COMPREHENSIVE PLAN AMENDMENT DOCKETING FORM

I. CHECK THE APPROPRIATE BOXES

COMP PLAN MAP ☐ COMP PLAN TEXT ☑

NOTICE: If the amendment you are applying for is within an URBAN GROWTH AREA or you are proposing a UGA expansion of the Ellensburg, Cle Elum, or Roslyn UGA you are required to docket your item with that City as well. You must contact the appropriate City for filing deadlines, fees, application, and costs.

II. GENERAL INFORMATION

A. APPLICANT’S NAME: Terra Design Group, Inc
   MAILING ADDRESS: PO Box 686 Cle Elum, WA 98922

   E-MAIL ADDRESS: 
   BUSINESS PHONE: 509-857-2044 HOME PHONE: 

B. AGENT’S NAME: 
   MAILING ADDRESS: 

   E-MAIL ADDRESS: 
   BUSINESS PHONE: 

C. LIST OF 300 FOOT ADJOINERS – PLEASE ATTACH.
   (Required on all applications for notification purposes)

III. FOR MAP AMENDMENTS

A. TAX PARCEL NUMBER(S): 
   ACREAGE: 
   SITE ADDRESS: 
   OWNER(S): 
   MAILING ADDRESS: 

   HOME PHONE: 

   (Additional sheets may be attached if more then one parcel is involved)

B. EXISTING COMPREHENSIVE PLAN DESIGNATION: 

C. EXISTING ZONING:
D. PROPOSED COMPREHENSIVE PLAN DESIGNATION:

E. PROPOSED ZONING DESIGNATION *:

F. THE PRESENT USE OF THE PROPERTY IS:

G. SURROUNDING LAND USE:

H. SERVICES

Please provide the following information regarding the availability of services.

The site is currently served by sewer _____; septic _____ (check one)
Sewer purveyor (if on public sewer system): ____________________________

The site is currently served by a public water system _____; well _____
Water purveyor (if on public water system): ____________________________

The site is located on a public road _____ private road _____ (check one)
Name of road: ____________________________
Fire District #: ____________________________

IV. FOR TEXT AMENDMENTS

Identify the sections of the Comprehensive Plan and Zoning Ordinance that you are proposing to change and provide the proposed wording (attach additional pages if necessary)

Create a new section titled Fully Contained Communities establishing criteria meeting the requirements and intent of the Growth Management Act.

V. FOR ALL AMENDMENTS

A. Why is the amendment needed and being proposed?

There are numerous references regarding the concepts of Fully Contained Communities within the existing Comprehensive Plan.

This proposal established criteria that is consistent with and required by GMA, thus supporting existing language within the comprehensive plan. See attachment.
B. How does the proposed amendment consistent with the County-Wide Planning Policies for Kittitas County?
   It is consistent with all County-Wide Planning Policies. FCC's are required to contained Economic Development and Employment, Address the environment, housing for all incomes (affordable housing), allow for siting of public facilities, require transportation planning, creates a contiguous and orderly development pattern and is within a urban growth node. See Attachment

C. How is the proposed amendment consistent with the Kittitas County Comprehensive Plan?
   It is consistent with the comprehensive plan and existing gpo's such as 2.93, 5.110A, 5.110B, 6.31, 6.32, 8.2B, 8.8. This proposal will establish specific criteria as required by RCW 36.70A.350, thus further supporting the existing gpo's and the Comprehensive Plan. See attachment.

D. How have conditions changed that warrant a comprehensive plan amendment?
   The changes that have occurred is the implementation of existing language in the comp plan to include Fully Contained Communities. It is appropriate to create criteria to support the Fully Contained Communities concept which also creates consistency with growth management act.

VI. SUPPORTING INFORMATION (ATTACH THE FOLLOWING)

A. SITE PLAN OF THE PROPERTY WITH THE FOLLOWING FEATURES: buildings; points of access, ABUTTING roads, and parking areas; septic tank and drainfield and replacement area.

B. Application is hereby made for A COMPREHENSIVE PLAN AMENDMENT to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

[Signature]
Signature of Authorized Agent

[Date]
6-27-07

[Signature]
Signature of Land Owner of Record (required for application submittal)

[Date]

* Rezone requests require separate Request to Rezone application and fee.
Fully Contained Communities

- Allow fully contained communities outside initially designated urban growth areas as described by the Growth Management Act. Reserve a portion of the 20 year growth projection for allocation to one or more new fully contained communities. Review and consider redistributing this reserved allocation if an FCC is not proposed within 5 years of initial adoption of the Comprehensive Plan.

- Designate fully contained communities on the Land Use Map, using the process applicable to Comprehensive Plan amendments. Designation may occur concurrent with review and approval of a master plan and development agreement by the Kittitas County Board of County Commissioners.

- Criteria for location and approval of fully contained communities include but are not limited to the following:

  A. New infrastructure is provided for and financed using appropriate funding tools;
  B. Project planning incorporates transportation planning;
  C. Buffer areas provided to protect adjacent development;
  D. A mix of uses is provided to offer jobs, housing and services to residents of the fully contained community;
  E. Affordable housing is provided for a mix of income levels;
  F. The environment is protected through appropriate mitigation measures;
  G. Development regulations ensure that urban growth will not occur in adjacent non-urban areas;
  H. Identify open space and greenbelts within FCC that will help to define and separate elements of the community;
  I. Consideration of possible impacts on designated resource lands
  J. Critical areas are protected consistent with adopted County regulations.

- Adopt development regulations for reviewing and deciding upon proposed fully contained communities to ensure the criteria and standards in the Growth Management Act are met.
Adopted July 26, 1996 through Resolution 96-118
Amended December 30, 1997 through Ordinance 97-20
Amended September 15, 1998 through Ordinance 98-20
Amended December 28, 1999 through Ordinance 99-16

KITTITAS COUNTY
COUNTYWIDE PLANNING POLICIES
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PREAMBLE
TO
THE COUNTY-WIDE PLANNING POLICIES
(RESOLUTION 94-153)

These Planning Policies are to be used solely to establish a framework from which the comprehensive plans of the County and Cities within the county are developed and adopted, pursuant to RCW Ch. 36.70A, The Growth Management Act.

These policies are adopted to ensure consistency and coordination among the comprehensive plans of the County and the Cities.

Nothing in these policies shall be construed to alter the land use powers of the Cities or County.

The statement which follows expresses a general vision of the future of our county, toward which this framework and these policies aim.

VISION STATEMENT

The people of Kittitas County value and want to protect and enhance their quality of life. This quality of life includes the need to: protect the visual and physical environment; foster economic opportunity, diversity, and security; support a wide range of natural resource-based industries; ensure access to recreational opportunities; promote educational excellence; and provide for affordable housing and accessible transportation. Planning for growth and change must be based on maintaining and enhancing this quality of life and the character of the county.

Actualizing this vision requires a collaborative effort among public officials from all jurisdictions. A partnership between citizens and these public officials is also essential for an effective planning process. Recognizing that ultimate decision making responsibility lies with elected officials, active citizen involvement through a variety of venues must be encouraged and valued.

Individual initiative, private property rights, and freedom from burdensome regulations are greatly valued by the people of Kittitas County. Sometimes the cumulative effects of individuals’ activities may conflict with community values. Therefore, growth must be based on reconciling the rights of the individual and the needs of the community of which each individual is a part. The entire community must be willing to share the burden and the responsibility of achieving mutually identified planning goals.
INVENTORY OF ISSUES

Urban Growth Areas

- Designation Criteria
- Joint Review of Development Proposals
- Consistent Development Regulations
- Municipal Service Extensions
- Unincorporated Urban Growth Nodes
- Comprehensive Planning Requirements in UGAs
- Annexation Procedures
- Major Commercial and Industrial Development
- Conflict Resolution
- Urban Service Areas
- Implementation

Economic Development and Employment

- Overall Economic Development Plan
- County-wide Economic Vitality
- Financing for Public Facilities
- Economic Development Strategies

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- Housing Types
- Manufactured Housing
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- General Transportation Planning
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Amended through Ord. 98-20
Concurrency

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Subdivisions and Development
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Development Standards
Local Improvement Districts

Analysis of Fiscal Impacts

Implementation
Financing and Planning of Capital Facilities
Development Impact Fees
Coordinated Development
**URBAN GROWTH AREAS**

1. Issues

1. Designation Criteria.

Policy A: The County, in cooperation with the Cities, will designate Urban Growth Areas (UGAs). The designation of UGAs beyond the existing limits of incorporation will be based on a demonstration by the cities that municipal utilities and public services either already exist, or are planned for and can be effectively and economically provided by either public or private sources.

Policy B: UGAs will be determined by projections of population growth in both rural and urban areas of the County. These projections shall be reached through negotiation at the Kittitas County Conference of Governments (KCCOG), taking into account current growth rates and the Office of Financial Management (OFM) projections. The subdivision, rezone, capital improvements, and governmental service decisions of all County governmental jurisdictions should be directed by their projected share of growth and should be in proportion to that projected share of growth. (See Attachment #1.) These projections will be reviewed on an annual basis on or about July 1 each year. (See Attachment #3.)


Policy A: Development proposals and public projects within the UGAs shall be jointly reviewed by the County and the City.

Policy B: The County should consider the use of joint lead agency status with the City, through the SEPA process to ensure coordination of activities.

Policy C: Final development approval will continue to reside with the County for areas outside of City limits.

3. Consistent Development Regulations.

Policy A: Consistent development regulations and development standards should be adopted for areas within UGAs.

Policy B: Consistent development regulations and development standards should be evolved through the comprehensive planning process and addressed on a city-by-city basis.

Policy C: Development standards shall address such improvements as street alignment and grade, public road access, right-of-way, street improvements, sanitary sewer, storm water improvements, power, communications, utilities, park and recreation.
facilities, and school facilities.


Policy A: City services should be provided only within and not beyond UGAs. Such services include central sewage collection and treatment, public water systems, urban street infrastructure, and stormwater collection facilities. City services may be extended beyond UGAs to serve a master planned resort approved pursuant to the Kittitas County Comprehensive Plan MPR Policies and RCW 36.70A.360.

Policy B: Cities may provide water service beyond a designated UGA if the service areas is required by agreement through a Coordinated Water Supply Plan; provided, however, nothing in this section shall preclude the authorization of master planned resorts by the County pursuant to RCW 36.70A.360 and the County’s Comprehensive Plan MPR policies.

Policy C: The availability of the full range of urban government services will be subject to the annexation policy of the adjacent municipality. The time of utility extensions into the UGA shall be consistent with the adopted comprehensive plan and capital facilities plan of the utility purveyor.

5. Unincorporated “Urban Growth Nodes.”

Policy A: Urban growth nodes (UGNs) shall be limited to Thorp, Easton, Vantage, Ronald, and Snoqualmie Pass. These communities exhibit urban characteristics such as established residential, commercial, and industrial settlements. Each UGN is mapped per Attachment #2.

Policy B: All growth in the county shall be accomplished in a manner that minimizes impacts on agricultural land, forestry, mineral resources, and critical areas.

6. Comprehensive Planning Responsibilities in UGAs.

Policy A: Comprehensive Growth Management planning within the UGA shall be accomplished on a joint basis between the City and the County. Primary planning responsibility should be vested with the City by virtue of the UGA designation.

Policy B: All planning efforts by the Cities within the UGAs shall utilize a high degree of involvement and participation from unincorporated county residents, which shall be demonstrated to the satisfaction of the County. The City and County may want to consider joint planning committees.


Policy A: Amendments or changes to the UGA designation may only be proposed once a
year and must be reviewed by the KCCOG every five years. Amendments may only be proposed by a City or the County. *(See Attachment #3.)*

Policy B: Amendments to the UGA shall be mutually agreed upon between the City and the County. The KCCOG may review and make recommendations regarding the amendment as deemed appropriate. *(See Attachment #3.)*

Policy C: An amendment to a UGA shall only be approved once the City or County has demonstrated that the UGA designation criteria (issue #1) has been met. *(See Attachment #3.)*

8. Major Commercial and Industrial Development.

Policy A: Commercial developments including retail, wholesale or service related activities having a gross floor area of 4,000 square feet or more, with associated parking facilities, shall be located only within UGAs or UGNs. When commercial facilities are developed in conjunction with an approved Master Planned Resort, those portions of hotel/motel, short-term visitor accommodations, residential uses, conference and meeting rooms, and eating and drinking, and active recreation service facilities which are not devoted to retail sales shall not be subject to the 4,000 square foot limitation. All other retail, wholesale, or service related facilities included in the Master Planned Resort shall be subject to the 4,000 maximum square foot size.

Policy B: New industrial development which is not resource-based shall be located only within UGAs, UGNs, or industrial zoned land, if urban services and zoning permits are required. Temporary industrial uses may be allowed within master planned resorts approved by the County pursuant to RCW 36.70A.360 and the County Comprehensive Plan MPR policies; provided, however, that any such use shall be limited to master planned resort construction, development, maintenance, and operational purposes and shall be subject to annual review and approval by the County. Nothing in this section shall prohibit master planned resorts approved by the County from continuously maintaining on-site industrial uses which are limited to meeting the on-going maintenance and operational needs of such resorts.

Policy C: Industrial developments which are solely resource based may be permitted beyond UGAs; provided, however, that nothing in this section shall preclude the authorization of master planned resorts by the County pursuant to RCW 36.70A.360 and the County’s Comprehensive Plan MPR Policies.

Policy A: The role of the KCCOG will be explored in matters of conflict resolution regarding interpretations and issues of clarification related to this document. (See Attachment #3.)

Policy B: Amendments to the KCCOG bylaws and/or formal agreements would be necessary to fully designate the KCCOG as a recognized mediation and arbitration participant. (See Attachment #3.)

10. Urban Service Areas.

Policy A: All jurisdictions of Kittitas County will jointly work to identify and address service areas and their impacts.

11. Implementation.

Policy A: Implementing measures may include interlocal agreements, contracts, memorandums of understanding and joint ordinances or a combination thereof.

ECONOMIC DEVELOPMENT AND EMPLOYMENT

I. Issues


Policy A: The jurisdictions in Kittitas County will cooperate with the Kittitas-Yakima Resource Conservation and Economic Development District in preparing an annual “Overall Economic Development Plan.” Other appropriate agencies, businesses, and individuals will be involved in the process.

2. County-wide Economic Vitality.

Policy A: Economic vitality and job development will be encouraged in all the jurisdictions consistent with all community growth policies developed in accordance with the Growth Management Act.

3. Financing for Public Facilities.

Policy A: Planning and financing for public facilities to serve potential business and industries except natural resource based should be limited to urban growth areas or urban growth nodes.


Policy A: Economic development activities will be implemented in a manner which

Amended through Ord. 98-20
supports our quality of life and growth management strategy. This can be achieved by the following:

1. Recognizing that education and training which produce a skilled work force are essential to the county's economic vitality.
2. Basing the level of economic development activity on our ability to manage the resulting growth.
3. Requiring non-resource based economic development activities to locate within designated UGAs, UGNs, or incorporated cities.
4. Requiring economic development proposals to show how increased services and infrastructure support will be provided.
5. Undertaking countywide and regional efforts to coordinate economic development activities.
6. Ensuring that the economic development element of local comprehensive plans and countywide and regional growth management plans are compatible.

ENVIRONMENT

I. Issues

1. Environmental Concerns.

Policy A: Kittitas County recognizes that a healthy economy which provides employment opportunities for diverse segments of the community are important to the quality of life in the area. The quality of life shall be protected by balancing environmental concerns with economic development. All jurisdictions shall protect critical areas through comprehensive plans and policies and develop regulations that are consistent with the adopted Critical Areas Ordinance.

Policy B: Groundwater should be identified and protected, including appropriate protection of aquifer recharge areas. Supplies of potable domestic water, irrigation water, and firefighting water should be ensured in the rural, suburban, and urban areas.

Policy C: Water rights are those rights defined in state law, including RCW 90.03.010 and 90.44.035, as well as those rights subject to adjudication and determined pursuant to the water basin adjudication generally described as State of Washington v. Acquavella. Nothing in this policy document is meant to intended to interfere with that process, and there is no intent to make claims on water rights by this policy document.

AFFORDABLE HOUSING

Amended through Ord. 98-20
I. Issues

1. Housing Types.

Policy A: A wide range of housing development types and densities within the county will be encouraged and promoted. This will include multiple-family and special needs housing to provide affordable housing choices for all.

2. Manufactured Housing.

Policy A: Within UGAs, manufactured housing meeting the standards of the Manufactured Housing Code, not the Uniform Building Code, should be developed in the form of planned manufactured home parks or subdivisions. The county and the cities should provide location criteria and appropriately zoned lands.

3. Multi-family and Special Housing.

Policy A: The inclusion of all types of housing for individuals with special needs should be encouraged by all jurisdictions.

Policy B: Multi-family housing that meets the needs of all income levels should be encouraged by all jurisdictions.

4. Economic Development.

Policy A: The need for affordable housing will be part of the economic development strategy.

Policy B: Jurisdictions are encouraged to consider innovative economic techniques and strategies for providing affordable housing.

**SITING OF ESSENTIAL PUBLIC FACILITIES**

I. Issues

1. Identification of Essential Public Facilities.

Policy A: The comprehensive planning process in each jurisdiction shall identify land for essential public facilities of city, countywide, or statewide significance, such as human service facilities, educational or solid waste handling facilities, transportation facilities, correctional facilities and in-patient care facilities.

2. Siting Requirements.
Policy A: Siting requirements for County facilities within UGAs shall be jointly and cooperatively established with the municipalities.

Policy B: Essential public facilities will not be located in Resource Lands or Critical Areas unless no feasible alternative site location exists, such as in the case of utility transmission facilities.

Policy C: Essential public facilities whose nature require that they be sited outside cities, urban growth nodes, or UGAs must be self-supporting and must not require the extension, construction, or maintenance of municipal services and facilities. Criteria shall be established that address the provision of services when siting an essential public facility. Essential public facilities should not be located outside cities, nodes, or urban growth areas unless the nature of their operations needs or dictates that they be sited in the rural area of the County.

Policy D: Essential public facilities shall be sited in places that enhance the region's development strategy and that encourage their efficient use by the public.

3. Regional Planning of Essential Public Facilities.

Policy A: The Cities and the County shall develop a cooperative and structured process through KCCOG, which includes public involvement at an early stage, to consider siting of public facilities of a city, countywide, and statewide nature, such as solid waste disposal, correctional, transportation, education and human service facilities. (See Attachment #3.)

Policy B: The comprehensive plans of all jurisdictions shall demonstrate how lands useful for public purposes are coordinated with adjacent jurisdictions and the County.


Policy A: All jurisdictions shall identify essential public facilities including but not limited to:

1. Utility corridors, sewer, water, power and communication facilities;
2. All transportation facilities;
3. Landfills, solid waste handling, and disposal facilities;
4. Sewage treatment facilities;
5. Recreational facilities
6. Schools;
7. Municipal facilities (city halls, fire stations, police stations, libraries, and post offices);
8. Parks,
9. State and local correctional facilities;
10. In-patient facilities.
Policy B: All jurisdictions shall establish a countywide process for siting essential public facilities of region-wide significance. This process will include:

1. An inventory of needed facilities;
2. A method of fair share allocation of facilities;
3. Economic and other incentives to jurisdictions receiving such facilities;
4. A method of determining which jurisdiction is responsible for each facility;
5. A public involvement strategy; and
6. Assurance that the environment and public health and safety are protected.

Policy C: Essential public facilities which are identified by the County, by regional agreement, or by State or Federal government shall be subject to the following process. When essential public facilities are proposed the local government(s) will:

1. Appoint an advisory Countywide Project Analysis and Site Evaluation Committee composed of citizen members selected to represent a broad range of interest groups. It will be this committee’s responsibility to develop specific siting criteria for the proposed project and to identify, analyze, and rank potential project sites. In addition, the committee shall establish a reasonable time frame for completion of the task.
2. Ensure public involvement through the use of timely press releases, newspaper notices, public information meetings, and public hearings.
3. Notify adjacent jurisdictions of the proposed project and solicit review and comment on the recommendations made by the Advisory Project Analysis and Site Evaluation Committee.

Policy D: The siting of any essential public facility requires that the facility location be compatible with area land uses. Local comprehensive plans and regulations will establish standards by which to judge and ensure such compatibility.

5. Fair Share Distribution.

Policy A: All jurisdictions shall strive to locate regional and essential public facilities so as to distribute them equitably countywide. No single community shall be required to absorb an undue share of the impacts of regional and essential facilities.

Policy B: In determining a local government’s fair share of siting of public facilities, the Advisory Countywide Project Analysis and Site Committee (see Policy 4C) shall consider at least the following:

1. Existing public facilities and their effect on the community.
2. The relative potential for re-shaping the economy, the environment, and the community character resulting from the siting of the facility.

Amended through Ord. 98-20
TRANSPORTATION

I. Issues

1. General Transportation Planning.

Policy A: Transportation plans (i.e., transportation elements of comprehensive plans) shall promote the development and implementation of a safe, efficient, and environmentally sound multi-modal transportation system in accordance with federal and state requirements, including the State’s Growth Management Act and that is responsive to the community. All other policies shall be consistent with the policy.

2. Growth Management Compliance.

Policy A: Transportation plans will support the planning goals for comprehensive plans set forth in RCW 36.70A.020 and 36.70A.070(6), including promotion of economic development consistent with available resources and public services and facilities.

3. Consistency and Compatibility.

Policy A: Transportation plans will be consistent with their respective comprehensive plans and will be compatible with the applicable components of other local and regional transportation plans (e.g., QUADCO Regional Transportation Planning Organization, bordering counties, WSDOT and local agencies).

Policy B: The County and Cities shall cooperate in the analysis of and response to any proposed major regional industrial, retail/commercial, recreation, or residential development proposals that may impact the transportation system in Kittitas County.

4. Public Participation and Prioritization.

Policy A: Transportation plans and project prioritization shall be developed in active consultation with the public.

5. Multi-modal System.

Policy A: The transportation plans will promote a coordinated and efficient multi-modal transportation system, including alternative forms of transportation for the movement of goods and people.


Amended through Ord. 98-20
Policy A: The transportation plans will, to the maximum extent practical, provide a safe and environmentally sound system which responds to the needs of the community, including the elderly, disabled and low-income.

7. Concurrency.

Policy A: Transportation improvements which are necessary to maintain the identified level of service standards shall be implemented concurrent with new development. Concurrent with development means that improvements are in place at the time of development, or that a financial commitment is in place to complete the improvements within six years.

CONTIGUOUS AND ORDERLY DEVELOPMENT

I. Issues

1. Subdivisions and Development in UGAs.

Policy A: Subdivisions and development within UGAs shall be orderly and coordinated between county and city governments and utility service surveyors.

Policy B: Development and subdivisions in the UGA will be subject to joint review with the Cities according to the development standards and comprehensive plans developed for that UGA, when those standards are developed. The county shall enforce these standards in the permit review process.

2. Interlocal Agreements.

Policy A: Cities, the County, and Special Districts shall execute interlocal agreements to coordinate and manage growth in UGAs. Interlocal agreements shall acknowledge and implement the County-wide Planning Policies and shall incorporate uniform criteria for orderly annexation.

3. Density and Services.

Policy A: Within UGAs, the forming of unincorporated enclaves of suburban density shall be planned and coordinated.

Policy B: Municipal services should be extended by Cities within unincorporated UGAs.

Policy C: Municipal services should not be extended outside of UGAs; provided, however, municipal services may be extended to serve a master planned resort approved pursuant to RCW 36.70A.360 and the County Comprehensive Plan MPR Policies.

Amended through Ord. 98-20
4. Planned Unit Developments.

Policy A: PUDs which include commercial and/or industrial uses in addition to residential uses shall be located in UGAs or UGNs; provided, however, that nothing in this section shall preclude the authorization of master planned resorts by the County pursuant to RCW 36.70A.360 and the County’s Comprehensive Plan MPR Policies. The boundaries of UGNs will be defined as part of the County’s completed Growth Management Plan. (See Attachment #2.)

Policy B: The location of all PUDs shall be established to foster the efficient expansion and management of infrastructure and utilities and demonstrate compatibility with resource land uses; provided, however, that nothing in this section shall preclude the authorization of master planned resorts by the County pursuant to RCW 36.70A.360 and the County’s Comprehensive Plan MPR Policies. Impact fees may be assessed to compensate the cost of increased demands upon infrastructure, services, and utilities.

Policy C: Only residential PUDs will be allowed outside of UGAs or UGNs, and subject to the policies contained herein; provided however, that nothing in this section shall preclude the authorization of master planned resorts by the County pursuant to RCW 36.70A.360 and the County’s Comprehensive Plan MPR Policies.

Policy D: Standards shall be developed for residential PUDs outside of UGAs and UGNs for a maximum density adjustment to not exceed a 3:1 ratio of the underlying zone; provided however, that nothing in this section shall preclude the authorization of master planned resorts by the County pursuant to RCW 36.70A.360 and the County’s Comprehensive Plan MPR Policies.

Policy E: A maximum of two years will be allowed from preliminary approval to final PUD approval providing other necessary approvals can be obtained within this time period; provided however, that nothing in this section shall preclude the authorization of master planned resorts by the County pursuant to RCW 36.70A.360 and the County’s Comprehensive Plan MPR Policies. The final approval shall include a schedule for any phased development of the PUD. PUDs should be required to achieve a fifty percent (50%) build out of each phase within four (4) years of the scheduled start date of each phase. Fifty percent build out shall include phased construction of infrastructure improvements, required structural construction, and implementation of the required natural and social amenity bonuses. If any of these requirements are not completed, the underlying zones shall be reinstated. All phases to be completed within 16 years of the final approval.

5. Density within PUDs.

Policy A: Density of PUDs shall be determined by the underlying zoning district's density
provisions. The ability to alter or raise the underlying zoning for increased
density shall be based on a density bonus system. The bonus system shall allow
greater density according to the developer’s ability to provide natural and social
amenities beyond the required minimums contained in other regulations; provided
however, that nothing in this section shall preclude the authorization of master
planned resorts by the County pursuant to RCW 36.70A.360 and the County’s
Comprehensive Plan MPR Policies.

Policy B: Bonus amenities shall include but not be limited to: critical areas buffering or
protection measures; wildlife protection corridors; public access; pedestrian trail
systems; affordable housing opportunities; open space; recreation opportunities;
capital facilities improvements; avoidance of floodplain development; and others
as specified by the local planning process.

6. PUD Density within the County.

Policy A: KCCOG shall review the cumulative effects of PUD development when
reviewing population allocations. (See Attachment #3.)

7. Development Standards.

Policy A: To encourage logical expansions of corporate boundaries into UGAs and to
enable the most cost-efficient expenditure of public funds for the provision of
municipal services into newly annexed areas, the County and the respective Cities
shall jointly develop and implement development, subdivision and building
standards, coordinated permit procedures, and innovative financing techniques
including the possibility of development impact or other fees for the review and
permitting of any new development within the separate UGAs.

Policy B: Standards for the following shall be developed and adopted:

1. Street locations, both major and secondary
2. Street right-of-way
3. Street widths
4. Curbs and gutters
5. Sidewalks for secondary streets only
6. Road construction standards
7. Cul-de-sacs, location and dimensions
8. Storm drainage facilities, quantity, quality, and discharge locations
9. Street lights, conduit, fixtures, locations
10. Sewer, septic regulations, private sewer, dry sewer facilities
11. Water, pipe sizes, locations, construction standards
12. Electrical and natural gas distribution systems
13. Communication utilities, telephone, cable TV, etc.
14. Fire protection, station locations, fire flows, uniform codes
15. School facilities
16. All building requirements
17. Subdivision and platting requirements
18. Mobile homes and manufactured home regulations
19. Zoning ordinances: permitted uses in UGAs, setbacks, building heights, lot coverage, etc.
20. Libraries
21. Any other like services.

8. Local Improvement Districts.

Policy A: The County and Cities should jointly sponsor the formation of Local Improvement Districts for the construction or reconstruction of infrastructure to a common standard which are located in the City and the Urban Growth Areas.

ANALYSIS OF FISCAL IMPACTS

I. Issues

1. Implementation.

Policy A: The implementation of County-wide Planning Policies will promote more efficient growth patterns which may result in reduced cost of public services and facilities in the long term due to more logical distribution of governmental services.


Policy A: Financing methods for infrastructure (such as, but not limited to, roads, schools, sewers, and parks) shall be used which minimize the taxpayer’s overall burden and provide equity between existing and new development.

Policy B: Capital facilities and development shall be concurrent. (See “concurrency” in Glossary of Terms.)

Policy C: The levels of service for capital facilities shall be cooperatively defined, planned and financed by all segments of the public and private sector involved in providing a particular service.

Policy D: Financing methods for infrastructure serving residential needs could be mitigated for resource lands as designated by the County in keeping with anticipated levels of service impact.

3. Development Impact Fees.

Amended through Ord. 98-20
Policy A: A system of development impact fees should be developed and levied against all new development within the County in order to assign a fair and proportionate share of future infrastructure within UGAs, UGNs, and other designated service areas.

Policy B: The Kittitas County Conference of Governments (KCCOG) shall serve as a first level conflict resolution mediation board among jurisdictions in addressing the enactment of development impact fees. (See Attachment #3.)

4. Coordinated Development.

Policy A: Joint funding arrangements, such as interlocal agreements, should be adopted for an initial period after annexations of developed properties to address the county’s loss of revenues and its capital facility expenditures prior to annexation. Any city’s obligations to provide capital facilities to the area annexed will also be addressed.

Policy B: All jurisdictions shall participate in identifying needed regional services. All jurisdictions shall cooperate to identify adequate revenue sources and in creating financing mechanisms for regional services and infrastructure. Financing mechanisms may include increment financing or tax base sharing.

Policy C: All jurisdictions shall coordinate bond elections for capital facility planning and financing.

**MASTER PLANNED RESORTS**

I. Issues

1. Master Planned Resorts.

Policy A: The County may authorize master planned resorts in Kittitas County pursuant to RCW 36.70A.360 and the County’s Comprehensive Plan MPR Policies.
Innovations in housing development should be encouraged, this includes but is not limited to cluster developments, master planned developments/resorts, shadow platting, fully contained communities, transfer of development rights and planned unit developments.

**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 other areas throughout the county. 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;
GPO 5.110  Public Facilities Outside of Urban Growth Areas or Urban Growth Nodes. New municipal urban public facilities (central sewage collection and treatment, public water systems, urban street infrastructure and stormwater collection facilities) will not be extended beyond urban growth area and urban growth node boundaries for residential development. Water service - public or private - may be provided beyond urban growth area or urban growth node boundaries. This policy does not apply to storm water drainage.

GPO 5.110A  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 5.110B  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, UGAs, UGNs, Master Planned Resorts, and Fully Contained Communities, including to and through rural areas of Kittitas County.

GPO 5.111  Financing Providers of public facilities are responsible for paying for their facilities. Providers may use sources of revenue that require users of facilities to pay for a portion of the cost of the facilities. As provided by law, some providers may require new development to pay impact fees or mitigation payments for a portion of the cost of public facilities.

GPO 5.112  Planning Coordination. The County will enter into interlocal/joint planning agreements, contracts, memorandums of understanding or joint ordinances with municipalities and other providers of public facilities to coordinate planning for and development of the Urban Growth Area.

GPO 5.113  Fiscal Coordination. The County and each municipality in the County will address fiscal issues including tax revenue sharing, the provision of regional services and annexations through the development of interlocal agreements.

GPO 5.114A  Primary initiative for capital facilities such as water, sewer, and arterial roadways within UGAs shall be the responsibility of the cities. Required facilities to accommodate growth shall be included in the city’s capital facilities plan. The primary financing mechanism shall be local improvement districts as authorized in RCW 35.44. Assessment district boundaries may exceed the city limits. The county will cooperate and jointly plan for these assessment districts as they are proposed. The county may elect to sponsor local improvement districts within unincorporated portions of the county and the UGNs to meet concurrency standards in the comprehensive plan.

GPO 5.115  Libraries: As growth continues to occur both in the urban and rural areas of Kittitas County, there are and will be increased impacts on existing library services and an
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 unless they meet the criteria as may be developed under GPO6.35. 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 As allowed in GPO 2.10b and GPO 2.10c, develop a study area encompassing the entire county to establish criteria and design standards for the siting of wind farms outside the process outlined in GPO 6.34. Criteria should include but not be limited to:

- Location relative to residential development
- Location relative to visual impacts
- Location relative to audible impacts
- Issues pertaining habitat and avian impacts
GPO 8.2B 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, UGAs, UGNs, Master Planned Resorts, and Fully Contained Communities, including to and through rural areas of Kittitas County.

GPO 8.3 Sprawl will be discouraged if public services and public facilities established under RCW 36.70A.070(5)(d) are limited to just those necessary to serve the developed area boundaries and are not allowed to expand into adjacent Rural Land.

GPO 8.4 Essential public facilities whose nature requires that they be sited outside cities, urban growth areas or nodes must be self-supporting and not require the extension, construction, or maintenance of municipal services and facilities. Criteria shall be established that address the provision of services when siting an essential public facility. Essential public facilities should not be located outside cities, urban growth areas or nodes unless the nature of their operations needs or dictates that they be sited in the rural area of the county.

8.5 GOALS, POLICIES AND OBJECTIVES FOR LAND USES ON RURAL LANDS

The following goals, policies and objectives for Rural Lands are established in an attempt to prevent sprawl, direct growth toward the Urban Growth Areas and Nodes, provide for a variety of densities and uses, respect private property rights, provide for residences, recreation, and economic development opportunities, support farming, forestry and mining activities, show concern for shorelines, critical areas, habitat, scenic areas, and open space while keeping with good governance and the wishes of the people of Kittitas County and to comply with the GMA and other planning mandates.

8.5(A) GENERAL GOALS, POLICIES AND OBJECTIVES

The following GPO’s apply to all Rural Lands or uses on those lands:

GPO 8.5 Kittitas County recognizes and agrees with the need for continued diversity in densities and uses on Rural Lands.

GPO 8.6 An expanded public lands element may be added to the comprehensive plan before 1999, which contains strategies for county involvement in decisions and action on public lands within the Rural Lands designated area.

GPO 8.7 Private owners should not be expected to provide public benefits without just compensation. If the citizens desire open space, or habitat, or scenic vistas that would require a sacrifice by the landowner or homeowner, all citizens should be prepared to shoulder their share in the sacrifice.

GPO 8.8 Voluntary, cooperation-seeking, incentive-based strategies will be sought in directing specific uses or prohibitions of uses on Rural Lands.
Dear Citizen:

Please find attached the “Application for Docketing Amendments to the Kittitas County Comprehensive Plan.” This application is to be used by the public, officials or staff to submit recommended amendments to the Kittitas County Comprehensive Plan. These applications will be listed on a “Docket “ or list of times to be considered by the legislative bodies of Kittitas County during emergencies or during the annual comprehensive plan review. There is a $750.00 fee for a Text Amendment and a $1,000.00 fee for Comprehensive Plan or Land Use Map amendments.

The deadline for submitting amendments to the Kittitas County Comprehensive Plan is 5:00 PM, June 30 of each year with a review of these docketed amendment subjects to begin on June 1 of the same year. If June 30 falls on a weekend, then docketed items must be submitted on the Friday before the deadline at 5:00 PM. Any action taken by the legislative bodies of Kittitas County on the docketed items will take place no later than December of this same year.

Many topics may be docketed for amendment including textual corrections, plan deficiencies, new subareas or elements (i.e. recreation plan) or the addition and deletion of text. The following is a summary of the amendment process to the Kittitas County Comprehensive Plan and includes deadlines, process and amendment procedures:

The Kittitas County Comprehensive Plan, elements thereof, and development regulations shall be subject to continuing evaluation and review by Kittitas County. Any change to development regulations shall be consistent with and implement the comprehensive plan as adopted pursuant to RCW 36.70A.

A) If, during project permit review, Kittitas County identifies deficiencies in county plans or regulations, the project permit review shall continue, and the identified deficiencies shall be docketed for possible future amendments. For purposes of this section, a deficiency in a comprehensive plan or development regulation refers to the absence of required or potentially desirable contents of a comprehensive plan or development regulation. It does not refer to whether a development regulation addresses a project’s probable specific adverse impacts that the permitting agency could mitigate in the normal project review process.

B) Any interested person, including applicants, citizens, county commission and board members, and staff of other agencies may suggest plan or development regulation amendments. The suggested amendments shall be docketed with the Planning Department and considered by Kittitas County Planning Commission and Board of County Commissioners on at least an annual basis, consistent with the provision of RCW 36.70A.130 and the regulatory reform act ESHB 1724.

C) Proposed amendments or revisions of the comprehensive plan are considered by the Board of County Commissioners no more frequently than once a year except that amendments may be considered more frequently under the following circumstances:

1. The initial adoption of a subarea plan; and
2. The adoption or amendment of a Shoreline Master Program under the procedures set for the in RCW 90.58.
D) All proposals shall be considered by Kittitas County concurrently so that the cumulative effect of the various proposals can be ascertained. However, after appropriate public participation Kittitas County may adopt amendments or revisions to its comprehensive plan whenever an emergency exists or to resolve an appeal of a comprehensive plan filed with a growth management hearings board or with the court.

For map amendments and related rezones to be considered together in public hearings, the Request to Rezone application shall be received on or prior to June 30 in the same docket year as the map amendment application.

E) For the purposes of this section, docketing refers to compiling and maintaining a list of suggested changes to the comprehensive plan or development regulations in the Planning Department in a manner that will ensure such suggested changes will be considered by Kittitas County and will be readily available for review by the public. Docketing for the calendar year shall be from January 1 to June 30 of each calendar year. Amendments docketed after June 30 shall be considered in the following calendar year.

F) Amendments to the comprehensive plan or development regulations docketed by June 30 shall be approved or denied by the Board of Kittitas County Commissioners on or before December 31 of that same calendar year.

G) In order to facilitate public participation Kittitas County shall maintain and provide for the following procedures when considering amendments to the comprehensive plan and development regulations:

1. **Broad dissemination of proposals and alternatives.** The docket shall be available for public review in the Planning Department during regular business hours. Alternatives to a proposal may be submitted by any party prior to the closing of the written testimony portion of the public hearing before the Planning Commission.

2. **Opportunity for written comments.** Written testimony shall not be allowed from the date of docketing up to the date of closing of the written testimony portion of the public hearing.

3. **Public Meetings.** Study sessions and hearings shall be held only after effective notice has been distributed.

4. **Provisions for open discussion.** Hearings shall allow for sufficient time allotments in order that all parties that wish to give oral or written testimony may do so.

5. **Communication programs and information services.** A newsletter that summarizes amendments docketed and projected meeting and hearing dates should be provided by the Planning Department for distribution to all parties that have requested to receive it by mail. Copies of proposed amendments shall be available at cost of reproduction.

6. **Consideration of and response to public comments.** Planning Commission and the Board of Kittitas County Commissioners members should review the testimony submitted in their findings.

7. **Notice of decision.** Publication in the paper of record of a notice that Kittitas County has adopted the comprehensive plan or development regulations or amendments thereto, and such publication shall state all petitions in relation to whether or not such actions are in compliance with the goals and requirements of this chapter, RCW 90.58 or RCW 43.21C and must be filed within 60 days after the publication date.

Sincerely,
Staff of the Kittitas County Community Development Services Department