: development within two years of the adoption of the Plan of a subarea plan in the Teanaway Drainage Basin prior to development other one unit per 80 acres, identifying areas appropriate for possibly siting a Master Planned Resort (MPR)/Fully Contained Communities (FCC), development of a TDR/PDR program for Commercial Forest lands, allow for the use of the Cluster Subdivision Code in the Commercial Forest designation, develop a Forest Practices Ordinance that identifies the process for conversion of land currently in forestry to other uses.</td>
</tr>
<tr>
<td>Problem</td>
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</tr>
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<tr>
<td>Rezones</td>
<td>Achieve consistency between the County Land Use and Zoning maps</td>
<td>Rezones should be limited to occur only when a Comprehensive Plan Land Use map designation change is approved within the context of the yearly review cycle.</td>
</tr>
<tr>
<td>Loss of agricultural land with good soils and irrigation, regardless of land use designation, should be minimized to the greatest extent possible. The overall footprint of development in the Rural designations should be minimized to the greatest extent possible.</td>
<td>Develop incentives that encourage the preservation of larger land tracts suitable for agricultural use. Provide incentives for commercially viable agricultural lands to be able to maintain farming but also allow for development potential to be realized through the development of TDR/PDR programs. Density in the Rural land use designation should be based on a public benefit rating system.</td>
<td>An element of the public benefit rating system should give high recognition to development that maintains agricultural land with good soils and irrigation by clustering development on the least productive of these lands and provides for large (greater than 40 acres) intact acreages suitable for agricultural use. TDR/PDR Programs All parcel creation in the Rural designation below a density of 1 unit per 20 acres shall use the public benefit rating system and shall use clustering to maximize the retention of open space and minimize the development footprint. Densities between 1 unit per 20 acres (1:20) and 1 unit per 5 acres (1:5) should be based on the use of a public benefit rating system at the time of parcel creation. Density of 1 unit per 2.5 acres (1:2.5) may be obtained through a TDR/PDR program that incorporates a density transfer from the Commercial Agriculture designation.</td>
</tr>
<tr>
<td>Consider how the county will develop not just within the 20 year planning period but within the next 100 years – Planning for the future.</td>
<td>Develop a method to be able to identify areas appropriate for growth beyond 20 years that goes beyond identified UGA/UGN boundaries</td>
<td>Development and implementation of a “Rural Transition Overlay Zone” in the Rural land use designations that will identify areas of the county for growth beyond 20 years. This zone will provide for orderly development beyond the 20 year planning period. This will also provide for the identification of receiving areas for development rights from the Commercial Agricultural zone related to the development of a TDR/PDR program in the county.</td>
</tr>
</tbody>
</table>

Contact Darryl or Joanna at (509) 962-7506 or visit the County Website at www.co.kittitas.wa.us/cds for more information.
May 8, 2006

Kittitas County Board of Commissioners
205 West Fifth Ave, Suite 108
Ellensburg, WA 98926

Re: Recommendations from the Resource Lands Advisory Committee.

Dear Commissioners,

The purpose of this document is to forward to you the recommendations of the Resource Lands Advisory Committee (RLAC) regarding the update of the Kittitas County Comprehensive Plan. This recommendation represents a cumulative effort of hundreds of hours of individual committee members’ time over the last three months. As a group we took our charge seriously and with considerable sense of the importance of this effort to the County for the next 20 to 100 years. We thank you for the opportunity and for your foresight in having this diverse group of people consider the future of Kittitas County and the ability to offer for your consideration our recommendations.

Our recommendations encompass three major categories. These are:

- Policy discussion and recommendations including a vision statement.
- Identification and discussion of the recommended land use policies
- Suggested text changes to the GPOs within the context of the existing comprehensive plan. (note: the RLAC is requesting one additional week to conclude the review of this element.)

The recommendations specific to each area are attached for your review.

The recommendations as forwarded represent consensus of the 10 member RLAC. There was much discussion and spirited debate on several issues. The RLAC met this challenge through consideration and respect of the varying points of view and perspectives. These discussions led to a better understanding of the varying points of view and perspectives and we sincerely hope this will serve as an example to the community how consideration and respect can translate into a successful effort.

We anticipate that, upon your review, you will forward these recommendations to the Planning Commission for public discussion. We also recommend a series of open houses prior to the Planning Commission hearings to provide the public a chance to become familiar with these recommendations allowing for discussion at the Planning Commission that is well informed. As a committee, we look forward to working closely with the Planning Commission to review these recommendations.

Once the overarching policy decisions are in place it is our request that the RLAC reconvene, hopefully in early fall, to review the development code that will implement
the adopted policies of the updated comprehensive plan. We recognize the importance of developing and adopting policies that reflect the vision of the community but also recognize the importance of the details contained within the Code that will implement these policies. We would like the opportunity to insure that these implementation codes reflect the vision and intent of the adopted policy direction and would look forward to this opportunity to assist in this review.

Finally, we would like to thank you for the commitment of staff time to assist us in this effort. We appreciate the effort and consideration that was extended by Community Development Services in support of the RLAC.

Respectfully Submitted,

Resource Lands Advisory Committee

Chad Bala
Charles Weidenbach
David Gerth
Fritz Glover
Jeff Jones
Jerry Martens
Karen Poulson
Kelly Larimer
Pat Deneen
Scott Nicolai
Resource Lands Advisory Committee (RLAC)
Policy Recommendations

RLAC Vision Statement

Vision Statement

We will continue to manage Kittitas County to ensure long-term environmental and economic sustainability. This means a landscape that supports the full range of human uses, from natural resource management, community development and recreational opportunities, while maintaining the rural setting and quality of life that Kittitas County is known for. The vision will be accomplished by:

1. Creating and implementing management policies and principles based on careful, well thought out planning that provide incentives, assistance and flexibility to landowners.
2. Working in collaboration with knowledgeable and involved parties, industry, the business community and other stakeholders.
3. Recognizing the historical, aesthetic and recreational values while improving the economic base of the County.
4. Providing the opportunities for new businesses, cottage industry and services as well as affordable housing.
5. Promoting open space in strategically identified areas that provide public benefit.
6. Identify, develop and implement economically viable strategies to support agriculture, forest and mineral resource activities.

Policy Issues and Recommendations.

Water for domestic use.
The RLAC recognizes that water availability will be among a handful of issues that will determine how and where growth will occur in Kittitas County. Decisions regarding the areas where growth will be encouraged and directed should include discussion on the availability of adequate water supplies. The RLAC recommends:

A viable and demonstrated water supply shall be required prior to all final plat approvals. No plat shall receive final approval without a connection to an approved water source or a well in place producing water in sufficient quality and quantity for domestic use.
Boundaries of the Comprehensive Plan Land Use Map designations. The RLAC does not recommend changing the current boundaries of the land use designations on the Comprehensive Plan Land Use Map with the exception of the following situations:

Where it is determined that the Urban Growth Areas or Urban Growth Nodes should be modified due to change in the population forecast or refinement of urban services information.

The addition of a “Rural Transition Overlay” designation (this will be discussed with further detail later in this report)

The addition of a “Limited Area of More Intense Rural Development” (LAMIRD) designation where deemed appropriate.

Encourage Urban Growth Areas and Rural Transition Overlay designations to areas that minimize conversion of prime agricultural farm land.

The Ellensburg Urban Growth Area south of Interstate 90 should be reconsidered to recognize potential impacts to the Yakima River and flood hazards to development.

Recognize the need for parity in Land Use designations. Develop incentives for those lands that are contained in the Commercial Agriculture and Commercial Forest designations so that property owners will want to remain in those designations. The RLAC recommends:

The implementation of Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) programs to allow the transfer and purchase of development rights from the Commercial Agriculture and Commercial Forest designations following a TDR, PDR analysis and program development. A provision for this program is identified in the land use element preferred alternative found later in this report.

Require sub area planning in the Teanaway Drainage Basin prior to development other than at one unit per 80 acres. Sub area plan to be developed within two years of the adoption of this plan.

Allow the use of the Cluster Subdivision Code in the Commercial Forest designation. Develop a Forest Practices Ordinance that identifies the process for conversion of land currently in forestry to other uses.
Create consistency between the Land Use map and Zoning map.
The RLAC recommends:

The Land Use Map and Zoning Map should be consistent. Rezones should be limited to occur only when a comprehensive plan land use map designation change is approved within the context of the yearly review cycle.

Density in the Rural land use designation should be based on a public benefit rating system.
The RLAC recommends:

Base density in the rural designations should be 1 unit per 20 acres. Densities between 1 unit per 20 acres and 1 unit per 5 acres should be based on a public benefit rating system and determined using the public benefit rating system at the time of parcel creation. Density of 1 unit to 2.5 acre may be obtained through a density transfer from Commercial Agriculture.

The overall footprint of development in the rural designations should be minimized to the greatest extent possible.
The RLAC recommends:

All parcel creation in the rural designation below a density of 1 unit per 20 acres shall use the public benefit rating system and shall use clustering to maximize the retention of open space and minimize the development footprint.

Consider how the county will develop not just within the 20 year planning period but within the next 100 years.
The RLAC recommends:

Development and Implementation of a “Rural Transition Overlay Zone” in the Rural designations that will identify areas of the county for growth beyond 20 years. This overlay zone will allow for orderly development for growth beyond the 20 year planning period and will provide a receiving area for development rights from the Commercial Agriculture Zone.

Loss of Agricultural land with good soils and irrigation, regardless of land use designation, should be minimized to the greatest extent possible.
The RLAC recommends:

An element of the public benefit rating system should give high recognition to development that maintains agricultural land with good soils and irrigation by clustering development on the least productive of these lands and provides for large (greater than 40 acres) intact acreages suitable for agricultural use.
Cluster / Transfer of Development Rights Recommendation

General boundaries of the existing Land Use map remain for Commercial Ag and Commercial Forest. Rural boundary remains similar except for the introduction of the Rural Transition Zone. 80 acre density for Commercial Forest, 20 acre density for Commercial Agriculture, a 20 acre base density for Rural and 5 acre base density for Rural Transition.

Any development within the rural zone below one unit per 20 acres requires Cluster Development using the public benefit rating system. Up to one unit per 5 acres with minimum 50% open space. Minimum development size is 20 acres. Density may be increased to allow one unit per 2.5 acres however the acquisition of development rights from the Commercial Agriculture land use designation is required for each unit in excess of one unit per 5 acres.

Development within the rural transition overlay zone is to provide for and accommodate urban levels of development in the 20 to 100 year planning period. Development must be by cluster subdivision, base density of 1 unit per 5 acres at a 100% bonus density. Minimum 25% open space and minimum 50% urban redevelopment area (identified by a pre-plat). Development of the urban redevelopment area requires the acquisition of development rights transferred from the Commercial Agriculture Land Use designation. Mixed use development is allowed for the purpose of supporting future urban levels of development.

The minimum density allowed in the Urban Growth areas is established at 4 units per acre. Additional density may be allowed with the acquisition of development rights from Commercial Ag land use designation.

Due to the consistency of the Land Use Map and the Zoning Map, no rezones would be allowed except in conjunction with a Comprehensive Plan amendment.
2.3 LAND USE PLAN

The Land Use Plan shown on the maps in this chapter provides an official guide for the orderly growth of residential, business and industrial areas in the County. The Plan shows the relationship of these and other land uses to each other, to major parks and to existing and proposed arterials. The Comprehensive Plan Map is generalized and not intended to be precise or permanent. It should not, above all, be interpreted as a zoning map.

The following land use designations are used to establish general locations for different types of activities throughout the County.

2.3(A) Urban Land Use

Urban Residential Land Use

This designation contains those lands within urban growth areas and urban growth nodes which appear to be most suitable and likely for future development and city utilities. The areas are, for the most part, highly suited to orderly street systems and land subdivision. Residential densities and housing types are the subject of this Plan and should be based on the expansion of the Ellensburg Comprehensive Plan or other cities' comprehensive plans and zoning ordinances.

GPO 2.92a The future urban residential areas may be both residential and agricultural. Ongoing agriculture should be supported in development regulations.

GPO 2.92b The current use of future urban residential areas may be both residential and agricultural. Meanwhile, ongoing agriculture should be supported as the lands are in transition.

GPO 2.92c Encourage and accommodate future expansion of utilities and roadways for urban densities.

GPO 2.93 Innovations in housing development such as cluster developments, master planned developments, shadow plating and planned unit developments should will be encouraged.

Urban Growth Areas and Urban Growth Nodes

Though the areas included within the urban growth area boundaries are intended to urbanize and become annexed in the proceeding 20 years, these lands will continue to be under County jurisdiction. To ensure both consistency and coordination, the planning for these areas will be done in concert with the respective cities. In addition, interlocal agreements with the individual cities may be necessary to provide the necessary administrative guidance and services to these unincorporated areas.
Two major issues arise in the discussion of urban growth area boundaries. These include phased growth and transitional land uses. Most communities preparing plans for the urban growth area have elected to plan under a phased growth scenario. The overall concept of phased growth indicates that growth will occur in “phases.” The first phase usually includes those areas that are already served by public water and/or sewer, and where the second phase of growth will occur in areas where services do not presently exist but are eventually. The inclusion of land within an urban growth area indicates that the land will be developed at an urban density within the next 20 years. Therefore, the existing Agricultural Land Use or Rural Residential Land Use within the urban growth areas will eventually transition from Agricultural Land Use to Urban Residential Land Use which serves the 20-year forecasted population. This transition from Agriculture Land Use to Urban Residential Land Use within the urban growth area will require land uses and densities which allow this change to occur in as efficient a manner as possible.

As portions of the urban growth areas develop, it is assumed that these areas will be annexed to the adjacent city. Intergovernmental agreements will need to be created in order to deal with the allocation of financial burdens that result from the transition of land from county to city jurisdiction. Similarly, agreements will need to be drafted to coordinate planning efforts for the unincorporated areas of the urban growth areas and with facility providers in the urban growth nodes. Kittitas County has offered the opportunity to prepare an interlocal agreement with the cities for the preparation of a draft urban growth area plans. This agreement and the work resulting from it are expected to be completed in the end of 1996. The following are additional issues that must be resolved by the cities and Kittitas County for the preparation and implementation of goals, objectives and policies contained in this comprehensive plan:

*Joint interlocal agreements:
  1) Unified or consistent subdivision code;
  2) Municipal utility extension agreement for water, sewer and gas;
  3) Intergovernmental service agreements for libraries, fire, EMS, parks and recreation;
  4) Unified or consistent zoning code with provisions for urban zoning, transitional zoning, and other transitional uses;
  5) Density and land use mapping;
  6) Airport Facility-flight safety zones, density, land uses, expansion of the airport and services provided for the City of Ellensburg;
  7) Extension and acquisition of Rights-of-Way;
  8) Unified or consistent road standards, stormwater standards and level of service; and,
  9) Annexation agreements.
  10) Shorelines development plan

*This list is not intended to be all inclusive of issues to be addressed through interlocal agreements with the cities but specific issues which may affect the Kittitas County Comprehensive Plan.

The individual cities within Kittitas County are responsible for developing a final urban growth area boundary, future land use plans for the unincorporated portion of their respective urban growth areas, and facility or service needs to accommodate the 20-year population growth. These plans are to be submitted to Kittitas County for consideration and ultimately adoption as a
portion of the Kittitas County Comprehensive Plan. RCW 36.70A.110(5) states, "Final urban growth areas shall be adopted at the time of comprehensive plan adoption under this chapter..." and RCW 36.70A.110(6) states, "Each county shall include designations of urban growth areas in its comprehensive plan."

For purposes of review of this comprehensive plan, the interim urban growth boundaries for the Cities of Ellensburg, Cle Elum, Roslyn and Kittitas and final urban growth area boundary for the Town of South Cle Elum, were forwarded for consideration by the Board of County Commissioners as final urban growth areas boundaries. After public hearings, public testimony and deliberations, the Board of County Commissioners, found the Town of South Cle Elum had adopted its Comprehensive Plans, including a UGA boundary at the current city limits. The Cities of Roslyn and Cle Elum developed their respective proposed urban growth area boundaries during the 1998 Annual Amendment process for inclusion in the Kittitas County Comprehensive Plan. After due deliberation, the Kittitas County Board of Commissioners have approved the UGA boundaries for the Cities of Roslyn of Cle Elum (see land use maps). The City of Ellensburg has provided sufficient information to the County to justify an urban growth area boundary as indicated on the land use map contained herein. The City of Ellensburg forwarded a completed Urban Growth Area Chapter to the County for inclusion in the Kittitas County Comprehensive Plan. The City of Kittitas has adopted a Comprehensive Plan, including a UGA boundary, which has been docketed with Kittitas County. After review by the Kittitas County Planning Commission and Board of County Commissioners, the proposed boundary has been approved (see land use map).

For purposes of administering the Urban Growth Area for the City of Ellensburg, in the event a road right of way forms the boundary of the UGA then the boundary shall be extended 660 feet for in-areas designated for residential uses and ½-mile for areas designated for industrial uses. The extension of the UGA in these areas is made to allow for efficient extension of utilities within the road right of way.

Maps of the urban growth node boundaries, with the exception of Vantage, have been included in the Kittitas County Comprehensive Plan. (The Vantage area has been identified in the County-wide Planning Policies for an urban growth node designation, however no such boundary has been identified at this time. An urban growth node boundary for Vantage may be added in future amendments of the comprehensive plan.) Though no specific goals or policies have been developed for urban growth nodes, it is assumed that these areas would function in much the same way as an urban growth area, with the County or other private organizations providing the necessary facilities for the urbanization of the unincorporated urban growth node.

GPO 2.94—— A consideration for all future development should be the adaptability of a proposal to urban water and sewer systems.

GPO 2.94a—— A consideration for all future development should be the adaptability of a proposal to urban water, sewer, and road systems.

GPO 2.94b—— Expansion of the UGA should be encouraged in areas least suited for agriculture and areas not impacted by Critical Areas
GPO 2.94c Development of a subarea plan to investigate expansion north of the City of Ellensburg.

GPO 2.94d Allow for the flexibility of minimum density standards in urban growth areas where Critical Areas are present in order to provide the highest level of protection.

GPO 2.95 Within the UGAs and UGNs, in the absence of urban utilities, a system of subdivision and development should be encouraged which would produce a pattern capable of re-division to a higher density at such time when utilities are available.

GPO 2.96 Adopt urban growth node (UGN) and urban growth area (UGA) boundaries to accommodate residential and employment increases projected within the boundaries over the next 20 years.

GPO 2.97 The UGNs shall be consistent with the following general goals:
   a. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;
   b. Provide for the efficient provision of public services;
   c. Protect natural resource, environmentally sensitive areas;
   d. Promote a variety of residential densities; and,
   e. Include sufficient vacant and buildable land.

GPO 2.98 The UGNs and/or UGAs shall be consistent with the following criteria:
   a. Each UGN and/or UGA shall provide sufficient urban land to accommodate future population/employment projections through the designated planning period.
   b. Lands included within UGNs and/or UGAs shall either be already characterized by urban growth or adjacent to such lands.
   c. Existing urban land uses and densities should be included within UGNs and/or UGAs.
   d. UGNs and/or UGAs shall provide a balance of industrial, commercial, and residential lands.
   e. Each UGA shall have the anticipated financial capability to provide infrastructure/services needed in the areas over the planning period under adopted concurrency standards.
   f. Protect natural resource and critical areas.
   g. Encourage the conversion of undeveloped lands into urban densities.
   h. Provide for the efficient provision of public services;
   i. Promote a variety of residential densities; and,
   j. Include sufficient vacant and buildable land for future urban densities.

GPO 2.99 Per RCW 36.70A.06094) forest land and agricultural land located within urban growth areas shall not be designated by a county or a city as forest land or agricultural land of long-term commercial significance under RCW 36.70A.170, unless the city or county has enacted a program authorizing transfer or purchase of development rights. Therefore, because the county currently does not have a TDR program in place, the Board of County Commissioners find that in the event that a resource lands designation i.e. Commercial-Forest or Commercial...
Commercial Land Use

The present and long established land use pattern in Kittitas County is the basis for planning future business development. That pattern finds most business located in established communities and/or business districts.

GPO 2.100  Kittitas County will act to preserve the viability and integrity of existing business districts within the incorporated and unincorporated county.

GPO 2.101  Most comparison shopping (general merchandise, clothing, appliance, auto, sporting goods) should be located in or near existing business districts.

GPO 2.102  Neighborhood "convenience" business outside urban areas serving rural districts or demonstrated motorist needs should be encouraged in appropriate areas.

GPO 2.103  Home occupations which result in accumulations of vehicles, appliances, or other materials should be regulated, licensed and required to provide sight screening from adjacent properties and roadways.

GPO 2.104  Highways and roads should not be developed with new commercial sites without compelling reasons and supporting economic data. Expansion and full development of existing business districts is encouraged.

GPO 2.105  I-90 exits shall not be considered as new business sites unless an Interchange Zone Classification is developed.

GPO 2.106  Kittitas County recognizes home occupations and cottage industries as valuable additions to the economic health of the community. In addition, where distances from other employment warrants, limited-dispersed rural business activities (LD-RBAs) of low impact and with necessary infrastructure will be encouraged on a case by case basis as long as these sustain or are compatible with the rural character of their area in which they locate.

GPO 2.107  Limited-dispersal rural business activities (LD-RBAs), not necessarily resource-based, including but not limited to information, legal, office and health services, arts and crafts, clothing, small manufacture and repair may be located as an overlay zone in all rural and resource lands in the county as long as they are compatible with the rural character of the area in which they locate.
GPO 2.107A Designate sufficient available land for specialized commercial uses that are by their nature compatible with residential, agricultural, recreational, and other general land use types.

GPO 2.107B Promote large scale commercial development within the UGAs and UGNs by encouraging infrastructure improvements and new business recruitment.

GPO 2.107C Promote small scale commercial development outside of UGAs and UGNs when compatible with adjacent land uses.

GPO 2.107D Encourage an adequate inventory of developable property to accommodate the siting of new, and the expansion of existing, commercial uses.

GPO 2.107E Identify areas where mixed commercial and industrial uses can be sited if compatibility is evident.

*Industrial Land use*

It is the objective of this plan and the policy of the County to improve conditions, insofar as possible, to attract industry.

GPO 2.108 Location of Industrial Land. There should be sufficient industrial land in the county located in areas convenient to utilities, fire protection and to major transportation facilities (air, rail, freeway). Industrial developments may be permitted beyond urban growth areas.

GPO 2.109 Compatibility. Industry located adjacent to residential areas or along scenic routes should be situated so as to minimize impacts on those areas and should provide screening and other measures to achieve compatibility.

GPO 2.109A Designate sufficient available land for specialized industrial uses that are by their nature compatible with residential, agricultural, recreational, and other general land use types.

GPO 2.109B Promote industrial development within the UGAs and UGNs by encouraging infrastructure improvements and new business recruitment.

GPO 2.109C Encourage an adequate inventory of developable property to accommodate the siting of new, and the expansion of existing industrial uses.

GPO 2.109D Identify areas where mixed commercial and industrial uses can be sited if compatibility is evident.

2.3(B) Public Lands

*Yakima Training Center*
This designation contains those lands within the boundaries of the Yakima Training Center, an area acquired by the Federal Government for military personnel training. The Yakima Training Center has been assigned a unique land use category due to the inaccessibility of the lands by the public and inability to access these lands for range purposes. Under the 1994 Comprehensive Plan, this area was designated as Range Land Use, however, as such use is not permitted by federal authorities (unlike U.S. Forest Service lands in Kittitas County), the Yakima Training Center has been removed from the Range Land Use designation. There are no goals or policies related to the management or development of these lands.

The Department of Defense maintains a Cultural Natural Resources Committee of public officials and private organizations representatives who suggest goals and policies for management of the Yakima Training Center. Kittitas County recognizes this committee and policy statements that result from it. In the event any portion of the Yakima Training Center was to revert to another ownership, the County reserves the right to establish land use planning goals, policies and designations prior to such transfer being effective.

Other Public Lands

Approximately fifty-nine percent (59%) of Kittitas County is managed by State and Federal Agencies. In addition to those lands owned by the U.S. Department of Defense, there are also lands managed by the U.S. Forest Service, U.S. Bureau of Land Management, W.S. Department of Natural Resources, W.S. Department of Fish and Wildlife, etc.

GPO 2.109E Kittitas County shall notify all state and federal agencies or other governmental entities that the county has developed land use regulations. Any planning activities by any other agency or governmental entity within Kittitas County shall be preceded by notification to the Board of County Commissioners. Other plans shall, unless specifically prohibited by statute, conform to and be consistent with Kittitas County planning ordinances, procedures and policies.

GPO 2.109F It is the policy of Kittitas County to recognize the water rights of citizens and entities within its borders as determined in the Yakima basin general adjudication and not to impair or adversely affect the water rights of its citizens by any action of county government.

GPO 2.109G Kittitas County will consider creating a wildfire protection policy tied to land use zoning that will protect both the private landowner and public lands from wildfire. When the use of forested lands is changed, the party doing the changing is responsible for providing a fire resistant buffer around the property.

GPO 2.109H Kittitas County will to the extent possible create a policy to preserve the grandfathered rights of private landowners to build roads on public lands under statute RS 2477.

GPO 2.109I Kittitas County will consider establishing a board to coordinate with the federal and state fish and wildlife agencies to provide local input into decisions about wildlife introduced into the area.
GPO 2.109J All agencies and jurisdictions shall recognize the area's traditions, customs, cultures and economy.

GPO 2.109K Kittitas County recognizes that local tax burden on private lands is increased when private land is changed to public ownership. Such changes should be discouraged.

2.3(C) Resource Lands

Commercial Agriculture Land Use

The purpose and intent of this designation is to comply with the requirements of the Growth Management Act [RCW 36.70A.060]. The county has considered the Minimum Guidelines [WAC 365-190] in the classification, designation and conservation of commercial agricultural lands in Kittitas County. It is the county's intent to meet these requirements by establishing a Commercial Agricultural designation. Based on the review criteria established by Kittitas County, land located in the Commercial Agricultural Zone [CAZ] has been formally designated as Agricultural Lands of Long-term Commercial Significance.

Agricultural lands of long-term commercial significance have been identified by considering the following criteria:

- The current zoning and parcel sizes of the area.
- The availability of an adequate and dependable water supply.
- The soil types (prime, unique, local, and statewide) of the area.
- The criteria contained under WAC 365-190-050.

Upon review of these considerations, Kittitas County determined that there were two different categories of land appropriate for designation: irrigated crop lands and non-irrigated grazing lands. Irrigated croplands identified for designation were lands located within the Agricultural 20 zone, within an irrigation district, consisting primarily of prime or unique soils, and complied with the other criteria under the GMA. Non-irrigated grazing lands were lands that lacked adequate water for crop growing purposes, but have a capacity for and historic use for grazing, and are lands that are predominately a section of land in size with contiguous blocks of ownership of those lots.

Kittitas County was able to identify large, contiguous areas containing parcels which met the review criteria. Kittitas County then reviewed the areas, which were consistent with the review criteria, taking into consideration topography and natural designation boundaries. The lands designated as agricultural lands of long-term commercial significance depict the final review of all the factors considered for designation.
GPO 2.110 Oppose laws and regulations which restrict agriculture, and support laws and regulations which enhance agriculture.

GPO 2.111 Continue and expand support for right-to-farm ordinances.

GPO 2.112 Develop and distribute “Rural Landowners Rights and Responsibilities” handout and require signature of having read it for any permits issued to non-farmers in agricultural areas.

GPO 2.113 Support efforts to see that all productive lands receive their full allocation of water, an adequate water supply.

GPO 2.114 Look for and implement a feasible look at solutions to the problems of needing to sell house lots without selling farm ground.

GPO 2.114A Agricultural activities within areas designated as Commercial Agriculture shall take precedent over recovery activities targeted for the recovery of threatened and endangered species.

GPO 2.114B Economically productive farming should be promoted and protected. Commercial agricultural lands includes those lands that have the high probability of an adequate and dependable water supply, are economically productive, and meet the definition of “Prime Farmland” as defined under 7 CFR Chapter VI Part 657.5.

For the purpose of this chapter, “Adequate and dependable water supply” means enough water as outlined in those engineering reports available on most commercial farmlands in the Kittitas Valley, from Adjudication records (i.e. Aquavella et al) that detail the water duty necessary for each parcel to remain viable as commercial agricultural lands.

For the purpose of this chapter, “Economically productive” means the ability to provide and continue to provide sufficient return on investment to allow present and future farmers to continue using the designated commercial agricultural land. This would include but not be limited to being economically realistic as Ag lands with respect to land value, property taxes, market conditions, water costs and other economic factors.

GPO 2.115 Oppose special taxing districts associated with urban growth on agricultural land.

GPO 2.116 Support an information campaign to educate our non-farm populace on agricultural activities.

GPO 2.117 Encourage non-farmers in agricultural areas to meet farm performance standards.
GPO 2.118 Encourage development projects whose outcome will be the significant conservation of farmlands.

GPO 2.119 Oppose public trail systems in farming areas, and any other public use in currently active utility corridors in agricultural areas and enforce all trespass laws.

GPO 2.119 Identify and designate agriculture transportation corridors that facilitate farm use.

GPO 2.120 Set road standards in agricultural areas which discourage non-farm use and do not present problems to agricultural users.

GPO 2.121 Cooperate in sound voluntary farm conservation or preservation plans (i.e., be recipients and overseers for conservation easements and/or assist with transferable development rights programs).

GPO 2.122 Look into additional tax incentives to retain productive agricultural lands.

GPO 2.123 Value agricultural lands for tax purposes at their current agricultural land use.

GPO 2.124 Create a growth management agricultural advisory council comprised only of agriculture producers. The Resource Land Advisory Committee shall review and make recommendations to the Board of County Commissioners on at least an annual basis over the coming 20 years on:

a. the status of agriculture and forestry in Kittitas County, and
b. county agriculture and forestry policies and regulations,
c. local agriculture marketing and economic planning, and
 d. review and make recommendations regarding zoning and development regulations.

GPO 2.125 If any lands are reclassified out of the Commercial Agricultural designation, then the land reverts to the Agricultural designation.

Incentives for Commercial Agriculture Land Use

It is the policy of Kittitas County to encourage and support agricultural uses of lands within the Commercial Agricultural designation. The county will continue to explore additional incentives for conserving both rural and resource lands. These incentives may be developed through the Kittitas County Comprehensive Plan and subsequent implementation mechanisms.

GPO 2.126 Where appropriate, Kittitas County will exert its influence to help provide the delivery of water to all lands within the county whether the deliveries are through Bureau of Reclamation, Districts, or private facilities; other government agency action impairing water rights or delivery.

GPO 2.127a Irrigation delivery facilities shall be managed and maintained by adjacent landowners to facilitate the unimpeded delivery of waters to agricultural lands in Kittitas County. No existing contractual agreement pursuant to any water system shall be impaired by this...
ordinance. Kittitas County shall ensure the unimpeded delivery of irrigation waters to agriculture lands.

GPO 2.127b Encourage all new development to incorporate drought tolerant or native vegetation as a major component of their landscaping plan (i.e., xeriscaping)

GPO 2.128 To the extent possible the Board of County Commissioners shall promote processing facilities for the products produced upon those lands designated as Commercial Agricultural under this Chapter.

GPO 2.129 In determining the current use value of open space land, the County Assessor shall consider only the use to which such property and improvements is currently applied and shall not consider potential uses of such property. In determining the current use value of farm and agricultural land the County Assessor shall consider the earning or productive capacity of comparable lands from crops grown most typically in the area averaged over not less than five years.

Commercial Forest Land Use

Commercial forestland claims approximately half of the Kittitas county land area. A checkerboard pattern of land ownerships characterizes the County forests separating private and public sectors. Public ownership accounts for approximately sixty percent of forestland in Kittitas County. A great majority of private forestland is owned corporately by Boise Cascade and by Plum Creek.

Forestlands represent a vital important portion of the County economic base providing employment and income in resource management, harvesting, fishing, hunting and recreation. The purpose of this section and classification is to focus on the importance of sustaining forest productivity and associated forest values including watershed, wildlife, mining and recreation.

Major concerns in Kittitas County forest lands are the rate of timber harvest, the long-term consequences such harvesting has on a sustaining forest economy, and that amount of conversion to non-forestry land uses following the harvest. A related issue is the amount of clear-cutting occurring on public and private lands and the potential environmental impacts on water quality and quantity, flooding and soil stability, as well as aesthetic considerations. In addition, the continued subdivision of commercial forestlands for residential and other purposes represents a potential threat to the natural resource land base and creates conflicts for forestry, wildlife and watershed management.

To address the concerns identified above, this designation is applied to those lands which have long-term significance for the commercial production of timber. The designation recognizes that some other land uses and activities which do not conflict with long-term forest management are necessary and/or appropriate on commercial forest lands. Commercial forest lands have been should be identified by: parcel size; current land use; tax status as classified forest land, designated forest lands, or forest open space; the availability of public services and facilities; land uses and long-term commercial significance; history of land use permits issued
nearby; feasibility of alternative uses; long-term economic and technological conditions which affect the ability to manage forest lands for long-term commercial production; and soil productivity, geology, topography and other physical characteristics conducive to growing merchantable crops of timber within conventional rotation periods and under traditional and accepted forest practices.

The intent of this plan, therefore, is to declare top priority for sustained natural resource productivity and related activities. Land use activities which are not compatible with resource management should be discouraged within this land category.

The following policies will guide the county in land use decisions affecting the private sector:

GPO 2.130 To conserve forest lands for productive economic use by identifying Kittitas County will promote and encourage forest lands where the principal and preferred land use is commercial resource management.

GPO 2.131 Commercial forestland should be identified and designated based on operational factors; growing capacity; site productivity and soil composition; surrounding land use; parcel size; economic viability; and the absence of urban public services.

GPO 2.132 The primary land use activities in commercial forest areas are commercial forest management, forest recreation, agriculture, mineral extraction, sand and gravel operations and those uses that maintain and/or enhance the long-term management of designated commercial forest lands.

GPO 2.133 To discourage non-forestry development and direct such activities and land uses to areas more suited to those purposes.

GPO 2.134 To encourage multiple use concepts of forest management of the greatest lasting benefit to present and future generations.

GPO 2.135 Resource activities performed in accordance with county, state and federal laws should not be subject to legal actions as public nuisances.

GPO 2.136 To support and encourage the maintenance of commercial forest lands in timber and current use property tax classifications consistent with RCW 84.28, 84.33 and 84.34.

GPO 2.137 To encourage the reasonable location, size and configuration of clear cuts so as to minimize their environmental impact and visual effect on adjacent lands and scenic routes; and on the County economic base.

GPO 2.138 To encourage landscape management practices in areas along streams, and recreation travel routes, and around lakes, including that part of the scenic foreground seen from these areas.
GPO 2.139 To encourage the concept of cooperative resource management among industrial timber landowners, environmental groups, state resource agencies and Indian tribes for managing the state's public and private timberlands and public resources.

GPO 2.137 Kittitas County shall recognize Engrossed Substitute House Bill (ESHB) 2091 also known as the Forest and Fish Law.

GPO 2.138 Land use activities within or adjacent to commercial forest land should be sited and designed to minimize conflicts with forest management and other activities on commercial forest lands.

GPO 2.139 Use clustering residential developments on adjacent non-commercial forest lands. The open space in clustered development should buffer adjacent forest land from development.

GPO 2.140 Land use activities within or adjacent to commercial forest land should be sited and designed to minimize conflicts with forest management and other activities on commercial forest lands.

GPO 2.141 To explore the possibility of clustering residential developments on adjacent non-commercial forest lands. The open space in clustered development should buffer adjacent forest land from development.

GPO 2.142—Special development standards for access, lot size and configuration, fire protection, forest protection, water supply, and dwelling unit location should be adopted for development within or adjacent to commercial forest lands.

GPO 2.143 It is the policy of the county to encourage the continuation of commercial forest management by:
   a. supporting land trades that result in consolidated forest ownerships provided that the best interests of the public are served; and,
   b. working with forest managers to identify and develop other incentives for continued forestry (Ord. 93-42).

GPO 2.142Reserved

Commercial Mineral Resource Lands

The State Growth Management Act (Section 17) states that "...each county...shall designate where appropriate... mineral resource lands that are not already characterized by urban growth and that have long-term significance for extraction of minerals." The Act defines minerals as sand, gravel and valuable metallic substances. Section 6 of the Act states that each county shall adopt development regulations to assure the conservation of mineral resource lands.

Kittitas County approved Resolution No.95-37 in April 1995, a declaration regarding GMA interim classification and designation for natural resource mineral lands of long-term commercial
significance. The resolution meets the requirements of the Growth Management Act. The resolution declares that Kittitas County recognizes mineral resources as a property right and the utilization of new and finished mineral products as an important factor in the social and economic stability of the County. In addition, the County recognizes that mineral resource lands provide economic and social foundations, historical, present and future for the growth and development of the County.

The resolution defines minerals to include "metallic and non-metallic minerals of commercial value such as sand, gravel, coal, oil, natural gas, gold, silver gem stones, clay, building stone, etc." Based on a public hearing process, the County has outlined nine designation criteria for the classification of Mineral Resource Lands of long-term commercial significance. These include the following:

1. Physical properties of the resource, including a quality and type;
2. Depth of resource;
3. Depth of overburden;
4. Accessibility and proximity to the point of use or market;
5. Physical and topographical characteristics of the mineral resource site;
6. Life of resource;
7. Availability of public roads;
8. General land use patterns in the area; and
9. Surrounding parcel sizes and surrounding uses.

Areas meeting the criteria for Mineral Lands of Long-Term Commercial Significance and classified as such, including future discoveries, are designated on the final Comprehensive Plan map and included in the final Comprehensive Plan. The map shows the location of Mineral Lands of Long-Term Significance and will be updated and amended as new mining sites, meeting the designation criteria, are approved.

GPO 2.143 When the County reviews proposed new land uses that have the potential to conflict with commercial mining activities, such as residential subdivisions, consideration of both surface and mineral rights ownership should be included in the review.

GPO 2.144 New conflicting uses, such as residential and commercial uses, may be required by the County to locate, site, and/or be screened away from designated commercial mining activities.

Maps

The Kittitas County Comprehensive Plan Land Use Maps are included in the Kittitas County GIS data and are maintained by the Kittitas County Planning Department.
Scope of Work Item 4 - Related Adoption to Other Plans
1. **Law and Justice Center:** In 1980 the Kittitas County Jail was built to house an inmate population of 45. Average population since that time has ranged from 87 to 115 inmates. As a result of this increase in demand for inmate beds over the design capacity other functional areas, including classrooms, recreation areas, meeting rooms and staff areas, have been lost due to conversion to inmate areas. In 2004 the Board of County Commissioners authorized a ballot measure to seek voter approval for a bond issue to finance a new jail facility. In November 2004 that levy measure failed. The Board of County Commissioners is continuing to consider a variety of alternatives to relieve impact of the large inmate population.

2. **Health Department:** The Health Department is proposing a new facility to accommodate an every increasing case load, mandates for increased client privacy and an increasing threat from man made and natural disasters that would need Health Department response. Analysis of the specific needs, location and size of the facility continue to be under consideration.

3. **Kittitas County Fairgrounds/Kittitas Valley Event Center:** In 1997 the Board of County Commissioners adopted the Kittitas County Fairgrounds Complex Master Plan (FCMP). The plan evaluated conditions of the site, facilities, and land use. The FCMP included program development opportunities, a conceptual physical improvement plan, and an implementation plan. The six year capital facilities plan considers the recommendations from the FCMP, the fair board, and input from the citizens who use the facilities.

4. **Solid Waste Storage Building:** This project will provide additional workspace for Solid Waste employees to process and store household hazardous waste. The facility would include a 7,000 square foot building located at the Solid Waste facility in Ellensburg.

5. **Remodel of Misdemeanant Probation Office:** Project will provide additional security to employees through the addition of a reception window and controlled access.

6. **Remodel of CDS Permit Center:** Project will provide improve customer service by placing work stations at front counter and will provide improved employee work space by bringing similar work groups together in a common area.
Kittitas County
Six Year Capital Facilities Plan Matrix.
2005-2010

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<tr>
<th>Law and Justice Center</th>
<th>2005</th>
<th>2006</th>
<th>2007</th>
<th>2008</th>
<th>2009</th>
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<td>Develop Final Strategy for funding; Cost range estimated at 9-24 million</td>
<td>Secure Permit</td>
<td>Seek bids and award contract</td>
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<td>Develop Preliminary Design based on Preferred Alternative</td>
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<td>Develop preliminary design based on department needs.</td>
<td>Project cost range 2-5 million</td>
<td>Develop Final Design and bid documents</td>
<td>Award Contract</td>
<td>Begin Construction</td>
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<td>Move buildings</td>
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<td>Craig’s Hill Improvements to prevent hillside erosion</td>
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<td>Work as needed</td>
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<td>As funding and property becomes available</td>
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<td>Solid Waste Storage Building</td>
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Scope of Work Item 5 – Miscellaneous Items
Upper Kittitas County Vision Plan

Prepared for the Kittitas County Conference of Governments

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Introduction

1. Purpose

a. Overall...
A community's vision should be the foundation for the development of comprehensive plan goals and policies for the local governments that are charged with implementing that vision. A Vision Plan is one tool that can be used to paint a picture of a community's desired future, expressing the hopes and aspirations of the citizens within that community. With a clear and concise description of the community's vision, better decisions and actions can be made and taken to ensure that the desired future outcome is achieved.

The purpose of the Upper Kittitas County Vision Plan is to describe what the citizens in the Upper County see as important qualities in their area that need to be preserved and maintained over the course of time. The Vision Plan is the first step in the overall continuous planning process for both the County and its cities. This Vision is intended to be the foundation upon which comprehensive plans and development regulations covering the Upper County are structured. This Plan serves as the guide for both long-term and short-term decisions made at the City and County levels. The foundation statements and key recommendations described in this Vision Plan should be referenced for guidance and direction when local officials are establishing policies or considering proposals. This will ensure that the needs and desires of the Upper County communities are taken into account and that the Upper Kittitas County area grows and develops through a better decision making process.

The first three sections of this document are the most substantive as it regards the vision planning process and identifying the tools with which to implement the Vision. The Introduction provides information on the background and conception of the Regional Land Use Committee that performed the work on this Plan. The second section describes the public process, where local residents were given the opportunity to freely express their opinions and views regarding important emerging issues. The information gathered from that process was reviewed and incorporated into the substance of this Vision Plan within the Foundation Statements and Key Recommendations.

The Next Steps section is a critical component of this document and will ultimately determine the success of this visioning exercise. It is in this section where specific instructions are provide that will assure the needs and desires of the Upper Kittitas communities are incorporated into local government planning if followed. As the Vision Plan is the first step, the next step is for each community to develop its own comprehensive land use plan. The visioning process clearly documented the need for Kittitas County to continue its comprehensive land use planning process through sub-area planning.

The Appendices document the material gathered from the public and is the un-synthesized information that provides the basis for the Vision Plan.
b. Coordination of County, City and Community Comprehensive Plans...

"The legislature finds that … It is in the public interest that citizens, communities, local governments, and the private sector cooperate and coordinate with one another in comprehensive land use planning." RCW 36.70A.010

Within the context of planning under the Growth Management Act, intergovernmental coordination and cooperation is seen as a paramount feature. Section 36.70A.100 RCW states:

"The comprehensive plan of each county or city that is adopted pursuant to RCW 36.70A.040 shall be coordinated with, and consistent with, the comprehensive plans adopted pursuant to RCW 36.70A.040 of other counties or cities with which the county or city has, in part, common borders or related regional issues."

Because many components of the growth and development of a community overlap political and jurisdictional boundaries, it is vital that there is a coordinated process among adjoining jurisdictions to address these issues. Transportation facilities, critical areas, utilities and capital facilities are examples of items making up our communities, the planning for which cannot be done in isolation: the decisions made in the City of Cle Elum or the City of South Cle Elum regarding transportation facilities have the potential to affect not only each of the cities, but also Kittitas County. Through coordination and consistency, each jurisdiction gains benefit through economies of scale achieved when pooling resources, lowering unit costs and avoiding duplication of tasks. The primary, underlying purpose to coordination and consistency is to provide a predictable atmosphere for the development community, as well as the respective local governments: knowing what is expected from them upfront provides valuable costs savings to land developers.

To further the practice and implementation of the ideas behind coordination and consistency, the GMA requires Counties and their cities to have developed and adopted county-wide planning policies. These policies are to be the framework for the development of city and county comprehensive plans. The topics required to be covered in the county-wide planning policies include such things as implementing urban growth boundaries, promoting the orderly provision of urban services into developing areas, providing for county-wide transportation and affordable housing, and to encourage county-wide economic development.

Another tool for ensuring coordination and consistency is through a detailed Vision Plan, as is presented in this document. Where the county-wide planning policies are a plan for how local governments will coordinate, a Vision Plan, crafted through an intense public process, is a statement by the citizens about how they would like growth and development to occur in their area. By considering and implementing the key recommendations provided later in this document, as well as adhering to the foundation statements, each of the local governments in the Upper County will be helping to realize the vision voiced by the citizens of this community.
2. Process

a. Regional Land Use Committee...
In the late summer and fall of 2004, in response to a considerable amount of citizen concern related to rapid growth and development in the Upper County area, the Kittitas County Conference of Governments (COG) determined that it was important to form a citizen’s advisory committee. This citizen’s committee, titled the Regional Land Use Committee, and made up of citizens with diverse interests and from different areas of the Upper County, was created to influence and guide the future amendment of comprehensive plans. To assist and facilitate the process of amending comprehensive plans, the COG received a grant from the Washington State Department of Community, Trade and Economic Development (CTED), Growth Management Services, to create a draft Vision Plan for the Upper County area.

The Regional Land Use Committee was the driving force behind the Vision Plan. As a group, they interviewed and selected a consultant to implement the grant from CTED, reviewing, revising and approving a scope of work that included public meetings, outreach and questionnaires, in addition to their committee meetings. Based on detailed input and reviews the Committee crafted the format for the public meetings, the flyers announcing those meetings, as well as creating the questionnaire that was extensively distributed to gather input. Committee members generated information and interest in the meetings, as well as in the overall process, and can be credited with the extensive degree of public participation that went into the development of the Vision Plan.

b. Community Meetings...
The key component to the drafting of this Vision Plan is the public participation that occurred to direct the general outcomes and key recommendations. This participation occurred in two main ways: through community outreach meetings and through a questionnaire that was distributed both at these meetings as well as through a number of other sources. Four community outreach meetings were held throughout the Upper County Area during the last two weeks in March, 2005. The meetings were all very well attended, with a total of approximately 152 residents participating, as seen in the table below:

<table>
<thead>
<tr>
<th>Date</th>
<th>Location</th>
<th>Attendance</th>
</tr>
</thead>
<tbody>
<tr>
<td>March 21, 2005</td>
<td>Ronald Community Club</td>
<td>33 people</td>
</tr>
<tr>
<td>March 24, 2005</td>
<td>Easton School</td>
<td>42 people</td>
</tr>
<tr>
<td>March 30, 2005</td>
<td>Cle Elum USFS Meeting Room</td>
<td>64 people</td>
</tr>
<tr>
<td>March 31, 2005</td>
<td>Hyak Lodge Snoqualmie Pass</td>
<td>13 people</td>
</tr>
</tbody>
</table>

At these meetings, the participants were asked two main questions: What do you believe are your community’s positive qualities? What do you believe are potential threats to those positive qualities in the future? Through both of these avenues (meetings and questionnaire), a significant amount of information was generated about how the Upper County residents feel about growth and development in their communities.
Community Outreach Meetings- The Foundation

1. Overview

The community outreach meetings were very successful from a number of different standpoints. The attendance can be characterized as outstanding: in many jurisdictions, it is difficult to get people interested in talking about issues that don’t seem immediate or pressing. Additionally, the amount and quality of input received at each of the meetings was substantial, making the Committee’s work crafting detailed key recommendations that much easier.

The success of these meetings is directly attributable to the support and cooperation from a number of different sources, particularly in providing notice of the meetings. Committee members, the County, the Cities as well as the three newspapers covering the Upper County area all assisted in printing, copying and distributing the flyers so a wider audience was reached, at a relatively low cost.

The following sections describe both common themes that were identified at the different meetings, as well as identifying issues that were particular to each area (detailed documentation of input is included in the appendices). This information, in conjunction with the information contained in the questionnaires, is the basis for the foundation statements and key recommendations that constitute the substance of the Vision Plan presented later.

2. Outcomes

a. General...
The high turnout at each of the community meetings was reflective of the Upper County’s one hundred fifty plus year tradition of self-sufficiency and independence. Though each community involved in this visioning exercise is distinct and separate, certain similar experiences yielded common themes and concerns from each of the public forums. The following topics were consistently articulated in each community of Upper Kittitas County:

- A great appreciation for the natural environment;
- Enjoyment of the proximity and access to many recreational opportunities;
- A deep concern that the desirable features that make up the region are threatened by rampant and unchecked development;
- A perception that county and city officials are resistant to planning and related activities such as establishing policies and regulations; implementing existing environmental review requirements; and assessing cumulative impacts prior to land use decisions;
- A strong desire to protect the diverse natural resources, wildlife and natural amenities of the area;
- A wish to engage the local governments in cooperative sub-area planning, to meet the diverse and distinct needs of the Upper County;
- There is a recognition that growth will occur. There is a preference that new growth be “Smart Growth”. Proposed developments must demonstrate that responsible, well planned
development will balance the needs of existing residents with those of the new developments;

- A tangible connection to local histories and traditions;
- A solid sense of community.

Rather than waiting until the features that make up the quality living in the Upper County disappear, (they do not have to look very far down the road to understand how easily it can be lost) the residents have conjured up the pioneer spirit of cooperation and a “get ‘er done” attitude. They are determined to preserve the clean air and water, the outdoor recreational opportunities, all of which embodies the rural character of the county, and even the dark night skies.

The Upper County residents envision a future that accommodates all of its residents through well thought-out planning. Planning that identifies the amount of growth and the rate of growth that can be sustained by the Upper Kittitas environments. The plans will also project deficiencies in capital facilities before they are made deficient by rapid development. The goal is to achieve a balance between growth and development with the community’s values of rural character and the tradition of independence.

In addition to the above concerns found to be common throughout the region, communities identified issues that were of particular concern within sub-areas.

b. Cle Elum: March 30, 2005 - Sixty four persons in attendance.
Unique Outcomes...

- The Yakima River plays a vital role in Cle Elum. The community is interested in preserving it and the amenities that go along with it.
- Cle Elum wishes to retain the commercial services that meet local needs while discouraging the large national chain retail stores.
- There’s a significant increase in the number of exempt wells and septic systems to support residential development. As there appears to be no limitations to this type of development the aquifer continues to be at risk of exposure to contamination.
- The inevitable growth will continue to strain the road system that is functioning at capacity.
- The Cle Elum residents support exploring public forms of transportation and energy to accommodate future growth.
- Preserve public access to trails, trail heads, and other recreation opportunities in the face of new development.
- The community has a strong sense of its history

c. Easton: March 24, 2005 - Forty two persons in attendance.
Unique Outcomes...

- The Easton area currently enjoys a supply of clean water that meets its drinking and fire suppression needs. There is concern that should growth rates continue, the water supply will be degraded, threatening the community’s health and safety;
- The community values the open space and treed areas between neighbors and would like to retain this large-lot residential development pattern consistent with a rural area;
• Preserve the rural character of the land;
• Protect wildlife.

d. Ronald/Roslyn: March 21, 2005 - Thirty three persons in attendance
Unique Outcomes...
• Residents in the Ronald/Roslyn communities noted that subdivisions were being developed well in advance of the need for additional housing and the availability of jobs;
• The community expressed concerns that new subdivisions are gaining approval without analysis and determination that the existing infrastructure will adequately support the development;
• Protection of private property rights are a high priority.

e. Snoqualmie Pass: March 31, 2005 - Thirteen persons in attendance.
Unique Outcomes...
• Snoqualmie pass enjoys a unique position located in close proximity to metro King County and rural Kittitas County, enjoying both urban and rural amenities.
• While higher densities in other parts of the Upper County have increased discomfort levels, in the Snoqualmie Pass area, the planned neighborhoods have contributed to an increased sense of community.
• A favorite winter playground, Snoqualmie endures a slower economy during the rest of the year. This imbalance contributes to the need for affordable housing, year round employment and more diversity in the economic structure.
• Accommodations need to be made for commercial services and truck traffic, and additional facilities for community needs.
• The community maintains a strong sense of history, and connection to the past.
• This area has examples of appropriate clustered housing and ski resort development.
• Businesses support development of water and sewer systems.

3. Questionnaire Summaries

Another important tool for recording residents’ input was a community questionnaire that asked a series of questions related to existing and future growth and development. A copy of the actual Community Questionnaire and complete summary of the results can be found in the Appendices; however the following is a brief review.

Questions one through four were related to location of residence of participants. Ninety four responses indicated they were full time residents of the County, while five were not. Thirty one responded they lived within an incorporated city: Cle Elum (7), Roslyn (20), Ellensburg (4), while 70 participants responded they were not located within an incorporated city.

Survey Question # 5 asked about the overall feeling of the rate of growth and development. Seventy respondents indicated that the rate of growth was too much, while fifteen indicated that the overall growth rate was just right.
Survey Question #6 asked what type of land uses were important to have in the Upper County. The top five were:

1. Recreational Activities  
2. Wildlife habitat areas  
3. Parks  
4. Forestry/logging*  
4. Rangeland*  
4. Rural Residential*  
5. Tourist facilities

*The responses for these lands uses were the same.

Survey Question #7 asked participants to list three things they value most about the Upper County. This open ended question yielded an array of comments, some of the most often cited included:

- Wildlife and amenities related to the natural environment  
- Rural atmosphere  
- Recreation

Survey Question #8 asked participants to list three things that may threaten the quality of life in the Upper County. Some of the most often cited issues included:

- Uncontrolled/unplanned growth  
- Traffic congestion  
- Crime

Question #9 listed 17 statements related to future growth and development. Participants were asked to rank the statements in order of most importance. The top six were as follows:

1. Safeguard wildlife areas and corridors.  
2. Protect the area’s “Dark Skies” from sky glow/light pollution.  
3. Preserve areas for forest resource activities.*  
3. Preserve important view sheds.*  
4. Preserve areas for agricultural activities, including small acreage lifestyles and animal keeping.  
5. Preserve and expand public trail recreation access to areas with significant natural features.  
6. Protect private property rights.  
*These issues tied in the count.

Page four of the survey provided an opportunity for participants to share other thoughts in a narrative. In general, the statements supported the priorities listed in the other survey questions. Essentially there is concern about the way growth and development is occurring in the Upper Kittitas County. There is an uncertainty as to whether or not the growth can be accommodated by the available existing services, especially water. Many expressed a desire to find solutions to the issues, and provided suggestions.
Community Direction

I. Foundation Statements

Based on the input received from the many participants in the community outreach meetings and the questionnaires, the following statements are intended to provide a clear, concise record of the fundamental quality of life values found in the Upper County area. These are statements of core values that must be maintained as the County and its cities implement policies and regulations to guide future growth and development.

a. Rural Character...
The people of Upper Kittitas County value the existing qualities of the rural environment. The treasured rural characteristics are first recognized by the dominance of the natural environment over the built environment. The result is areas for human coexistence with wildlife and opportunities for outdoor activities and recreation. The rural environment has naturally clean water and fresh air; the amount of industrial development is light to non-existent. The land is sparsely populated and the traffic, with few exceptions, is light and neighborly. The open spaces, forested areas, and spectacular views (day and night) of the rural environment produce a sense of awe in the observer.

There is strong support for maintaining wildlife habitat and migration routes as well as maintaining access to and opportunities for outdoor recreation such as trails, hunting, gathering and fishing. As development policies are created or amended, consideration must be given to the impacts on wildlife, habitat, and water quality and availability. Policies should preserve, enhance and protect the quality of the existing rural environment and its rural character without infringing on private property rights.

Kittitas County officials are enthusiastically urged to be proactive on this issue. A number of private organizations seek areas to establish land conservation opportunities. Acquiring a partner with expertise in designating the areas that should be preserved in the natural environment would be extremely valuable and advance retention of the desired rural character of the region.

Additionally, the County and cities should correlate the comprehensive plan land use designations map with the implementing zoning map. This will ensure greater predictability with respect to potential impacts of future development, allowing decisions to be based on sound planning principals and in consideration of a particular area’s infrastructure and physical features. Re-designation of lands, either uses or density, will then be required to be reviewed through the comprehensive plan amendment process, once a year, allowing for a greater level of analysis of the cumulative impacts of all proposed re-designations/rezones, and a greater degree of public involvement.

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1 Organizations such as the Rocky Mountain Elk Foundation, Mule Deer, Ducks Unlimited, Alpine Lakes, and Cascade Agenda are a few that have been successful in identifying and promoting land conservation.
b. Public Involvement...
The people of Upper Kittitas County expect to be involved in development of land use policies and decisions. They see the need for development standards to be implemented in order to accommodate the inevitable growth. By involving the public when developing standards and policies, conflicts will be addressed early on in the development process. Local governments are charged with keeping the Upper Kittitas County residents apprised of proposals and actions that may affect the quality of life. Historically, the people of Upper Kittitas have been engaged stewards of the region. The Upper County was built on the traditions of public service and civic responsibility. Given the proper information and notification, the people of Upper Kittitas County will responsibly participate in decisions that may permanently affect the quality of the developed and natural environment.

c. Forest Resources...
Forested lands are a valuable asset to the County. They protect watersheds as well as providing jobs, wildlife habitat and numerous opportunities for recreation activities, all of which contribute to the quality of living that County residents appreciate. Visitors and residents of Upper Kittitas County have historically enjoyed access to public recreation areas and wish to maintain this feature. The potential still exists for forested lands to be commercially viable in the future. Comprehensive Plan amendments to rezone forests should be discouraged. These lands need to be recognized as the valuable resource that they are, not land available for development.

d. Sub-area Planning...
The vision and desires of the people of Upper Kittitas County are as diverse as its terrain, which transitions from mountains to valleys. Applying a single vision to this diversity will be effective only to a degree and in generalities. There are differences in the values and expectations of future land uses in the various areas of the Upper County. For example, the people in the Snoqualmie Pass area appreciate their proximity to Metro King County and view their rural area as a small town community. Nearby Easton on the other hand, values its rural character as realized through the spaciousness and large lots of the current land development pattern. In order to create a real vision for the Upper County, the County needs to cultivate public involvement and visioning by developing and adopting sub-area plans within distinct areas. The first step in implementing sub-area planning is to establish committees within the sub-areas and have them review the existing sub-area plans that were drafted in the 1990's but not officially adopted.

e. Prepare for Growth...
Development should be analyzed for the overall impact to the carrying capacity of the natural and built environments. Existing non-project actions should be evaluated for impacts to these environments prior to any approval for actual development. The County needs to implement a variety of financial tools, such as SEPA mitigation and/or impact fees, to ensure growth pays for growth's impacts. The County can improve development review and the fiscal impact on capital facilities and services, transportation infrastructure and natural and environmental resources by requiring a higher exemption level for subdivisions of land than the current twenty acres.
2. Key Recommendations

Building on the Foundation Statements, the following are specific recommendations for ways to forward the intent of the Foundation Statements. Many of the important issues identified in the Vision Plan are interconnected between categories. Just because one topic may be identified under a particular subject title, it should not be viewed as applicable to only that subject title.

a. Public Involvement...
Kittitas County officials need to be more progressive in meeting public notice requirements. When opportunities are available for public comment on proposals and decisions, Kittitas County can go beyond the minimum state requirements for public notification. In turn, Upper County residents with an interest in land use planning and development need to be cognizant of the established procedures for public notice and proposing amendments.

The following are essential public involvement tools that Kittitas County can implement immediately:
- Post property that is subject to a land use application:
  - Use a minimum size sign of 16 sq ft;
  - Include public hearing date on posting;
  - Post all sides of property that front a public right of way;
  - Minimum two signs per parcel larger than one acre;
  - Include contact name for specific information;
  - Require sign to be erected upon issuance of Notice of Application;

- Give written notice to property owners within 500' of property subject to proposal.
- For non-project actions, issue press releases (in addition to required legal notices) to all local print and broadcast media. Use the press release as a tool to educate the public on how the non-project action will change allowable uses.
- Publish legal notice in Upper County newspaper as well as newspaper of record.
- Hold public hearings in the Upper County when a proposal is located in the Upper County;
- Keep the website up-to-date, and include pending actions, Notice of Applications issued, SEPA review distribution;
- Provide weekly email notification (per request) of Notice of Applications issued and receipt of request for non-project action;
- Increase developer fees as applicable to cover costs of improved public notification.
- Designate an Upper County location where residents will be able to review project and proposal files.
- Write notices that are clear, concise and easily understood.
- Revise the administration of the current SEPA review process. Improve the analysis regarding the probable impact a proposal may have on the environment.

b. Land Use...
Changes occurring in all categories of land uses and the permanent effects to the built and natural environments are of great concern in Upper Kittitas County. More advanced levels of
analysis need to be implemented to address the increasingly complex issues with proposed
development.

• Residential ~
Encourage higher density residential development to locate in Urban Growth Areas.
Base the amount of land designated for residential use on the amount needed to accommodate
the County’s rural share of population growth;
  - Update the County population growth projections and allocations;
  - Inventory existing land available for residential use and determine the amount of
    additional population that can be served;
  - Designate residential lands in a way that preserves useful and contiguous open space,
    wildlife migration routes and habitat;
  - Implement development incentives to foster open space preservation through:
    o Density bonuses leading to open space preservation.
    o Cluster development preserving usable open space.
    o Incorporate critical areas into preserved areas.
    o Use of conservation easements to maintain open space in perpetuity.
    o Transfer of development rights.
    o Agriculture and Forest land protection programs.
  - Implement impact fees and other mitigation tools to ensure growth and new
development pays for itself.

• Commercial/Industrial ~
Unless associated with resource lands, commercial and industrial lands are assumed to be urban
in character. Commercial developments are particularly onerous as far as dispersing light
pollution.
  - Ensure that an adequate supply of commercial and industrial land is designated
    county-wide.
  - Create development standards for commercial areas that:
    o Minimize artificial lighting in commercial and industrial areas;
    o Direct artificial lighting downward;
    o Develop light standards that encourage shared parking and paved areas;
    o Preserve natural drainages;
    o Encourages natural landscaping and screening;
  - Designate commercial and industrial lands within Urban Growth Areas and Urban
    Growth Nodes.

• Resource lands ~
The rich natural resources have historically been the lifeblood of Upper Kittitas County.
Beyond timber and wood products production, resource lands support watersheds, wildlife
habitat, recreation opportunities and more, as discussed earlier.
  - Land use practices should secure the sustainability of these resources for future
    economic benefit.
  - Forest lands should be designated at a minimum of 80 acres, and preserved in as
    much volume as possible.
- Encourage and implement incentives to discourage forest and agricultural lands out of resource designations. Resource lands should be held in perpetuity and available for resource uses.
- Provide incentives to property owners to develop land conservation areas.

- **Rural Areas**
  In the Upper County, the rural areas are where life happens. In other regions, rural areas are typically referred to as “left over lands”; the lands that are not designated for urban growth, resource lands or critical areas. The Upper County residents are adamantly determined to preserve their rural lifestyle. In order to achieve this, the following is recommended:
  - Create development standards that permit clustering of building sites. The purpose of clustering is to retain large areas of open space, in perpetuity, to accommodate wildlife corridors and migration routes.
  - Refine the county-wide rural residential designation so that it does not create urban or rural sprawl that is overwhelming the rural character of the Upper Kittitas County.
  - Balance the designation of residential lands with the projected population distribution so that concentrations of population move from primarily rural to primarily urban county-wide.
  - Recognize and address the impacts of second home development on rural areas during the required 2006 comprehensive plan/development regulation update process.

- **Critical Areas**
  Critical Areas such as wildlife corridors and habitat, wetlands, flood plains, aquifer recharge and geological hazardous areas are vital components of the functioning ecosystem. Development standards regarding critical areas should be crafted to protect and retain these mechanisms.
  - Identify and map all types of critical areas including flood hazards, wetlands, aquifer recharge areas, geologically hazardous areas and fish and wildlife habitat.
  - Review update, and implement critical area regulations for all types of the critical areas listed above.
  - Protection and preservation of wildlife and its habitat tops the priority list for Upper Kittitas residents.

**c. Housing...**
Rural areas are prime targets for the second home and the high end housing market. While a certain amount of this is desirable, housing policies and residential land designations should promote housing that is affordable to all income levels.

- In particular, consideration needs to be given to employees of recreation and tourism industries. These are growth industries in Upper Kittitas County that produce a number of low to moderate income jobs. Land use, housing, and transportation policies need to consider the income potential of residents employed by these and other service sector industries.
- Policies that encourage affordable housing dispersed throughout the community, rather than clustered in specific neighborhoods. Density bonuses are a common tool used to achieve this goal.
d. Transportation...
The current transportation system is inadequate to accommodate recent developments and approved subdivisions that have yet to be developed. In order to avoid common urban traffic issues; steps must be taken now to require new development to pay for its fair share of impacts to the transportation system.
- Develop standards that require impact fees or other means of requiring new development to pay for its impact on the transportation system.
- Assure that an adequate road system is in place before permitting new development.
- Provide avenues and amenities for non-motorized modes of transportation. This may include:
  - Improvements to street lighting, assuring that lights are down lit.
  - Designating and constructing walking and biking trails.
  - Decrease the number of egress and ingress lanes on the highway.
- Determine current level of service for arterials. Compare to adopted level of service to determine breadth of deficiencies.
- Revive passenger rail service to improve transportation options and tourism.

e. Utilities and Capital Facilities...
Include utility and capital facilities planning that:
- Facilitates the development of all utilities at the appropriate levels of service to accommodate projected growth;
- Identifies service boundaries within which utility services will be provided;
- Encourages infilling of areas already served by utilities;
- Addresses the proliferation of exempt wells and on-site septic systems;
- Inventories existing lots with rights to install exempt wells.
- Coordinates future water system planning with the comprehensive plan of the city, county and other planning efforts pertaining to land use, other utilities and other community facilities.
- Ensures Kittitas County undertakes watershed planning, including an inventory of the aquifer.
- Revises water policy to require more substantial proof of potable water before subdivision approval.
- Ensures that capital facility planning is consistent with the comprehensive plan;
- Ensures that the location and design of capital facilities creates minimal adverse impacts on the surrounding land use;
- Provides that capital facilities are in place, or can be in place at the time of development;
- Ensures that new development does not lower the level of service standard for capital facilities.
- Seeks efficiencies through coordinated planning among local city and county governments and special purpose, junior taxing districts.

f. Recreation...
Opportunities for and access to outdoor recreation are the foundation of life as well as economic drivers in Upper Kittitas County. Non-consumptive recreation is an essential
component of the Upper County's future. Officials must be active players in identifying, promoting, and preserving these opportunities. Creative or standard tools such as mitigation or purchasing as necessary, can be used to offset the increased negative impact development is having on the public's ability to access outdoor recreation areas.

- Local city and county governments must identify corridors and trails where the public will continue to have access to recreation facilities.
- The County should permit commercial recreation facilities through a Conditional Use Permit process. The purpose is to insure site specific evaluation is complete and that impacts of the specific development are addressed.
- Local jurisdictions can ensure the public continues to have access to public lands by identifying, mapping, and signing the access points.

g. Economic Development...
Policies regarding economic development should be geared to developing a sustainable economy. The natural beauty and features of the area are building blocks on which to establish and expand the region's tourism and outdoor recreation industries. Implementation of well-thought-out plans will protect these very qualities at risk of being overused.

- Communities and region-wide organizations must actively work together to promote the area.
- Efforts must be made to seek complementing industries to balance and diversify the local economy.

h. Aesthetics...
Development regulations must be implemented that will preserve the natural outdoor assets that the people of the Upper County so value.

- Maintain rural character by limiting building heights.
- Preserve the dark night skies through the development of standards for neighbour-friendly lighting, reducing up lighting in the Upper County.
- Provide education about lighting options.
- Reduce the visual impact of parking facilities.
- Empower code enforcement efforts; assign authority and resources especially for removing hazards caused by dilapidated buildings and abandoned vehicles, numerous inoperable/unlicensed vehicles (including cars, trucks, boats, RV's, trailers) in open storage in residential areas.

i. State Environmental Policy Act/Growth Management Act
County and City officials must use SEPA to its fullest potential. SEPA is designed to carry the substantive authority to mitigate issues and potential negative impacts to the environment that

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2 The goal of community sustainability is to establish local economies that are economically viable, environmentally sound and socially responsible. Achieving this goal requires participation from all sectors of the community, both to determine community needs and to identify and implement innovative and appropriate solutions. Source: Sustainable Communities Network
may not already be covered by specific local regulations. The Growth Management Act also provides the authority for local governments to establish land use designations and resolve issues at a non-project level. Through implementation of the tenants of GMA - critical areas identification and protection, comprehensive planning based on projected growth, adoption of development regulations that are consistent with the comprehensive plans - much of the animosity and ill will that has developed with recent land use activity will be improved.

- Assure Comprehensive Plan Maps and Zoning Maps are consistent, with a one-to-one correlation between land use designations and zoning districts.
- Review existing land use patterns and systems and designate appropriate land use and zoning categories that are respectful of those existing patterns.
- Implement SEPA throughout the planning process to ensure all impacts to the natural and built environments are adequately addressed at each level.
Next Steps - Where do we go from here?

Each member of the Regional Land Use Advisory Committee (RLUAC) brought their own perspective and motivation to the process, however, each also came with a common concern - the future of land use decisions and the impacts on their homes. Each also wanted to insure that this Vision Plan is not added to the stack of previous planning exercises that have no teeth or the political will to be implemented and put into place. To that end, the RLUAC recommends the Kittitas County Conference of Governments, and the representative local governments implement the following strategies:

- COG must officially adopt and recognize the Vision Plan as the guiding document for future planning in the Upper County area. Additionally, the COG representatives from the Upper County area should present the Vision Plan to their respective jurisdictions with a strong recommendation that each of those local governments officially adopt and ratify the Vision Plan as the guiding document for future planning in the Upper County area.
- Appoint the RLUAC as a standing committee of the COG with at least these initial, specific tasks:
  - Encourage Upper County local governments to appoint RLUAC members to actively participate in the review and update of their comprehensive plans and development regulations, particularly during the 2006 process. This will help the local governments to include the Vision Plan in their process, and the RLUAC members can periodically meet to discuss how implementation of the Vision Plan is progressing.
  - The RLUAC will develop reports on implementation of the Vision Plan. It is their intent to keep the Vision Plan alive and in the forefront of the public, media, and especially the decision makers.
  - The County needs to promote regional public involvement and visioning by reviewing existing draft sub-area plans and update as necessary. The RLUAC is committed to supporting this process.

Certain elements of the Vision Plan can be implemented in advance of the 2006 comprehensive plan review and update cycle. COG should recommend that Kittitas County consider policies and regulations during the 2005 amendment cycle to address issues that were highly supported among all of the communities both during the public meetings and on the survey result:
- Adopt development standards that will protect the dark night skies;
- Implement policies and incentives that will protect wildlife habitat and corridors;
- Adopt expanded notification requirements as recommended in this document;
- Perform cumulative impact assessments on non-project actions, especially in consideration of water issues.

Immediate action should be taken to ensure these priority quality of life issues are not further degraded.
Public Participation Discussion

The purpose and intent of this element of the Kittitas County Comprehensive Plan is to address public notification requirements of RCW 36.70A.035 and to address the recommendations regarding this subject contained within the Upper County Vision Plan. Establishment of a Public Participation Element is to outline the procedures and tools that can be incorporated in the planning process to foster public participation. It has been recognized that when opportunities are available for public comment on proposals and decisions, Kittitas County can go beyond the minimum state requirements for public notification.

In addition to the requirements of RCW 36.70A.035, the development and implementation of other forms/methods for public involvement is encouraged.

Kittitas County is currently exploring and looking at implementing tools that include a broader area of direct mail notification for land use applications, publishing in the upper county newspapers, developing and enhancing the website, and posting the property site that is the subject of the proposed land use action.

The following public involvement tools are proposed and discussed in the Upper County Vision Plan:

- Post property that is subject to a land use application:
  - Use a minimum size sign of 16 sq ft
  - Include public hearing date on posting
  - Post all sides of property that front a public right of way
  - Minimum two signs per parcel larger than one acre
  - Include contact name for specific information
  - Require sign to be erected upon issuance of Notice of Application

- Give written notice to property owners within 500' of property subject to proposal.

- For non-project actions, issue press releases (in addition to required legal notices) to all local print and broadcast media. Use the press release as a tool to educate the public on how the non-project action will change allowable uses.

- Publish legal notice in Upper County newspaper as well as newspaper of record.

- Hold public hearings in the Upper County when a proposal is located in the Upper County.

- Keep the website up-to-date, and include pending actions, Notice of Applications issued, SEPA review distribution.

- Provide weekly email notification (per request) of Notice of Applications issued and receipt of request for non-project action.

- Increase developer fees as applicable to cover costs of improved public notification.

- Designate an Upper County location where residents will be able to review project and proposal files.

- Write notices that are clear, concise and easily understood.

- Revise the administration of the current SEPA review process. Improve the analysis regarding the probable impact a proposal may have on the environment.
Other Mandatory Elements
CHAPTER SIX: UTILITIES

6.1 INTRODUCTION

The Kittitas County Comprehensive Plan utilities element shall, at minimum, consist of the general location, proposed location, and capacity of all existing and proposed utilities, including but limited to, electrical lines, telecommunication lines and natural gas lines. Existing and updated maps of all utilities in Kittitas County are maintained by the Kittitas County Community Development Services to meet the requirements of the Utilities Element as outlined in RCW 36.70A.070.

6.1(A) Glossary Of Terms

Utilities—means the supply, treatment and distribution, as appropriate, of domestic and irrigation water, sewage, storm water, natural gas, electricity, telephone, cable television, microwave transmissions and streets. Such utilities consist of both the service activity along with the physical facilities necessary for the utilities to be supplies. Utilities are supplied by a combination of general purpose local governments as well as private and community based organizations.

Municipal Services—are those services in keeping with and/or required in incorporated cities and urban growth nodes such as, but not limited to, centralized sewage collection and treatment, public water systems, urban street infrastructure, power and storm water systems, emergency services, libraries, schools, and government.

Regulatory Authority: The primary regulatory agency for most utilities in Washington State is the Washington Utilities and Transportation Commission (WUTC), a state agency. The WUTC ensures that safe and reliable service is provided to customers at reasonable rates. The Commission regulates the rates and charges, services, facilities, and practices of most of Washington's investor- owned gas, electric and telecommunication utilities. As defined by the WUTC, some utilities are considered a critical service, namely electricity and standard telephone, and must be provided "upon demand". In order to fulfill public service obligations, these utility providers must plan to extend or add to their facilities when needed. On the other hand, natural gas is not considered a necessity, but rather a utility of convenience. All utilities regulated by the WUTC are prohibited from passing the cost of new construction onto the existing rate base.

Federal agencies also play a role in regulating some of these utilities. For example, the Federal Communications Commission (FCC) regulates telecommunications. In addition, the Federal Energy Regulatory Commission (FERC), an independent commission with the U.S. Department of Energy, sets rates and charges for the transportation and sale of natural gas, and for the transportation of oil by pipeline, for the transmission and sale of electricity, and the licensing of hydroelectric power projects.

Local government, too, has a role in regulation for certain utilities, such as franchise agreements. However, the effort behind meeting Growth Management Act requirements is not primarily regulatory, rather it is to promote coordination and cooperation between jurisdictions and utility providers.
Virtually all land uses require one or more of the utilities discussed in this Chapter. Local land use decisions drive the need for new or expanded utility facilities. In other words, utilities follow growth. Expansion of the utility systems is a function of the demand for reliable service that people, their land uses, and activities place on the systems.

6.1(B) Participation

In Kittitas County, utilities are currently provided by the following companies and government agencies:

Electricity:
Puget Sound Power & Light Company
    Kittitas County Public Utility District No. 1
    City of Ellensburg, Dept. of Energy Services

Natural Gas:
    City of Ellensburg, Dept. of Energy Services

Standard Telephone:
    AT & T
    US West Communications
    Ellensburg Telephone
    Inland Telephone

Cellular Telephone:
    AT&T Wireless
    US Cellular
    OneComm

Cable:
    TCI
    Continental Cablevision
    R & R Cable
    Northwest Cable
    Snoqualmie Cable

Irrigation Purveyors

The Bonneville Power Administration (BPA), a power marketing agency of the U. S. Federal Government, owns and operates the principal high voltage transmission lines serving the region. In addition, Northwest Pipeline Corporation ("Northwest") owns and operates an extensive interstate pipeline system which provides natural gas to the lower valley. Both BPA transmission lines and Northwest pipelines run through Kittitas County.

6.2 EXISTING FACILITIES
In order to meet the GMA requirement that existing utility facilities be identified, the following list is provided.

6.2(A) Electricity

Utility Provider: Puget Sound Power & Light Company

For more details of these existing Puget Sound Power & Light Company facilities, please see the Kittitas County GMA Draft Electrical Facilities Plan prepared by Puget Sound Power & Light Company, which is the source for the following planned improvements. Inclusion of this reference to the plan indicates general schematic, not site specific approval of future facilities and acknowledges planning being done by Puget Sound Power & Light Company to provide service for anticipated growth.

Generation
The power consumed by the customers in Kittitas County is normally generated from existing large dams on the Columbia River, such as the Wanapum Dam, which is owned by Grant County PUD

Transmission Substations
The Cascade Substation located between Cle Elum and Roslyn is currently the main source for the transmission system serving the Kittitas County area.

Transmission Lines
In addition to BPA's numerous transmission lines in the Kittitas area, the Rocky Reach-White River 230kV Line, owned by Puget Sound Power & Light Company, crosses the County. This line serves the dual role of delivering Rocky Reach Dam power to Puget Sound area customers and supplying power to the Cascade Transmission Substation. The IP Line is a 115kV line that Puget Sound Power & Light Company purchased from the Milwaukee Railroad in 1976. It extends from Taunton (near Othello) to Snoqualmie Falls in Kittitas County, serving Puget Sound Power & Light Company customers in Kittitas County, the Snoqualmie Pass area in King County and some Kittitas Co. PUD customers.
Rocky Reach - White River 230kV Line
Intermountain Power ("IP") 115kV Line

The rebuilding of the of the IP 115 kV transmission line will be completed and the line converted to 230 kV operation.

Distribution Substations
Eight distribution substations are located in Kittitas County. The distribution substations transform the voltage to 12 or 34kV, which are Puget Sound Power & Light Company’s standard distribution voltages:

Hyak
Easton
Cascade Distribution
North Cle Elum
Cle Elum
Woldale
Thorp
Kittitas

Future substations and their serving transmission lines may be required to serve load growth as it occurs.

**Utility Provider: Kittitas County PUD No.1**

The Kittitas County PUD No.1 provides electrical service to approximately 2,600 residents in the unincorporated Kittitas County. For more details on the Kittitas County PUD No.1, please see the 2-Year Work Program or the Kittitas County PUD No.1 Long Range Work Plan. The current capacity system wide is approximately 70%.

**Generation**
Currently Kittitas County PUD No.1 receives energy purchased from the Puget Sound Light and Power Company, Bonneville Power Administration, the Priest Rapids Dam, the Wanapum Dam (Grant County PUD) and a generating facility located at Rosa Dam (operated by the U.S. Army Corp of Engineers).

**Transmission Substations**
One transmission substation located in Ellensburg runs to the Parke Creek Road distribution system (34kV to 12,470/7,200 volts)

**Transmission Lines**
none

**Distribution Substations**
Five distribution substations are located in Kittitas County:

Jenkins (115kV to 12,470/7,200 volts)
Teanaway Junction (34kV to 12,470/7,200 volts)
Auvil Fruit (distribute 12,470/7,200 volts)
Vantage Area (distribute 12,470/7,200 volts)
Tanum (34kV to 12,470/7,200 volts)

**Utility Provider: City of Ellensburg, Dept. of Energy Services**

The City of Ellensburg provides electrical service to approximately 6,300 customers within the corporate limits of the City of Ellensburg as well as limited services to a few customers surrounding the City of Ellensburg. For more details on the City's existing system, please see the City of Ellensburg Draft Environmental Impact Statement pages
201-211, draft date March 1995. Currently the City of Ellensburg is a full requirement customer of the Bonneville Power Administration (BPA).

The systems consists of 66 miles of overhead line, 33 miles of underground cable and two sub-stations.

**Generation**
The power consumed by the customers in the City of Ellensburg is generated from a mix of facilities including dams on the Columbia River system and sites such as Hanford Nuclear Reservation.

**Transmission Lines**
None

**Transmission Substations**
None

**Distribution Substations**
The City of Ellensburg maintains two distribution substations located on Dollarway Road and on Vantage Highway in Kittitas County. The distribution substations transform the voltage to a level acceptable by household and business systems. At the two substations, the City of Ellensburg has a capacity of 60 megawatts with the 220, draft date March 1995. Natural gas is supplied to Ellensburg by Northwest Pipeline from a tap station three miles east of Ellensburg on the Kittitas Highway. From there the natural gas enters a 6-inch, 250 psi line which terminates in the City at the Seattle Street Regulator Station where the pressure is reduced to 42 psi and distributed throughout the City system.

**6.2(B) Natural Gas**

**Utility Provider: City of Ellensburg, Dept. of Energy Services**

Currently, the City of Ellensburg provides natural gas service to approximately 2,450 customers within the corporate limits of the City as well as to customers near the high pressure supply line paralleling the Kittitas Highway in unincorporated Kittitas County. For more details on the City's existing system, please see the City of Ellensburg Draft Environmental Impact Statement pages 212-220, draft date March 1995. Natural gas is supplied to Ellensburg by Northwest Pipeline from a tap station three miles east of Ellensburg on the Kittitas Highway. From there the natural gas enters a 6-inch, 250-psi line which terminates in the City at the Seattle Street Regulator Station where the pressure is reduced to 42 psi and distributed throughout the City system.

**Utility Provider: Puget Sound Energy, INC**

Puget Sound Energy, Inc. is an authorized purveyor of natural gas in Kittitas County pursuant to Washington Utilities and Transportation Commission Order No. UG-971136. Puget Sound Energy, Inc. has a natural gas distribution system in place (and/or under
construction) extending from the City of Kittitas to Thorp. This system is located within a public right-of-way pursuant to franchise and is, therefore, within an established utility and transportation corridor.

In approximately 1999-2000, Puget Sound Energy, Inc. may extend its natural gas distribution system west as far as Sun Country. The need for this extension is dependent upon the demand for natural gas. If Puget Sound Energy, Inc. extends its system, the natural gas distribution route will follow a route combining public rights-of-way and cross-country upon private easements. The actual location of the facilities to be constructed will be established to conform to easements to be acquired from landowners. The extension of the system may also include contemporaneous or phased installation of various distribution connections to the main distribution line.

6.2(C) Standard Telephone

**Utility Provider: AT & T**

AT &T owns and maintains a transcontinental fiber optical cable which runs through Kittitas County. There are no local connections.

**Utility Provider: US West Communications**

There are two US West Communications central switching offices serving Kittitas County. One is located in the City of Cle Elum and another in Easton. In addition to the switching stations are main cable routes, branch feeder routes and local loops that provide dial tone, and some private (residential and commercial) lines serving upper Kittitas County and Yakima County.

**Utility Provider: Ellensburg Telephone Company**

The Ellensburg Telephone Company is multi-service organization which supplies local telephone service as well as pager service and alarm services for the Kittitas County and provides telephone services to approximately 1,149 square miles. Ellensburg Telephone Company has one switching station located at company headquarters in Ellensburg. In addition, there are three remote controlled switching stations located in Thorp, Kittitas and Vantage operated through microwave or fiber optics. Ellensburg Telephone Company also operates on a FM or frequency modulated system over wire and digital transmission.

**Utility Provider: Inland Telephone Company**

Inland Telephone, is a privately owned utility, that serves Roslyn, Ronald, and Lake Cle Elum areas. Inland Telephone provides telephone, cable, fiber optic, and security systems management. Inland Telephone serves 1,250 telephone customers in the area from a central office located in Roslyn. Services are provided via overland and limited buried cable (South end of the City of Roslyn). Current telephone service capacity is at
85%. Cellular phone service is presently provided to 20 customers in the Roslyn, Ronald, Lake Cle Elum areas. This service was introduced in 1994 and expected to expand rapidly. No facilities are required to provide this service.

6.2(D) Cellular Telephone

**Utility Provider: AT&T Wireless**

AT&T provides digital long distance radio service through a transmitting antennae with a repeater station. In addition, there are currently seven AT&T Wireless antennas serving Kittitas County at the following locations:

- Snoqualmie Pass
- Stampede Pass
- Peoh Point
- Ellensburg
- Manastash Ridge
- Whiskey Dick Ridge
- Vantage Area

**Utility Provider: US Cellular**

There are currently five US Cellular antennas serving Kittitas County at the following locations:

- Stampede Pass
- Look Out Mountain
- Ellensburg
- Whiskey Dick Mountain
- Umptanum Ridge

Together these antennas provide cellular telephone service for the county. The cellular phone system consists of a series of low-powered antennas in a honeycomb pattern of "cells" that invisibly blanket the service area. Each cell site has an effective signal radius of only a few miles depending on terrain and capacity demand. As a caller drives from one cell to another, the call is automatically "handed off" to another cell be a central computer. This central computer also connects the cellular phone transmission with the local telephone company system which completes the call.

6.2(E) Cable

**Utility Provider: TCI**

The cities of Cle Elum, South Cle Elum and the surrounding areas are served by the TCI Cable Company. Using strictly aerial cable, TCI serves approximately 75 customers through 4.4 miles of line. The current capacity of this cable system is at 67%.
Utility Provider: Continental Cablevision

The lower Kittitas County is served by Continental Cablevision. This company currently holds non-exclusive franchises in the City of Ellensburg, the City of Kittitas, Central Washington University, and portions of Kittitas County, providing cable TV service to approximately 7,400 customers. Existing facilities include the head-end receive site located on No. 6 Road consisting of UHF antennas, satellite receive only antennas, microwave antennas and a building housing signal processing equipment. From the head end the coaxial trunk and distribution system originates, which includes 37 miles of aerial line, 29 miles of underground line in the unincorporated Kittitas County; 39 miles of aerial line, 25 miles of underground line in the City of Ellensburg; and 3.5 miles of aerial line, .5 miles of underground line in the City of Kittitas; for a total of 133 miles of line. Continental Cablevision currently has pole attachment agreements with Puget Sound Light and Power Company, Kittitas County PUD, the City of Ellensburg, Ellensburg Telephone Company and Bonneville Power Administration. Existing frequency bandwidth carried on the system is 300 Mega Hertz which includes 35 video channels, and 9 FM stereo channels.

Utility Provider: R & R Cable

R & R Cable Company serves the Roslyn, Lake Cle Elum and Ronald area of Kittitas County. The present customer base is approximately 850 customers. Current cable system capacity is at 65%. Though a separate company, R & R Cable is housed with Inland Telephone.

Utility Provider: Northwest Cable

Northwest Cable is a company providing cable service to the Thorp and Eaton areas of Kittitas County. They have two translators and one distribution site.

Utility Provider: Snoqualmie Pass Cable

Snoqualmie Pass Cable is a company providing cable service to the Snoqualmie Pass area.

6.3 PROPOSED FACILITIES

The GMA requires that the utility element include proposed utility facilities. There is great variability in the level of detail provided for future utility facilities. This is because some utilities have done extensive future planning while others have done much less.

6.3(A) Electricity

Utility Provider: Puget Sound Power & Light Company
For more details of these existing Puget Sound Power & Light Company facilities, please see the Kittitas County GMA Draft Electrical Facilities Plan prepared by Puget Sound Power & Light Company, which is the source for the following planned improvements. Inclusion of this reference to the plan indicates general schematic, not site specific approval of future facilities and acknowledges planning being done by Puget Sound Power & Light Company to provide service for anticipated growth.

**Future Transmission Improvements**
It is anticipated that the Rocky Reach - White River line will be re-built to 500kV some time in the future.

**Future Distribution Substations**
The long range plan is for all of Puget Sound Power & Light Company's distribution system in Kittitas County to be 34kV, except in the Hyak area.

**Utility Provider: Kittitas County Public Utility District No. 1**
For more details of these existing Kittitas County PUD No.1, please see the Kittitas County PUD No.1 Long-Range Work Plan, which is the source for the following planned improvements. Inclusion of this reference to the plan indicates general schematic, not site-specific approval of future facilities and acknowledges planning being done by Kittitas County PUD No.1 to provide service for anticipated growth. Kittitas County PUD No.1 is acquiring approximately 135 new accounts per year.

**Future Generation Facilities**
Additional generation sources, possible from Grant County PUD may be added.

**Future Transmission Improvements**
None

**Future Distribution Substations**
A new distribution substation may be placed at the intersection of Hungary Junction Road and Kerr Road.

**Utility Provider: City of Ellensburg, Dept. of Energy Services**
For more details of the City of Ellensburg future facilities, please see the City of Ellensburg Draft Electrical 6-Year Facilities Plan to be competed in September of 1995.

**Future Transmission Improvements**
None.

**Future Distribution Substations**
The long range plan for the City of Ellensburg is the addition of one distribution substation, location unknown. There is sufficient supply for the 2014 planning phase
with an additional 400 potential customers (mostly residential) in the Urban Growth Area. The current estimated existing load in the UGA is less than 5 megawatts.

6.3(B) Natural Gas

Utility Provider: City of Ellensburg, Dept. of Energy Services

For more details of the City of Ellensburg future facilities, please see the City of Ellensburg Draft Natural Gas 6-Year Facilities Plan to be competed in September of 1995. A second tap station on the Northwest Gas Pipeline is scheduled to be added to the City's system at the north end of Ellensburg in the 20 year future. In addition, the City of Ellensburg will go to a loop system with the second tap in order to provide a more efficient service. The new tap is scheduled to take in no more than 250 lb. on a maximum 6 inch line which will distribute at 42 lb. to households and business. The UGA will be served Gas through a system of 6-year and 20-year system improvements such as extensions to Airport Road and a proposed Industrial Park up Helena Street.

6.3(C) Standard Telephone

Utility Provider: US West Communications

US West Communications is planning to build a new broad band telecommunications network capable of providing video, data and voice communications service. The network will carry these multimedia signals over a mix of optical fiber, coaxial cable and copper wire. It will be equipped with sophisticated electronic equipment that will make it easier to diagnose and fix problems.

Utility Provider: AT&T

AT&T Company may introduce a second optical fiber line in the future, again the line would be transcontinental.

Utility Provider: Ellensburg Telephone Company

The Ellensburg Telephone Company is planning to expand into the Personal Communications Device (PCD) service. PCD is a telephone service which is more efficient than cellular service, with greater range and may interact with your home telephone service. Ellensburg Telephone Company will also be boosting signal for subscribers by placing OPM (Outside Plant Modules) and DSC/DLC (Digital Subscriber Carrier/Digital Line Carrier) which enables efficient service and more carriers over pairs of lines. New lines will be added to the system as needed, overhead lines will be buried and there will not be any new facilities constructed.

Utility Provider: Inland Telephone Company
The Inland Telephone Company plans to install a fiber optic cable in 1996 for telephone service as well as a new switching station, both located in Roslyn. Extensions of the telephone service can easily be accomplished to serve future growth on a demand basis.

6.3 (D) Cellular Telephone

Unlike other utilities, the cellular telephone industry does not plan facilities far into the future and analyzes market demand to determine expansions into new service areas.

Utility Provider: US Cellular

US Cellular wireless telephone service is now a subsidiary of AT&T facility, thought still named US Cellular. They are planning to expand to several new sites in the next 2-3 years. Long range facility plans are difficult to determine for utility providers, as these services are driven by demand and changes in technology. The proposed sites include:

Mt. Baldy
Highway 97 North
and several infill sites along Interstate-90

In addition, US Cellular will be moving from mountain top facilities to valley sites due to changes in technology.

Utility Provider: OneComm

The OneComm corporation provides does not currently provide wireless telephone services in Kittitas County, but has recently acquired permits from the County for the construction of four sites, these include:

Thorpe
Cle Elum
Little Creek
Stampede Pass

6.3(E) Cable

Utility Provider: TCI

TCI Cable Company plans to serve the surrounding Cle Elum area as needed. There are no formal facility expansion plans.

Utility Provider: Continental Cablevision

Future extensions of Continental Cablevision services will be expanded with area growth. Continental Cablevision anticipates the addition of a new head end by 1998, and a system upgrade or rebuild to a minimum frequency bandwidth of 450 Mega Hertz. Future
services anticipated by Continental Cablevision include interactive video, high speed data transmission and other services necessary to meet changing customer needs.

Utility Provider: R & R Cable

R & R Cable Company will be adding cable and channels to their service in the foreseeable future. With a 5-7% increase in customers subscribers each year, cable service is expected to expand both in Roslyn and the surrounding area with extensions of cable between Lake Cle Elum and Roslyn in the future.

6.3(F) Water And Sewer Systems

City of Cle Elum
Town of South Cle Elum
City of Ellensburg
City of Kittitas
City Roslyn
Snoqualmie Pass Utility District
Water District No.2
Water District No.3
Water District No.4
Water District No.5
Water District No.6
Evergreen Valley Water System

As water and sewer systems are a capital facility under RCW 36.70A. and a utility under the County-wide Planning Policies, these facilities have been listed in both Chapter 5, Capital Facilities and Chapter 6, Utilities. For purposes of this comprehensive plan, general facility information regarding water and sewer systems is located in Chapter 5, Capital Facilities Plan. Water and sewer facilities are subject to the policies in the Chapter 5 for the capital improvements while lines are subject to the policies in Chapter 6.

6.3(G) Irrigation Purveyors

Utility Provider: Kittitas Reclamation District

Kittitas Reclamation District (KRD) provides irrigation water to 59,122 acres of Bureau of Reclamation classified irrigable lands. The District lands begin at the Easton Diversion Dam. In general, District lands are contiguous to, and above older private canal system developments. KRD contractual obligation is to deliver water to the highest feasible point in each 160-acre unit. There are currently six ditch ride areas within the KRD: Ride 1, Taneum Creek to Manastash; Ride 2, Swauk Creek to Wilson Creek; Ride 3, Wilson Creek to Caribou Creek; Ride 4, Caribou Creek to Badger Pocket; Ride 5, Badger Pocket; Ride 6, Easton to Swauk Creek. KRD has 330 miles of main canals and laterals. Assessments are set annually by the Board of Directors to cover original construction debt, operation and maintenance expenses. Water allotment per assessed acre is set annual by the Board based upon Total Water Supply Available to the District
as determined by the Bureau of Reclamation. KRD’s contractual water season is from April 20 to October 15.

**Utility provider: Cascade Irrigation District**

Cascade Irrigation District (CID) provides irrigation water to approximately 12,500 acres of prime farmland. The land, approximately one mile wide, served by CID begins at Clark Flats along the Yakima River just west of Thorp and runs between Kittitas Reclamation District and the Ellensburg Water Company. The CID operates approximately 33 miles of open irrigation canal and four miles of buried pipeline with three separate pumping stations located on the Yakima River.

**Utility Provider: Ellensburg Water Company**

The Ellensburg Water Company owns and operates the Town canal, an irrigation canal which serves approximately 10,160 acres of cropland and suburban properties in the Kittitas Valley. The Ellensburg Water Company was organized in 1885 for the purpose of construction and operating a canal to serve lands on the east side of the Kittitas Valley. The Town canal is approximately 23 miles long and extends from its Yakima River diversion about eight miles west of the City of Ellensburg eastward and southward ending about one mile east of the confluence of Wilson Creek and Cherry Creek. The Town canal receives inflow from several creeks and drains along its conveyance route. Service area lands also utilize creek and return flow sources. The canal serves 450 shareholders.

**Utility providers:**
- Westside Irrigation
- Taneum Ditch Company
- Bull Ditch
- Other private, cooperative water suppliers

### 6.4 GOALS, POLICIES, AND OBJECTIVES

**GPO 6.1** The county should promote the joint use of transportation rights-of-way and other utility corridors consistent with the underlying private property rights and easement limitations.

**GPO 6.2** Appropriately place utility facilities within public rights-of-way.

**GPO 6.3** The Kittitas County’s plan for utility facilities will be formulated, interpreted and applied in a manner consistent with and complimentary to the serving utility’s public service obligations.

**GPO 6.4** The county should maintain current information on the existing and proposed facilities of utilities.
GPO 6.5  On an annual basis, provide all private utility companies copies of the Kittitas County revised 6-Year Capital Facilities Plan, particularly the schedule of proposed road and public utility construction projects so that the companies may coordinate construction, maintenance, and other needs in an efficient manner.

GPO 6.6  Expansion and improvement of utility systems should be recognized primarily as the responsibility of the utility providing the corresponding service.

GPO 6.7  Decisions made by Kittitas County regarding utility facilities will be made in a manner consistent with and complementary to regional demands and resources.

GPO 6.8  Additions to and improvements of utilities facilities will be allowed to occur at a time and in a manner sufficient to serve growth.

GPO 6.9  Process permits and approvals for all utility facilities in a fair and timely manner, and in accordance with development regulations that ensure predictability and project concurrency.

GPO 6.10  Community input should be solicited prior to county approval of utility facilities which may significantly impact the surrounding community.

GPO 6.11  Planning by Kittitas County for utility facilities development will be coordinated with planning by other jurisdictions for utility facility development.

GPO 6.12  The County should coordinate with the cities and towns throughout the county on utility planning.

GPO 6.13  The County should coordinate with utility providers.

GPO 6.14  The County shall coordinate the formulation and periodic update of the utility element and relevant implementing development regulations with adjacent jurisdictions.

GPO 6.16  The County shall coordinate, and seek to cooperate with, other jurisdictions in the implementations of multi-jurisdictional utility facility additional and improvements. Such coordination and cooperation should include efforts to coordinate the procedures for making specific land use decisions to achieve consistency in timing inter-jurisdictional coordination in the planning and provisions of utilities.

GPO 6.17  Provide timely and effective notice to utilities of the construction, maintenance or repair of streets, roads, highways or other facilities, and coordinate such work with the serving utilities to ensure that utility needs are appropriately considered.

GPO 6.18  Decisions made regarding utility facilities should be consistent with and complementary to regional demand and resources and should reinforce an interconnected regional distribution network.
GPO 6.19 Within the urban growth areas, development of less than one acre in size would not be required under County ordinances to provide water systems to the properties for irrigation system water.

GPO 6.20 Trespass on utility easements shall be discouraged, and any other easement rights shall be acquired under normal lawful procedures.

GPO 6.21 Avoid, where possible, routing major electric transmission lines above 55 kV through urban areas.

GPO 6.22 To review the placement and appropriateness of utilities

GPO 6.23 Kittitas County reserves the right to review all applications for utilities placed within or through the County for consistency with local policies, laws, custom and culture

GPO 6.24 To reduce the risk of accidents caused by hazardous liquid pipelines, natural gas lines, sewer lines and other potential hazardous materials which are conveyed both above and below ground.

GPO 6.25 Kittitas County will address hazardous liquid pipelines, natural gas lines, sewer lines and other potentially hazardous materials through the County’s development regulations. The development regulations shall include the specific addition or restriction of these and associated uses as well as the possible adoption of performance standards for siting, maintenance, and monitoring. These performance standards should include best management practices.

GPO 6.26 Kittitas County recognizes reclamation irrigation districts within Kittitas County as utilities. Kittitas County also recognizes smaller private and cooperative irrigation water providers, including but not limited to:

Westside Irrigation Company
Taneum Ditch Company
Bull Ditch Company

GPO 6.27 Kittitas County recognizes that some county easements and rights-of-way provide current and historic water conveyance. Kittitas County also recognizes the damage done to roadways by some of these conveyances. Kittitas County will allow current conveyances where properly maintained and operated but will assume no liability or responsibility for delivery of irrigation water, including maintenance of ditches, unless conducive to good roadside management practices. New irrigation conveyances may be installed within the county easement or right-of-way, but must be separated from the county roadside ditch.
GPO 6.28 It is the position of Kittitas County that it is inappropriate for utilities to over or underbuild other utilities. A specific example of such requirements may be found in RCW 35A.14.900 and other state law.

GPO 6.29 Kittitas County encourages the extension of utilities to major industrial developments, as referenced in Chapter Two, Section 2.5 Major Industrial Developments.

GPO 6.30 Utilities may be extended to serve a Master Planned Resort or Fully Contained Community which is approved pursuant to County Comprehensive Plan policies and development regulations, so long as all costs associated with utility and service extension and capacity increases directly attributable to the MPR or Fully Contained Community are fully borne by the resort or community. To the extent state law (including without limitations a tariff filed with the Washington Utilities and Transportation Commission (WUTC) requires contrary cost allocations, such state law shall control.

GPO 6.31 Capital Facilities and Utilities may be sited, constructed, and operated by outside public service providers (or sited, constructed, and/or operated jointly with a Master Planned Resort (MPR) or Fully Contained Community to the extent elsewhere permitted), on property located outside of an urban growth area or an urban growth node if such facilities and utilities are located within the boundaries of such resort or community which is approved pursuant to County Comprehensive Plan policies and development regulations.

GPO 6.32 Electric and natural gas transmission and distribution facilities may be sited within and through areas of Kittitas County both inside and outside of municipal boundaries, UGA’s, UGN’s, Master Planned Resorts, and Fully Contained Communities, including to and through rural areas of Kittitas County.

GPO 6.33 Encourage joint electric utility construction standards for all electrical infrastructure constructed in the UGA. In the interim, Puget Sound Energy and the Kittitas County Public Utility District will allow the City of Ellensburg to review any new construction in the UGA.

GPO 6.34 Wind Farms may only be located in areas designated as Wind Farm Resource overlay districts in the Comprehensive Plan. Such Wind Farm Resource overlay districts need not be designated as Major Industrial Developments under Chapter 2.5 of the Comprehensive Plan.

GPO 6.35 Develop a process for siting Wind Farms in identified remote areas of the County in which a combination of topography and setbacks from turbine locations to non-project boundaries allow for minimal impacts. Such Wind Farm Resource Overlay Districts shall be designated as Major Industrial Development.
Chapter X: Economic Development Element

X.1 Introduction

The economy plays an important role in making sure that Kittitas County is a community where one can live and work. Economic development can be defined as public and private initiatives that promote job creation and business retention and recruitment, increase goods and services to residents and businesses, and provide job training programs, all of which contribute to a strong tax base. Economic Development plays a key role in maintaining the quality of life in Kittitas County. A strong economy creates jobs and opportunities for the citizens. Within Kittitas County there exists resource-based industries, recreation, industrial, and commercial businesses. Supporting such economic development and developing strategies to do so will assist in encouraging and retaining business and industry in Kittitas County.

The purpose of this chapter is to establish the goals and policies for economic growth and vitality that will enhance the County’s character and quality of life.

Element Organization

The Economic Development Element consists of three main sections. The first section, “Economic Conditions and Needs” includes statistics, which support the County’s economic goals and policies. The second section, “Goals and Policies” presents a general set of comprehensive goals and policies to guide the implementation of the Comprehensive Plan. The final section, “Economic Strategies” consists of a set of strategies related to implementation of the Economic Development Element, and to address future issues that may arise.

X.2 Economic Conditions and Needs

Household Income

The reported median household income in the 2000 Census was $32,546, which is less than reported median household income in Washington (Table x).

Table x – Household Income, Kittitas County 1999

<table>
<thead>
<tr>
<th></th>
<th>Kittitas County</th>
<th>Washington State</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Percent</td>
</tr>
<tr>
<td>Less than $10,000</td>
<td>2,173</td>
<td>16.2</td>
</tr>
<tr>
<td>$10,000 to $14,999</td>
<td>1,414</td>
<td>10.5</td>
</tr>
<tr>
<td>$15,000 to $24,999</td>
<td>1,802</td>
<td>13.4</td>
</tr>
<tr>
<td>$25,000 to $34,999</td>
<td>1,718</td>
<td>12.8</td>
</tr>
<tr>
<td>$35,000 to $49,999</td>
<td>2,063</td>
<td>15.4</td>
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<td>$50,000 to $74,999</td>
<td>2,271</td>
<td>16.9</td>
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<tr>
<td>$75,000 to $99,999</td>
<td>994</td>
<td>7.4</td>
</tr>
<tr>
<td>$100,000 to $149,999</td>
<td>595</td>
<td>4.4</td>
</tr>
<tr>
<td>$150,000 or more</td>
<td>375</td>
<td>2.8</td>
</tr>
<tr>
<td>Median household income (dollars)</td>
<td>32,546</td>
<td></td>
</tr>
</tbody>
</table>

Source: US Census 2000

ECONortheast provided a household income projection derived from other data as part of the City of Ellensburg 2006 Comprehensive Plan Update (Claritas. 2004 Household Trend Report for Kittitas County) that indicates continued growth in Kittitas County household income through 2009. The data also include both a median income and a mean income, illustrating the “student effect” on household incomes and, perhaps, depicting more truly Kittitas County’s household income picture. Annual household income is expected to increase by $8,000 to almost $12,000 by 2009.
Table x – Expected Income Growth, Kittitas County 2000 – 2009

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $15,000</td>
<td>3,587</td>
<td>3,486</td>
<td>3,277</td>
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<tr>
<td>$15,000 - $24,999</td>
<td>1,802</td>
<td>1,871</td>
<td>1,988</td>
<td>186</td>
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<tr>
<td>$25,000 - $34,999</td>
<td>1,718</td>
<td>1,659</td>
<td>1,584</td>
<td>-134</td>
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<tr>
<td>$35,000 - $49,999</td>
<td>2,063</td>
<td>2,089</td>
<td>2,289</td>
<td>226</td>
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<tr>
<td>$50,000 - $74,999</td>
<td>2,271</td>
<td>2,444</td>
<td>2,549</td>
<td>278</td>
</tr>
<tr>
<td>$75,000 - $99,999</td>
<td>994</td>
<td>1,343</td>
<td>1,563</td>
<td>569</td>
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<tr>
<td>$100,000 - $149,999</td>
<td>595</td>
<td>919</td>
<td>1,456</td>
<td>861</td>
</tr>
<tr>
<td>$150,000 - $249,999</td>
<td>278</td>
<td>328</td>
<td>481</td>
<td>203</td>
</tr>
<tr>
<td>$250,000 - $499,999</td>
<td>83</td>
<td>155</td>
<td>213</td>
<td>130</td>
</tr>
<tr>
<td>$500,000 or more</td>
<td>14</td>
<td>38</td>
<td>83</td>
<td>69</td>
</tr>
<tr>
<td>Total Households</td>
<td>13,405</td>
<td>14,332</td>
<td>15,483</td>
<td>2078</td>
</tr>
<tr>
<td>Median Household Income</td>
<td>$32,644</td>
<td>$36,080</td>
<td>$40,849</td>
<td>$8,205</td>
</tr>
<tr>
<td>Mean Household Income</td>
<td>$45,941</td>
<td>$50,357</td>
<td>$57,849</td>
<td>$11,908</td>
</tr>
</tbody>
</table>

Source: Claritas. 2004 Household Trend Report for Kittitas County

Employment Growth and Distribution
Kittitas County’s employed population varies for the state averages (Table x). A greater percentage of workers are employed in the government sector, with greater percentages employed in both the self-employed and less in the private wage and salary classifications.

Table x – Class of Worker - 2000

<table>
<thead>
<tr>
<th></th>
<th>Kittitas County</th>
<th>Washington State</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Percent</td>
</tr>
<tr>
<td>Private wage and salary workers</td>
<td>9,857</td>
<td>63.6</td>
</tr>
<tr>
<td>Government workers</td>
<td>4,239</td>
<td>27.3</td>
</tr>
<tr>
<td>Self-employed workers in own not incorporated business</td>
<td>1,246</td>
<td>8.7</td>
</tr>
<tr>
<td>Unpaid family workers</td>
<td>67</td>
<td>0.4</td>
</tr>
</tbody>
</table>

Source: US Census 2000
In a market study for the Ellensburg 2006 Comprehensive Plan Update, ECONorthwest made four primary findings concerning employment growth and distribution:

- Population in Kittitas County grew at an average rate of 2.1% per year from 1990 through 2003, substantially higher than the average rate of 0.7% per year experienced in the 1980’s. Population growth in Kittitas County lagged behind the rate in Washington in the 1980’s, but it has been above the state rate since 1990.

- Total covered employment in Kittitas County grew at an average rate of 2.5% per year during 1990 through 2003, slightly faster than population in the same period. Population and employment growth tend to grow at similar rates. Employment growing faster than population may indicate a decrease in unemployment, an increase in the labor force participation rate, or increased level of workers commuting from outside of Kittitas County.

- Population in Kittitas County is expected to grow at an average annual rate of 0.6% (low), 1.3% (intermediate), or 1.8% (high) over during 2005 to 2025.

- Employment in Kittitas County is expected to grow at an average annual rate of 1.4% over the ten years from 2002 to 2012.

Employment in Kittitas County may continue to grow slightly faster than population as it has since 1990, or it may grow slightly slower than population if the labor force participation rate declines due to an aging population. Given the range of growth rates in the State’s population forecast for Kittitas County over the 2005 – 2025 period, this suggests employment growth at a rate of 0.5% to 2.0% per year over the next 20 years. The low end of this range, however, is unlikely to occur unless the US or Washington State experiences a severe economic recession. While this scenario is possible, it is unlikely and not a useful scenario for planning purposes.

Y.3 Goals, Policies and Objectives

Kittitas County has established the following goals and policies to guide future economic development. These goals and policies were developed in response to existing economic conditions identified within the County.

GPO X.1 Be a county the supports the varied needs and demands of the community and surrounding area through the understanding and creation of a supportive and active environment for economic development in the community.

GPO X.2 Support the retention and expansion of existing local businesses/industries and recruitment of new business/industries in order to maintain a strong job and wage base.

GPO X.3 Implement regulations that recognize and further the diversity of industry and the business community, while also promoting the sustainability of natural resource based activities.

GPO X.4 Encourage economic growth while protecting the rural character of the County.

GPO X.5 Encourage the promotion of tourism and tourist based businesses.

GPO X.6 Provide the infrastructure and public facilities to support economic activity and growth.

GPO X.7 Strive to maintain a balance of jobs and housing.

GPO X.8 Promote and encourage the establishment and expansion of educational, research and other related activities that support existing local industries and businesses.
GPO X.9 Work in cooperation at the local and regional level to combine resources and build consistency in economic development strategies.

X.4 Economic Strategies

The goals which have been developed to guide future economic development in Kittitas County can be achieved by adoption of the previously stated policies and implementation of the following strategies. While it is hard to predict what businesses may develop in the County, the goals, policies, objectives and strategies aim to work together in order to help encourage economic development.

Strategy X.1A Identify an ideal mix of industrial and service sector businesses that will maximize the flow of monies into the community and maximize its use through local support businesses.

Strategy X.2A Coordinate with the Economic Development Group and work with them in order to develop and establish a recruitment list of target industries and businesses.

Strategy X.2B Establish strong relationships for cooperation and collaboration with, and foster communication among the business community, economic development boards and local government.

Strategy X.3A Develop an economic development vision and implementation strategy.

Strategy X.3B Establish opportunities for commemoration and recognition of farming and ranching in the community.

Strategy X.4 Determine what business types are needed that fit the character of the County.

Strategy X.5A Development and upkeep of a website that includes resources to links highlighting tourism and tourism based business and information.

Strategy X.5B Support and establish regulations for tourism and tourist based businesses.

Strategy X.6 Consider economic development in the processes of land use planning, transportation planning, infrastructure planning and determination of Urban Growth Areas.

Strategy X.7 Support and establish opportunities for affordable housing, and establishment of a balanced ratio of jobs to housing available in the County.

Strategy X.8 Coordinate with the university to shape local economic development strategy.

Strategy X.9A Develop intergovernmental cooperation for developing new activities.

Strategy X.9B Coordinate with regional service providers.

Strategy X.9C Coordinate and support activities and opportunities available through the Economic Development Group.
July 25, 2006

Joanna Valencia
Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

RE: Airport Land Use Compatibility, Easton State Airport

Dear Ms. Valencia:

Thank you for the opportunity to provide comment on Kittitas County’s comprehensive plan update and recommendations for addressing airport land use compatibility adjacent to Easton State Airport. The Washington State Department of Transportation Aviation Division (WSDOT Aviation) is pursuing land use protections for each of the state owned and operated airports in Washington. We recommend that the county adopt comprehensive plan policies and development regulations to protect this and other public-use airports located in Kittitas County from development of incompatible land uses.

In 1996, the Washington State Legislature passed land use legislation (RCW 36.70.547, RCW 36.70A.510) that requires all cities and counties to adopt comprehensive plan goals, policies and regulations to discourage development of incompatible land uses adjacent to public use airports. GMA also identifies airports as essential public facilities. Communities must address airport land use compatibility as part of their scheduled GMA updates, which are designated by state law.

The role of WSDOT Aviation is to advocate for the preservation of public-use airports and to provide decision makers with the best available information and research about airport land use compatibility. The state’s program emphasizes airspace protection and discourages residential development, schools, hospitals and other medical facilities adjacent to airports, especially in the extended centerline of the airport runway. The program identifies most industrial and commercial land uses as airport-compatible.

We recognize that while Easton State is currently surrounded by many compatible uses, recent subdivision activity has occurred in close proximity to the airport. Our objective is to maintain the favorable conditions that currently exist near the airport to help maintain it as an essential public facility. To this end, we are offering our technical assistance to help Kittitas County adopt comprehensive plan goals, policies and regulations to protect the airport from future encroachment by incompatible land uses. In addition, we understand that Cle Elum Municipal and DeVere Field, like Easton State, are currently included in the transportation system inventory of the comprehensive plan but not protected from encroachment through adoption of policies and development regulations. Our recommendations also suggest land use protections for those public-use airports.

Please find attached a report that provides an evaluation of existing conditions at and adjacent to Easton State and the other public-use airports in Kittitas County. The report also makes specific recommendations, which are outlined below:
Expand on the description of Easton State Airport in the transportation inventory by adding the following text:

The airstrip is a turf runway that is 2,640 feet long and 100 feet wide. The airport has a Medium-Intensity Runway Lighting System (MIRL) and navigation aids include a wind cone and rotating beacon. The airport is typically open from June 1 to October 1 each year. Ground transportation is provided by a private dirt road.

Adopt the following policies to protect Easton State and other public-use airports from incompatible land uses:

- Recognize public-use airports as essential public facilities.

- Protect Kittitas County Airport (Bowers Field), Cle Elum Municipal, DeVere Field and Easton State airports from adjacent incompatible land uses and/or activities that could impact the present or future use of the airports as essential public facilities.

- A notice to title or disclosure statement should be required for new or substantial redevelopment of lots, buildings, structures, and activities located adjacent to public-use airports. The notice should indicate that the property is located adjacent to the airport and may experience low overhead flights, odor, vibrations, noise and other similar aviation impacts.

- Protect public-use airports from height hazards by developing a height overlay district that will prohibit buildings or structures from penetrating the Federal Aviation Regulations (FAR) Part 77 "Imaginary Surfaces."

Adopt airport land use compatibility maps as part of the comprehensive plan. Create three maps for each airport showing FAR Part 77 Imaginary Surfaces, Accident Safety Areas, and airport traffic patterns. The maps should include other information that is pertinent to land use compatibility such as existing land uses, zoning and topography.

Adopt an appropriate zoning classification for the airport such as "Airport" or "Industrial" and permit aviation activities as a primary use.

Revise existing airport overlay zone as suggested (see attached) and apply to all public-use airports in Kittitas County.
We thank you for the opportunity to comment on the proposal, and offer our continued assistance with aviation issues facing the county. Please do not hesitate to contact me at 360.651.6312 if you have any questions or need additional information.

Sincerely,

Kerri Woehler
Aviation Planner

Cc: Joyce Phillips, Growth Management Services, CTED
Airport Land Use Compatibility Program
Easton State Airport, Kittitas County

INTRODUCTION

Washington State’s public-use airports are important to the state’s transportation system and economy and are defined by the Growth Management Act as Essential Public Facilities. The role of WSDOT Aviation is to advocate for the preservation of public-use airports and to provide decision makers with the best available information and research about airport land use compatibility. GMA also directs WSDOT Aviation to provide a technical assistance program and review comprehensive plan goals, policies and development regulations.

In 2005, the Aviation Division set out to accomplish a series of business objectives that would better facilitate air transportation in the state and protect existing airport facilities through coordination with local jurisdictions and state and federal agencies. One of these objectives is to protect each of the state airports from encroachment by incompatible land uses.

WSDOT Aviation owns and operates 17 public-use airports. The majority of these airports are located near the Cascade Mountains; additional airports are also located along the Snake River. The primary purpose for these facilities is to provide emergency landing areas in key locations. They are also used for fire-fighting operations, emergency medical access, disaster emergency management and recreation. Easton State Airport is located in Kittitas County west of Cle Elum on I-90.

We recognize that while Easton State is currently surrounded by many compatible uses, recent subdivision activity has occurred in close proximity to the airport. Our objective is to maintain the favorable conditions that currently exist near the airport to help maintain it as an essential public facility. To this end, we are offering our technical assistance to help Kittitas County adopt comprehensive plan goals, policies and regulations to protect the airport from future encroachment by incompatible land uses. In addition, we understand that Cle Elum Municipal and DeVere Field, like Easton State, are currently included in the transportation system inventory of the comprehensive plan but not protected from encroachment through adoption of policies and development regulations. Our recommendations also suggest land use protections for those public-use airports.

WHAT IS AIRPORT LAND USE COMPATIBILITY?

Through the technical assistance program, we help communities plan for appropriate development adjacent to public-use airports through adoption of policies and regulations that promote compatibility. The "adjacent" area is also known as the "over-flight" area, which is defined by the airport traffic pattern. This may extend up to one mile in all directions from the airport runway.

Airspace obstructions of any kind present a safety hazard and are a concern in areas adjacent to the airport. This includes structures that penetrate the airspace surrounding an airport, but also include other activities that affect airspace such as dust and smoke, electronic signals, lighting, and wildlife attractants that contribute to the potential for bird strikes. Federal regulations define airspace for airports of all sizes and operation levels.

Location of certain land uses adjacent to airports are also a concern. These land uses may include: residential development, "high-intensity" land uses and "special function" land uses. Noise, smell, vibration and other nuisances generated by normal airport operations are a concern throughout the over-flight area. Safety and the risk of aircraft accident is also a concern. Among the resources provided by
WSDOT Aviation is a nationwide study of accident data that provides a guide for planning development adjacent to airports to account for safety concerns.

EVALUATION OF EXISTING CONDITIONS

Comprehensive Plan Policies

The Kittitas County Comprehensive Plan includes Easton State Airport in its transportation system inventory. The more detailed policies and development regulations adopted to protect Bowers Field from encroachment by incompatible land uses have not been extended to Easton State.

Development Regulations

At least four zoning districts are present within one mile of Easton State Airport: Rural 3, General Commercial, Commercial Forest and Forest and Range. While the uses permitted in each of these zones appear to generally be compatible with airport operations, several types of uses currently allowed in the zones may not be compatible.

Agricultural uses that attract wildlife: Operation of agricultural uses that attract wildlife is a concern in areas adjacent to airports because the presence of birds creates a safety hazard for aircraft. The zoning districts identified above allow a range of agricultural activities, some of which may serve as wildlife attractants.

"High-intensity" land uses: Land uses that attract high concentrations of people are a safety concern when located in certain areas adjacent to airports. Such uses may include fairgrounds, stadiums and arenas and temporary events that attract dense concentrations of people including fairs, circuses and carnivals. Zoning districts located within one mile of Easton State Airport currently permit similar uses. Residential cluster developments should be discouraged within the extended runway centerline.

"Special function" land uses: These are defined as land uses for which the significant common element is the relative inability of the people occupying the space to move out of harm's way. Such uses may include K-12 schools, daycare centers, hospitals and nursing homes. Zoning districts located within one mile of Easton State Airport currently permit some of these uses.

Dense residential development: Airport operations generate noise, smell, fumes, smoke vibrations and other activities that are an annoyance to neighbors and are not conducive to quality neighborhoods. Areas adjacent to airports are not appropriate locations for residential development. WSDOT Aviation provides a variety of resources to guide communities in determining appropriate residential density levels for areas under the airport traffic pattern; suggested ranges extend from no residential development to 1 unit per 5 acres, depending on proximity to the airport runway. Allowed density in the zoning districts adjacent to Easton State exceed levels described in WSDOT's program and should be reevaluated.

Structure Height: The "Commercial Forest" and "Forest and Range" zones limit structure height to 35 feet or two and one-half stories; the other zones do not provide a structure height limit. The zones do not prohibit penetration of Part 77 Imaginary Surfaces that define the airspace at Easton State Airport, and structure height may be a concern within the approach surface.

Runway Protection Zone: WSDOT's program recommends against residential uses in the runway protection zones located at each runway end and suggests that communities allow only minimal development in these areas.

Kerri Woehler, Aviation Planner
360.651.6312 or woehlek@wsdot.wa.gov

July 25, 2006
RECOMMENDATIONS

WSDOT Aviation recommends that the county conduct additional evaluation of existing land uses and zoning to assess airport land use compatibility at public-use airports. The evaluation can be used to identify needed amendments to the comprehensive plan and development regulations.

- Amend the Kittitas County Comprehensive Plan to better address airport land use compatibility.
  - Expand on the description of Easton State Airport in the transportation inventory by adding the following text:

    The airstrip is a turf runway that is 2,640 feet long and 100 feet wide. The airport has a Medium-Intensity Runway Lighting System (MIRL) and navigation aids include a wind cone and rotating beacon. The airport is typically open from June 1 to October 1 each year. Ground transportation is provided by a private dirt road.

  - Adopt the following policies to protect Easton State and other public-use airports from incompatible land uses:
    - Recognize public-use airports as essential public facilities.
    - Protect Kittitas County Airport (Bowers Field), Cle Elum Municipal, DeVere Field and Easton State airports from adjacent incompatible land uses and/or activities that could impact the present or future use of the airports as essential public facilities.
    - A notice to title or disclosure statement should be required for new or substantial redevelopment of lots, buildings, structures, and activities located adjacent to public-use airports. The notice should indicate that the property is located adjacent to the airport and may experience low overhead flights, odor, vibrations, noise and other similar aviation impacts.
    - Protect public-use airports from height hazards by developing a height overlay district that will prohibit buildings or structures from penetrating the Federal Aviation Regulations (FAR) Part 77 “Imaginary Surfaces.”

  - Adopt airport land use compatibility maps as part of the comprehensive plan. Create three maps for each airport showing FAR Part 77 Imaginary Surfaces, Accident Safety Areas and airport traffic patterns. The maps should include other information that is pertinent to land use compatibility such as existing land uses, zoning and topography.

- Amend the county’s development regulations to discourage incompatible land uses.
  - Adopt an appropriate zoning classification for the airport such as “Airport” or “Industrial” and permit aviation activities as a primary use.
  - Revise existing airport overlay zone as suggested (see attached) and apply to all public-use airports in Kittitas County.

Kerri Woehler, Aviation Planner
360.651.6312 or woehlerk@wsdot.wa.gov

July 25, 2006
Chapter 17.58
AIRPORT ZONE*

Sections
17.58.010 Purpose and intent.
17.58.020 Statutory authority.
17.58.030 Definitions.
17.58.040 Airport overlay zoning district.
17.58.050 Uses, development requirements and restrictions.
17.58.060 Permits.
17.58.070 Nonconforming use - Regulations not retroactive.
17.58.080 Violations and enforcement.
17.58.090 Appeals.
17.58.100 Judicial review.
17.58.110 Conflicting regulations.


17.58.010 Purpose and intent.
The purpose and intent of this chapter is to establish an airport overlay zoning district on properties located on, adjacent to, and in the vicinity of public-use airports including Easton State, Cle Elum Municipal, DeVeré Field and Bowers Field at Ellensburg, Washington, in order to protect the health, welfare, safety, and quality of life of the general public, property owners, airport operators, and aviation community; and also to ensure compatible land uses in the vicinity of the affected environments of the airport overlay zoning district. With regulations set forth in the Adopted 14 CFR Federal Aviation Regulations Part 77. (Ord. 2001-10 (part), 2001).

17.58.020 Statutory authority.
This chapter is adopted pursuant to RCW 36.70A.547 and 36.70A.200 which requires a county, city or town to enact development regulations, to discourage the siting of incompatible land uses adjacent to general aviation, public-use airports. (Ord. 2001-10 (part), 2001).

17.58.030 Definitions.
As used in this chapter, unless the context otherwise requires:

1. "Airport" means public-use airports including Easton State, Cle Elum Municipal, DeVeré Field and Kittitas County Airport (Bowers Field).
2. "Airport elevation" means 1,766 feet above mean sea level.
3. "Airport overlay zoning district" shall include the runway protection zone, inner safety zone, inner turning zone, outer safety zone, sideline zone, and the airport operation zone as depicted on Map "B" - "Airport Safety Zones" and numbered zones 1 through 6, respectively, and shall also encompass the area identified within 14 CFR Federal Aviation Regulations (FAR) Part 77, as amended and depicted on Map "A" - "Part 77".\(^1\)
4. Map "B", referenced throughout this chapter, is on file with the Kittitas County public works department.
5. Map "A", referenced throughout this chapter, is on file with the Kittitas County public works department.
6. "Airport surface" means a surface longitudinally centered on the extended runway centerline, extending outward and upward from the end of the primary surface and along the same slope as the approach zone height limitation slope set forth in KCC 17.58.050. The perimeter of the approach surface coincides with the perimeter of the approach zone.
5. Approach, Transitional, Horizontal, and Conical Zones. These zones are set forth and defined in KCC 17.58.040.

6. "Conical surface" means a surface extending outward and upward from the periphery of the horizontal surface at a slope of 20 feet upward to one foot outward for a horizontal distance of 4,000 feet.

7. "Flammable and combustible liquids" shall be defined as the type and design of underground and aboveground liquid storage tanks; the location and design of the fuel dispensers and dispenser nozzles; the design and specifications for related piping, valves and fittings; the location and classification of electrical equipment, including emergency fuel shutdown devices; and specifications for fuel storage and pressure-relief components, and shall be in accordance with Article 52 (5201.3.2(#1) Motor Vehicle Fuel Dispensing Stations), Article 79 (Flammable and Combustible Liquids, specifically Special Options 7904), Standard 52-1 of the Uniform Fire Code (1997) and all applicable codes.

8. "Hazard to air navigation" means an obstruction determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.

9. "Height" for the purpose of determining the height limits in all zones set forth in this chapter, and shown on the airport overlay zoning district map "A", the datum shall be mean sea level elevation unless otherwise specified.

10. "Horizontal surface" means a horizontal plane 150 feet above the established airport elevation.

11. "Larger than utility runway" means a runway that is constructed for and intended to be used by propeller driven aircraft of greater than 12,500 pounds maximum gross weight and jet-powered aircraft.

12. "Nonconforming use" means any preexisting structure, object of natural growth, or use of land, which is inconsistent with the provisions of this chapter.

13. "Nonprecision instrument runway" means a runway having an existing instrument approach procedure utilizing air navigation facilities with only horizontal guidance, or area type navigation equipment, for which a straight-in nonprecision instrument approach procedure has been approved or planned.

14. "Obstruction" means any structure, growth, or other object, including a mobile object, which exceeds a limiting height set forth in KCC 17.58.050.

15. "Person" means an individual, firm, partnership, corporation, company, association, joint stock association or government entity. "Person" includes a trustee, a receiver, an assignee, or a similar representative.

16. Precision Instrument Approach. The precision instrument approach is designed to provide an approach path for exact alignment and descent of an aircraft on final approach to a runway.

17. Precision Instrument Runway 29. The precision approach is a 50,000-foot-long trapezoid that is 1,000 feet wide at the point where it meets the primary surface. It has a 50:1 slope for the first 10,000 feet and a slope of 40:1 for the remaining 40,000 feet. The approach surface is 16,000 feet wide at the outermost point.

18. "Primary surface" means a surface longitudinally centered on a runway. When the runway has a specially prepared hard surface, the primary surface extends 200 feet beyond each end of that runway. For military runways or when the runway has no specially prepared hard surface, or planned hard surface, the primary surface ends at each end of that runway. The width of the primary surface is set forth in KCC 17.58.040. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline.

19. "Runway" means a defined area on an airport prepared for landing and takeoff of aircraft along its length.

20. "Structure" means an object, including a mobile object, constructed or installed by man, including but without limitation, buildings, towers, cranes, smokestacks, earth formation, and overhead transmission lines.

21. Transitional Surfaces. These surfaces extend outward at 90-degree angles to the runway centerline and the runway centerline extended at a slope of seven feet horizontally for each one foot vertically from the sides of the conical surfaces. Transitional surfaces for those portions of the precision approach surfaces, which project through and beyond the limits of the
conical surface, extend a distance of 5,000 feet measured horizontally from the edge of the approach surface and at 90-degree angles to the extended runway centerline.

22. "Tree" means any object of natural growth.

23. "Utility runway" means a runway that is constructed for and intended to be used by propeller-driven aircraft of 12,500 pounds maximum gross weight or less.


17.58.040 Airport overlay zoning district.

In order to carry out the provisions of this chapter, there is hereby created an airport overlay zoning district that is composed of the following surface and safety zones. The zones cover a geographic area that is affected by airport activities and are defined on the basis of factors including, but not limited to, aircraft noise, aircraft flight patterns, airport safety zones, local circulation patterns and area development patterns. The boundaries of the airport surface and safety zones are shown on airport overlay zoning district Map "A" - "Part 77" and Map "B" - "Airport Safety Zones", which are attached hereto and incorporated by reference, and which shall also be on file and open for inspection in the Kittitas County planning department, Kittitas County public works department, and the city of Ellensburg community development department. The surface and safety zones are overlaid on top of the existing underlying zoning, which remains in full force and effect. Where the requirements imposed by the surface and safety zones conflict with the requirements of the underlying zoning, the more restrictive requirement shall be enforced. With the exception of those necessary and incidental to airport operations, no uses shall be permitted that allow buildings, structures, vegetation or other development that penetrates the imaginary air surfaces described below.

1. Surface Zones. In order to carry out the provisions of this chapter, there are created and established certain surface zones which include all of the land lying beneath the approach surfaces, transitional surfaces, horizontal surfaces, and conical surfaces as they apply to Kittitas County Airport (Bowers Field). Such zones are shown on Kittitas County Airport (Bowers Field) overlay zoning map "A", as amended. Within each of the surface zones there are hereby established certain height restrictions for structures and trees. The surface zones are established and defined as follow:

   a. Approach Zone. A surface longitudinally centered on the extended runway centerline.

      Visual Runways. The 500-foot inner edge coincides with the width of the primary surface and slopes 20 feet outward for each one foot upward beginning at the end of and at the same elevation as the primary surface and expands to a width of 1,250 feet at a horizontal distance of 5,000 feet along the extended runway centerline.

      Runways 07, 25, and 11, Larger than Utility with a Visibility Minimum Greater than Three-Fourth Mile. Nonprecision Instrument Approach Zone. The 500-foot inner edge coincides with the width of the primary surface and slopes 34 feet outward for each one foot upward beginning at the end of and at the same elevation as the primary surface and expands to a horizontal distance width of 3,500 feet at a horizontal distance of 10,000 feet along the extended runway centerline. Its centerline is the continuation of the runway centerline as depicted on map "A".

      Height Restrictions: No object shall penetrate the imaginary line created by a slope 34 feet outward for each one foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 10,000 feet along the extended runway centerline.

   b. Runway 29, Larger than Utility with a Visibility Minimum Lower than Three-Fourth Mile Precision Instrument Approach Zone. The 1,000-foot inner edge of this approach zone coincides with the width of the primary surface and slopes 50 feet outward for each one foot upward for the first 10,000 feet of this zone and 40 feet outward for each one foot
upward for the remaining 40,000 feet of this zone. The zone begins at the end of and at the same elevation as the primary surface. The approach zone expands uniformly to a width of 16,000 feet at a horizontal distance of 50,000 feet from the primary surface. Its centerline is the continuation of the centerline of the runway as depicted on map "A".

Height Restrictions: No object shall penetrate the imaginary line created by a slope 50 feet outward for each one foot upward for the first 10,000 feet of this zone and 40 feet outward for each one foot upward for the remaining 40,000 feet of this zone.

c.b. Transitional Zones. This zone is defined by a slope seven feet outward for each one foot upward beginning at the sides of and at the same elevation as the primary surface and the approach surface, and extending to a height of 150 feet above the airport elevation which is 139 feet above mean sea level.

Height Restrictions: No object shall penetrate the imaginary line created by a slope seven feet outward for each one foot upward beginning at the sides of and at the same elevation as the approach surface, and extending to where they intersect the conical surface. Further, where the precision instrument runway approach zone projects beyond the conical zone, no object shall penetrate the imaginary line created by a slope seven feet outward for each one foot upward beginning at the sides of and at the same elevation as the approach surface, and extending a horizontal distance of 5,000 feet measured at 90 degree angles to the extended runway centerline.

c. Horizontal Zone. The zone is established at 150 feet above the airport elevation or at a height of 1,916 feet above mean sea level, by swinging arcs of 5,000 feet radial for all runways designated utility or visual and 10,000 feet for all other runways from the centers of the primary surface of each runway and connecting adjacent arcs by drawing lines tangent to those arcs. The horizontal zone does not include the approach and transitional zones.

The established airport elevations for airports in Kittitas County are as follows:

- Kittitas County Airport (Bowers Field) - 1,916 feet above mean sea level
- Easton State Airport - X feet above mean sea level
- Devere Field - X feet above mean sea level
- Cle Elum Municipal - X feet above mean sea level

Height Restrictions: No object shall penetrate the imaginary horizontal line created at 450 feet above the airport elevation or at a height above the airport of 1,916 feet above mean sea level.

e.d. Conical Zone. The conical zone is established as the area that commences at the periphery of the horizontal zone and extends outward therefrom for a horizontal distance of 4,000 feet as depicted in map "A".

Height Restrictions: No objects shall penetrate the imaginary line created by a slope 20 feet outward for each one foot upward beginning at the periphery of the horizontal zone and at 150 feet above the airport elevation and extending to a height up to 3,500 feet above the surface of the land.

2. Safety Zones. In order to carry out the provisions of this chapter and to promote land use compatibility on lands within and adjacent to and in the vicinity of the Kittitas County Airport (Bowers Field), there are created and established certain safety zones. Such safety zones are shown on Kittitas County Airport (Bowers Field) overlay zoning district map "B", as amended. Within each of the safety zones, certain land use limitations are established and certain development standards are imposed in addition to the land uses and development standards of the underlying zoning. Where the requirements imposed by these safety zones conflict with the requirements of the underlying zoning, the more restrictive requirement shall be enforced. The safety zones are established and defined as follows:
a. Runway Protection Zone 1. An area extending beyond the centerlines of runways 11, 29, 07, and 25 as depicted on map "B" (shaded area #1). This zone begins from the outer boundaries of the primary surface, 200 feet from the ends of the runways and extends out 1,700 feet to its widest point, which measures 1,010 feet across, 505 feet on either side of the runway centerline.

b. Inner Safety Zone 2. An area extending beyond the centerlines of runways 11, 29, 07, and 25 as depicted in map "B" (shaded area #2). This zone begins at the end of the runway protection zone 1 and extends out 2,800 feet. The zone measures 1,010 feet across, 505 feet on either side of the runway centerline.

c. Inner Turning Zone 3. A fan shaped area extending beyond the centerlines of runways 11, 29, 07, and 25 as depicted on map "B" (shaded area #3). This zone begins at the primary surface, 200 feet from the end of the runway centerline and extends out with a 60-foot radius arc on either side of the runway centerline to 4,500 feet and connects to the centerline of the inner safety zone with sweeping arcs.

d. Outer Safety Zone 4. Area extending beyond the centerlines of runways 11, 29, 07, and 25 as depicted on map "B" (shaded area #4). This zone begins at the end of the inner safety zone and extends out 3,000 feet. The zone measures 1,000 feet across, 500 feet on either side of the runway centerline.

e. Sideline Zone 5. An area adjacent to runways 11, 29, 07, and 25 as depicted on map "B" (shaded area #5). This zone begins from the outer boundaries of the primary surface, and extends out 1,000 feet perpendicular to the primary surface and connects to the 60-degree sector of the inner turning zone.

f. Airport Operations Zone 6. This zone is depicted on map "B" (shaded area #6) and begins from the outer boundaries of the sideline zone and extends out 5,000 feet perpendicular to the primary surface and connects to the 60 degree sector of the inner turning zone. (Ord: 2001-10 (part), 2001).

17.58.050 Uses, development requirements and restrictions.

1. General Development Requirements and Restrictions Applicable to All Zones.
   a. Underlying Zoning Requirements. In addition to the airport overlay zoning district development requirements and restrictions set forth in subsections (A)(2) through (9) of this section and in the table in subsection B of this section, all uses and activities are at all times subject to the requirements of the underlying zoning district. Where the requirements and restrictions imposed by the airport overlay zoning district surface and safety zones conflict with the requirements of the underlying zoning district, the more restrictive requirement shall be applied.
   b. Pre-annexation/Annexation. Once the parcel is annexed into the Ellensburg city limits, the parcel shall adopt by reference the density requirements of the city of Ellensburg.
   c. Height. All uses shall be subject at all times to the height restrictions set forth in KCC 17.58.040(A).
   d. Signal and Radio Communication Interference. Electrical interference with navigational signals or radio communication between the airport and aircraft is prohibited and will be regulated in accordance with rules and regulations promulgated and enforced by the Federal Communications Commission (FCC) and Federal Aviation Administration (FAA) regulations.
   e. Lighting and Glare. Activities or uses that create lighting which make it difficult for pilots to distinguish between airport lights and non-airport lights or that create glare in the eyes of pilots using the airport are prohibited. All outdoor lighting fixtures shall be arranged and shielded so that area lighting shall not shine into the sky.
   f. Visibility. Activities or uses that create excessive amounts of dust, smoke, or other emissions that may result in impairment of visibility in the vicinity of the airport are discouraged and will be regulated in accordance with rules and regulations promulgated and enforced by the Washington State Department of Ecology under the Clean Air Act and other state and federal regulations.
g. Large Bodies of Water. Activities or uses that create large areas of standing water are discouraged and shall be reviewed and regulated in accordance with the provisions set forth in the county's State Environmental Policy Act (SEPA) regulations as set forth in Chapter 15.04 KCC.

h. Flammable and Combustible Material. Flammable and combustible liquids and specifications for fuel storage shall be in accordance with the Uniform Fire Code and all applicable codes as adopted in KCC Title 14, Buildings and Construction.


j. Subdivision. When any division of land including short plats, plats, cluster subdivisions, and planned unit developments, occur on any land within the airport overlay zoning district safety zones 1 through 6, a note located on the first page of the plat, shall be recorded with the county auditor as follows:

This property is located within the Airport Overlay Zoning District in which a variety of airport aviation activities occur. Such airport aviation activities may impact the use of your property.

2. Use Table.
   Note: All aviation uses are acceptable only on airport property.
<table>
<thead>
<tr>
<th>Airport Overlay Zones</th>
<th>Applicable uses</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Zone 1</strong> (Runway Protection Zone)</td>
<td></td>
</tr>
<tr>
<td>1. Land uses, which by their nature will be relatively unoccupied by people should be encouraged (mini-storage, small parking lots, etc.)</td>
<td></td>
</tr>
<tr>
<td>2. Schools, play fields, hospitals, nursing homes, and churches are prohibited.</td>
<td></td>
</tr>
<tr>
<td><strong>Zone 2</strong> (Inner Safety Zone)</td>
<td></td>
</tr>
<tr>
<td>1. Schools, play fields, hospitals, nursing homes, and churches are prohibited.</td>
<td></td>
</tr>
<tr>
<td>2. Outside of the existing Ellensburg Urban Growth Area (UGA) the average density will be one dwelling unit per three acres on the property at the date of adoption of this ordinance [July 17, 2001].</td>
<td></td>
</tr>
<tr>
<td>3. Inside the existing Ellensburg Urban Growth Area (UGA) the average density will be one dwelling unit per one acre on the property at the date of adoption of this ordinance [July 17, 2001].</td>
<td></td>
</tr>
<tr>
<td><strong>Zone 3</strong> (Inner Turning Zone)</td>
<td></td>
</tr>
<tr>
<td>1. Schools, play fields, hospitals, nursing homes, and churches are prohibited.</td>
<td></td>
</tr>
<tr>
<td>2. Flammable and combustible liquids and specifications for fuel storage shall be in accordance with Articles 52 and 79, the Uniform Fire Code (UFC) standard 52-1, and applicable codes.</td>
<td></td>
</tr>
<tr>
<td>3. Outside of the existing Ellensburg Urban Growth Area (UGA) the average density will be one dwelling unit per three acres on the property at the date of adoption of this ordinance [July 17, 2001].</td>
<td></td>
</tr>
<tr>
<td>4. Inside the existing Ellensburg Urban Growth Area (UGA) for lands zoned Agricultural - 3 the average density will be one dwelling unit per three acres on the property at the date of adoption of this ordinance [July 17, 2001].</td>
<td></td>
</tr>
<tr>
<td>5. Inside the existing Ellensburg Urban Growth Area (UGA) for lands zoned Suburban the average density will be one dwelling unit per one acre on the property at the date of adoption of this ordinance [July 17, 2001].</td>
<td></td>
</tr>
<tr>
<td><strong>Zone 4</strong> (Outer Safety Zone)</td>
<td></td>
</tr>
<tr>
<td>1. Schools, play fields, hospitals, nursing homes, and churches are prohibited.</td>
<td></td>
</tr>
<tr>
<td>2. Outside of the existing Ellensburg Urban Growth Area (UGA) the average density will be one dwelling unit per three acres on the property at the date of adoption of this ordinance [July 17, 2001].</td>
<td></td>
</tr>
<tr>
<td>3. Inside the existing Ellensburg Urban Growth Area (UGA) for lands zoned Suburban the average density will be one dwelling unit per one acre on the property at the date of adoption of this ordinance [July 17, 2001].</td>
<td></td>
</tr>
<tr>
<td><strong>Zone 5</strong> (Sideline Zone)</td>
<td></td>
</tr>
<tr>
<td>1. All aviation related uses are permitted.</td>
<td></td>
</tr>
<tr>
<td>2. Schools, play fields, hospitals, nursing homes, and churches are prohibited.</td>
<td></td>
</tr>
<tr>
<td><strong>Zone 6</strong> (Airport Operations Zone)</td>
<td></td>
</tr>
<tr>
<td>1. All aviation related uses are permitted within airport property.</td>
<td></td>
</tr>
<tr>
<td>2. Outside of the existing Ellensburg Urban Growth Area (UGA) the average density will be one dwelling unit per three acres on the property at the date of adoption of this ordinance [July 17, 2001].</td>
<td></td>
</tr>
<tr>
<td>3. Inside the existing Ellensburg Urban Growth Area (UGA) the average density will be one dwelling unit per one acre on the property at the date of adoption of this ordinance [July 17, 2001].</td>
<td></td>
</tr>
</tbody>
</table>
17.58.060 Permits.

1. Future Uses. Except as specifically provided in subsections (A)(1), (2), and (3) of this section, no material change shall be made in the use of land, no structure shall be erected or otherwise established, and no tree shall be planted in any zone created unless a permit therefore has been applied for and granted. Each application for a permit shall indicate the purpose for which the permit is desired, with sufficient particularity to permit it to be determined whether the resulting use, structure, or tree is consistent with the provisions of this chapter. No permit for a use inconsistent with the provisions of this chapter shall be granted unless a variance has been approved in accordance with subsection D of this section.
   a. In the area lying within the limits of the horizontal zone and conical zone, no permit shall be required for any tree or structure less than 75 feet of vertical height above the ground except when, because of terrain, land contour, or topographic features, such tree or structure would extend above the height limits prescribed for such zones.
   b. In areas lying within the limits of the approach zones but at a horizontal distance of not less than 4,200 feet from each end of the runway, no permit shall be required for any tree or structure less than 75 feet of vertical height above the ground, except when such tree or structure would extend above the height limit prescribed for such approach zones.
   c. In the areas lying within the limits of the transition zones beyond the perimeter of the horizontal zone, no permit shall be required for any tree or structure less than 75 feet of vertical height above the ground, except when such tree or structure, because of terrain, land contour, or topographic features, would extend above the height limit prescribed for such transition zones.
   d. As a condition for approval of new development within the approach surfaces or safety zones a notice shall be recorded with the county auditor prior to final approval of new subdivisions, short subdivisions, building permits, conditional use permits, special use permit or other similar permits, unless said notice is already recorded on the property. Said notice shall state: "This property is located adjacent to an airport and routinely subject to overflight activity by aircraft using the airport; and residents and tenants may experience inconvenience, annoyance, or discomfort from noise, smell or other effects of aviation activities."

2. Existing Uses. No permit shall be granted that would allow the establishment or creation of an obstruction or permit a nonconforming use, structure, or tree to become a greater hazard to air navigation, than it was on the effective date of the ordinance codified in this chapter or any amendments thereto or than it is when the application for a permit is made.

3. Nonconforming Uses Abandoned or Destroyed. Whenever the airport manager, or his or her designee, determines that a nonconforming or structure has been abandoned or more than eighty percent torn down, physically deteriorated, or decayed, no permit shall be granted that would allow such structure to exceed the applicable height limit or otherwise deviate from the zoning regulations.

4. Variances. Any person desiring to erect or increase the height of any structure, or permit the growth of any tree, or use property, not in accordance with the regulations prescribed in this chapter, may apply to the board of adjustment for a variance from such regulations. The application for variance shall be accomplished by a determination from the Federal Aviation Administration as to the effect of the proposal on the operation of air navigation facilities and the safe, efficient use of navigable airspace. Such variances shall be allowed where it is duly found that a literal application or enforcement of the regulations will result in unnecessary hardship and relief granted, will not be contrary to the public interest, will not create a hazard to air navigation, will do substantial justice, and will be in accordance with the spirit of this
5. Obstruction Marking and Lighting. Any permit or variance granted may, if such action is deemed advisable to effectuate the purpose of this chapter, be so conditioned as to require the owner of the structure or tree in question to install, operate, and maintain, at the owner’s expense, such markings and lights as may be necessary. (Ord. 2001-10 (part), 2001).

6. Nothing in this chapter shall diminish the responsibility of project proponents to submit a Notice of Construction or Alteration to the Federal Aviation Administration if required in accordance with Federal Aviation Regulations Part 77, "Objects Affecting Navigable Airspace".

17.58.070 Nonconforming use - Regulations not retroactive.
The regulations prescribed in this chapter shall not be construed to require the removal, lowering, or other change or alteration of any structure or tree not conforming to the regulations at the effective date of the ordinance codified in this chapter, nor shall such be construed to require any change in the construction or alteration of any structure or tree which was begun prior to the effective date of the ordinance codified in this chapter, and which is diligently being prosecuted. (Ord. 2001-10 (part), 2001).

17.58.080 Violations and enforcement.
It shall be the duty of the code enforcement official of the Kittitas County building department to administer and enforce the regulations prescribed in this chapter. (Ord. 2001-10 (part), 2001).

17.58.090 Appeals.
Any person aggrieved, by any order, requirement, decision or determination made by an administrative official in the processing of any application made under this chapter or in the actual decision made as required by this chapter may appeal to the board of adjustment as provided in RCW 14.12.190. (Ord. 2001-10 (part), 2001).

17.58.100 Judicial review.
Any person aggrieved, or any taxpayer affected, by any decision of the board of adjustment, may appeal to the circuit court as provided in Section III of Chapter 12 of the Public Laws of the State. (Ord. 2001-10 (part), 2001).

17.58.110 Conflicting regulations.
Where there exists a conflict between any of the regulations or limitations prescribed in this chapter and any other regulations applicable to the same area, whether the conflict be with respect to the height of structures or trees, and the use of land, or any other matter, the more stringent limitation or requirement shall govern and prevail. (Ord. 2001-10 (part), 2001).
From the Cascades to the Columbia
SPEAK OUT! BE HEARD!

Kittitas County Comprehensive Plan Update
Open House and Community Charette

Your comments are sought to help assist the Planning Commission and the Board of County Commissioners in deciding what will be included in the 2006 Update to the Kittitas County Comprehensive Plan. Recommendations from the Resource Land Advisory Committee will be discussed. Public involvement is encouraged.

- **May 24 and 30, 2006, Hal Holmes Center in Ellensburg, 5-8 p.m.**
- **May 25 and June 1, 2006, Cle Elum Senior Center, 5-8 p.m.**

Contact Darryl or Joanna at (509) 962-7506 or visit the County Website at www.co.kittitas.wa.us/cds for more information.
Agenda
Kittitas County Comprehensive Plan Update
Open House and Community Workshop
May 25, 2006, 5-8 p.m., Cle Elum Senior Center, Cle Elum, WA

Welcome! Thank you for joining us this evening. This Open House is presented to you as a way to get information out to the community as well as a tool to get community input as Kittitas County goes through the 2006 Comprehensive Plan Update. Your comments are sought to help assist the Planning Commission and the Board of County Commissioners in deciding what will be included in the 2006 Update.

Format for this evening:

OPEN HOUSE

There are four stations set up in the main room on the following topics:
1. Urban Growth Areas (UGAs) and Urban Growth Nodes (UGNs)
2. Housing
3. Resource Land Advisory Committee (RLAC)
4. Miscellaneous (i.e. public involvement and outreach, coordination with other County Plans, state mandate issues, population, and industrial and commercial lands)

Please feel free to visit the stations. There will be handouts and colored index cards at each station. These cards are available for your use to write-up comments, recommendations and/or questions regarding the topics (for example for comments regarding Housing or Station 2, green index cards are available for your use). Please include your name and contact information on the back of the card; however you may also remain anonymous if you choose. PLEASE DROP YOUR COMMENT CARDS IN THE BOX ON THE SIGN-UP TABLE BEFORE YOU LEAVE SO STAFF CAN COMPILE THEM AND FORWARD THEM TO THE PLANNING COMMISSION AND BOARD OF COUNTY COMMISSIONERS. Staff is available to answer any questions you may have throughout the course of the evening.

YOUR COMMENTS ARE SOUGHT, SO PLEASE BE SURE TO INCLUDE THEM ON A COMMENT CARD AND DROP THEM OF IN THE BOX ON THE SIGN-UP TABLE.

DOT EXERCISE

In October of 2005, the Kittitas County Conference of Governments (COG) adopted the high population projection provided by the Washington State Office of Financial Management (OFM) for the planning period of 2005-2025. This provided a population projection for the entire County of 52,810 people in the year 2025.

You will be receiving 5 sticker dots at the sign-up table. These dots represent your votes in regards to where you think the growth should go in Kittitas County. There are 3 maps located in a corner of the room where you can place your sticker dots. Please feel free to ask staff if you have any questions.

Once again we would like to thank you for joining us this evening. If you would like to continue receiving information on upcoming events and public hearings, please sign-in or leave your information with any of the staff members. And, please remember to drop of your comment cards.

For more information go to:
www.co.kittitas.wa.us/cds/compplan.asp
Or contact Darryl or Joanna at Community Development Services at (509) 962-7506
Thanks for participating!

More opportunities for Community Involvement:
- May 30, 2006, Hal Holmes Center in Ellensburg, 209 N Ruby Street, 5-8 p.m.
- June 1, 2006, Cle Elum Senior Center, 719 E 3rd Street, 5-8 p.m.
Frequently Asked Questions from May/June Open Houses

1. How and where did the population projections come from?
   In October of 2005 the COG adopted the high population projection provided by the Washington State Office of Financial Management (OFM) for the planning period of 2005 -2025. This provided for a population projection for the entire county of 52,810 people in the year 2025. The Kittitas County Conference of Governments (COG) formally adopted a revised formula for population allocation to all cities, urban growth areas and urban growth nodes within Kittitas County at their meeting on April 26, 2006.

   As a result of these two actions the population projections for 2025 for each jurisdiction are as follows:

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Allocation %</th>
<th>2025 Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roslyn/UGA</td>
<td>2.5%</td>
<td>1,320</td>
</tr>
<tr>
<td>S. Cle Elum/UGA</td>
<td>2%</td>
<td>1,056</td>
</tr>
<tr>
<td>Kittitas/UGA</td>
<td>3%</td>
<td>1,584</td>
</tr>
<tr>
<td>Cle Elum/UGA</td>
<td>19%</td>
<td>10,034</td>
</tr>
<tr>
<td>Ellensburg/UGA</td>
<td>45%</td>
<td>23,764</td>
</tr>
<tr>
<td>Kittitas County</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urban Growth Nodes</td>
<td>10%</td>
<td>5,281</td>
</tr>
<tr>
<td>Non Urban County</td>
<td>18.5%</td>
<td>9,771</td>
</tr>
<tr>
<td>Totals</td>
<td>100%</td>
<td>52,810</td>
</tr>
</tbody>
</table>

2. How is the Upper County Vision Plan going to be implemented in the Comprehensive Plan Update?
   Currently CDS staff is reviewing the recommendations contained within the Upper Kittitas County Vision Plan and is working on putting together some possible policy direction and recommendations for Planning Commission and Board of County Commissioner review and consideration.

3. I am concerned about the water/wells in Kittitas County. What is being done towards water studies in the county?
   Kittitas County continues to work with regional and local entities for watershed planning. Kittitas County has also just recently received funds from CTED to develop an inventory of well data.

4. What is an Urban Growth Area (UGA) and Urban Growth Node (UGN)?
Urban Growth Areas (UGAs) are those areas designated by an incorporated city and approved by the county, in which urban growth is encouraged. Urban Growth Areas are suitable and desirable for urban densities as determined by the sponsoring city’s ability to provide urban services. 

Urban Growth Nodes (UGNs) are those existing unincorporated areas in which are established town sites or communities having at a minimum: a community water system, established residential, commercial and industrial densities, and other vestiges of urban development, with defined boundaries established by the County.

5. What is a LAMIRD?
“Limited Areas of More Intensive Rural Development”, or LAMRIDs, are areas within the unincorporated rural area that are developed at densities to intense to be considered rural development. The State Growth Management Act (GMA) requires LAMIRD designation to prevent additional low-density sprawl in the rural area by minimizing and containing the higher density areas. As part of the scope of work for the Comprehensive Plan, Kittitas County is currently taking a look at the Urban Growth Nodes (UGN) to see if these would be more properly designated as LAMRIDs.

6. What steps are being taken to provide for affordable housing?
Kittitas County revised development code in 2006 to allow for Accessory Dwelling Units, Accessory Living Quarters and Special Care Manufactured Homes that promotes affordable housing.

7. What type of coordination is occurring with between the county and cities?
Kittitas County is working closely with the cities of Ellensburg, Roslyn, South Cle Elum, Kittitas and Cle Elum as they move forward with their individual Comprehensive Plan Updates.

8. How do we protect the “night sky” for Kittitas County?
Where appropriate, development has been conditioned to require lighting to be downward shaded and directed. Development of a “dark sky” ordinance could be considered to address this issue.

9. What is being done to protect existing public access to forest/recreation areas in Kittitas County?
Where existing legal access exists Kittitas County is insuring that this access be identified and included in any new land use application. Where public access crosses private lands Kittitas County has worked with individual land owners to maintain access. Use of the Public Benefit Rating System has been a useful tool in maintaining public access.

10. Why is cluster development being allowed on Commercial Forest lands?
Loss of economic viability of Commercial Forest lands due to the closing of key wood mills serving the county has triggered concern of the economic viability of commercial forest lands. Of particular concern is the Commercial Forest lands located in the Teanaway Drainage Basin. Cluster development allows for development of such lands while also encouraging the setting aside of open space to be kept in historic timber use.

11. What’s a Charette?
Charette is a planning term commonly used for a workshop.

12. Why did the Resource Lands Advisory RLAC get formed?
As part of the Scope of the 2006 Kittitas County Comprehensive Plan, the Board of County Commissioners passed Resolution 2005-148 to form a Resource Lands Citizen Advisory Committee.
to deal with items related to Resource Lands in addition to the mandatory elements identified in RCW 36.70A.070.

13. Will lots that are already created and existing be grandfathered in?
   Yes, if you have an existing legally created lot, that lot will be grandfathered in.

14. Will rezones that have occurred to density less than 20 acres be grandfathered in?
   The RLAC recommendations propose to create 4 zones: 1. Commercial Forest with an 80 acre density, 2. Commercial Agriculture with a 20 acre density and 3. Rural with a 20 acre density, and 4. a Rural Transition zone with a 5 acre base density. All rezones that have occurred in the Rural land use designation to densities less than 20 acres will be changed to a base density of 1 unit per 20 acres.

15. Will there be an opportunity for people to opt in/out of new development provisions?
   The policies and regulations in place at the time of application will be applicable.

16. Will the RLAC recommendation eliminate rezones?
   The recommendations of the RLAC would limit rezones in that they would only occur when a Comprehensive Plan Land Use map designation change is approved within the context of the yearly review cycle.

17. Will I be able to subdivide if I have less than 20 acres?
   Yes, under the RLAC proposal densities less than one unit per acre is allowed subject to the elements of the Public Benefit Rating System

18. Presently I own property in the 1 unit per 3 acre zoning that has greater development rights than Commercial Agriculture. Why should we diminish our development rights and then buy them back from somebody who has less development rights?
   The RLAC proposal is not intending to diminish your development rights; however the method in which your land can be developed may change. The RLAC proposal allows for a base density of 1 unit per five acres using the Public Benefit Rating System and Cluster development. Additional density to 1 unit per 2.5 acres would be allowed through the transfer of development rights. This actually increases the development potential of an individual property currently zoned R-3

19. What incentives are being provided for large landowners to keep lands in agricultural production? How do we protect natural resource lands?
   The Resource Lands Advisory committee is proposing the creation of a Transfer of Development Right (TDR) and Purchase of Development Rights (PDR) program to allow the transfer and purchase of development rights for the Commercial Agriculture and Commercial Forest designations. The development of such programs would allow for lands designated as such to maintain the commercial use, but allow for the land to still obtain development value by selling off development rights.

20. What is a “Rural Transition Overlay”?
   A “Rural Transition Overlay” is an area being proposed to be designated within the Rural land use designation that will identify areas of the County for growth beyond 20 years. These areas can also be used in the TDR/PDR program as way to provide for the identification of “receiving areas” for development rights from the Commercial Agriculture zone.
21. What is a Transfer of Development Right?
Transfer of development rights (TDR) is a market-based technique that encourages the voluntary transfer of growth from places where a community would like to see less development (called sending areas) to places where a community would like to see more development (called receiving areas). The sending areas can be environmentally-sensitive properties, open space, agricultural land, wildlife habitat, historic landmarks or any other places that are important to a community. The receiving areas should be places that the general public has agreed are appropriate for extra development because they are close to jobs, shopping, schools, transportation and other urban services.

TDR is driven by the profit motive. Sending site owners permanently deed-restrict their properties because the TDR program makes it more profitable for them to sell their unused development rights than develop their land. Developers buy the development rights and use them to increase the density of receiving site projects; they do that because these larger projects are more profitable than the smaller projects allowed when development rights are not transferred. In addition to making property owners and developers happy, TDR solves a seemingly intractable dilemma for communities: it gives them a way to achieve critical land use goals using little or no public funding.

22. Will there be other opportunities for public participation and input in the Comprehensive Plan process?
Public hearings before the Planning Commission are tentatively scheduled for the third week in July. Public Hearings will also be held before the Board of County Commissioners. In addition, comments continue to be taken as the 2006 Update progresses forward.
Comments Received During the Comprehensive Plan Open Houses
Held on May 24th, 25th, 30th and June 1st, 2006

May 24, 2006 Open House, Lower County, Hal Holmes Center, Ellensburg, WA

Nice to preserve farmland but what happens when the present farmers are too old to farm and there is no one to take over nor are the interested in doing so.

By government limiting grower’s options is a taking- don’t presume to tell us what to do with our lifetime investment.

-unknown

If we want to preserve farmland for agriculture, and we must, then keep residential development out of the Ag area. Suburban development is not compatible with Ag Operations. They will complain.

-unknown

Splitting or dividing 20 acres?

I am told I can do only 1 split to my 20 acres. Nearby acreages is divided recently into 2 and 3 acre pieces. Is a process available to divide my property to 3 or 4 pieces? Maybe a variance of zoning?

- Harry and Sharon Baron, 968-3850

Please put the RLAC proposed maps on the website. Thank you.

Please bring the performance based standards 16.09. Thank you.

-unknown

Why is development process started without notification on Reecer Creek land. Property next to us split.

-Ron and Debbie Kuhn, 2941 Reecer Creek Road

In 1990 we had a choice to purchase land zoned Ag-20, Forest-20, Ag-3 and Suburban. We made a personal and business investment decision to buy 149 acres zoned Ag-3 because of its development potential. At that time our purchased land made up 8-9% of all the Ag-3 land in Kittitas County.

The rezone proposal would change our Ag-3 lands to Ag-5. If we want to subdivide our land into 3 acre or 2 ½ parcels we would have to buy additional development rights from
Commercial Ag land owners. That’s ridiculous! Presently we have greater development rights than Commercial Ag. Why should we diminish our development rights and then buy them back from somebody who has less development rights than I presently.

The rezone proposal is not acceptable at this time.

-Dimitri Bader

Ellensburg UGA should stop at Berry Road. It is not good to slip urban development by a freeway if it’s not necessary. One reason is restricted movement for emergency vehicles.

-unknown

ADU and ALQ are excellent concepts that allow extended or elderly families to remain supportive and should be allowed in all areas, not just designated areas.

-unknown

May 25, 2006 Open House, Upper County, Cle Elum Senior Center, Cle Elum, WA

*Submitted in box (see attached):
-Upper County Vision Plan
-Letter from CTED to City of Cle Elum Mayor Charles Gondo dated October 1, 2004 re: Proposed amendments to comprehensive plan and grading ordinance.

In all planning, include provision for recreational access and facilities.

- Duane Fluert

Please put Upper County Vision Plan on County website!

-unknown

No rezone mentality is of concern to me especially in regards to a process that I am personally involved in at Snoqualmie Pass where a PUD technically is requiring a rezone to a PUD. With the controversy of “rezones” in the County I wish there were another term for this process.

-Chris Lyons, Stargazer Properties, Snoqualmie Pass, chris@stargazerprop.com

My concern is the Bullfrog Intersection. The property east of No 245th should be included in the Cle Elum UGA and the zoning standardized so that you do not have Rural-3, Sub and Commercial in the same block. Neighbors are becoming victims.

-Don Oakland
I think as the county grows and continues to experience increased visitors that motorized versus non-motorized recreation areas really needs to be looked at and planned for. We need to protect both but mixing of the two creates conflict and is detrimental to the experience of recreation that we should carefully plan for and protect. For instance snowmobiles are moving into an area that has many decades been prime ski area. We will loose what makes us wonderful if we don’t plan for both but separate uses.

-unknown

No urban sprawl!

-unknown

Don’t put the cart before the horse. Do comprehensive studies on roads, water, well log studies, aquifers, etc!!! Before you make these types of decisions. Growth should be from urban areas out “NOT FROM RURAL AND FARMLANDS”!

-unknown

Please put Upper County Vision Plan on County Website.

-unknown

We need to have a comprehensive study done on water supplies and aquifers before we continue to rezone properties. Look at well logs and number of wells drying up before continuing on with growth. Also look at roads, egress and ingress, etc. Too many mistakes have been done to date without proper studies, etc. Don’t rezone and then look at the issues. You can’t unzone!

-unknown

I believe this county needs to grow as more people are moving to Kittitas County from the greater Seattle Area. I think that growth should start in the already designated UGNs and UGAs. There needs to be a system that provides for the rural feel that us current residents already enjoy. I believe the best way to do this is through clusters which provide open space.

-unknown

Bicycle paths, trails for people, public transportation, wildlife corridors. Stop developing every inch.

-unknown

Dark skies. Get rid of R-3. No ridge top development. Make sure there’s water.
-unknown

RLAC recommendation #1 on water is nice, but only for users of that (new) system. What insures that system won’t impact users in another area?

-unknown

RLAC recommendation #3- why does it address sub area planning only in Teanaway? Why not all drainage areas? All wetland/drainage/low land areas? Water impacts all creeks and the rivers.

-unknown

The only protection we have to preserve habitat-resource land, farm land, etc is current zoning. It should not be changed until all problems- critical areas, water issues, roads, etc. are studied and questions are answered. I support a moratorium on rezones until this happens.

-unknown

I am in favor of any growth/development that will bring jobs to Roslyn/Cle Elum...People should be able to find decent well paying jobs here without driving 80 miles. The county needs to do whatever possible to increase jobs in our area.

-unknown

Master Planned Resorts need to be monitored! They must adhere to local development agreements.

-unknown

Still concerned with: lack of area/county wide water resource plan, fire, fire, fire, support, roads, transportation plan

-unknown

Seems as if the: buffer zones disappear, zoning rules would change? If so that is BAD.

-unknown

No road on Roslyn Ridge.

-unknown

Keep sense of community. No sprawl and what about affordable housing? Have different price levels for folks. It is doable. We need to make it doable.
Resource lands, Ag, just need a lot more protection. R-3 zone should be abolished. The Upper County Vision Plan needs to be well incorporated in Comp Plan. SEPA needs to begin at rezone, at project action it is too late. Dark skies forever. No development on ridge tops. Decrease Ronald UGN. Water availability needs to be demonstrated up front. Please put Upper County Vision Plan on your website. Wildlife corridors. More trails and parks.

During the creation of the Upper County Vision Plan public meeting were held in Ronald, Cle Elum, Easton and Snoqualmie Pass. It was made very clear the #1 concern of citizens in Upper County is to preserve wildlife habitat, resource land, and water. It was also made clear cluster housing development is undesirable and does not fit in the rural environment. Leave zoning as is.

Still seems to maintain current high rate on loss of large tracts. Let’s clusters where they do not belong. Should only be in UGA areas, not Forest and Range/AG.

RLAC recommendation #3- TDR/PDR is good, BUT keep development as close as possible to existing towns. Not cluster in Commercial Forest or even Forest and Range/AG.

Has the county analyzed the legal ramifications of the aggressive actions being discussed? Who would pay the cost of any potential challenges/lawsuits from developers and private citizens? Will they be looking only at form or substance too? Familiar with GMA? Case law?

-vickiatwork@hotmail.com

Urban Growth Nodes (UGNs) are more properly LAMRIDS. All UGNs should be redesignated LAMRIDS. The town of Ronald, which cannot provide urban services to other lands within the UGN should be taken from the UGN and designated a LAMRID as should Pine Loch Sun III. I will expand this proposal by letter to Mr. Piercy of CDS in the near future.

-James Boyle, PO Box 39, Ronald, WA 98940, 649-3171
Extend the Bullfrog UGA to east of 903 up to N 245th Road. Current growth trends need to be looked at soon in the Bullfrog /903 intersection neighborhood.

-Jerry Morris

The county should have as a condition of development that all public access that was allowed before by Plum Creek be maintained for public access by the developer. Especially when the access road led to National Forest Land via trails or roads usable by vehicles. Blocking the access route to the public is in effect providing private hunting and recreational land for residents of future cluster plats.

-Jim Boyle, PO Box 39, Ronald, WA 98940, 649-3171

Road transportation plan. Fire and wild land fire protection. Water study. Growth in urban areas, not in rural lands. Create spaces for affordable housing and low income housing. Do not allow for cluster developments in Commercial Forest areas. Don’t build in Commercial Ag area.

-unknown

I am concerned about the water/wells.- Please encourage more testing before approving more development.

-unknown

Cluster/Transfer of Development Rights is a formula for disaster. This County is growing out of control and there is a perception by the public that the developers are still running the County. The Comp Plan Update needs to written very carefully with the future of the County considered as the most important aspect. The zoning and land use maps should be tied together- when one changes the other must be amended to reflect the changes.

-unknown

The Elk Heights area should receive residential and rural zoning. Rural 3 and 5 are still valid needs. Future growth needs to include this. Especially encouraged in the sagebrush lands that aren’t great Ag lands or forest. 20 acre zoning is goofy. Too small for Commercial Forest or Ag, too big for rural residence.

-unknown

I question the public benefit rating system. How can open space on private land benefit the general public other than restrict access to recreation areas, etc.

-unknown
Thanks for the meeting! Quick summary comments:
- Lots of new houses (last 10-12 years) in Peoh Point/Westside areas adjacent to Cle Elum/So. Cle Elum
- All the traffic from these rural residents funnels into Cle Elum/So. Cle Elum across one bridge, with a single very congested intersection at corner of S. Cle Elum Way/1st St in Cle Elum. We need a second bridge - Cle Elum to South Cle Elum.
- Logical place - extend Oakes Ave (Cle Elum) across Yakima River to Madison St - South side of river.
- Kittitas County needs to be involved! It is County residents which have added the traffic to these intersections.
- Looking forward to working with County/State on this.
- North of Cle Elum: for lands with recent rezones north of Cle Elum - to minimize traffic into quiet Cle Elum neighborhoods - plan for and require a Rural Arterial from Hwy 903 at the High School - also known as "Church Property" or "Alliance Road" - complete this road (by planned stages with development) all the way across the northern parcels to the east and tie with White Road on the east. This will be an immense help to traffic flow in general, and will minimize traffic impacts to existing city neighborhoods. Also, extend White Road from Airport Road to Hwy 970 at the freeway interchange. Put this project on Capital list.

-Ken Ratliff, member of Cle Elum City Council, 804 Roslyn-Place, Cle Elum

I am concerned about population growth/development on R-20 and the transition to R-5. I moved out here to have space.

-unknown

Continue making decision re: rezones that are consistent with existing Comp Plan designations. If implement RLAC be sure that the zoning and land use maps are appropriate baselines. Give people an option to be in or out of Ag Lands of Long Term Significance. Give people chance to opt in/out of new development provisions. Make sure adequate TDR receiving sites are selected and market values plus more are offered. Give cities opportunity to expand UGA to meet current immediate build out demands of a community, such as commercial uses, services. Don't prevent expansion because existing UGA is too big. Water is an issue. Promote health community concepts.

-unknown

1. Has the County applied for or received any grants from CTED to hire a consultant to assist the County's overloaded and inexperienced staff with the Comp Plan update? If not, why not? 2. I believe the Upper County Vision statement should be considered a very important guide to the Comp Plan Updated. 3. The County must not wait to inventory its available water for domestic supplies. The current study being done by USGS and the Yakama Indians will not include a comprehensive study of the Upper County. 4. Development should take place adjacent to and within the current UGAs. Cluster development should not be allowed outside of these areas. 5. There should be
more control over exempt and Class B Wells. 6. I believe there needs to be better public access and participation in the Comp Plan updated. 7. I would like to see Comp Plan progress available on the County’s website. 8. I would like to see Public Notices posted on the County’s website.

-unknown

May 30, 2006 Open House, Lower County, Hal Holmes Center, Ellensburg, WA

Stop subdividing farmlands please. What are we doing with our future? Find some other way to help landowners make better decisions on land use.

-unknown

UGN allocations for population 2020 of 10% and 5,281 is way too optimistic given the restraints of water hook-ups available for future growth. Ellensburg had much more water and other urban services available to handle more of the population projection for 2025.

-unknown

Growth should be concentrated around cities such as Ellensburg, Cle Elum and Kittitas which have water, sewer, road systems, etc. to support the future growth. UGAs should be closely looked at to make sure they are sized properly to allow for the future population estimates, but not too large to promote sprawl.

-unknown

PLAN AHEAD

-unknown

To Resource Land Advisory: Thank you for all your work. Thank you for stirring up the issues that needed stirring. The next issue is enforcement! Please keep on stirring! Lots of us support you onward!

-unknown

It would help me make more sense of the maps if maybe there was one key that was respectively for the entire map- including the smaller outset maps. It would keep everything unified and help me become used to looking at the same keys throughout.

-unknown

Road names are so tiny print and orange color. No wonder it was impossible to read the maps in the newspaper! Please improve this.
1. Stop subdividing now until real water supply studies have been done which factor in to best of ability, snow pack and water supply projects in face of global warming. 2. Change tax structure to benefit existing farms and sock it to them tax-wise if they subdivide (which they do in Chelan County). 3. Stop rubber stamping projects like Wildhorse until you really know what’s out there. We lost a treasure, with little long-term impact on County offers. 4. Don’t be afraid to preserve for the future generations.

-unknown

County must make public statement support now and continue for the need for aquifer and surface water information ASAP!

-unknown

Mapping Public Meetings: Please show parcels created with zoning overlay to show what we have now! This is our baseline and crucial piece of information from which we plan.

-unknown

Please follow through with COG consideration and recommendation process after public input on formula for population. Population 2025.

-unknown

Too much information of each map. Try transparent overlays.

-unknown

Have different dos such as red for commercial growth and blue for residential growth. Rather than one color for “growth.” I feel there is a difference.

-Jack Kelleher

I don’t know if it’s in your arena of control, but I think more attention should be paid to the type and especially the quality of homes that are being built. Walking through some homes at various stages of construction, I wonder what they will look like and how functional they will be in 7-10 years.

-Jack Kelleher

As much of an improvement as these proposals are, they are a waste of time unless they are properly administered and enforced. More qualified staff. Thank you.
#4 Vision Statement: We don’t believe that affordable housing is really in the plan. With no or very little industrial areas and no ports- people with medium income cannot survive in Ellensburg.

-unknown

I support the Resource Land Advisory Committees recommendations except change Cluster/TDR recommendation to require acquisition of development rights if fall below 20 acre minimum. Example- want 1 per 5 acres need to find development right- don’t trigger TDR’s at 2.5 acres!

I support sub basin planning recommendation for Teanaway.

Increase mixed use, pedestrian/bicycle enhancements and transit elements through TDR program in urban “receiving zone” allow smaller lot sizes in urban zone to accommodate growth. This will give us a vibrant retail atmosphere. Use Portland, Oregon as model!

-unknown

Define open space in plan update.

Define strategies for preserving open space.

Create goal for enhancing pedestrian/bicycle transport.

Make developers pay their way through fees in lieu- a straight fee that can be waived if they dedicate land for parks, schools, trails, or open space.

-Holly English, henglish@elltel.net

Seriously- this process is too difficult- doesn’t reflect real life or future likelihoods.

-unknown

What a tortured path we take, when land we try to regulate.

-unknown

If the NRCS soils data map is a representation of accuracy of other props or info provided then all of the info is meaningless.

-unknown
The cobbled together marks in Hidden Valley Road- Burke Road area does not represent prime farmland.

-unknown

County must actively and continuously coordinate plans with cities. Most important to keep transportation and utility corridors extending from cities past UGA boundary into County coordinated and clear for future, rational urban growth. Clustering is a good start.

-unknown

1) I support the cluster subdivision concept. 2) Limit or stop re-zoning in commercial forest and commercial-ag.

-unknown

I oppose any changes to the Comp. Plan. I will defend our right to stay in the UGA-south of Ellensburg.

-Mike Moeur

I support the emphasis on sub-area planning in the Teanaway drainage; this drainage is our healthiest habitat for salmonids and needs to be protected. I support a moratorium on rezones until the completion of the Comprehensive Plan.

-Rebecca Wassell, 810 Sanders, Ellensburg, WA 98926

I have studied each proposal and do not agree with it. I believe the current rules should be left as is.

-Harry Masterson

1. I support the cluster subdivision concept. 2. Moratorium should be in acted on rezones until the Comp Plan is completed. 3. Maps presented at public meetings should not be misleading. E.g.- U.S. Forest Service Land owned by the USDOD are not Commercial Ag. Wilderness lands under the Wenatchee Forest Plan are not Commercial Forest or Rural acres to be counted toward. The County has access to good Landownership maps and should use them. 4) Need a sub-area plan for Teanaway.

-Luci Bull

Development around Snoqualmie Pass and along I-90 should be very limited. WSDOT is spending millions of dollars on wildlife corridors and bridges. Development in Section II and Gold Creek will diminish greatly the value of the wildlife bridges. Section II is very close to the wilderness boundary and a large development there would be unfortunate.
-Luci Bull

Consider changing Ellensburg UGA to cut off Southern trail; (below sewage treatment plant) possibly add to North and East.

-unknown

I feel that this plan would not be the best for this County and leave it as it is.

-Gerry Gotch

In March 1994 impact fees were recommended by the Kittitas COG. Why aren’t there any?

-unknown

All UGNs should be planned in a way to retain the core for commercial activity and prohibit commercial development on the periphery.

-unknown

No Wal-Mart! Corporations have all the rights of human citizens but few of the responsibilities or ethical considerations. Some of the actions by Wal-Mart Corp. if committed by human individuals would be unconscionable. I arrived in Ellensburg from New Orleans with little but the clothes on my back. I was able to replace all my belongings shopping locally. So why are people complaining about lack of local shopping.

-Joni Pinkney

Future residential development should be channeled into the urban growth areas and nodes. There should be no more questionable re-zones for developments such as the Badger Pocket one. The maximum lot size for cluster development should be the size of a city lot, not 1 acre.

-unknown

I have seen Wal-Mart kill two towns: London, KY and Hermitage, TN and I do not want big box stores to drive the smaller shops out of business. The council needs to encourage stores to come downtown instead of building a large shopping center on the interchanges then turn downtown into a ghost town.

- Bears, 606 Manitoba, kahuna_2bears@yahoo.com
In summary, I contend that not grandfathering rezones less that 20 acres is unfair as property owners incurred or are incurring significant expenses in order to meet the county’s short plat regulations. They should be allowed to continue that process under the regulations in effect when they initiated the process. If the county wants to go with the 20-acre zone/cluster approach, it should only apply to present property zoned for 20 acres. Sorry, but areas zoned for smaller lot configurations have been done through the legal process and much of that is in the process of being short-platted. To revert to another zoning on top of this pattern is unfair, and, I would venture to say, illegal. Please drop the proposal of reversion to 20 acre zoning of any property not having a tax parcel number.

Sincerely,
William D. Schmidt
310 Mission View Drive
Ellensburg, WA 98926
sigmarr@elltel.net

1. Encourage public private partnerships for land exchanges to protect agricultural/natural resource lands.

2. Provide some other mechanism for farmers and others who own Rural tracts to provide a retirement income other than selling off parcels.

GPO 2.144 New conflicting uses/protected by code for mining activities. Similar provisions should be made for other emerging natural resource industries such as wind power.

Agriculture lands-
1. Cluster subdivisions are a start, but I am concerned that ultimately they can be used as a defensive weapon to create a checkerboard effect throughout prime farmlands.

2. Incentives for keeping land in agricultural production by large landowners should be given.

3. Open space in cluster subdivisions should be clustered together and have incentives for keeping land in agricultural production.

4. Options and incentives for merger of previously subdivided parcels to the agricultural lands designation 20.

5. Mandatory new development drought tolerant/native landscaping on all new development. If they want grass, something should be grazing on it. GPO 2.127b

Dot Exercise
1. Growth should be centered in Ellensburg AND VANTAGE. It seems that we have a major opportunity to provide redevelopment and capture $$$ to our economy that are natural outlets for Grant County’s burgeoning tourist and manufacturing bases at Quincy and George.

2. Better planning for the city of Ellensburg, especially the north end, in terms of service grocery stores, etc. The current planning scheme which requires North
South transit on Water and Main Street is inappropriate. The County must address this issue rather than leaving it solely up to the City of Ellensburg.

3. Infill, high density housing and redevelopment of City parcels in the $100,000-$200,000 range is necessary in the cities of Cle Elum, Roslyn, Ellensburg, Kittitas. Must be historically appropriate in aesthetics.

Accessory Dwelling Units- exceptions should be made for commercial agriculture to provide on-farm high-density housing for persons employed on the farm on a permanent or seasonal basis. Housing should conform to all applicable building codes and not be substandard. Penalties should be imposed for tenant rental to non-farm labor. Should require annual verification. Tax incentives should be provided and affordability is a must. The county should engage in appropriate support of farm worker housing needs.

June 1, 2006 Open House, Upper County, Cle Elum Senior Center, Cle Elum, WA

*Submitted in box (see attached):
-RIDGE Recommendations

Affordable housing! 20-25% of any development needs to be priced to reflect median incomes in the county. Encourage or require “cottage” housing/industry in high density developments.

-unknown

Lighting- protect the night sky. Not just for new developments, but a push should begin to encourage people to change existing lighting to lest obtrusive systems.

-Hal Lindstrom

Protect resource lands. Don’t permit willy nelly non-conforming developments (housing) in. For example, prime farmland with first class water rights, as was done near where I live. The Board of Adjustment, ok’d the change from Ag-20 (for no good reason.)

-Hal Lindstrom

Access roads- all new road construction should include bicycle access or at a minimum be constructed with bicycle safety in mind.

-Hal Lindstrom

Stop using the term “Commercial Forest” for land that is wilderness- specifically the Alpine Lakes Wilderness. Makes no sense.

-Hal Lindstrom
Protect public access to existing rights-of-way. For example: when a forest trail is routed through both public and private land (happens often with Plum Creek and USFS lands) the trail access should be protected and continued if the private forest land is sold and subdivided.

-Hal Lindstrom

Don’t allow development in Gold Creek that would compromise wildlife access. An approximately $20 million bridge is in the planning stage for I-90 of near Gold Creek and any significant development would there would destroy the bridges function of providing wildlife access.

-Hal Lindstrom

There is no water for more development.

-unknown

First of all, are you actually going to listen to us? That’s a big deal you know I mean technically these residents are the ones who made this county. The residents who have been here for decades and generations. They know what this land can handle.

There is not a lot of water here. Let’s not look past that or pretend nothing is wrong. Developers can make a killing, leave town and dangle new residents high and dry. And new residents will suck the water from the older ones.

Affordable housing and rent control. 17% of the county residents (roughly) are below poverty line. Housing prices have risen over 100% in some cases in the past 5 years. Inflation is up 5%. Wages are hardly increasing. For example, the ski resort at Snoqualmie used to pay the employees at the Nordic Ski Center $10/hour. This was about 7 years ago. Now they pay minimum wage and stopped supplying a shuttle to work. Gas prices are nearly doubled in the past 5 years. Wages on this side of the pass are pretty low. The average income is less than $25,000 (per person). So affordable housing and rent control need consideration.

-unknown

RE: RLAC Cluster/TDR Recommendation: Make sure a TDR study and land use market analysis is completed ASAP! The concept is great for protection of Commercial Ag, but we need to create a point system that looks beyond the designated Comm Ag and captures the most productive Ag and resource lands. Give highest priority to lands that also contain CAOs, use updated PBRS.

-Kelly Larimer

General comments:
- Make sure future/upcoming CAOs and SMP updates are incorporated in the 2006 Comp Plan Update. Add language to guide these upcoming processes in order to avoid major conflict when these updates are due. Add strategies and goals to line out the process.

- Conduct a list of community services study and add additional land use/development alternatives to forecast long-term fiscal impacts future growth modeling
- Add Kittitas County staff to conduct long-range and non-reg based planning

RE: “Allow the use of the cluster subdivision code in the Commercial Forest designation.” This should be removed from the policy issues and recommendations, as it appears to read as a blanket statement on all Commercial Forest lands. The intent of that section was to address specific needs/situation of the Teanaway American Forest Resource Land. All private Commercial Forest lands need to have the scrutiny of a sub area plan before allowing development. Big issue here.

RE: RLAC Policy issues and recommendations: Review and update the public benefit rating system in order to ensure points are awarded that truly reflect public benefits including protection/enhancement of habitat and recreational corridors, ag, and high value resource lands. Use the PBRS to cumulatively conserve usable open space in perpetuity or long term.

-Kelly Larimer

Develop critical areas habitat area before any further rezones. Elk need room! Rocky Mountain Elk Foundation has lots of information on migratory patterns.

-Karen Hoban

I have a limited perspective in commenting on the planning elements because I recently retired here. (Having grown up in Roslyn, however) My impression is that technical planners have done a good job of producing comprehensive details. But to get the public aboard requires simplified, highly understandable communications. It does not appear you have given this a sufficiently high priority.

-A.J. Scott

Deer and elk occur on lands other than state and federal lands but winter range critical areas are artificially confined to only state and federal lands. Winter range critical areas should reflect reality. We should not build up the areas where snow fall and snow depth drive the animals which will lead to conflict and reduced herd health and carrying capacity.

-unknown

Put buffers on streams that accommodate floods, protect fish and allow movement of wildlife. Minimum buffer widths should accomplish.
-unknown

In this day and age, you should use correct maps. County does not zone National Forest and probably not firing center.

-unknown

Rezone currently residential properties to highway-tourist-commercial (HTC) along the off ramp near the shopping center at the west end of Cle Elum.

-Jim Helm

No cluster development in Commercial Forest. Only benefit to cluster is higher developer profit and to develop more cluster in future. Forest and Range-20, 1 unit per 20.

-unknown

There is no services, water, or code enforcement for rural developments. Please make rural zoning 20 acres with zero opportunity for rezoning with the planning commission. There should be a moratorium on all development throughout the county.

-unknown

The plan presented by the KC RLAC is very good. The BOCC should take a lesson in compromise. The voices of a few should not be the only voices heard. Plans should be made for 30-50 years, not for tomorrow only. This county needs some jobs!!! Kittitas County will become a county of only summer homes or winter homes with no income staying here commercially.

-unknown

There is a continued erosion of resource lands land base. These lands should persist for the long term and not be designated when anybody has a proposal to develop them. Critical areas and resource lands are mandatory elements and just because more money can be made by developing them does not relieve the County for designating and protecting them. The legislature was aware more money could be made by developing these areas nevertheless resource lands and critical areas are required.

-unknown

-We need to control the rate of rezones. This is a rural county, and a bedroom community, as seems to be happening here should not come into place. Neither should a suburb like Issaquah. Limit the amount of rezones and growth. Keep our county rural.
- Roslyn Ridge should be kept clear of building. It's a historical ridge where much coal mining and events pertinent to the town's development have taken place.

- Stop letting money hungry developers determine the character of our county.
- PS- there is note a shortage of 3-5 acre rezones.

-unknown

Critical areas need to be identified before open-space and zoning is even considered. These areas need to be mapped and not considered part of the developable land nor open space. These lands should be top priority and stand on their own. Another BIG SUGGESTION: use the Upper Kittitas County Vision Plan and update the Public Benefit Rating System to actually reflect public benefit. What is our Land Use Policy and why does it trump zoning?

-unknown

Gold Creek developments a serious problem. This will serious conflict with WSDOT wildlife crossing structure ($20 million) and wilderness. The area of near Stampede Pass is also critical. There will be major crossing structures at Gold, Bonnie, Swamp, Hudson creeks and at Easton-Hill. Please avoid developments near I-90 between Easton and Hyak. Also it is inappropriate to denote the Alpine Lakes Wilderness at Commercial Forest – not commercial harvest is allowed.

Patricia Garvey-Darda, 509-925-2776, 406 Angford Dr. L, Ellensburg, WA 98926

*Other comments received outside of the Open House submittals (see attached):*
1. Email comments received from Martin Kaatz
2. Written comments received from Paula Thompson and James Boyle dated June 2, 2006
3. Written comments received from William Barschaw dated June 6, 2006
4. Written comments received from Futurewise dated June 1, 2006
5. Written comments received from American Forest Resources, LLC date June 12, 2006

18
The Honorable Charles Glondo
Mayor of Cle Elum
119 West 1st
Cle Elum, Washington 98922

RE: Proposed amendments to comprehensive plan and grading ordinance

Dear Mr. Glondo:

Thank you for sending the Washington State Department of Community, Trade and Economic Development (CTED) the proposed amendments to Cle Elum’s comprehensive plan and development regulations we received on August 30, 2004. We recognize the substantial investment of time, energy, and resources these documents represent.

We especially like the following:

- We support staff’s recommendation to further examine the intersection of Bullfrog Road and State Route 903. Through a subarea plan the issues of transportation, circulation, land uses, provisions for sewer and water, needed capital improvements, and jurisdictional administration for the area could be analyzed. Our office has a grant program for these types of projects; it is called the Emerging Issues Grant (EIG). The EIG does not have a formal application process you would simply need to work with our office to establish the scope of work and a budget for the project. The Bullfrog/903 project should be joint with Cle Elum, Roslyn and the county. This could allow for the potential of additional funds. Please contact me if you have an interest in pursuing this funding.

- We commend the City of Cle Elum for establishing a grading ordinance for projects within the city limits.

We have concerns about the following you should address before you adopt your plan and development regulation amendments:

- We are concerned by three urban growth areas (UGAs) expansions totaling 490.4 acres (applicants: Nelson, Olson, and Norris Smith). This is a significant expansion to your UGA. Under the Growth Management Act (GMA), UGA expansions are to be considered only if analysis shows there is currently insufficient land to absorb population projections within the current urban growth boundaries. This analysis is generally undertaken once every five or ten years. The staff report indicates there currently is 1,200 acres of buildable lands within the city limits. In addition,
should include the cumulative cost of new service extensions. As your required comprehensive plan update for compliance with the GMA is due December 2006, we recommend the UGA amendment be delayed until a full UGA analysis can be completed as a part of the entire comprehensive plan update. Enclosed are a number of our guidance materials to help you assess the proposed UGA expansions.

- We are concerned that by exempting all grading associated with building permits and the subdivision of land (15.30.030), there will be few instances when this ordinance will actually be used. As an alternative, we suggest the City of Cle Elum establish threshold(s) for when a grading permit be required. For example some jurisdictions require a grading permit when more than 50 cubic yards of dirt are moved. As another example, some jurisdictions require a grading permit when more than 7,000 square feet of surface area is proposed to be exposed. As another alternative, you could combine these two standards. We also suggest you consult with your city attorney to determine whether the city’s substantive authority under the State Environmental Policy Act can be used to require a grading permit as a mitigating condition even when it is clearly exempted under your proposed ordinance.

We have some suggestions for strengthening your grading ordinance we encourage you to consider either in these or future amendments:

- We suggest you include an “Authority” subsection giving the city planner or designee the authority to interpret the ordinance and make final decisions on permits.

- We suggest you include a “Severability” clause in the event one section of this ordinance is found invalid that the entire ordinance is not invalidated.

- We suggest you reference the “Appeals” section of your municipal code.

- We suggest you reference the “Enforcement” provisions within your municipal code. If you want to include a separate enforcement section within the grading ordinance, we suggest it cover such topics as:
  - Grading without a permit
  - Issuance of stop work orders
  - Permit revocation
  - Restoration or mitigation for violations

- As a number of other agencies (state and federal) may review grading as part of their permits, we suggest you include a section in this ordinance stating that compliance with this code does not constitute compliance with any other federal, state, or local permits that may be required.

- We suggest you move sections 15.30.060.E., F., and G to section 15.30.020.

Purpose Section
- We suggest the language in the “Purpose” section also include a statement to protect the life, safety, and welfare of the citizens of Cle Elum.

Exemptions
- Another exemption from obtaining a grading permit could be work done under an emergency action.
Ms. Charlene Anderson  
October 1, 2004  
Page 3

Permit Applications
• We suggest the permit application require the grading map to show any critical areas on site or adjacent to the site and any property lines and boundaries. If there are to be any retaining walls as part of the grading, the design of these should be part of the application submittal.

Standards
• We suggest you consider some additional standards to strengthen your ordinance:
  - Seasonal limitations for grading. Based on the weather patterns in Cle Elum, there are times of the year when erosion and run-off from grading activities could be damaging.
  - Phased grading plans. Larger phased project should be required to obtain a grading permit for each phase.
  - Minimal grading necessary. We suggest you only allow for minimal grading needed to accommodate the project and require the native vegetation be retained -- especially along steep slopes.
  - Revegetation plan required. This revegetation should occur within a certain timeframe to prevent erosion.
  - Best management practices be used as part of the grading. This would include managing run-off during grading, installing sediment control, temporary holding ponds for storm run-off, and other techniques for erosion control.
  - Construction entrance access limited. We suggest you include standards that the entrances be designed to prevent earth from getting on the roads and that a limited number of access points be allowed.
  - Pre-construction meeting in the field with the contractor. This is to ensure the grading limits are clearly marked and any critical areas or trees, required to be saved as a condition of approval, are clearly identified with fencing to ensure protection.

Congratulations to you and your staff for the good work these amendments embody. If you have any questions or concerns about our comments or any other growth management issues, please call me at (360) 725-3051. We extend our continued support to the City of Cle Elum in achieving the goals of growth management.

Sincerely,

Wendy Compton-Ring, AICP
Senior Planner
Growth Management Services

WCR:lw

Enclosures

cc: Gregg Hall, City Planner  
Perry Huston, Chair, Kittitas County Board of Commissioners  
Jan Sharar, Staff Planner, Kittitas County  
Leonard Bauer, AICP, Managing Director, Growth Management Services, CTED  
David Andersen, AICP, Planning Review Manager, Growth Management Services, CTED
for reviewing proposals to authorize new fully contained communities located outside of the initially designated urban growth areas.

(1) A new fully contained community may be approved in a county planning under this chapter if criteria including but not limited to the following are met:

(a) New infrastructure is provided for and impact fees are established consistent with the requirements of RCW 82.02.050;

(b) Transit-oriented site planning and traffic demand management programs are implemented;

(c) Buffers are provided between the new fully contained communities and adjacent urban development;

(d) A mix of uses is provided to offer jobs, housing, and services to the residents of the new community;

(e) Affordable housing is provided within the new community for a broad range of income levels;

(f) Environmental protection has been addressed and provided for;

(g) Development regulations are established to ensure urban growth will not occur in adjacent nonurban areas;

(h) Provision is made to mitigate impacts on designated agricultural lands, forest lands, and mineral resource lands;

(i) The plan for the new fully contained community is consistent with the development regulations established for the protection of critical areas by the county pursuant to RCW 36.70A.170.

(2) New fully contained communities may be approved outside established urban growth areas only if a county reserves a portion of the twenty-year population projection and offsets the urban growth area accordingly for allocation to new fully contained communities that meet the requirements of this chapter. Any county electing to establish a new community reserve shall do so no more often than once every five years as a part of the designation or review of urban growth areas required by this chapter. The new community reserve shall be allocated on a project-by-project basis, only after specific project approval procedures have been adopted pursuant to this chapter as a development regulation. When a new community reserve is established, urban growth areas designated pursuant to this chapter shall accommodate the unreserved portion of the twenty-year population projection.

Final approval of an application for a new fully contained community shall be considered an amended adoption to the comprehensive plan prepared pursuant to RCW 36.70A.070 designating the new fully contained community as an urban growth area. [1991 sp.s. c 32 § 16.]

RCW 36.70A.360 Master planned resorts. (1) Counties that are required or choose to plan under RCW 36.70A.040 may permit master planned resorts which may constitute urban growth outside of urban growth areas as limited by this section. A master planned resort means a self-contained and fully integrated planned unit development, in a setting of significant natural amenities, with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreational facilities.

(2) Capital facilities, utilities, and services, including those related to sewer, water, storm water, security, fire suppression, and emergency medical, provided on-site shall be limited to meeting the needs of the master planned resort. Such facilities, utilities, and services may be provided to a master planned resort by outside service providers, including municipalities and special purpose districts, provided that all costs associated with service extensions and capacity increases directly attributable to the master planned resort are fully borne by the resort. A master planned resort and service providers may enter into agreements for shared capital facilities and utilities, provided that such facilities and utilities serve only the master planned resort or urban growth areas.

Nothing in this subsection may be construed as: Establishing an order of priority for processing applications for water right permits, for granting such permits, or for issuing certificates of water right; altering or authorizing in any manner the alteration of the place of use for a water right; or affecting or impairing in any manner whatsoever an existing water right.

All waters or the use of waters shall be regulated and controlled as provided in chapters 90.03 and 90.44 RCW and not otherwise.

(3) A master planned resort may include other residential uses within its boundaries, but only if the residential uses are integrated into and support the on-site recreational nature of the resort.

(4) A master planned resort may be authorized by a county only if:

(a) The comprehensive plan specifically identifies policies to guide the development of master planned resorts;

(b) The comprehensive plan and development regulations include restrictions that preclude new urban or suburban land uses in the vicinity of the master planned resort, except in areas otherwise designated for urban growth under RCW 36.70A.110;

(c) The county includes a finding as a part of the approval process that the land is better suited, and has more long-term importance, for the master planned resort than for the commercial harvesting of timber or agricultural production, if located on land that otherwise would be designated as forest land or agricultural land under RCW 36.70A.170;

(d) The county ensures that the resort plan is consistent with the development regulations established for critical areas; and

(e) On-site and off-site infrastructure and service impacts are fully considered and mitigated. [1998 c 112 § 2; 1991 sp.s. c 32 § 17.]

Intent—1998 c 112: "The primary intent of this act is to give effect to recommendations by the 1994 department of community, trade, and economic development's master planned resort task force by clarifying that master planned resorts may make use of capital facilities, utilities, and services provided by outside service providers, and may enter into agreements for shared facilities with such providers, when all costs directly attributable to the resort, including capacity increases, are fully borne by the resort." [1998 c 112 § 1.]

RCW 36.70A.362 Master planned resorts—Existing resort may be included. Counties that are required or choose to plan under RCW 36.70A.040 may include existing resorts as master planned resorts which may constitute urban growth outside of urban growth areas as limited by this section. An existing resort means a resort in existence on July 1, 1990, and developed, in whole or in part, as a
Upper Kittitas County Vision Plan

Prepared for the Kittitas County Conference of Governments

Stan Bassett (Ellensburg)  Scott MacQuarrie (S. Cle Elum)
Charles Glondo (S Cle Elum)  Bruce Simpson (Kittitas)
Jim Devere (S. Cle Elum)  David Bowen (County)
Jeri Porter (Roslyn)  Amy Mills (County)
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Prepared by the Regional Land Use Advisory Committee

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With Assistance from Alliance Consulting Group, Inc.
Lisa Parks, AICP, Principal Planner
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Introduction

1. Purpose

a. Overall...
A community’s vision should be the foundation for the development of comprehensive plan goals and policies for the local governments that are charged with implementing that vision. A Vision Plan is one tool that can be used to paint a picture of a community’s desired future, expressing the hopes and aspirations of the citizens within that community. With a clear and concise description of the community’s vision, better decisions and actions can be made and taken to ensure that the desired future outcome is achieved.

The purpose of the Upper Kittitas County Vision Plan is to describe what the citizens in the Upper County see as important qualities in their area that need to be preserved and maintained over the course of time. The Vision Plan is the first step in the overall continuous planning process for both the County and its cities. This Vision is intended to be the foundation upon which comprehensive plans and development regulations covering the Upper County are structured. This Plan serves as the guide for both long-term and short-term decisions made at the City and County levels. The foundation statements and key recommendations described in this Vision Plan should be referenced for guidance and direction when local officials are establishing policies or considering proposals. This will ensure that the needs and desires of the Upper County communities are taken into account and that the Upper Kittitas County area grows and develops through a better decision making process.

The first three sections of this document are the most substantive as it regards the vision planning process and identifying the tools with which to implement the Vision. The Introduction provides information on the background and conception of the Regional Land Use Committee that performed the work on this Plan. The second section describes the public process, where local residents were given the opportunity to freely express their opinions and views regarding important emerging issues. The information gathered from that process was reviewed and incorporated into the substance of this Vision Plan within the Foundation Statements and Key Recommendations.

The Next Steps section is a critical component of this document and will ultimately determine the success of this visioning exercise. It is in this section where specific instructions are provided that will assure the needs and desires of the Upper Kittitas communities are incorporated into local government planning if followed. As the Vision Plan is the first step, the next step is for each community to develop its own comprehensive land use plan. The visioning process clearly documented the need for Kittitas County to continue its comprehensive land use planning process through sub-area planning.

The Appendices document the material gathered from the public and is the un-synthesized information that provides the basis for the Vision Plan.
b. Coordination of County, City and Community Comprehensive Plans...

"The legislature finds that ... It is in the public interest that citizens, communities, local governments, and the private sector cooperate and coordinate with one another in comprehensive land use planning." RCW 36.70A.010

Within the context of planning under the Growth Management Act, intergovernmental coordination and cooperation is seen as a paramount feature. Section 36.70A.100 RCW states:

"The comprehensive plan of each county or city that is adopted pursuant to RCW 36.70A.040 shall be coordinated with, and consistent with, the comprehensive plans adopted pursuant to RCW 36.70A.040 of other counties or cities with which the county or city has, in part, common borders or related regional issues."

Because many components of the growth and development of a community overlap political and jurisdictional boundaries, it is vital that there is a coordinated process among adjoining jurisdictions to address these issues. Transportation facilities, critical areas, utilities and capital facilities are examples of items making up our communities, the planning for which cannot be done in isolation: the decisions made in the City of Cle Elum or the City of South Cle Elum regarding transportation facilities have the potential to affect not only each of the cities, but also Kittitas County. Through coordination and consistency, each jurisdiction gains benefit through economies of scale achieved when pooling resources, lowering unit costs and avoiding duplication of tasks. The primary, underlying purpose to coordination and consistency is to provide a predictable atmosphere for the development community, as well as the respective local governments: knowing what is expected from them upfront provides valuable cost savings to land developers.

To further the practice and implementation of the ideas behind coordination and consistency, the GMA requires Counties and their cities to have developed and adopted county-wide planning policies. These policies are to be the framework for the development of city and county comprehensive plans. The topics required to be covered in the county-wide planning policies include such things as implementing urban growth boundaries, promoting the orderly provision of urban services into developing areas, providing for county-wide transportation and affordable housing, and to encourage county-wide economic development.

Another tool for ensuring coordination and consistency is through a detailed Vision Plan, as is presented in this document. Where the county-wide planning policies are a plan for how local governments will coordinate, a Vision Plan, crafted through an intense public process, is a statement by the citizens about how they would like growth and development to occur in their area. By considering and implementing the key recommendations provided later in this document, as well as adhering to the foundation statements, each of the local governments in the Upper County will be helping to realize the vision voiced by the citizens of this community.
2. Process

a. Regional Land Use Committee...
In the late summer and fall of 2004, in response to a considerable amount of citizen concern related to rapid growth and development in the Upper County area, the Kittitas County Conference of Governments (COG) determined that it was important to form a citizen's advisory committee. This citizen’s committee, titled the Regional Land Use Committee, and made up of citizens with diverse interests and from different areas of the Upper County, was created to influence and guide the future amendment of comprehensive plans. To assist and facilitate the process of amending comprehensive plans, the COG received a grant from the Washington State Department of Community, Trade and Economic Development (CTED), Growth Management Services, to create a draft Vision Plan for the Upper County area.

The Regional Land Use Committee was the driving force behind the Vision Plan. As a group, they interviewed and selected a consultant to implement the grant from CTED, reviewing, revising and approving a scope of work that included public meetings, outreach and questionnaires, in addition to their committee meetings. Based on detailed input and review the Committee crafted the format for the public meetings, the flyers announcing those meetings, as well as creating the questionnaire that was extensively distributed to gather input. Committee members generated information and interest in the meetings, as well as in the overall process, and can be credited with the extensive degree of public participation that went into the development of the Vision Plan.

b. Community Meetings...
The key component to the drafting of this Vision Plan is the public participation that occurred to direct the general outcomes and key recommendations. This participation occurred in two main ways: through community outreach meetings and through a questionnaire that was distributed both at these meetings as well as through a number of other sources. Four community outreach meetings were held throughout the Upper County Area during the last two weeks in March, 2005. The meetings were all very well attended, with a total of approximately 152 residents participating, as seen in the table below:

<table>
<thead>
<tr>
<th>Date</th>
<th>Location</th>
<th>Attendance</th>
</tr>
</thead>
<tbody>
<tr>
<td>March 21, 2005</td>
<td>Ronald Community Club</td>
<td>33 people</td>
</tr>
<tr>
<td>March 24, 2005</td>
<td>Easton School</td>
<td>42 people</td>
</tr>
<tr>
<td>March 30, 2005</td>
<td>Cle Elum USFS Meeting Room</td>
<td>64 people</td>
</tr>
<tr>
<td>March 31, 2005</td>
<td>Hyak Lodge Snoqualmie Pass</td>
<td>13 people</td>
</tr>
</tbody>
</table>

At these meetings, the participants were asked two main questions: What do you believe are your community’s positive qualities? What do you believe are potential threats to those positive qualities in the future? Through both of these avenues (meetings and questionnaire), a significant amount of information was generated about how the Upper County residents feel about growth and development in their communities.
Community Outreach Meetings - The Foundation

1. Overview

The community outreach meetings were very successful from a number of different standpoints. The attendance can be characterized as outstanding: in many jurisdictions, it is difficult to get people interested in talking about issues that don’t seem immediate or pressing. Additionally, the amount and quality of input received at each of the meetings was substantial, making the Committee’s work crafting detailed key recommendations that much easier.

The success of these meetings is directly attributable to the support and cooperation from a number of different sources, particularly in providing notice of the meetings. Committee members, the County, the Cities as well as the three newspapers covering the Upper County area all assisted in printing, copying and distributing the flyers so a wider audience was reached, at a relatively low cost.

The following sections describe both common themes that were identified at the different meetings, as well as identifying issues that were particular to each area (detailed documentation of input is included in the appendices). This information, in conjunction with the information contained in the questionnaires, is the basis for the foundation statements and key recommendations that constitute the substance of the Vision Plan presented later.

2. Outcomes

a. General...

The high turnout at each of the community meetings was reflective of the Upper County’s one hundred fifty plus year tradition of self-sufficiency and independence. Though each community involved in this visioning exercise is distinct and separate, certain similar experiences yielded common themes and concerns from each of the public forums. The following topics were consistently articulated in each community of Upper Kittitas County:

- A great appreciation for the natural environment;
- Enjoyment of the proximity and access to many recreational opportunities;
- A deep concern that the desirable features that make up the region are threatened by rampant and unchecked development;
- A perception that county and city officials are resistant to planning and related activities such as establishing policies and regulations; implementing existing environmental review requirements; and assessing cumulative impacts prior to land use decisions;
- A strong desire to protect the diverse natural resources, wildlife and natural amenities of the area;
- A wish to engage the local governments in cooperative sub-area planning, to meet the diverse and distinct needs of the Upper County;
- There is a recognition that growth will occur. There is a preference that new growth be “Smart Growth”. Proposed developments must demonstrate that responsible, well planned...
development will balance the needs of existing residents with those of the new developments;
• A tangible connection to local histories and traditions;
• A solid sense of community.

Rather than waiting until the features that make up the quality living in the Upper County disappear, (they do not have to look very far down the road to understand how easily it can be lost) the residents have conjured up the pioneer spirit of cooperation and a “get ‘er done” attitude. They are determined to preserve the clean air and water, the outdoor recreational opportunities, all of which embodies the rural character of the county, and even the dark night skies.

The Upper County residents envision a future that accommodates all of its residents through well thought-out planning. Planning that identifies the amount of growth and the rate of growth that can be sustained by the Upper Kittitas environments. The plans will also project deficiencies in capital facilities before they are made deficient by rapid development. The goal is to achieve a balance between growth and development with the community’s values of rural character and the tradition of independence.

In addition to the above concerns found to be common throughout the region, communities identified issues that were of particular concern within sub-areas.

b. Cle Elum: March 30, 2005 - Sixty four persons in attendance.
Unique Outcomes...
• The Yakima River plays a vital role in Cle Elum. The community is interested in preserving it and the amenities that go along with it.
• Cle Elum wishes to retain the commercial services that meet local needs while discouraging the large national chain retail stores.
• There’s a significant increase in the number of exempt wells and septic systems to support residential development. As there appears to be no limitations to this type of development the aquifer continues to be at risk of exposure to contamination.
• The inevitable growth will continue to strain the road system that is functioning at capacity.
• The Cle Elum residents support exploring public forms of transportation and energy to accommodate future growth.
• Preserve public access to trails, trail heads, and other recreation opportunities in the face of new development.
• The community has a strong sense of its history

c. Easton: March 24, 2005 - Forty two persons in attendance.
Unique Outcomes...
• The Easton area currently enjoys a supply of clean water that meets its drinking and fire suppression needs. There is concern that should growth rates continue, the water supply will be degraded, threatening the community’s health and safety;
• The community values the open space and treed areas between neighbors and would like to retain this large-lot residential development pattern consistent with a rural area;
• Preserve the rural character of the land;
• Protect wildlife.

d. Ronald/Roslyn: March 21, 2005 - Thirty three persons in attendance
Unique Outcomes...
• Residents in the Ronald/Roslyn communities noted that subdivisions were being developed well in advance of the need for additional housing and the availability of jobs;
• The community expressed concerns that new subdivisions are gaining approval without analysis and determination that the existing infrastructure will adequately support the development;
• Protection of private property rights are a high priority.

e. Snoqualmie Pass: March 31, 2005 - Thirteen persons in attendance.
Unique Outcomes...
• Snoqualmie pass enjoys a unique position located in close proximity to metro King County and rural Kittitas County, enjoying both urban and rural amenities.
• While higher densities in other parts of the Upper County have increased discomfort levels, in the Snoqualmie Pass area, the planned neighborhoods have contributed to an increased sense of community.
• A favorite winter playground, Snoqualmie endures a slower economy during the rest of the year. This imbalance contributes to the need for affordable housing, year round employment and more diversity in the economic structure.
• Accommodations need to be made for commercial services and truck traffic, and additional facilities for community needs.
• The community maintains a strong sense of history, and connection to the past.
• This area has examples of appropriate clustered housing and ski resort development.
• Businesses support development of water and sewer systems.

3. Questionnaire Summaries

Another important tool for recording residents’ input was a community questionnaire that asked a series of questions related to existing and future growth and development. A copy of the actual Community Questionnaire and complete summary of the results can be found in the Appendices; however the following is a brief review.

Questions one through four were related to location of residence of participants. Ninety four responses indicated they were full time residents of the County, while five were not. Thirty one responded they lived within an incorporated city: Cle Elum (7), Roslyn (20), Ellensburg (4), while 70 participants responded they were not located within an incorporated city.

Survey Question # 5 asked about the overall feeling of the rate of growth and development. Seventy respondents indicated that the rate of growth was too much, while fifteen indicated that the overall growth rate was just right.
Survey Question # 6 asked what type of land uses were important to have in the Upper County. The top five were:

1. Recreational Activities
2. Wildlife habitat areas
3. Parks
4. Forestry /logging*
4. Rangeland*
4. Rural Residential*
5. Tourist facilities

*The responses for these land uses were the same.

Survey Question # 7 asked participants to list three things they value most about the Upper County. This open ended question yielded an array of comments, some of the most often cited included:

- Wildlife and amenities related to the natural environment
- Rural atmosphere
- Recreation

Survey Question # 8 asked participants to list three things that may threaten the quality of life in the Upper County. Some of the most often cited issues included:

- Uncontrolled/unplanned growth
- Traffic congestion
- Crime

Question # 9 listed 17 statements related to future growth and development. Participants were asked to rank the statements in order of most importance. The top six were as follows:

1. Safeguard wildlife areas and corridors.
2. Protect the area's "Dark Skies" from sky glow/light pollution.
3. Preserve areas for forest resource activities.*
3. Preserve important view sheds.*
4. Preserve areas for agricultural activities, including small acreage lifestyles and animal keeping.
5. Preserve and expand public trail recreation access to areas with significant natural features.
6. Protect private property rights.
*These issues tied in the count.

Page four of the survey provided an opportunity for participants to share other thoughts in a narrative. In general, the statements supported the priorities listed in the other survey questions. Essentially there is concern about the way growth and development is occurring in the Upper Kittitas County. There is an uncertainty as to whether or not the growth can be accommodated by the available existing services, especially water. Many expressed a desire to find solutions to the issues, and provided suggestions.
Community Direction

I. Foundation Statements

Based on the input received from the many participants in the community outreach meetings and the questionnaires, the following statements are intended to provide a clear, concise record of the fundamental quality of life values found in the Upper County area. These are statements of core values that must be maintained as the County and its cities implement policies and regulations to guide future growth and development.

a. Rural Character...
The people of Upper Kittitas County value the existing qualities of the rural environment. The treasured rural characteristics are first recognized by the dominance of the natural environment over the built environment. The result is areas for human coexistence with wildlife and opportunities for outdoor activities and recreation. The rural environment has naturally clean water and fresh air; the amount of industrial development is light to non-existent. The land is sparsely populated and the traffic, with few exceptions, is light and neighborly. The open spaces, forested areas, and spectacular views (day and night) of the rural environment produce a sense of awe in the observer.

There is strong support for maintaining wildlife habitat and migration routes as well as maintaining access to and opportunities for outdoor recreation such as trails, hunting, gathering and fishing. As development policies are created or amended, consideration must be given to the impacts on wildlife, habitat, and water quality and availability. Policies should preserve, enhance and protect the quality of the existing rural environment and its rural character without infringing on private property rights.

Kittitas County officials are enthusiastically urged to be proactive on this issue. A number of private organizations\(^1\) seek areas to establish land conservation opportunities. Acquiring a partner with expertise in designating the areas that should be preserved in the natural environment would be extremely valuable and advance retention of the desired rural character of the region.

Additionally, the County and cities should correlate the comprehensive plan land use designations map with the implementing zoning map. This will ensure greater predictability with respect to potential impacts of future development, allowing decisions to be based on sound planning principals and in consideration of a particular area's infrastructure and physical features. Re-designation of lands, either uses or density, will then be required to be reviewed through the comprehensive plan amendment process, once a year, allowing for a greater level of analysis of the cumulative impacts of all proposed re-designations/rezones, and a greater degree of public involvement.

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\(^1\) Organizations such as the Rocky Mountain Elk Foundation, Mule Deer, Ducks Unlimited, Alpine Lakes, and Cascade Agenda are a few that have been successful in identifying and promoting land conservation.
b. Public Involvement...
The people of Upper Kittitas County expect to be involved in development of land use policies and decisions. They see the need for development standards to be implemented in order to accommodate the inevitable growth. By involving the public when developing standards and policies, conflicts will be addressed early on in the development process. Local governments are charged with keeping the Upper Kittitas County residents apprised of proposals and actions that may affect the quality of life. Historically, the people of Upper Kittitas have been engaged stewards of the region. The Upper County was built on the traditions of public service and civic responsibility. Given the proper information and notification, the people of Upper Kittitas County will responsibly participate in decisions that may permanently affect the quality of the developed and natural environment.

c. Forest Resources...
Forested lands are a valuable asset to the County. They protect watersheds as well as providing jobs, wildlife habitat and numerous opportunities for recreation activities, all of which contribute to the quality of living that County residents appreciate. Visitors and residents of Upper Kittitas County have historically enjoyed access to public recreation areas and wish to maintain this feature. The potential still exists for forested lands to be commercially viable in the future. Comprehensive Plan amendments to rezone forests should be discouraged. These lands need to be recognized as the valuable resource that they are, not land available for development.

d. Sub-area Planning...
The vision and desires of the people of Upper Kittitas County are as diverse as its terrain, which transitions from mountains to valleys. Applying a single vision to this diversity will be effective only to a degree and in generalities. There are differences in the values and expectations of future land uses in the various areas of the Upper County. For example, the people in the Snoqualmie Pass area appreciate their proximity to Metro King County and view their rural area as a small town community. Nearby Easton on the other hand, values its rural character as realized through the spaciousness and large lots of the current land development pattern. In order to create a real vision for the Upper County, the County needs to cultivate public involvement and visioning by developing and adopting sub-area plans within distinct areas. The first step in implementing sub-area planning is to establish committees within the sub-areas and have them review the existing sub-area plans that were drafted in the 1990's but not officially adopted.

e. Prepare for Growth...
Development should be analyzed for the overall impact to the carrying capacity of the natural and built environments. Existing non-project actions should be evaluated for impacts to these environments prior to any approval for actual development. The County needs to implement a variety of financial tools, such as SEPA mitigation and/or impact fees, to ensure growth pays for growth's impacts. The County can improve development review and the fiscal impact on capital facilities and services, transportation infrastructure and natural and environmental resources by requiring a higher exemption level for subdivisions of land than the current twenty acres.
2. Key Recommendations

Building on the Foundation Statements, the following are specific recommendations for ways to forward the intent of the Foundation Statements. Many of the important issues identified in the Vision Plan are interconnected between categories. Just because one topic may be identified under a particular subject title, it should not be viewed as applicable to only that subject title.

a. Public Involvement...

Kittitas County officials need to be more progressive in meeting public notice requirements. When opportunities are available for public comment on proposals and decisions, Kittitas County can go beyond the minimum state requirements for public notification. In turn, Upper County residents with an interest in land use planning and development need to be cognizant of the established procedures for public notice and proposing amendments.

The following are essential public involvement tools that Kittitas County can implement immediately:

- Post property that is subject to a land use application:
  - Use a minimum size sign of 16 sq ft;
  - Include public hearing date on posting;
  - Post all sides of property that front a public right of way;
  - Minimum two signs per parcel larger than one acre;
  - Include contact name for specific information;
  - Require sign to be erected upon issuance of Notice of Application;

- Give written notice to property owners within 500' of property subject to proposal.
- For non-project actions, issue press releases (in addition to required legal notices) to all local print and broadcast media. Use the press release as a tool to educate the public on how the non-project action will change allowable uses.
- Publish legal notice in Upper County newspaper as well as newspaper of record.
- Hold public hearings in the Upper County when a proposal is located in the Upper County;
- Keep the website up-to-date, and include pending actions, Notice of Applications issued, SEPA review distribution;
- Provide weekly email notification (per request) of Notice of Applications issued and receipt of request for non-project action;
- Increase developer fees as applicable to cover costs of improved public notification.
- Designate an Upper County location where residents will be able to review project and proposal files.
- Write notices that are clear, concise and easily understood.
- Revise the administration of the current SEPA review process. Improve the analysis regarding the probable impact a proposal may have on the environment.

b. Land Use...

Changes occurring in all categories of land uses and the permanent effects to the built and natural environments are of great concern in Upper Kittitas County. More advanced levels of
analysis need to be implemented to address the increasingly complex issues with proposed
development.

- Residential ~
Encourage higher density residential development to locate in Urban Growth Areas.
Base the amount of land designated for residential use on the amount needed to accommodate
the County's rural share of population growth;
  - Update the County population growth projections and allocations;
  - Inventory existing land available for residential use and determine the amount of
additional population that can be served;
  - Designate residential lands in a way that preserves useful and contiguous open space,
wildlife migration routes and habitat;
  - Implement development incentives to foster open space preservation through:
    o Density bonuses leading to open space preservation.
    o Cluster development preserving usable open space.
    o Incorporate critical areas into preserved areas.
    o Use of conservation easements to maintain open space in perpetuity.
    o Transfer of development rights.
    o Agriculture and Forest land protection programs.
  - Implement impact fees and other mitigation tools to ensure growth and new
development pays for itself.

- Commercial/Industrial ~
Unless associated with resource lands, commercial and industrial lands are assumed to be urban
in character. Commercial developments are particularly onerous as far as dispersing light
pollution.
  - Ensure that an adequate supply of commercial and industrial land is designated
county-wide.
  - Create development standards for commercial areas that:
    o Minimize artificial lighting in commercial and industrial areas;
    o Direct artificial lighting downward;
    o Develop light standards that encourage shared parking and paved areas;
    o Preserve natural drainages;
    o Encourages natural landscaping and screening;
  - Designate commercial and industrial lands within Urban Growth Areas and Urban
Growth Nodes.

- Resource lands ~
The rich natural resources have historically been the lifeblood of Upper Kittitas County.
Beyond timber and wood products production, resource lands support watersheds, wildlife
habitat, recreation opportunities and more, as discussed earlier.
  - Land use practices should secure the sustainability of these resources for future
economic benefit.
  - Forest lands should be designated at a minimum of 80 acres, and preserved in as
much volume as possible.
- Encourage and implement incentives to discourage forest and agricultural lands out of resource designations. Resource lands should be held in perpetuity and available for resource uses.
- Provide incentives to property owners to develop land conservation areas.

- Rural Areas ~
In the Upper County, the rural areas are where life happens. In other regions, rural areas are typically referred to as "left over lands"; the lands that are not designated for urban growth, resource lands or critical areas. The Upper County residents are adamantly determined to preserve their rural lifestyle. In order to achieve this, the following is recommended:
  - Create development standards that permit clustering of building sites. The purpose of clustering is to retain large areas of open space, in perpetuity, to accommodate wildlife corridors and migration routes.
  - Refine the county-wide rural residential designation so that it does not create urban or rural sprawl that is overwhelming the rural character of the Upper Kittitas County.
  - Balance the designation of residential lands with the projected population distribution so that concentrations of population move from primarily rural to primarily urban county-wide.
  - Recognize and address the impacts of second home development on rural areas during the required 2006 comprehensive plan/development regulation update process.

- Critical Areas ~
Critical Areas such as wildlife corridors and habitat, wetlands, flood plains, aquifer recharge and geological hazardous areas are vital components of the functioning ecosystem. Development standards regarding critical areas should be crafted to protect and retain these mechanisms.
  - Identify and map all types of critical areas including flood hazards, wetlands, aquifer recharge areas, geologically hazardous areas and fish and wildlife habitat.
  - Review, update, and implement critical area regulations for all types of the critical areas listed above.
  - Protection and preservation of wildlife and its habitat tops the priority list for Upper Kittitas residents.

c. Housing...
Rural areas are prime targets for the second home and the high end housing market. While a certain amount of this is desirable, housing policies and residential land designations should promote housing that is affordable to all income levels.
- In particular, consideration needs to be given to employees of recreation and tourism industries. These are growth industries in Upper Kittitas County that produce a number of low to moderate income jobs. Land use, housing, and transportation policies need to consider the income potential of residents employed by these and other service sector industries.
- Policies that encourage affordable housing dispersed throughout the community, rather than clustered in specific neighborhoods. Density bonuses are a common tool used to achieve this goal.
d. Transportation...
The current transportation system is inadequate to accommodate recent developments and approved subdivisions that have yet to be developed. In order to avoid common urban traffic issues; steps must be taken now to require new development to pay for its fair share of impacts to the transportation system.

- Develop standards that require impact fees or other means of requiring new development to pay for its impact on the transportation system.
- Assure that an adequate road system is in place before permitting new development.
- Provide avenues and amenities for non-motorized modes of transportation. This may include:
  - Improvements to street lighting, assuring that lights are down lit.
  - Designating and constructing walking and biking trails.
  - Decrease the number of egress and ingress lanes on the highway.
- Determine current level of service for arterials. Compare to adopted level of service to determine breadth of deficiencies.
- Revive passenger rail service to improve transportation options and tourism.

e. Utilities and Capital Facilities...
Include utility and capital facilities planning that:

- Facilitates the development of all utilities at the appropriate levels of service to accommodate projected growth;
- Identifies service boundaries within which utility services will be provided;
- Encourages infilling of areas already served by utilities;
- Addresses the proliferation of exempt wells and on-site septic systems;
- Inventories existing lots with rights to install exempt wells.
- Coordinates future water system planning with the comprehensive plan of the city, county and other planning efforts pertaining to land use, other utilities and other community facilities.
- Ensures Kittitas County undertakes watershed planning, including an inventory of the aquifer.
- Revises water policy to require more substantial proof of potable water before subdivision approval.
- Ensures that capital facility planning is consistent with the comprehensive plan;
- Ensures that the location and design of capital facilities creates minimal adverse impacts on the surrounding land use;
- Provides that capital facilities are in place, or can be in place at the time of development;
- Ensures that new development does not lower the level of service standard for capital facilities.
- Seeks efficiencies through coordinated planning among local city and county governments and special purpose, junior taxing districts.

f. Recreation...
Opportunities for and access to outdoor recreation are the foundation of life as well as economic drivers in Upper Kittitas County. Non-consumptive recreation is an essential
component of the Upper County’s future. Officials must be active players in identifying, promoting, and preserving these opportunities. Creative or standard tools such as mitigation or purchasing as necessary, can be used to offset the increased negative impact development is having on the public’s ability to access outdoor recreation areas.

- Local city and county governments must identify corridors and trails where the public will continue to have access to recreation facilities.
- The County should permit commercial recreation facilities through a Conditional Use Permit process. The purpose is to insure site specific evaluation is complete and that impacts of the specific development are addressed.
- Local jurisdictions can ensure the public continues to have access to public lands by identifying, mapping, and signing the access points.

**g. Economic Development...**

Policies regarding economic development should be geared to developing a sustainable economy\(^2\). The natural beauty and features of the area are building blocks on which to establish and expand the region’s tourism and outdoor recreation industries. Implementation of well-thought-out plans will protect these very qualities at risk of being overused.

- Communities and region-wide organizations must actively work together to promote the area.
- Efforts must be made to seek complementing industries to balance and diversify the local economy.

**h. Aesthetics...**

Development regulations must be implemented that will preserve the natural outdoor assets that the people of the Upper County so value.

- Maintain rural character by limiting building heights.
- Preserve the dark night skies through the development of standards for neighbour-friendly lighting, reducing up lighting in the Upper County.
- Provide education about lighting options.
- Reduce the visual impact of parking facilities.
- Empower code enforcement efforts; assign authority and resources especially for removing hazards caused by dilapidated buildings and abandoned vehicles, numerous inoperable/unlicensed vehicles (including cars, trucks, boats, RV’s, trailers) in open storage in residential areas.

**i. State Environmental Policy Act/Growth Management Act**

County and City officials must use SEPA to its fullest potential. SEPA is designed to carry the substantive authority to mitigate issues and potential negative impacts to the environment that

\(^2\) The goal of community sustainability is to establish local economies that are economically viable, environmentally sound and socially responsible. Achieving this goal requires participation from all sectors of the community, both to determine community needs and to identify and implement innovative and appropriate solutions. Source: Sustainable Communities Network.
may not already be covered by specific local regulations. The Growth Management Act also provides the authority for local governments to establish land use designations and resolve issues at a non-project level. Through implementation of the tenants of GMA - critical areas identification and protection, comprehensive planning based on projected growth, adoption of development regulations that are consistent with the comprehensive plans - much of the animosity and ill will that has developed with recent land use activity will be improved.

- Assure Comprehensive Plan Maps and Zoning Maps are consistent, with a one-to-one correlation between land use designations and zoning districts.
- Review existing land use patterns and systems and designate appropriate land use and zoning categories that are respectful of those existing patterns.
- Implement SEPA throughout the planning process to ensure all impacts to the natural and built environments are adequately addressed at each level.
Next Steps- Where do we go from here?

Each member of the Regional Land Use Advisory Committee (RLUAC) brought their own perspective and motivation to the process, however, each also came with a common concern—the future of land use decisions and the impacts on their homes. Each also wanted to insure that this Vision Plan is not added to the stack of previous planning exercises that have no teeth or the political will to be implemented and put into place. To that end, the RLUAC recommends the Kittitas County Conference of Governments, and the representative local governments implement the following strategies:

- COG must officially adopt and recognize the Vision Plan as the guiding document for future planning in the Upper County area. Additionally, the COG representatives from the Upper County area should present the Vision Plan to their respective jurisdictions with a strong recommendation that each of those local governments officially adopt and ratify the Vision Plan as the guiding document for future planning in the Upper County area.
- Appoint the RLUAC as a standing committee of the COG with at least these initial, specific tasks:
  - Encourage Upper County local governments to appoint RLUAC members to actively participate in the review and update of their comprehensive plans and development regulations, particularly during the 2006 process. This will help the local governments to include the Vision Plan in their process, and the RLUAC members can periodically meet to discuss how implementation of the Vision Plan is progressing.
  - The RLUAC will develop reports on implementation of the Vision Plan. It is their intent to keep the Vision Plan alive and in the forefront of the public, media, and especially the decision makers.
  - The County needs to promote regional public involvement and visioning by reviewing existing draft sub-area plans and update as necessary. The RLUAC is committed to supporting this process.

Certain elements of the Vision Plan can be implemented in advance of the 2006 comprehensive plan review and update cycle. COG should recommend that Kittitas County consider policies and regulations during the 2005 amendment cycle to address issues that were highly supported among all of the communities both during the public meetings and on the survey result
- Adopt development standards that will protect the dark night skies;
- Implement policies and incentives that will protect wildlife habitat and corridors;
- Adopt expanded notification requirements as recommended in this document;
- Perform cumulative impact assessments on non-project actions, especially in consideration of water issues.

Immediate action should be taken to ensure these priority quality of life issues are not further degraded.
June 1, 2006

RIDGE recommends the following aspects of good planning for the future be explicitly incorporated into the Kittitas County Comprehensive Plan, the Kittitas County Planning Policies, and related County zoning and land use maps.

In addition, the County’s zoning and land use maps and the zoning regulations must be updated so they are consistent with and implement the comprehensive plan.

We also think the Regional Land Use Advisory Committee’s final recommendations should be explicitly incorporated.

Explicitly incorporate into the Kittitas County Comprehensive Plan, the Kittitas County Planning Policies, and related County zoning and land use maps the following matters:

1. Encourage affordable housing in cities and towns through adequate zoning and incentives. Affordable Housing addressed in a manner that is in keeping with actual working incomes in the County.
2. UGN policies need to be revised and updated.
3. Enhanced public notice requirements for long and short plats, as per the Regional Land Use Advisory Committee’s final recommendations.
4. Protect quality of life, water quality, water sources, working farms, and working forests by not allowing densities on rural and resource lands greater than one dwelling per five acres and by providing a variety of rural densities.
5. Adopt criteria to guide the comprehensive plan designations and zoning. Currently there are no explicit criteria for where agricultural, forestry, or rural designations will be applied, leading to a lack of predictability and resulting in adverse effects on neighboring property owners and our quality of life.
6. Kittitas County shall perform its activities and make capital budget decisions in conformity with the adopted Kittitas County Comprehensive Plan.
7. Comprehensive Plan Policy shall be amended to direct the County to use KCOG findings and planning policies, rather than ignore them.
8. Encourage conservation and preservation of existing open space, farmland and forest and support conservation and protection of connected corridors and public access to open space as mitigation for any development that is proposed or approved in converted forestlands.
9. Modify the Comprehensive Plan to explicitly support conversions of private land to public ownership. Such purchases or donations of private land can enhance the tax base by increasing the value of other property in the County. They can promote tourism while at the same time realizing other important public benefits.
10. Implement a County Wide Dark Sky ordinance.
11. Require the County to issue a determination of significance as per the State Environmental Policy Act (SEPA) for specific types of land use decisions (including rezones or subdivisions) that permit a significant increase in density or conversion of use from commercial resource land.
12. No rezone shall be approved except as part of a comprehensive plan amendment.
13. Proposed rezones and subdivisions shall consider and demonstrate the need for additional residential lots in particular regions of the County in order to accommodate projected population growth assigned or projected for the applicable jurisdiction.

14. The County shall undertake and conclude a public process by which important rural landscape sub-region(s) are identified and policies adopted by which development shall be discouraged or managed in such a way as to preserve those rural landscape features found to be worthy of protection. “Overlay Districts” such those being considered by the City of Ellensburg are a specific planning tool that should be used to provide good planning for areas such as freeway interchanges, the 903 corridor, and various scenic areas.

15. Subdivisions shall be clustered, and connected open space shall be reserved with appropriate easements for public access, habitat and recreational use. The County shall encourage and require such features in any approved rezone or subdivision within the designated area(s).

16. The County planning policies should support and enable such fiscal instruments as voluntary payments, the levying of impact fees and/or a real estate excise taxes that placed on first sale of new lots and new homes and commercial enterprises.

17. In connection with any new development Kittitas County shall require construction of sidewalks and pathways to enable safe, non-motorized transportation alternatives and motorized wheelchairs. As future transportation plans are prepared or existing infrastructure upgraded such projects shall include insertion of trails and pedestrian pathways to accommodate non-motorized transportation modalities such as walking or bicycling. Kittitas County shall also undertake a process of assessing and upgrading existing transportation plans and infrastructure to address increased safety concerns of non-motorized transport as levels of traffic increase.

18. The County shall give particular emphasis to establishment of trail systems that connect with existing public and private trail systems and that provide public access to public and private open space. These efforts may be carried forward in cooperation with incorporated cities and or park and recreation districts within Kittitas County.

19. As growth continues to occur both in the urban and rural areas of Kittitas County, there are/will be increased impacts on existing library services and an increasing demand for additional library services. In order to address the potential demands and impacts, Kittitas County shall undertake responsibility for developing and financing the coordination of existing and new library services that serve all areas of Kittitas County, using recommendations from the County Library Board.

20. County Planning Policies shall be made consistent with preservation of the historic features of the City of Roslyn (designated a National Historic District) especially including Roslyn’s forested perimeter.
Dear Mr. Piercy,

There are 11 or 12 interchanges from L. Easton to Vantage which lie outside of incorporated areas. Currently, county interchanges have been largely spared from significant commercial development. The County Code, as I interpret it, does not permit major retail development such as big box stores or malls at interchanges.

Commercial development should be encouraged to take place within the core of the county's incorporated communities or UGNs. The desired result is to help maintain the economic health of urbanized areas while at the same time avoiding sprawl.

We should keep the aesthetics of the valley as intact as is reasonable. That, among other things, requires strict sign controls at interchanges in order to prevent visual pollution.

We should retain and strengthen current development and sign restrictions at our interchanges to ensure that inappropriate land use does not occur. With that in mind I have attached a document for your consideration that addresses interchange issues.

Thank you for giving it your attention.

Martin
Recommended Goals and Policies for all Kittitas County Interchanges
(Adapted from the language found in interchange ordinances from other communities)

The following goals and policies are recommended for consideration and use by all of the cities in Kittitas County as well as all interchanges in unincorporated parts of the county.

Financial Impact to Towns
Goal: To ensure that interchange development does not adversely impact a community’s ability to pay for required infrastructure improvements.
Policies:
1. Developers should pay the cost of additional traffic control devices or improvements in the existing transportation facilities resulting from new development.
2. New developments within adjacent to the region’s interchanges should conduct a traffic impact assessment quantifying the proposed traffic impacts on adjacent roadways.
3. Developers should mitigate any predicted change in the flow of traffic as a result of a new development.

Interchange Function
Goal: To prevent the degradation of the interchange function as a result of new development.
Policies:
1. Regardless of project size or traffic generation, measured sight distances at access/egress locations shall, at a minimum, meet state of Washington standards for safe stopping sight distance at the marked speed limit.
2. New developments should use interior roads to limit the number of direct access points (curb cuts) on roads.
3. Development should not be allowed near entrance and exit ramps to prevent additional turning movements and potential points of conflict between vehicles.

Multimodal Transportation
Goal: The needs of pedestrians and bicyclists should be accommodated in developments adjacent to the region’s interchanges, with additional efforts made to coordinate development in relation to existing public transit routes.
Policies:
1. Proposed developments should provide facilities for pedestrians and bicycles. New developments should connect facilities with adjacent sidewalks and bike paths.
2. Commercial and industrial developments that employ more than 15 employees per shift should make efforts to coordinate and cooperate with local transit providers.

**Strip Development**

*Goal:* To minimize the effects of strip development through the coordination of transportation and land use planning activities at the city, and county levels.

*Policies:*
1. The Planning Department should continually review local land use and transportation plans to ensure that the goals, policies, strategies, and objectives established are consistent with one another and mutually supportive.
2. The Planning Department should sponsor a collaborative planning process involving the affected landowners, municipalities, and the Planning Department when dealing with land use adjacent to the region’s interchanges.
3. Planning Department should work with the county to implement access management strategies through zoning and subdivision regulations for transportation corridors influenced by interchange development.

**Smart Growth**

*Goal:* Reduce the demand to develop lands near the region’s interchanges by reducing barriers to, and providing incentives for, infill development and transit-oriented, pedestrian/bicycle-friendly development in close proximity to village centers.

*Policies:*
1. Towns should cooperate with regional economic development entities and Chambers of Commerce to match appropriate retail and commercial businesses with vacant properties in the region’s downtowns and village centers.
2. Developments that diversify the local and regional economy and assimilate within the existing economic and aesthetic environment should be given priority.
3. Retail and commercial uses best suited for the city downtown should be discouraged from locating near the region’s interchanges.

**Sensitive Development and Open Space**

*Goal:* Proposed developments adjacent to the region’s interchanges should preserve the aesthetic nature and open space that typifies Vermont.

*Policies:*
1. The Planning Department will work to develop appropriate design standards for development adjacent to the city’s interchanges that address lighting, parking, aesthetics, signage, building size, shape, etc.
2. The Planning Department will continue to work to identify and protect “critical lands” near the city’s interchanges.
3. Development adjacent to interchanges should be encouraged to provide tourist and information facilities for visitors to the region.
TO: Kittitas County Community Development Services

Re: Proposed Amendments for Comprehensive Plan Update

June 2, 2006

In a letter dated November 2, 2004 from the Dept. of Community, Trade and Economic Development to the Kittitas County Board of County Commissioners the comment was made:

"Both the Kittitas County Comprehensive Plan and county-wide planning policies indicates several urban growth nodes have been designated and mapped because they exhibit urban characteristics. This language indicates that these urban growth nodes are Category 1 LAMIRD's – Easton, Snoqualamie, Thorp, Vantage and Ronald."

In Ordinance No. 2005-40 the Kittitas County Board of County Commissioners have stated on Page 13, 23(D):

"The Board of Commissioners finds that the policies for dealing with land use issues in the Urban Growth Nodes (UGN's) needs review during the 2006 updating of the Comprehensive Plan to determine the actual land use capacity, taking into account the availability of urban services, including but not limited to, sanitary sewer, potable water and emergency services to better resolve growth related issues in UGN's and Urban Growth Areas (UGA's).

In light of the above we recommend the following changes in the Comprehensive Plan during the 2006 update as follows:

• All references to Urban Growth Nodes should be deleted from the plan.

• On page 26 of the Comprehensive Plan is stated:

"No special goals or policies have been developed for UGN's. It is assumed that these areas would function in much the same way as a UGA."

At the time UGN's were formed not enough attention was given to their ability to provide urban services. Because the town of Ronald is contractually restricted as to the area it can supply urban services (water and sewer) it is unable to provide these services outside the boundaries of it’s water district (Kittitas County Water District #2). Ronald cannot thereby “function in much the same way as an UGA”.

We recommend that the town of Ronald and the community of Pine Loch Sun III, which abuts Ronald, has it’s own water system but cannot expand it, be classified as Category 1 LAMIRD’s. Both communities qualify as LAMIRD’s under the Growth Management Act [RCW 36.70]. Other communities within the UGN (Evergreen Ridge, Evergreen Valley and Bakers Acres) which are served by the Evergreen Water System (a Class A system) can be classified as New Fully Contained Communities under RCW 36.70.350.

• The Thorp UGN, which currently has about 93 water hookups in it’s water district, and has another 60+ available based on existing usage levels and water rights, is
Proposed Amendments for Comprehensive Plan Update

approximately one-third (1/3) larger than it’s water district boundaries. Thorp should also be classified as a Category 1 LAMIRD and it’s limits set at the current water district boundary. Proper infilling will probably utilize the 60+ potential water hookups.

- Easton UGN is served by a water district but has no sewer system. Each residence is served by an individual septic system. The Boundaries of the Easton UGN are much too large and without a sewer system additional development will cause too much waste to be introduced into the soil creating health hazards.

- Snoqualamie Pass and Vantage have both sewer and water systems. Vantage is serviced by a private sewer operator. Do they have enough capacity to serve the projected population for the next 20 years without upgrades that may be too expensive for the areas residents and taxpayers to absorb?

- A separate section of the Comprehensive Plan should be created for LAMIRD’s. This section should have appropriate GPO’s, one of which must reflect the realities of the urban services currently available. Water resources in Ronald, Thorp and possibly other UGN’s is a limiting factor, as are sewers and roads. LAMIRD’s should not be so large that if built out they would require extension of urban services such as sewer or upgraded roads [Ibid. letter from CTED Nov 2, 2001 to BOCC]. Another GPO should be written stating LAMIRD’s should have logical outer boundaries [LOB] which cannot be expanded and urban services cannot be extended beyond the LOB in order to prevent urban sprawl.

The logical outer boundary is delineated predominantly by the “built environment” that existed on July 1, 1990, or the date when the county was first required or chose to fully plan under the GMA [RCW 37.70A.070(3)(d)(iv)]. The “built environment” includes man-made structures located above and below ground, such as existing buildings, sewer lines, and other urban level utilities or infrastructure [City of Anacortes v. Skagit County, Feb. 6, 2001] The extent of the infrastructure or the service area that existed in 1990 or the date when the county was first required to chose to fully plan under the GMA may be used to set the logical outer boundary. [Burrow v. Kitsap County, Mar. 29, 2000]

- A GPO should perhaps be created directing the formation of a local citizens council within the LAMIRD,s to provide for representation of the people in decisions made by county government concerning LAMIRD’s.

We hope that you will seriously consider our recommendations and make the necessary changes as the Comprehensive Plan is updated.

Thank you,

Paula Thompson, DVM, Thorp

James Boyle, Ronald
411 N Ruby St, Ste.2
Ellensburg, WA 98926

Re: TAX PARCEL 12636

TO WHOM IT MAY CONCERN:

Please accept this written communication as a formal request/application to utilize 1087 Hidden Valley Rd, Cle Elum, WA 98922 as it is presently zoned as AG3 such that we are allowed the opportunity to divide the existing parcel of 24.27 acres into 9 individual parcels no less than the 3-acre minimum currently required.

Respectfully submitted,

Mrs. William K. Jaraczew
1087 Hidden Valley Rd
Cle Elum, WA 98922
Kittitas County Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)652-7501
Fax: (509)652-7666

Property Summary

Parcel Information
- Parcel Number: 12636
- Map Number: 20-17-31000-0015
- Situs: 01087 HIDDEN VALLEY RD CLE ELUM
- Legal: ACRES 29.27, CD. 7750-1-3; SEC. 31, TWP. 20, RGE. 17; PTN. NE1/4 (LOT 3A, B33/P9-10)

Ownership Information
- Current Owner: BARSCHAW, WILLIAM ETUX
- Address: 1087 HIDDEN VALLEY RD
- City, State: CLE ELUM WA
- Zipcode: 98922

Assessment Data
- Tax District: 44
- Open Space: 44
- Open Space Date: 0
- Senior Exemption: 29.27
- Last Revaluation for Tax Year: 29.27

Market Value
- Land: 248,320
- Imp: 278,510
- Perm Crop: 0
- Total: 526,830

Taxable Value
- Land: 248,320
- Imp: 278,510
- Perm Crop: 0
- Total: 526,830

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http://gimli/taxesfter/t-assessor.asp?pid=12636

6/6/2006
June 1, 2006

Mr. Darryl Piercy
Kittitas County Community Development Services
411 N Ruby ST, Suite 2
Ellensburg WA 98926

Subject: Kittitas County Comprehensive Plan Update Open House and Community Charette Comments

Dear Mr. Piercy:

Thank you for the opportunity to comment on the Kittitas County comprehensive plan update. Futurewise is a statewide citizens' group working to protect working farms, forests and open space, while making cities and towns great places to live. Futurewise has members across Washington State, as well as in Kittitas County.

We appreciate that you are undertaking the update of your comprehensive plan. The Growth Management Act requires regular seven year updates of comprehensive plans for a variety of reasons. Consider three:

- Communities change. According to the Census, Kittitas County's population has growth by 6,637 people between 1990 and 2000. This is a growth rate of 24.83%, and it is important to anticipate and plan for future change and growth. The full population growth numbers can be found at: http://www.censusscope.org/us/s53/c37/chart_popl.html
- We know more. In the years since Kittitas County adopted its comprehensive plan, we have learned much about how to make communities better.
- The Growth Management Act changes. The Growth Management Act has been amended every year since it was adopted.

The comprehensive plan updates are opportunities for counties to evaluate their plans to make sure we are getting the kind of community Kittitas County residents want. It is also a great opportunity to incorporate the new knowledge of how to make communities better and to make sure the plan is in compliance with the Growth Management Act.

The Growth Management Act, in RCW 36.70A.130(1), requires each city and county in Washington State that fully plans under the Growth Management Act “to take legislative action to review and, if needed, revise its comprehensive land use plan and development regulations to ensure the plan and regulations comply with the requirements of this chapter....” This means that each county and city must review their entire comprehensive plan and development regulations to ensure they comply with the Growth Management Act.¹ If Kittitas County’s comprehensive plan or development regulations

¹ 1000 Friends of Washington and Pro-Whatcom v. Whatcom County; Western Washington Growth Management Hearings Board (WWGMHB) Case No. 04-2-0010 Order on Motion to Dismiss p. 7 of 16
do not fully comply with the GMA, they must be revised by an ordinance or resolution adopted by the Board of County Commissioners.\textsuperscript{2}

The legislature adopted this requirement in 1997 and the original deadline was September 1, 2002.\textsuperscript{3} The plans and development regulations were to be updated every five years.\textsuperscript{4} In 2002, the deadline for Kittitas County and the cities in Kittitas County was extended four years to December 1, 2006 and the update interval increased to seven years.\textsuperscript{5}

We appreciate that you are undertaking your update. Futurewise has been working closely with a group of local individuals and organizations to prepare suggested comprehensive plan amendments. We support their recommendations in addition to our own.

Futurewise has serious concerns about a few elements of your plan and urge you to include them in your update.

**Densities Greater Than One Dwelling Unit per Five Acres are Prohibited in Rural Areas with Limited Exceptions**

The Growth Management Act in RCW 36.70A.110(1) prohibits urban growth outside urban growth areas. The Growth Management Act (GMA) created three state agencies to interpret the GMA and to hear appeals alleging that cities, counties, or state agencies are in violation of the GMA. Kittitas County is in the jurisdiction of the Eastern Washington Growth Management Hearings Board.

The Eastern Washington Growth Management Hearings Board, in defining what is urban growth and what is allowable rural development, has held that in rural areas, no more than one housing unit per five-acres is allowed.\textsuperscript{6} This decision is based on the requirements of the Growth Management Act (GMA). The GMA prohibits urban growth outside the urban growth area, including rural areas.\textsuperscript{7} The GMA, in RCW 36.70A.030(17), defines urban growth as "... growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible

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\textsuperscript{2} RCW 36.70A.130(1) & 1000 Friends of Washington and Pro-Whatcom v. Whatcom County; WWGMHB Case No. 04-2-0010 Order on Motion to Dismiss p. *14 of 16 (August 2, 2004).

\textsuperscript{3} 1997 Session Laws, Chapter 429 § 10.

\textsuperscript{4} Id.

\textsuperscript{5} 2002 Session Laws, Chapter 320 § 1.

\textsuperscript{6} City of Moses Lake v. Grant County, EWGMHB Case No. 99-1-0016 Final Decision and Order pp. *5 – 6 of 11 (May 23, 2000). See also Diehl v. Mason County, 94 Wn. App. 645, 655-57, 972 P.2d 543, 547-49 (1999) (Residential densities of one housing unit, or more, per 2.5 acres "would allow for urban-like development" and are prohibited outside urban growth areas including in rural areas).

with the primary use of land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources, rural uses, rural development, and natural resource lands designated pursuant to RCW 36.70.A.170. "... When allowed to spread over wide areas, urban growth typically requires urban governmental services."

The Census of Agriculture shows that the average Kittitas County farm in 2002 totaled 248 acres. The smallest category of farm reported by the Census of Agriculture is farms from one to nine acres in size. In Kittitas County in 2002 there were 120 farms in that category and they consisted 682 acres. So the average size of these farms was 5.86 acres. This data certainly supports the Eastern Board's holding on rural densities.

Further, the Rural Element of the Comprehensive Plan is required to protect "critical areas, as provided in RCW 36.70.A.060, and surface water and ground water resources..." Critical areas include wetlands and streams.

In a recent review of these studies, Schueler concludes that "this research, conducted in many geographical areas, concentrating on many different variables, and employing widely different methods, has yielded a surprisingly similar conclusion – stream degradation occurs at relatively low levels of imperiousness (10-20%)". Recent studies also suggest that this threshold applies to wetland health. Hicks found a well-defined inverse relationship between freshwater wetland habitat quality and imperious surface area, with wetlands suffering impairment once the imperviousness of their local drainage basin exceeded 10%.

Densities of one housing unit per acre have 13 percent of the lot in impervious surfaces. Three to five acre lots have impervious surfaces of 8.3 percent. Five acre lots have impervious surfaces of 5.4 percent.

So, impervious surfaces above ten percent adversely affect streams and wetlands. Over the long-term, a five acre rural density is the highest density that can effectively maintain a ten percent effective impervious surface maximum. This is especially true

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9 Id.
10 RCW 36.70.A.070(5)(c)(iv).
11 RCW 36.70.A.030(5).
14 Id.
15 Id.
given that many subbasins will include urban growth areas with much higher percentages of impervious surfaces. Indeed, some rural uses, such as agricultural product processing plants have higher impervious surfaces. Higher densities, such as one unit per acre densities, mean that impervious surfaces will exceed this percentage in Kittitas County, resulting in significant adverse environmental impacts and adverse impacts on surface water quality.

The State of Washington Department of Community, Trade, and Economic Development (CTED) also recommends against this type of sprawling, low-density development. The CTED recommends rural residential densities of one housing unit per five and 10 acres. For rural agricultural and forest uses outside of agricultural and forest lands of long-term commercial significance, CTED recommends densities of one dwelling unit per 20 acres.¹⁶

Densities of one dwelling unit per three acres, one dwelling per acre, and one dwelling unit per acre have the following additional adverse impacts:

- Increase costs to taxpayers by allowing land development that will require urban services where they will expensive to provide.¹⁷
- Put drinking water supplies at risk by allowing high density development in areas that contribute to drinking water for county property owners, residents, and businesses.¹⁸

Harm the character of Kittitas County by allowing urban style developments in rural areas.

Increase traffic because more people drive alone and must drive longer distances to work and to meet the needs of their families. Sprawling places are likely to have more traffic fatalities per capita than more compact regions due to higher rates of vehicle use.

Harms critical areas and other environmentally sensitive areas. sprawl results in fish and wildlife habitat losses and habitat fragmentation, the separation of habitats by development. Sprawl's dispersed development pattern leads to the degradation of water quality by increasing runoff volume, altering regular stream flow and watershed hydrology, reducing groundwater recharge, and increasing stream sedimentation.

It is important to have a maximum density of one dwelling unit per five acres in the rural areas outside of limited areas of more intense rural development (LAMIRDS) in order to maintain the rural character of Kittitas County, to protect drinking water supplies for both urban and rural residents, to protect water quality, and to protect rural residents.

We have great concerns that Kittitas County allows development in the rural area with a density of up to one unit per acre, due to clustering provisions. Clustering allows densities of up to one unit per acre in the AG-20, FeR-20, AG-3, AG-6 and CA zones. Many of these zones can increase densities up to one unit per half acre if served by sewer and water.

For example, Rural 3 allows three acre lots, with a density of up to one unit per acre with clustering provisions, and densities up to on unit per half acre through clustering with water and sewer. Additionally, the Rural 5 allows clustering at one unit per acre or up to one unit per half acre through clustering with water and sewer. Finally, in the forest and range zone, densities are one unit per twenty acres, but densities up to one unit per half acre is allowed for any lot within an approved platted cluster subdivision served by sewer and water.

These densities and clustering provisions are out of compliance with the Growth Management Act, and we urge you to bring them into compliance as part of your comprehensive plan update. The language in the rural element of your comprehensive plan describing rural sprawl is inconsistent with the scientific literature we cited above, we urge you to revise it to be consistent with the studies and law cited above.

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21 Id.
22 Id.
To address this and other rural issues, enclosed please find a Futurewise report on *Planning for Sustainable Rural Areas*.

**Resource Lands Advisory Committee Comments**

We do support the overall findings of the RLAC, and appreciate the hard work done on this update process. We do, however, have a few concerns which are as follows:

- We do not support cluster development in forest resource lands of long-term commercial significance. Housing, even clustered housing, is not consistent with the continued management of commercial forest land.
- Clustering provisions allowing densities of up to one unit per 2.5 acres should not be allowed. This density in the rural area is too high and out of compliance with the GMA. Clustering can be a valuable tool in the rural area as it allows smaller lots while preserving critical areas, forested land, and open space, however the maximum clustered density should be one dwelling unit per five acres for the reasons set out above.
- Finally, we have great concerns about the overall lack of a range of densities in the rural area. Due to clustering provisions in Kittitas County, the rural area can all be developed at a density of one unit per acre, and sometimes up to one unit per five acres. The GMA calls for a range of rural densities, and Kittitas County needs to ensure that a range of densities exist. The maximum cluster density should also vary by zone so that there is a variety of rural densities as required by the Growth Management Act.

**Lack of Criteria for Land Use Designations**

The Kittitas County comprehensive plan does not have clear provisions outlining what land use designations should apply to what location. It is important to set clear guidelines outlining appropriate zones for comprehensive plan updates and proposed rezones. There has been much controversy over rezones in the past, and a clear set of guidelines will make the decision process much more fair and smooth. We urge you to adopt a set of guideline as part of your comprehensive plan update.

**Sewers in the Rural Area**

Rural Element GPO 8.49 states that lot size should be determined by provision for water and sewer. As discussed above, clear guidelines should be set to determine zoning and consequently lot size. Additionally, sewers and other urban services should not be provided in the rural areas. This policy should be changed to reflect that urban services should not be extended outside urban growth areas. This is discussed further in *Planning for Sustainable Rural Areas*.
Mr. Darryl Piercy  
Kittitas County Community Development Services  
June 1, 2006  
Page 7

Thank you very much for the opportunity to comment on the comprehensive plan update. We appreciate your work on this important issue, and we urge you to include our concerns in the scope for the update. Please include this letter and attachments in the record for the update, and please notify me of any public involvement opportunities and decisions regarding this update. You can send those notices by e-mail to Sydney@futurewise.org or to our above mailing address.

If you require additional information, please contact me at 206-343-0681 or Sydney@futurewise.org.

Thank you for considering our comments.

Sincerely,

Sydney McComas  
Urban Policy Director

Enclosures
June 12, 2006

Kittitas County Board of Commissioners
Perry Huston
David Bowen
Alan Crankovich
205 West 5th Ave, Suite 108
Ellensburg, WA 98926

Dear Mssrs. Huston, Bowen and Crankovich:

I want to thank the Planning Commission and the Board of Commissioners for the opportunity to be a member of the Natural Resource Lands Advisory Committee ("Committee"). The experience was an interesting and informative process working with such a diverse and dedicated group of individuals on the Committee. However, the task to fully review the many natural resource and land use issues facing the County and make recommendations to the Board was extremely difficult. Given the short time frame in which to complete this process, some critical issues were brushed over or not fully scrutinized with the attention they deserve. Though the Committee members all voted for the recommendations, there were a few that voted with great reservation, including myself. Since that vote, I feel that some of the recommendations the Committee decided on do not meet the overall goal and vision of the Committee: to provide landowners flexibility and creative solutions for addressing significant land use issues. Flexible planning tools that promote a property’s economic viability are especially needed by both small and large landowners of lands zoned Commercial Forestry.

As a forest land manager, I have concerns that we are trying to protect forest land without looking at the economic viability of those lands in Kittitas County, especially with the announced closure of the Layman mill and Yakima Resources mill in Yakima. These closures will significantly affect the continuing viability of the forest products industry in Kittitas County. The Committee ignored the issue of continued viability of private timberlands, hoping that commercially zoned forest land will always remain a sustainable industry. Forest land will not remain viable unless the owners are allowed to sell part of their ownership to meet current liabilities. If the people of Kittitas County want to preserve the forested landscapes for multiple use activities, along with timber production, we need to build in flexibility to survive for the future. We need to develop meaningful incentives to ensure that large and small landowners are able to preserve certain portions...
of their holdings by allowing development to occur where appropriate. With alternate income sources available, the majority of these lands can continue in long term forestry use throughout Kittitas County.

As an active member of the Committee, I am committed to continue the work needed to achieve excellent planning and solutions for growth in Kittitas County. The forest landscape ownership in this country is changing. If Kittitas County wants to embrace the future, we need to provide the flexibility and incentives that allows the forest landowner to survive. In order to have a viable long term forest resource industry, we must allow forest landowners to sell some of their property and reserve some property for long term commercial forest land.

In addition to this letter, I have attached for your review specific comments on the recent policies and recommendations attributed to the Committee, now posted at the Kittitas County Planning office and submitted to the County Board of Commissioners and Planning Commission. On behalf of American Forest Resources and other forested land owners, I ask the Planning Commission and the Board of Commissioners to consider these comments, and explore ways to keep the long term viability of the forest and agriculture industry in Kittitas County. If you think it helpful, I would welcome reconvening the Committee to assist the Board and Planning Commission with these issues.

Sincerely

Jeff Jones
General Manager

Cc:  Darryl Piercy, Director of Community Development
     RLAC Committee Members
     John Rudey, CEO, American Forest Resources, LLC
     Tom Ludlow, CFO, American Forest Resources, LLC
June 12, 2006

Below are the specific comments by American Forest Resources, LLC, to the Final 5/18/06 Vision Statement and Policy Recommendations, Final 5/18/06 Comp Plan Update Recommendations, and the Resource Lands Advisory Committee Suggested Changes to the GPOs within the existing Comprehensive Plan. The comments, in bold and underlined, are inserted directly into the text of the document for your convenience.

Final 5/8/06

Resource Lands Advisory Committee (RLAC)
Policy Recommendations

RLAC Vision Statement

Vision Statement

We will continue to manage Kittitas County to ensure long-term environmental and economic sustainability. This means a landscape that supports the full range of human uses, from natural resource management, community development and recreational opportunities, while maintaining the rural setting and quality of life that Kittitas County is known for. The vision will be accomplished by:

1. Creating and implementing management policies and principles based on careful, well thought out planning that provide incentives, assistance and flexibility to landowners.
2. Working in collaboration with knowledgeable and involved parties, industry, the business community and other stakeholders.
3. Recognizing the historical, aesthetic and recreational values while improving the economic base of the County.
4. Providing the opportunities for new businesses, cottage industry and services as well as affordable housing.
5. Promoting open space in strategically identified areas that provide public benefit.
6. Identify, develop and implement economically viable strategies to support agriculture, forest and mineral resource activities.

Policy Issues and Recommendations.

Water for domestic use.
The RLAC recognizes that water availability will be among a handful of issues that will determine how and where growth will occur in Kittitas County. Decisions regarding the areas where growth will be encouraged and directed should include discussion on the availability of adequate water supplies. The RLAC recommends:

A viable and demonstrated water supply shall be required prior to all final plat approvals. No plat shall receive final approval without a connection to an
approved water source or a well in place producing water in sufficient quality and quantity for domestic use.

**Requiring a connection to an approved water source or a well already in place producing water prior to final plat approval is unnecessary and unreasonable. A water availability determination by a water purveyor or significant data that evidences available ground water in sufficient quantity and quality for an exempt well should be adequate for final plat approval.**

**Boundaries of the Comprehensive Plan Land Use Map designations.**
The RLAC does not recommend changing the current boundaries of the land use designations on the Comprehensive Plan Land Use Map with the exception of the following situations:

Where it is determined that the Urban Growth Areas or Urban Growth Nodes should be modified due to change in the population forecast or refinement of urban services information.

The addition of a “Rural Transition Overlay” designation (this will be discussed with further detail later in this report)

The addition of a “Limited Area of More Intense Rural Development” (LAMIRD) designation where deemed appropriate.

Encourage Urban Growth Areas and Rural Transition Overlay designations to areas that minimize conversion of prime agricultural farm land.

The Ellensburg Urban Growth Area south of Interstate 90 should be reconsidered to recognize potential impacts to the Yakima River and flood hazards to development.

**We would add an additional exception: when there is not enough buildable land available for at least twice the needed population, then the urban line or designated urban area will be expanded.**

**Further, the proposed Limited Area of More Intense Rural Development (LAMIRD) designation has no definition, and thus no informational standards to guide the public's review. We ask the designation be defined.**
June 12, 2006

Recognize the need for parity in Land Use designations. Develop incentives for those lands that are contained in the Commercial Agriculture and Commercial Forest designations so that property owners will want to remain in those designations. The RLAC recommends:

The implementation of Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) programs to allow the transfer and purchase of development rights from the Commercial Agriculture and Commercial Forest designations following a TDR, PDR analysis and program development. A provision for this program is identified in the land use element preferred alternative found later in this report.

Require sub area planning in the Teanaway Drainage Basin prior to development other than at one unit per 80 acres. Sub area plan to be developed within two years of the adoption of this plan.

Allow the use of the Cluster Subdivision Code in the Commercial Forest designation. Develop a Forest Practices Ordinance that identifies the process for conversion of land currently in forestry to other uses.

It is simply not reasonable to halt development within these zones until the TDR and PDR programs are developed and approved. Moreover, these programs should be based on similar processes and programs that have worked successfully in other parts of the country.

Similarly, allowing only one unit per 80 acres within the Teanaway Drainage Basin until the subarea plan is developed and approved is unworkable. Existing zoning and the ability to non-comprehensive plan amendment rezones under the Forest and Range 20 should stay and continue to be viable zoning.

Finally, we appreciate allowing the use of the Cluster Subdivision Code in the Commercial Forest designation and see it as the type of creative planning needed by large and small landowners with lands in this designation.

Create consistency between the Land Use map and Zoning map. The RLAC recommends:

The Land Use Map and Zoning Map should be consistent. Rezones should be limited to occur only when a comprehensive plan land use map designation change is approved within the context of the yearly review cycle.

Keep the current ability to rezone a 20 acre zoning down to 5 acre zone without requiring an amendment to the Comprehensive Plan.

Comments Submitted by Jeff Jones, AFR
Density in the Rural land use designation should be based on a public benefit rating system. The RLAC recommends:

Base density in the rural designations should be 1 unit per 20 acres. Densities between 1 unit per 20 acres and 1 unit per 5 acres should be based on a public benefit rating system and determined using the public benefit rating system at the time of parcel creation. Density of 1 unit to 2.5 acre may be obtained through a density transfer from Commercial Agriculture.

This should not eliminate the existing ability to create a 5 acre lot without clustering. Also, a density transfer from Commercial Forest lands should be included.

The overall footprint of development in the rural designations should be minimized to the greatest extent possible. The RLAC recommends:

All parcel creation in the rural designation below a density of 1 unit per 20 acres shall use the public benefit rating system and shall use clustering to maximize the retention of open space and minimize the development footprint.

We disagree. The standard five acre lot should be preserved without undergoing heightened review by the County and any clustering should be encouraged by incentives.

Consider how the county will develop not just within the 20 year planning period but within the next 100 years. The RLAC recommends:

Development and Implementation of a “Rural Transition Overlay Zone” in the Rural designations that will identify areas of the county for growth beyond 20 years. This overlay zone will allow for orderly development for growth beyond the 20 year planning period and will provide a receiving area for development rights from the Commercial Agriculture Zone.

This should include Commercial Forest area. Further, the TDR and PDR programs need to be completed before this zoning designation is put in place.
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Loss of Agricultural land with good soils and irrigation, regardless of land use designation, should be minimized to the greatest extent possible.

The RLAC recommends:

An element of the public benefit rating system should give high recognition to development that maintains agricultural land with good soils and irrigation by clustering development on the least productive of these lands and provides for large (greater than 40 acres) intact acreages suitable for agricultural use.

*We would also add as an element to any "public benefit rating system" a similar recognition when a change of use promotes economic viability for the subject lands.*
Cluster / Transfer of Development Rights Recommendation

General boundaries of the existing Land Use map remain for Commercial Ag and Commercial Forest. Rural boundary remains similar except for the introduction of the Rural Transition Zone. 80 acre density for Commercial Forest, 20 acre density for Commercial Agriculture, a 20 acre base density for Rural and 5 acre base density for Rural Transition.

Any development within the rural zone below one unit per 20 acres requires Cluster Development using the public benefit rating system. Up to one unit per 5 acres with minimum 50% open space. Minimum development size is 20 acres. Density may be increased to allow one unit per 2.5 acres however the acquisition of development rights from the Commercial Agriculture land use designation is required for each unit in excess of one unit per 5 acres.

Development within the rural transition overlay zone is to provide for and accommodate urban levels of development in the 20 to 100 year planning period. Development must be by cluster subdivision, base density of 1 unit per 5 acres at a 100% bonus density. Minimum 25% open space and minimum 50% urban redevelopment area (identified by a pre-plat). Development of the urban redevelopment area requires the acquisition of development rights transferred from the Commercial Agriculture Land Use designation. Mixed use development is allowed for the purpose of supporting future urban levels of development.

The minimum density allowed in the Urban Growth areas is established at 4 units per acre. Additional density may be allowed with the acquisition of development rights from Commercial Ag land use designation.

Due to the consistency of the Land Use Map and the Zoning Map, no rezones would be allowed except in conjunction with a Comprehensive Plan amendment.

We would: (1) add to the above list the acquisition of development rights from Commercial Forest land use designation; (2) preserve existing land use opportunities and expectations, and keep the 3, 5 and 20 acre existing zoning along with the incentive to cluster; and (3) if rezones will be prohibited under the Forest & Range 20 without a comp plan amendment, then the County should allow the land owners a reasonable time period to change to 5 acre zoning if they desire.
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Resource Lands Advisory Committee suggested text changes to the GPOs within the context of the existing Comprehensive Plan

(Portions of pages 23-36 of the Comp Plan)

2.3 LAND USE PLAN

The Land Use Plan shown on the maps in this chapter provides an official guide for the orderly growth of residential, business and industrial areas in the County. The Plan shows the relationship of these and other land uses to each other, to major parks and to existing and proposed arterials. The Comprehensive Plan Map is generalized and not intended do be precise or permanent. It should not, above all, be interpreted as a zoning map.

The following land use designations are used to establish general locations for different types of activities throughout the County.

2.3(A) Urban Land Use

Urban Residential Land Use

This designation contains those lands within urban growth areas and urban growth nodes which appear to be most suitable and likely for future development and city utilities. The areas are, for the most part, highly suited to orderly street systems and land subdivision. Residential densities and housing types are the subject of this Plan and should be based on the expansion of the Ellensburg Comprehensive Plan or other cities' comprehensive plans and zoning ordinances.

GPO 2.92a The future urban residential areas may be both residential and agricultural. Ongoing agriculture should be supported in development regulations.

GPO 2.92b The current use of future urban residential areas may be both residential and agricultural. Meanwhile, ongoing agriculture should be supported as the lands are in transition.

GPO 2.92c Encourage and accommodate future expansion of utilities and roadways for urban densities.

GPO 2.93 Innovations in housing development such as cluster developments, master planned developments, shadow platting and planned unit developments will be encouraged.

We would add Fully Contained Communities (FCC's) and Master Planned Resorts (MPR's) to GPO 2.93.

Comments Submitted by Jeff Jones, AFR
Urban Growth Areas and Urban Growth Nodes

Though the areas included within the urban growth area boundaries are intended to urbanize and become annexed in the proceeding 20 years, these lands will continue to be under County jurisdiction. To ensure both consistency and coordination, the planning for these areas will be done in concert with the respective cities. In addition, interlocal agreements with the individual cities may be necessary to provide the necessary administrative guidance and services to these unincorporated areas.

Two major issues arise in the discussion of urban growth area boundaries. These include phased growth and transitional land uses. Most communities preparing plans for the urban growth area have elected to plan under a phased growth scenario. The overall concept of phased growth indicates that growth will occur in "phases." The first phase usually includes those areas that are already served by public water and/or sewer, and where the second phase of growth will occur in areas where services do not presently exist but are eventually. The inclusion of land within an urban growth area indicates that the land will be developed at an urban density within the next 20 years. Therefore, the existing Agricultural Land Use or Rural Residential Land Use within the urban growth areas will eventually transition from Agricultural Land Use to Urban Residential Land Use which serves the 20-year forecasted population. This transition from Agriculture Land Use to Urban Residential Land Use within the urban growth area will require land uses and densities which allow this change to occur in as efficient a manner as possible.

As portions of the urban growth areas develop, it is assumed that these areas will be annexed to the adjacent city. Intergovernmental agreements will need to be created in order to deal with the allocation of financial burdens that result from the transition of land from county to city jurisdiction. Similarly, agreements will need to be drafted to coordinate planning efforts for the unincorporated areas of the urban growth areas and with facility providers in the urban growth nodes. Kittitas County has offered the opportunity to prepare an interlocal agreement with the cities for the preparation of a draft urban growth area plans. This agreement and the work resulting from it are expected to be completed in the end of 2008. The following are additional issues that must be resolved by the cities and Kittitas County for the preparation and implementation of goals, objectives and policies contained in this comprehensive plan:

*Joint interlocal agreements:

1) Unified or consistent subdivision code;
2) Municipal utility extension agreement for water, sewer and gas;
3) Intergovernmental service agreements for libraries, fire, EMS, parks and recreation;
4) Unified or consistent zoning code with provisions for urban zoning, transitional zoning, and other transitional uses;
5) Density and land use mapping;
6) Airport Facility-flight safety zones, density, land uses, expansion of the airport and services provided for the City of Ellensburg;
7) Extension and acquisition of Rights-of-Way;
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8) Unified or consistent road standards, stormwater standards and level of service; and,
9) Annexation agreements.
10) Shorelines development plan

*This list is not intended to be all inclusive of issues to be addressed through interlocal agreements with the cities but specific issues which may affect the Kittitas County Comprehensive Plan.

The individual cities within Kittitas County are responsible for developing a final urban growth area boundary, future land use plans for the unincorporated portion of their respective urban growth areas, and facility or service needs to accommodate the 20-year population growth. These plans are to be submitted to Kittitas County for consideration and ultimately adoption as a portion of the Kittitas County Comprehensive Plan. RCW 36.70A.110(5) states, "Final urban growth areas shall be adopted at the time of comprehensive plan adoption under this chapter..." and RCW 36.70A.110(6) states, "Each county shall include designations of urban growth areas in its comprehensive plan."

GPO 2.94a A consideration for all future development should be the adaptability of a proposal to urban water, sewer, and road systems.

We would include both public and private to the utilities / infrastructure list in GPO 2.94a.

GPO 2.94b Expansion of the UGA should be encouraged in areas least suited for agriculture and areas not impacted by Critical Areas

GPO 2.94c Development of a subarea plan to investigate expansion north of the City of Ellensburg.

GPO 2.94d Allow for the flexibility of minimum density standards in urban growth areas where Critical Areas are present in order to provide the highest level of protection

GPO 2.95 Within the UGAs and UGNs, in the absence of urban utilities, a system of subdivision and development should be encouraged which would produce a pattern capable of re-division to a higher density at such time when utilities are available.

GPO 2.96 Adopt urban growth node (UGN) and urban growth area (UGA) boundaries to accommodate residential and employment increases projected within the boundaries over the next 20 years.

GPO 2.97 The UGNs and/or UGAs shall be consistent with the following criteria:
   a. Each UGN and/or UGA shall provide sufficient urban land to accommodate future population/employment projections through the designated planning period.
b. Lands included within UGNs and/or UGAs shall either be already characterized by urban growth or adjacent to such lands.

   **We would add FCC’s to GPO 2.97b.**

c. Existing urban land uses and densities should be included within UGNs and/or UGAs.

d. UGNs and/or UGAs shall provide a balance of industrial, commercial, and residential lands.

e. Each UGA shall have the anticipated financial capability to provide infrastructure/services needed in the areas over the planning period under adopted concurrency standards.

f. Protect natural resource and critical areas

g. Encourage the conversion of undeveloped lands into urban densities.

h. Provide for the efficient provision of public services;

i. Promote a variety of residential densities; and,

j. Include sufficient vacant and buildable land for future urban densities.

GPO 2.98  Per RCW 36.70A.06094) forest land and agricultural land located within urban growth areas shall not be designated by a county or a city as forest land or agricultural land of long-term commercial significance under RCW 36.70A.170, unless the city or county has enacted a program authorizing transfer or purchase of development rights.

GPO 2.99  Reserved

**Commercial Land Use**

The present and long established land use pattern in Kittitas County is the basis for planning future business development. That pattern finds most business located in established communities and/or business districts.

GPO 2.100  Kittitas County will act to preserve the viability and integrity of existing business districts within the incorporated and unincorporated county.

GPO 2.101  Most comparison shopping (general merchandise, clothing, appliance, auto, sporting goods) should be located in or near existing business districts.

GPO 2.102  Neighborhood "convenience" business outside urban areas serving rural districts or demonstrated motorist needs should be encouraged in appropriate areas.

GPO 2.103  Home occupations which result in accumulations of vehicles, appliances, or other materials should be regulated, licensed and required to provide sight screening from adjacent properties and roadways.

GPO 2.104  Highways and roads should not be developed with new commercial sites without compelling reasons and supporting economic data. Expansion and full development of existing business districts is encouraged.
GPO 2.105  I-90 exits shall not be considered as new business sites unless an Interchange Zone Classification is developed.

GPO 2.106  Kittitas County recognizes home occupations and cottage industries as valuable additions to the economic health of the community. In addition, where distances from other employment warrants, limited-dispersed rural business activities (LD-RBAs) of low impact and with necessary infrastructure will be encouraged on a case by case basis as long as these sustain or are compatible with the rural character of their area in which they locate.

GPO 2.107  Limited-dispersal rural business activities (LD-RBAs), not necessarily resource-based, including but not limited to information, legal, office and health services, arts and crafts, clothing, small manufacture and repair may be located as an overlay zone in all rural and resource lands in the county as long as they are compatible with the rural character of the area in which they locate.

GPO 2.107A  Designate sufficient available land for specialized commercial uses that are by their nature compatible with residential, agricultural, recreational, and other general land use types.

GPO 2.107B  Promote large scale commercial development within the UGAs and UGNs by encouraging infrastructure improvements and new business recruitment.

GPO 2.107C  Promote small scale commercial development outside of UGAs and UGNs when compatible with adjacent land uses.

GPO 2.107D  Encourage an adequate inventory of developable property to accommodate the siting of new, and the expansion of existing, commercial uses.

GPO 2.107E  Identify areas where mixed commercial and industrial uses can be sited if compatibility is evident.

*Industrial Land use*

It is the objective of this plan and the policy of the County to improve conditions, insofar as possible, to attract industry.

GPO 2.108  Location of Industrial Land. There should be sufficient industrial land in the county located in areas convenient to utilities, fire protection and to major transportation facilities (air, rail, freeway). Industrial developments may be permitted beyond urban growth areas.

GPO 2.109  Compatibility. Industry located adjacent to residential areas or along scenic routes should be situated so as to minimize impacts on those areas and should provide screening and other measures to achieve compatibility.
GPO 2.109A Designate sufficient available land for specialized industrial uses that are by their nature compatible with residential, agricultural, recreational, and other general land use types.

GPO 2.109B Promote industrial development within the UGAs and UGNs by encouraging infrastructure improvements and new business recruitment.

GPO 2.109C Encourage an adequate inventory of developable property to accommodate the siting of new, and the expansion of existing industrial uses.

GPO 2.109D Identify areas where mixed commercial and industrial uses can be sited if compatibility is evident.

2.3(B) Public Lands

Yakima Training Center

This designation contains those lands within the boundaries of the Yakima Training Center, an area acquired by the Federal Government for military personnel training. The Yakima Training Center has been assigned a unique land use category due to the inaccessibility of the lands by the public and inability to access these lands for range purposes. Under the 1994 Comprehensive Plan, this area was designated as Range Land Use, however, as such use is not permitted by federal authorities (unlike U.S. Forest Service lands in Kittitas County), the Yakima Training Center has been removed from the Range Land Use designation. There are no goals or policies related to the management or development of these lands.

The Department of Defense maintains a Cultural Natural Resources Committee of public officials and private organizations representatives who suggest goals and policies for management of the Yakima Training Center. Kittitas County recognizes this committee and he goal and policy statements that result from it. In the event any portion of the Yakima Training Center was to revert to another ownership, the County reserves the right to establish land use planning goals, policies and designations prior to such transfer being effective.

Other Public Lands

Approximately fifty-nine percent (59%) of Kittitas County is managed by State and Federal Agencies. In addition to those lands owned by the U.S. Department of Defense, there are also lands managed by the U.S. Forest Service, U.S. Bureau of Land Management, W.S. Department of Natural Resources, W.S. Department of Fish and Wildlife, etc.

GPO 2.109E Kittitas County shall notify all state and federal agencies or other governmental entities that the county has developed land use regulations. Any planning
activities by any other agency or governmental entity within Kittitas County shall be preceded by notification to the Board of County Commissioners. Other plans shall, unless specifically prohibited by statute, conform to and be consistent with Kittitas County planning ordinances, procedures and policies.

GPO 2.109F It is the policy of Kittitas County to recognize the water rights of citizens and entities within its borders as determined in the Yakima basin general adjudication and not to impair or adversely affect the water rights of its citizens by any action of county government.

GPO 2.109G Kittitas County will consider creating a wildfire protection policy tied to land use zoning that will protect both the private landowner and public lands from wildfire. When the use of forested lands is changed, the party doing the changing is responsible for providing a fire resistant buffer around the property.

GPO 2.109H Kittitas County will to the extent possible create a policy to preserve the grandfathered rights of private landowners to build roads on public lands under statute RS 2477.

GPO 2.109I Kittitas County will consider establishing a board to coordinate with the federal and state fish and wildlife agencies to provide local input into decisions about wildlife introduced into the area.

GPO 2.109J All agencies and jurisdictions shall recognize the area’s traditions, customs, cultures and economy.

GPO 2.109K Kittitas County recognizes that local tax burden on private lands is increased when private land is changed to public ownership. Such changes should be discouraged.

2.3(C) Resource Lands

Commercial Agriculture Land Use

The purpose and intent of this designation is to comply with the requirements of the Growth Management Act [RCW 36.70A.060]. The county has considered the Minimum Guidelines [WAC 365-190] in the classification, designation and conservation of commercial agricultural lands in Kittitas County. It is the county’s intent to meet these requirements by establishing a Commercial Agricultural designation. Based on the review criteria established by Kittitas County, land located in the Commercial Agricultural Zone [CAZ] has been formally designated as Agricultural Lands of Long-term Commercial Significance.

Agricultural lands of long-term commercial significance have been identified by considering the following criteria:
The current zoning and parcel sizes of the area.
The availability of an adequate and dependable water supply.
The soil types (prime, unique, local, and statewide) of the area.
The criteria contained under WAC 365-190-050.

Upon review of these considerations, Kittitas County determined that there were two different categories of land appropriate for designation: irrigated crop lands and non-irrigated grazing lands. Irrigated croplands identified for designation were lands located within the Agricultural 20 zone, within an irrigation district, consisting primarily of prime or unique soils, and complied with the other criteria under the GMA. Non-irrigated grazing lands were lands that lacked adequate water for crop growing purposes, but have a capacity for and historic use for grazing, and are lands that are predominately a section of land in size with contiguous blocks of ownership of those lots.

Kittitas County was able to identify large, contiguous areas containing parcels which met the review criteria. Kittitas County then reviewed the areas, which were consistent with the review criteria, taking into consideration topography and natural designation boundaries. The lands designated as agricultural lands of long-term commercial significance depict the final review of all the factors considered for designation.

GPO 2.110 Support laws and regulations which enhance agriculture
GPO 2.111 Continue and expand support for right-to-farm ordinances.

GPO 2.112 Distribute and utilize the “Code of the West” handout and require signature of having read it for any permits issued to non-farmers in agricultural areas.

GPO 2.113 Support efforts to see that productive lands receive an adequate water supply.

GPO 2.114a Identify and implement a feasible look at solutions to the problems of needing to sell house lots without selling farm ground.

GPO 2.114b Economically productive farming should be promoted and protected. Commercial agricultural lands includes those lands that have the high probability of an adequate and dependable water supply, are economically productive, and meet the definition of “Prime Farmland” as defined under 7 CFR Chapter VI Part 657.5.

For the purpose of this chapter, “Adequate and dependable water supply” means enough water as outlined in those engineering reports available on most commercial farmlands in the Kittitas Valley, from Adjudication records (i.e. Aquavella et al) that detail the water duty necessary for each parcel to remain viable as commercial agricultural lands.

For the purpose of this chapter, “Economically productive” means the ability to provide and continue to provide sufficient return on investment to allow present and future
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farmers to continue using the designated commercial agricultural land. This would include but not be limited to being economically realistic as Ag lands with respect to land value, property taxes, market conditions, water costs and other economic factors.

GPO 2.115  Reserved

GPO 2.116  Support an information campaign to educate our non-farm populace on agricultural activities.

GPO 2.117  Encourage non-farmers in agricultural areas to meet farm performance standards.

GPO 2.118  Encourage development projects whose outcome will be the significant conservation of farmlands.

See proposed new GPO 2.142 below.

GPO 2.119  Identify and designate agriculture transportation corridors that facilitate farm use.

GPO 2.120  Set road standards in agricultural areas which discourage non-farm use and do not present problems to agricultural users.

GPO 2.121  Cooperate in sound voluntary farm conservation or preservation plans (i.e., be recipients and overseers for conservation easements and/or assist with transferable development rights programs).

See proposed new GPO 2.143 below.

GPO 2.122  Look into additional tax incentives to retain productive agricultural lands.

GPO 2.123  Value agricultural lands for tax purposes at their current agricultural land use.

GPO 2.124  The Resource Land Advisory Committee shall review and make recommendations to the Board of County Commissioners on at least an annual basis over the coming 20 years on:

a. the status of agriculture and forestry in Kittitas County,

b. county agriculture and forestry policies and regulations,

c. local agriculture marketing and economic planning, and

d. review and make recommendations regarding zoning and development regulations.

GPO 2.125  If any lands are reclassified out of the Commercial Agricultural designation, then the land reverts to the Agricultural designation.

Comments Submitted by Jeff Jones, AFR
GPO 2.125 is not clear, and we are therefore not sure of its meaning. We recommend clarifying this GPO.

Incentives for Commercial Agriculture Land Use

It is the policy of Kittitas County to encourage and support agricultural uses of lands within the Commercial Agricultural designation. The county will continue to explore additional incentives for conserving both rural and resource lands. These incentives may be developed through the Kittitas County Comprehensive Plan and subsequent implementation mechanisms.

GPO 2.126 Where appropriate, Kittitas County will exert its influence to help provide the delivery of water to all lands within the county whether the deliveries are through Bureau of Reclamation, Districts, or private facilities.

GPO 2.127a Irrigation delivery facilities shall be managed and maintained by adjacent landowners to facilitate the unimpeded delivery of waters to agricultural lands in Kittitas County. No existing contractual agreement pursuant to any water system shall be impaired by this ordinance. Kittitas County shall ensure the unimpeded delivery of irrigation waters to agriculture lands.

GPO 2.127b Encourage all new development to incorporate drought tolerant or native vegetation as a major component of their landscaping plan (i.e. xeriscaping)

GPO 2.128 To the extent possible the Board of County Commissioners shall promote processing facilities for the products produced upon those lands designated as Commercial Agricultural under this Chapter.

GPO 2.129 In determining the current use value of open space land, the County Assessor shall consider only the use to which such property and improvements is currently applied and shall not consider potential uses of such property. In determining the current use value of farm and agricultural land the County Assessor shall consider the earning or productive capacity of comparable lands from crops grown most typically in the area averaged over not less than five years.

Commercial Forest Land Use

Commercial forestland claims approximately half of the Kittitas county land area. A checkerboard pattern of land ownerships characterizes the County forests separating private and public sectors. Public ownership accounts for approximately sixty percent of forestland in Kittitas County.

Forestlands represent an important portion of the County economic base providing employment and income in resource management, harvesting, fishing, hunting and recreation. The purpose of this section and classification is to focus on the importance of
sustaining forest productivity and associated forest values including watershed, wildlife, mining and recreation.

This designation is applied to those lands which have long-term significance for the commercial production of timber. The designation recognizes that some other land uses and activities which do not conflict with long-term forest management are necessary and/or appropriate on commercial forest lands. Commercial forest lands should be identified by: parcel size; current lands use; tax status as classified forest land, designated forest lands, or forest open space; the availability of public services and facilities; land uses and long-term commercial significance; history of land use permits issued nearby; feasibility of alternative uses; long-term economic and technological conditions which affect the ability to manage forest lands for long-term commercial production; and soil productivity, geology, topography and other physical characteristics conducive to growing merchantable crops.

The intent of this plan, therefore, is to declare top priority for sustained natural resource productivity and related activities. Land use activities which are not compatible with resource management should be discouraged within this land category.

We agree that land use activities which are not compatible with resource management should be discouraged within this land category unless they are part of clustering plan, a master plan development, FCC or MPR as a multiple land use strategy.

The following policies will guide the county in land use decisions affecting the private sector:

GPO 2.130 Kittitas County will promote and encourage forest lands where the principal and preferred land use is commercial resource management.

GPO 2.131 Commercial forestland should be identified and designated based on operational factors; growing capacity; site productivity and soil composition; surrounding land use; parcel size; economic viability; and the absence of urban public services.

GPO 2.132 The primary land use activities in commercial forest areas are commercial forest management, forest recreation, agriculture, mineral extraction, sand and gravel operations and those uses that maintain and/or enhance the long-term management of designated commercial forest lands.

GPO 2.134 To encourage multiple use concepts of forest management of the greatest lasting benefit to present and future generations.

We would include FCC and MPR as the part of these multiple use concepts in GPO 2.134.
GPO 2.135 Resource activities performed in accordance with county, state and federal laws should not be subject to legal actions as public nuisances.

GPO 2.136 To support and encourage the maintenance of commercial forest lands in timber and current use property tax classifications consistent with RCW 84.28, 84.33 and 84.34.

GPO 2.137 Kittitas County shall recognize Engrossed Substitute House Bill (ESHB) 2091 also known as the Forest and Fish Law.

GPO 2.138 Land use activities within or adjacent to commercial forest land should be sited and designed to minimize conflicts with forest management and other activities on commercial forest lands.

GPO 2.139 Use clustering residential developments on adjacent non-commercial forest lands. The open space in clustered development should buffer adjacent forest land from development.

We would also include forest land that is no longer economical to GPO 2.139.

GPO 2.140 Special development standards for access, lot size and configuration, fire protection, forest protection, water supply, and dwelling unit location should be adopted for development within or adjacent to commercial forest lands.

GPO 2.140 is unclear. Who will develop the standards, what is the timeframe, and what will be the substantive elements of the standards?

GPO 2.141 It is the policy of the county to encourage the continuation of commercial forest management by:
   a. supporting land trades that result in consolidated forest ownerships provided that the best interests of the public are served; and,
   b. working with forest managers to identify and develop other incentives for continued forestry (Ord. 93-42).

GPO 2.142 Encourage development projects whose outcome will be the significant conservation of forest lands. [We would add this new GPO, reflecting a similar policy as GPO 2.118]

GPO 2.143 Cooperate in sound voluntary forest land conservation or preservation plans (i.e., be recipients and overseers for conservation easements and/or assist with transferable development rights programs). [We would add this new GPO 2.143, reflecting a similar policy as GPO 2.121]

GPO 2.144 Reserved
Commercial Mineral Resource Lands

The State Growth Management Act (Section 17) states that "...each county...shall designate where appropriate... mineral resource lands that are not already characterized by urban growth and that have long-term significance for extraction of minerals." The Act defines minerals as sand, gravel and valuable metallic substances. Section 6 of the Act states that each county shall adopt development regulations to assure the conservation of mineral resource lands.

Kittitas County approved Resolution No.95-37 in April 1995, a declaration regarding GMA interim classification and designation for natural resource mineral lands of long-term commercial significance. The resolution meets the requirements of the Growth Management Act. The resolution declares that Kittitas County recognizes mineral resources as a property right and the utilization of new and finished mineral products as an important factor in the social and economic stability of the County. In addition, the County recognizes that mineral resource lands provide economic and social foundations, historical, present and future for the growth and development of the County.

The resolution defines minerals to include "metallic and non-metallic minerals of commercial value such as sand, gravel, coal, oil, natural gas, gold, silver gem stones, clay, building stone, etc." Based on a public hearing process, the County has outlined nine designation criteria for the classification of Mineral Resource Lands of long-term commercial significance. These include the following:

1. Physical properties of the resource, including a quality and type;
2. Depth of resource;
3. Depth of overburden;
4. Accessibility and proximity to the point of use or market;
5. Physical and topographical characteristics of the mineral resource site;
6. Life of resource;
7. Availability of public roads;
8. General land use patterns in the area; and
9. Surrounding parcel sizes and surrounding uses.

Areas meeting the criteria for Mineral Lands of Long-Term Commercial Significance and classified as such, including future discoveries, are designated on the final Comprehensive Plan map and included in the final Comprehensive Plan. The map shows the location of Mineral Lands of Long-Term Significance and will be updated and amended as new mining sites, meeting the designation criteria, are approved.

GPO 2.143 When the County reviews proposed new land uses that have the potential to conflict with commercial mining activities, such as residential subdivisions, consideration of both surface and mineral rights ownership should be included in the review.
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GPO 2.144  New conflicting uses, such as residential and commercial uses, may be required by the County to locate, site, and/or be screened away from designated commercial mining activities.

Maps

The Kittitas County Comprehensive Plan Land Use Maps are included in the Kittitas County GIS data and are maintained by the Kittitas County Planning Department.