BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON

ORDINANCE

NO. 2008-23

REVISIONS OF TITLE 20
KITTITAS COUNTY COMPREHENSIVE PLAN
FOR THE PURPOSE OR CORRECTING SCRIVENER'S ERRORS.

Whereas, Kittitas County adopted, after proper notice and public hearing, Ordinance 2008-20 amending its comprehensive plan in part of its effort to comply with a final order of the Eastern Washington Growth Management Hearings Board in its cause number 07-1-0004c; and

Whereas, On page 8 of said Ordinance, in the second “Be it further ordained” clause, it provided that the Board of County Commissioners adopted the designation and redesignation language from attachment 3 thereto; and

Whereas, Two sentences from attachment 3 were inadvertently omitted from the comprehensive plan; and

Whereas, Those sentences (“Kittitas County hereby adopts the standards set forth in RCW 36.70A.170 as to designation of resource lands, including that these lands may not currently be characterized by urban growth and that they must have long term commercial significance. Kittitas County hereby adopts the definitions found in RCW 36.70A.030.”) have been reintroduced into the document on page 32 beneath section 2.3(C) Resource Lands; and

Whereas, The dates in the footer have been changed to correspond to the date the Board adopted this Ordinance; and

BE IT ORDAINED that the Board of Kittitas County Commissioners, after due deliberation hereby amends the Kittitas County Comprehensive Plan to correct the two above described scrivener's errors; and

BE IT FURTHER ORDAINED that the Kittitas County Comprehensive Plan shall be amended to read as attached hereto as Exhibit “A.”

Adopted this 16th day of December, 2008, at Ellensburg, Washington.
ATTEST:
CLERK OF THE BOARD

BOARD OF COUNTY COMMISSIONERS
KITITIS COUNTY, WASHINGTON

Mark McClain, Chairman

Alan A. Crankovich, Vice-Chairman

Paul Jewell, Commissioner

Greg Zempel WSBA #19125
EXHIBIT 1

EXECUTIVE STATEMENT

The comprehensive plan affects all unincorporated lands of Kittitas County of approximately 1,487,000 acres. The comprehensive plan is intended to conserve lands designated by protecting them from conflicting land uses, providing sufficient services and ensuring adequate facilities with goals, objectives and policies. This comprehensive plan would remain in effect until additional policies and regulations are developed and implemented. This plan will be updated on a yearly basis.

This document is the official amended Comprehensive Plan for Kittitas County. The Plan is not an ordinance, it contains no regulations or minimum standards. It is a declaration of policies related to future growth and development in the County:

The Plan contains:

- A Land Use Element which establishes official policy with regard to appropriate uses of land in the County and ensures that the County can accommodate the population growth projected to occur over the next 20 years;

- A Housing Element that addresses the need for affordable housing;

- A Utilities Element that describes planned utility expansions;

- A Transportation Element, which will be used as a guide in future street and road construction, programs to produce a safe and efficient arterial system. The Kittitas County Transportation Plan is maintained by the Kittitas County Department of Public Works.

- A Rural Element that ensures the protection of rural lands and provides for a variety of rural densities.

- A Capital Facilities Element which is maintained by the Kittitas County Auditor’s Office.

- An Economic Development Element that addresses economic growth for the county.

- A Recreation and Parks Element that describes and inventories park and recreation opportunities in the county.

The Comprehensive Plan is based on a framework of community goals and objectives adopted by the County as a formal expression of public policy. There is no assurance, however, that orderly development or any of the other goals will be accomplished simply by the formal adoption of the Plan. The value of the Plan lies in the determination and commitment of the County in the future to implement the Plan through the adoption of ordinances and codes designed to achieve the stated objectives.
VISION STATEMENT

Kittitas County has a rich cultured mix that is a result of agriculture, education and resource-based industries such as timber and mining. Many families in the lower Kittitas Valley carry on long family traditions in farming and cattle production, while the Upper County is changing from the once powerful mining and timber industries to recreational-based and service enterprises. Central Washington University provides direct and indirect employment for a large portion of the population. The Ellensburg area and student population and educational services are expected to grow substantially over the next few years. More and more residents are moving to Kittitas County to enjoy the quality of life here while having to commute out of county for work due to lack of employment in the area.

The Kittitas County Comprehensive Plan is an attempt to address issues and formulate guiding policies for future growth and development in Kittitas County. This plan is adopted by the county in compliance with the Washington State Growth Management Act, RCW 36.70A and under authority of the Planning Commission Act, RCW 35.63.

This comprehensive plan is based on a framework of community goals and objectives adopted by the county with the help of the various subarea groups and other citizens as a final expression of public policy.
CHAPTER ONE: AMENDMENTS TO COUNTY PLAN, CODES AND STANDARDS

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.

Kittitas County shall broadly disseminate to the public the following program for public participation in amendments to the county comprehensive plan and development regulations:

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 regulations refers to the absence of required or potentially desirable contents of a comprehensive plan or development regulations. It does not refer to whether a development regulation addresses a project’s probable specific adverse impacts, which 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 amendment 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 forth 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.

E. For 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 taken 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 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 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 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.

H. The County-Wide Planning Policies identifies the Conference of Governments as the body that will allocate population projections based on criteria consistent with state law. Changes to the zoning map shall only be conducted in a manner consistent with process to changes with the land use map.
CHAPTER TWO: LAND USE

2.1 EXISTING CONDITIONS

2.1(A) Current Land Use

General Description

Kittitas County is located at the geographic center of Washington State, midway between the heavily populated Puget Sound region and the eastern farming areas centered around Moses Lake. More than half of the county is covered by coniferous forests, while approximately thirty percent (30%) is in pasture or unimproved grazing land. Less than two percent (2%) of the county is in urban development.

The county covers 2,315 square miles of highly varied terrain and climates. Beginning in the high Cascades the land slopes generally to the east and south to the Columbia River.

2.1(B) Analysis of Existing Land Use Patterns

Land use in Kittitas County ranges from residential uses to resource based activities. In the Snoqualmie Pass area, resource allocation, in the form of timber harvesting, is the predominate land use with sporadic areas used for recreational purposes. Resource allocation is still predominant in the mid-elevations; however, residential development becomes more persistent in these areas. In the lower elevations agricultural activities are the main land use, with residential development intermixed in the area. In addition, the Yakima Training Center, located in the southeastern portion of the county, makes up a large percentage of the ownership in the lower Kittitas Valley, approximately 164,132 acres.

Existing Density

The Comprehensive Plan relies on the underlying zoning for assigning density. Under current zoning, densities range from one unit per 6,000 square feet to one unit per 80 acres. Specifically, the Suburban zone allows a density of one unit per acre, while the Rural-3, Agricultural-3, Rural-5, Agricultural-5, Agricultural-20, and Forest and Range Zones allow for a density range of one unit per 6,000 square feet to 20 acres. The lowest density in the county is in the Commercial Forest Zone where the assigned density is one unit per 80 acres.

Existing Zoning

The following breakdown is based on the Kittitas County Planning Department Geographic Information System (GIS) and demonstrates the existing zoning in Kittitas County by acreage. The inventory data is based on the following zoning classifications:
<table>
<thead>
<tr>
<th>Zone</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural-3</td>
<td>18,218.4</td>
</tr>
<tr>
<td>Residential-2</td>
<td>42.8</td>
</tr>
<tr>
<td>Rural-3</td>
<td>25,061.5</td>
</tr>
<tr>
<td>Rural-5</td>
<td>41.4</td>
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<td>Suburban</td>
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<tr>
<td>Forest and Range-20</td>
<td>288,443.7</td>
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<tr>
<td>Commercial Agriculture</td>
<td>357,778.6</td>
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<td>Agricultural-5</td>
<td>551.4</td>
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<tr>
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<td>17</td>
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<tr>
<td>Limited Commercial</td>
<td>21.3</td>
</tr>
<tr>
<td>Highway Commercial</td>
<td>129.4</td>
</tr>
<tr>
<td>General Commercial</td>
<td>399.9</td>
</tr>
<tr>
<td>Light Industrial</td>
<td>347.9</td>
</tr>
<tr>
<td>General Industrial</td>
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<tr>
<td>Planned Unit Development</td>
<td>1,016.0</td>
</tr>
<tr>
<td>Residential</td>
<td>865.7</td>
</tr>
<tr>
<td>Master Planned Resort</td>
<td>6,257.4</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1,486,132.3 Acres</strong></td>
</tr>
</tbody>
</table>

The Land use designations are shown on maps contained in GIS data and maintained by the Kittitas County Planning Department.

*Data as of October 2, 2006

### 2.2 GENERAL GOALS AND POLICIES

The foundation of the Comprehensive Plan consists of the major goals and policies established by the County during the planning process. It is upon these goals and policies that virtually the entire plan is based.

The planning process is an on-going, open-ended process consisting of establishing, applying, monitoring and evaluating goals and policies. Different goals may at times conflict requiring the county to weigh one against the other...a part of the on-going process of goal evaluation.

Citizen participation has been a vital part of the planning process of formulating goals and objectives. The following general goals have been drawn from that process.

#### 2.2(A) General Planning Goals, Objectives and Policies

GPO 2.1 The maintenance and enhancement of Kittitas County's natural resource industry base including but not limited to productive timber, agriculture, mineral and energy resources.
GPO 2.2  Diversified economic development providing broader employment opportunities.

GPO 2.3  The encouragement of urban growth and development to those areas where land capability, public roads and services can support such growth.

GPO 2.4  Encourage zoning and development regulations in the UGAs that ensure the cost of new housing in these areas will not be substantially higher than equivalent housing outside these areas.

GPO 2.5  Kittitas County should encourage residential and economic growth that will minimize the costs of providing public utilities and services.

GPO 2.6  Kittitas County will maintain a flexible balance of land uses.

GPO 2.7  Kittitas County will cooperate with the private sector and local communities in actively improving conditions for economic growth and development.

GPO 2.8  The process and formula for population projection and allocation in Kittitas County is outlined in the County-wide Planning Policies.

GPO 2.9  When adopting development regulations, Kittitas County shall notify property owners that zoning and land use may change, and it would be appropriate for landowners to submit requests for amendments to their individual property.

GPO 2.10A  Kittitas County recognizes the importance of Natural Area Preserves and Natural Resource Conservation Areas administered by the Washington State Department of Natural Resources under RCW 79.70 and 79.71. The County will seek to be included in the identification and development of management plans for these sites located within the County.

GPO 2.10B  The County may develop study areas, either county wide or specific geographic locations for analyses and implementation of a variety of planning techniques and tools including but not limited to subarea plans, zoning designations, design standards and development requirements.

GPO 2.10C  Study areas shall be considered for the following issues and areas.

- Teanaway Drainage Basin
- Freeway Interchanges
- Yakima River Watershed Planning
- Snoqualmie Pass sub-area, including Gold Creek
- Easton
- Ronald
- Thorp
GPO 2.11A  Kittitas County recognizes the need to provide adequate and efficient fire services to all areas of the County. The following strategies should be utilized:

- Adoption and implementation of the most current version of the International Fire Code including the Urban – Wildland Interface Code (UWIC)
- Community Fire Wise Programs
- Development of Community Fire Wise Plans
- Coordination with and between Fire Districts
- Coordination with the Washington State Department of Natural Resources

GPO 2.12a  Kittitas County shall consider the development and implementation of a Transfer of Development Rights program. Such a program will seek to implement planning tools that will encourage and promote the protection of Natural Resource Lands, Forest Lands and Agriculture Lands.

GPO 2.12b  Kittitas County may, as an element of GPO 2.12a, develop and implement a demonstration Transfer of Development Rights Program. Such a program may be limited in scope and overall availability. The purpose of such a demonstration program is to provide examples of how a Transfer of Development Rights program may work and provide corrections to any such program prior to full countywide implementation.

GPO 2.12c  When subdivisions involving conversion of use from forest or agriculture use to residential, commercial or industrial use are approved the County shall encourage the use of appropriate clustering and connecting of open spaces with adjacent open spaces. The County shall also encourage or provide incentives for the inclusion of easements for public access, habitat, and recreational use.

GPO 2.12d  Kittitas County shall seek consistency in development regulations in Urban Growth Areas with adjacent cities and when appropriate where rural development may impact future urban growth. This may be accomplished through:

- Coordination through the Conference of Governments
- Development of Interlocal agreements
- Use of overlay zones such as Rural Transition Zones.

2.2(B) Private Property and Water Rights

Property Rights

Kittitas County recognizes private property rights and as such includes reference to Ordinance No. 96-09, an ordinance enabling a private property taking impact analysis within Kittitas County. In addition, Kittitas County recognizes the importance of agriculture and has addressed
appropriate protection mechanisms through those policies contained in Kittitas County Code Section 17.74, Right to Farm for the Protection of Agricultural Activities.

GPO 2.13a Kittitas County will administer this Chapter in accordance with the United States and State of Washington constitutional provisions for the protection of private property rights and provision of due process. As set forth in WAC 365-195-720 [Procedural Criteria], the county in administering this ordinance, “should refer to all sources at all levels of government, including federal and state constitutions, federal and state statutes, and judicial interpretations thereof.”

GPO 2.13b Should any provisions of this ordinance be in violation of constitutional requirements or of recent court decisions, the Planning Director will advise the Board of the provisions in violation, and whether the violation is a requirement of the State of Washington or a regulation or policy of the county. If the violation is a requirement of the state, the Washington State Attorney General’s Office will be advised. If the violation is a county requirement, the Board of County Commissioners will schedule a public meeting to consider removing or amending such section or policy.

GPO 2.14 Kittitas County will place a high priority in the Kittitas County Comprehensive Plan the following state goal:

RCW 36.70A.020(6) Property Rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

Water Rights

Water rights are property rights held by individual citizens, irrigation entities, municipalities, public and private utilities and governments. Water rights are recognized by state law RCW 90.03.010 Surface Waters and RCW 90.44.035 Ground Waters. Surface waters within Kittitas County are being adjudicated in Yakima Superior Court in the action commonly known as Acquavella.

Kittitas County affirms existing water rights and uses and shall have no power of eminent domain or authority to impair by any county action, ordinance, or policy, including that of watershed planning agencies, (a) any lawful water right or use; (b) the capability of water suppliers or users to store, divert, convey, deliver, and apply the water to beneficial use in the exercise of those rights; (c) the continuation of existing land uses dependent on, or benefited by, those water rights and uses.

In defining water rights for purposes of these agricultural land uses, no water rights under State law, including the Acquavella litigation, are available for fish or wildlife habitat without voluntary agreement of the water and/or land owner affected. Water rights and waters covered by the stipulation entered in the Acquavella adjudication as to all parties in Kittitas County
dealing with water rights as confirmed for Non-Diversionary Stock and Wildlife watering are incorporated by reference and set forth as follows for clarity:

GPO 2.15 Waters in natural watercourses in the sub-basin shall be retained when naturally available, in an amount not to exceed 0.25 cubic foot per second (cfs), for stock water uses in such watercourses as they flow across or are adjacent to lands, which are now used as pasture or range for livestock. Retention of such water shall be deemed senior (or first) in priority, regardless of other rights confirmed in this cause. Regulation of these watercourses by the plaintiff shall be consistent with such retention requirements.

GPO 2.16 Water in natural watercourses in the sub-basin shall be retained when naturally available, in an amount not to exceed 0.25 cubic foot per second (cfs), for wildlife watering uses in such watercourses as they flow across or are adjacent to lands, which are now used as pasture or range for wildlife. Retention of such water shall be deemed senior (or first) in priority.

GPO 2.17 Waters in naturally occurring ponds and springs (with no surface connection to a stream) in the sub-basin shall be retained for stock water uses, when such ponds and springs are located on or adjacent to lands which are now used as pasture or range for livestock. Said uses embody entitlement to a level in the water bodies sufficient to provide water for animals drinking directly from there while ranging on riparian lands, and with the same priority as provided in paragraph 1. Regulation of the ponds and springs by the plaintiff shall be consistent with such retention requirements.

GPO 2.18 Waters in naturally occurring ponds and springs (with no surface connection to a stream) in the sub-basin shall be retained for wildlife watering uses, when such ponds and springs are located on or adjacent to lands which are now used as pasture or range for wildlife. Said uses embody entitlement to a level in the water bodies sufficient to provide water for wildlife drinking directly from there while ranging on riparian lands, and with the same priority as provided in paragraph 1. Regulation of the ponds and springs by the plaintiff shall be consistent with such retention requirements.

GPO 2.19 Nothing in this stipulation mandates that any lands, associated with water rights or water retention as provided herein shall be reserved for wildlife purposes.

2.2(C) Historical Lands

Historical lands include all those lands, which have been designated as such on Federal, State or local historical registers as well as those sites, which have a local cultural or historical significance.

Liberty Historic District

The following section from the Swauk-Teanaway Subarea Comprehensive Plan has been adopted regarding the Liberty Historic District:

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Liberty Historic Land Use Issues and Concerns:

1) The Liberty Historic District is a nationally designated historic district in the county.

2) The surrounding forested lands around Liberty are important to the natural historic character of the town site, including the four privately owned parcels.

3) The designation of the Liberty town site as a special historical suburban classification would require the development of a community water system.

4) Liberty has a small finite number of buildable lots and adjacent parcels in the Forest and Range Zoning District have a 20-acre minimum unless platted through a clustered subdivision.

GPO 2.20 The Liberty Historic District contained two land-use classification recommendations under the Swauk Teanaway Sub-area Plan. The Liberty town site should be classified as a special historical suburban area and the adjacent Forest Multiple-Use lands should have architectural standards placed on their use. A design review board should be created to assure consistency and fairness in future decisions about what is built within and adjacent to the Liberty Historic District.

GPO 2.21 Future development in the historic district should be primarily residential and be consistent with any existing or new design review standards.

GPO 2.22 Surrounding development on the adjacent forested properties, which are abutting the historic district, should also be consistent with any subsequent design review standards.

GPO 2.23 The Liberty town site is a small high-density residential area and many of the uses in the current Forest and Range Zoning District are not appropriate for Liberty.

2.3(D) Shoreline Land Use

Kittitas County is endowed with a variety and abundance of lakes, rivers, and streams. A county undergoing considerable change and development cannot long take for granted such valuable and limited resources. It shall be the objective of the county, therefore, to provide for the long range management of shorelines and adjacent wetlands by planning for and fostering all reasonable and appropriate uses, including residential, industrial, agricultural, private and public recreation, etc. This policy is designed to ensure the development and/or preservation of shorelines, which will promote and enhance both private and public interest. It will also provide a policy framework whereby decisions are formulated before controversial issues or crises develop which often result in hasty, ill-advised solutions.

GPO 2.24 In compliance with RCW 90.58 Kittitas County should undertake an updated comprehensive study of its lakes and rivers, including an inventory of and classification of all shoreline lands, swamps, and marshes.

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GPO 2.25 The County should, in compliance with the Shorelines Management Law prepare and adopt a comprehensive land use and conservation plan related to its shorelines, swamps, and marshes consistent with the requirements of RCW 36.70A and 90.58.

The following goals and policies are part of the Shoreline Master Program for Kittitas County Washington originally adopted in 1975.

**Shoreline Management**

GPO 2.26 Shoreline Use: Kittitas County is characterized by four major shoreline uses: (1) irrigated agriculture; (2) range; (3) forest and wild lands; (4) recreational use. A continuation of such uses should be encouraged.

Alternative uses may occur which are compatible with the specific Environments of the Act, provided that they are compatible to the physical characteristics of any particular site. These concepts are intended to promote a pattern of shoreline uses, which will minimize conflict, preserve high quality environment, and leave open the greatest number of options for future generations of shoreline users.

GPO 2.27 Agriculture and Irrigation: Irrigated agriculture is a water dependent use and a key factor in the economy of Kittitas County; therefore, it is a goal of our County that other shoreline uses should not jeopardize production on agricultural lands. While other shoreline uses may be compatible with irrigation systems, it is a goal of our County that all shoreline uses shall be constructed and maintained in such a way as to not interfere with the diversion of delivery of water. Irrigation easements, head ditches, headgates, turnouts, and other necessary appurtenances shall be given priority.

GPO 2.28 Economic Development: It is a goal of our County that commercial development locate inland from designated flood plain and shoreline areas unless that development is particularly dependent upon a shoreline location and is consistent with the long range needs of the public.

GPO 2.29 Recreation: It is a goal of our County to encourage recreational opportunities which will not compromise water quality, will not have a detrimental effect on the fragile systems of our shorelines, nor infringe on the rights of the private property owner.

GPO 2.30 Conservation: It is a goal of our County to encourage sound management of renewable shoreline resources and that non-renewable shoreline resources be preserved to the greatest extent feasible.

GPO 2.31 Circulation: It is a goal of our County to encourage a transportation network capable of delivering people, goods, and services, which will result in minimum disruption of the natural system of our shorelines.

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GPO 2.32 Public Access: Shoreline dependent recreational activities are of significant importance to the citizens of Kittitas County. A public access system should facilitate movement to public shoreline areas without compromising the natural features of the shoreline. Public access to public areas shall in no way limit or lessen any private landowner’s right to prevent trespassing.

It is a goal, therefore, of our County to develop a network of well planned and maintained public access areas located on publicly owned shorelines, to purchase additional shoreline property when feasible and to encourage a provision of public access in all future public land shoreline development. Intrusions created by such public access should not have detrimental effects on fragile natural features, endanger life, or infringe upon the rights of private property owners.

GPO 2.33 Historical/Cultural: It is a goal of our County to protect and restore areas and sites having historical, cultural, or educational importance without infringing upon the private property owners.

GPO 2.34 Public Awareness: The public should be made aware of the content of the Shoreline Management Act as it applies to Kittitas County. The rights and obligations of the public and private citizens should be clearly stated. This information should be clearly identified. Methods of informing the public should be those most appropriate to a given situation.

These are examples of items to be considered:
- Standardized markers should be developed to inform public of access routes, parking, limitation of area, etc.
- The public should be made aware of their responsibility in maintaining the quality of the environment, especially for such things as litter prevention, trail cutting, clearing brush, and off road vehicular traffic.
- The public should be made aware of private property (where public lands end).

GPO 2.35 Restoration: It is the goal of Kittitas County to provide, where feasible and desirable, for restoration of blighted areas along the shorelines of Kittitas County to a natural and/or rehabilitated condition.

**Shoreline Use Activity**

These policies will reflect the intent of any one or all of the goal statements prescribed in Chapter Three depending on their applicability.

GPO 2.36 Agriculture: Kittitas County should (1) assure that lands suitable for agriculture are maintained in agricultural production; (2) should not allow the locations of confined animal feedlot operations, retention and storage ponds for feedlot wastes, or stock piles of manure solids close enough to shoreline areas to affect water quality; and (3) should encourage the maintenance of a buffer of permanent vegetation between tilled areas and associated water bodies which
would retard surface runoff, reduce siltation, provide habitat for fish and wildlife and reduce erosion.

GPO 2.37 Aquaculture: Aquaculture enterprises should (1) not obstruct navigational access to upland areas, (2) shall not obstruct visual access of upland owners, and (3) should be located in areas where they do not impair the aesthetic quality of the shoreline of quality of the water involved.

Note that spawning areas and fish hatcheries, which are managed by the Department of Game and Fisheries, are required to obtain a hydraulic project approval permit for work done in any stream or lake bed.

GPO 2.38 Archaeological/Historic Sites: Where possible archaeological and historical sites should be permanently preserved for scientific study and public observation.

Kittitas County Planning Department should consult with professional archaeologists to identify areas containing potentially valuable archaeological data and to establish procedures for salvaging the data.

In areas known to contain archaeological data, local governments shall attach a special condition to a shoreline permit, providing for a site inspection and evaluation by an archaeologist to insure that possible archaeological data are properly salvaged.

Shoreline permits, in general, should contain special provisions, which require developers to notify local governments if any possible archaeological data are uncovered during excavations.

The National Preservation Act of 1966 and Chapter 43.51, RCW provides for the protection, rehabilitation, restoration, and reconstruction of districts, sites, buildings, structures, and objects significant in American and Washington history, architecture, archaeology or culture. The State Legislature names the Director of the Washington State Park and Recreation Commission as the person responsible for this program.

GPO 2.39 Commercial Development: Consideration to approve a permit for commercial development located on a shoreline shall be given only to those commercial developments which are shoreline dependent or shoreline oriented.

Commercial development which is non-shoreline oriented should be located inland away from the ordinary high water mark where commercial uses exist and where the appropriate zoning exists.

Commercial developments should be constructed in a manner, which would either improve or at most result in minimal damage to the normal qualities of the shoreline area.

GPO 2.40 Dredging: Dredging of materials for the single purpose of obtaining fill materials should be prohibited in any designated environment.

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Dredging for the purpose of deepening a navigational channel should be permitted in any designated environment provided such dredging will not cause damage to existing ecological values and natural resources of both the area to be dredged and the area for deposit of the materials.

GPO 2.41  Flood Plains: It is the policy of this Section to minimize losses in flood plains by restricting or prohibiting uses which are dangerous to health, safety or property in times of flood or cause excessive increases in flood heights or velocities.

Uses vulnerable to floods, including facilities, which serve such uses, shall be protected against flood damage at the time of initial construction. General regulations for carrying out this policy given under the Shoreline Master Program Ordinance, Section 25, pages ORD-10-11, apply to the four Environments, which include Natural, Conservancy, Rural and Urban.

GPO 2.42  Forest Management: Logging within shoreline areas should be conducted in such a manner to ensure the maintenance of buffer strips of ground vegetation, brush, and trees to prevent temperature increases adverse to fish population and erosion of stream banks.

Shoreline areas having scenic qualities, such as those providing a diversity of views, unique landscape contracts, or landscape panoramas should be encouraged as scenic views in timber harvesting areas. Timber harvesting practices, including road construction and debris removal, should be regulated so that the quality of the view and viewpoints in shoreline areas of the State are not degraded.

Seeding and replanting should be accomplished where necessary to provide stability on areas of steep slope, which have been disturbed. Replanted vegetation should be of a similar or improved type and concentration as existing in the general vicinity of the logged area.

Special attention should be directed in logging and thinning operations to prevent an accumulation of slash and other debris in contiguous waterways.

Logging should be avoided on shorelines with slopes of such grade that large sediment run-off will be precipitated, unless adequate restoration and erosion control can be expeditiously accomplished.

Proper road and bridge design, location and construction and maintenance practices should be used to prevent development of roads and structures, which would adversely affect shoreline resources.

GPO 2.43  Industry: Significant alteration of the shoreline environment is associated with industrial use; therefore, the location of industry on the shorelines of Kittitas County shall be limited to:
Enterprises which are clearly dependent upon access to the shoreline and associated waters (for successful operation); and

To sites which currently possess advantages to industry such as proximity to adequate transportation, raw materials, labor and the like,

In Kittitas County sites meeting the above objectives are associated with urban areas of Ellensburg, Cle Elum, South Cle Elum and the Milwaukee Railroad crossing of the Columbia River.

Industrial development which is not shoreline dependent should be located inland away from the ordinary high water mark where industrial uses exist and where sewer and the appropriate zoning exists.

Industrial sites should be encouraged to locate within areas adjacent to other industrial sites, without overcrowding the area involved.

Industrial developments should be constructed in a manner, which would either improve or result in minimal damage to the normal qualities of the shoreline area.

GPO 2.44 Landfill: In evaluating fill projects and in designating areas appropriate for fill, such factors as total water surface reduction, navigation restriction, impediment to water flow and circulation, impediment to irrigation systems, reduction of water quality, and destruction should be considered.

Shoreline fills or cuts should be designated and located so that significant damage to existing ecological values, natural resources or alteration of local currents will not occur creating a hazard to adjacent life, property and natural resources systems.

Landfills should be allowed only for water-dependent uses, for public uses, and for the purpose of elevating a structure to meet flood-proofing requirements as required by the flood control zone permit.

GPO 2.45 Marinas: Location and design of marinas should consider effects on fish and wildlife resources during construction and operation and at the same time be aesthetically compatible with adjacent areas.

Fuel handling and storage should be given special attention in design to minimize spillage and provide means for handling such spillage.

Marina construction and development should comply with the Washington State Department of Fisheries guidelines and local standards, which apply.

All docking and marinas should be equipped with receptacles to receive and adequately dispose of sewage, waste, rubbish and litter from boats.
GPO 2.46  Mining: Land reclamation should be included as part of the mining project and
should be initiated after completion of each phase of the mining activity.

When minerals are removed from shoreline areas, adequate protection against the sediment and
silt production should be provided. If such removal is to occur in a lake, river or streambed, a
Hydraulics Permit from the Department of Game and Fisheries is required.

If diversion of water for mining purposes is required, water rights shall be established prior to
issuing the permit.

GPO 2.47  Outdoor Advertising: Outdoor advertising signs should be located on the upland
side of transportation routes which parallel and are adjacent to shorelines.

Views and vistas should not be degraded and visual access to the water from such vistas should
not be impaired by the placement of signs. Local sign ordinances should be strictly enforced.

GPO 2.48  Recreation: allow various recreational opportunities to meet the needs of the
people.

Where uses designated for a specific recreational area are planned to satisfy a diversity of
demands, these uses must be compatible with each other and not damaging to the area's
environment.

Signs should be posted informing the public of areas available for their use.

The locations, design, construction and operation of recreational facilities should prevent undue
adverse impacts on adjacent or nearby privately owned properties.

Parking facilities should be located in areas, which will be the least damaging to the natural
character of the area. Large parking lots should be located outside the immediate shoreline area.

Water supplies, sewage, drainage, alteration of shoreline vegetation and other changes associated
with recreational development should be planned to preserve a high quality environment.

GPO 2.49 Residential: Residential subdivisions should be consigned (1) so as to adequately
protect and/or to improve the area's aesthetic qualities and characteristics of the water and
shoreline areas; and (2) at a level of density of site coverage and of occupancy compatible with
the physical capabilities of the shoreline and water.

Planned Unit Developments, which reserve substantial portions of land as open space or
recreation area, are preferred over conventional subdivisions.

Subdivider should be encouraged to provide pedestrian access to the shorelines within the
development and to minimize the impact of vehicular use and parking on the normal aesthetic
qualities of the shoreline area.

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GPO 2.50   Roads, Railroads and Bridges: Future roads and railways should be located away from the shorelines wherever feasible. "Wherever feasible" is an important condition, since shorelines often offer the least troublesome and costly sites for road construction, but wherever a public road can be located outside the shoreline area, even at somewhat greater construction costs and problems, then the inland location should be used.

Extensive loops or spurs to old highways with high aesthetic quality should be kept in service as pleasure bypass routes.

When planning public roads, federal, State and local governments should, where appropriate, provide sanitary facilities, scenic viewpoints, and picnic areas on publicly owned shorelines.

Road management for logging shall be done in accordance with the regulations for "Roads" under the Shoreline Master Program, Ordinance, Section 25, Forest Management.

GPO 2.51   Shoreline Works and Structures: The approval of shoreline works and structures projects should be based on flood backwater evaluation and on the projects' impact on properties downstream.

The approval of shoreline works and structures projects should be based on the projects' impact on the river's environment.

GPO 2.52   Solid Waste Disposal: Solid waste materials should be handled, contained, or disposed of in a manner which avoids damage to the environment and will maintain the aesthetic values to the shoreline area.

GPO 2.53   Utilities: Utilities should be designed and installed in a manner which would result in minimal damage to the normal qualities of the shoreline area. Utilities should be planned to avoid destroying scenic views.

Upon completion, the applicant should restore the project area to a natural or near natural condition.

2.2(E) Critical Areas

As part of the growth management planning process, Kittitas County has adopted Critical Areas Policies. The following contain those policies. Ordinance 94-22 contains development regulations which were adopted to implement these policies.

Wetlands

Wetlands play a significant role in the reduction of water pollution, erosion, siltation, flooding, and provide significant wildlife, fisheries, and plant habitats; and their destruction or impairment may result in increased public and private costs or property losses.
GPO 2.54 Kittitas County should accept landowner claims that a defined wetlands is artificial unless the determining regulatory agency deemed otherwise based on the I-V tiered wetland rating system outlined in this policy document.

GPO 2.55 Kittitas County should accept the premise that the substantial irrigated agricultural activities enhance and maintain some wetlands environments within this area.

GPO 2.56 Kittitas County should encourage the development of a regulatory program for wetlands protection that is both sufficiently flexible to allow reasonable use and enjoyment of private property and generally consistent with the requirements of the Growth Management Act.

GPO 2.57 Kittitas County should encourage the implementation of wetlands protection strategies that will achieve, to the maximum extent practicable, a zero net loss of natural wetlands acreage, functions, and values and, if reasonably possible, a gain of wetlands habitat in the long term.

GPO 2.58 Any wetlands protection measures imposed by Kittitas County should not interfere with stock water or irrigation water rights recognized in the Acquavella adjudication process.

GPO 2.59 Any wetlands protection measures imposed by Kittitas County should not interfere with a person's ability to engage in existing agricultural land use activity associated with his property. Agricultural land use activities include, but are not limited to, the grazing and watering of livestock; plowing, seeding, cultivation, harvesting for the production of crops; upland soil and water conservation practices; the maintenance of farm for stock ponds, irrigation ditches, drainage ditches, underground drainage systems and farm roads, and the control of noxious weeds.

GPO 2.60 Preliminary determinations by the Kittitas County Community Development Services concerning the potential presence of wetlands that may be impacted by an activity requiring a permit or approval from the County department should be based on data contained in the U.S. Fish and Wildlife Service Inventory for Kittitas County. The Fish and Wildlife Service Inventory should be augmented over time with more specific information concerning wetlands location, class, and type generated through the administration of the wetlands protection program.

GPO 2.61 Water conservation and enhancement shall take precedence over inadvertent and/or unintentional wetland regulation and preservation.

GPO 2.62 Kittitas County should give positive tax incentives to private property owners who maintain, reclaim, or enhance class I, II, III, and IV wetlands.

GPO 2.63 Kittitas County should support or encourage the purchase and dedication of lands by public or private organizations for wetlands and apply sound management principles to said property.
GPO 2.64 The following activities shall be exempt from the provisions of a wetlands protection program: emergency uses necessary to prevent immediate threat to the public health, safety or property, maintenance of existing facilities, structures, ditches, roads, and utility systems; provided the footprint of the structure is not within a critical area and/or its buffer.

GPO 2.65 The Washington State Tier Wetlands rating system will be used for identification and classification.

GPO 2.66 Buffers, wetland replacement ratios, and a wetlands mitigation program - if implemented by ordinance in Kittitas County - should be consistent with all other policies contained in this document.

Aquifers

Groundwater is a significant source of drinking water for County residents; and once potable groundwater becomes contaminated, it is difficult if not impossible to clean and resulting costs can be prohibitive.

GPO 2.67 Critical Aquifer Recharge Areas should be mapped as soon as practical so as to warn the public of possible development restrictions. We feel this is of the highest priority for the public health and safety.

GPO 2.68 In areas of Critical Aquifer Recharging effect only limited densities, based on that which would not impair the functions of the Aquifer Recharge area, shall be allowed.

GPO 2.69 Kittitas County shall give high priority to the protection of known aquifers that have a Critical Recharging effect, as identified by technical data, on potable water aquifers for reasons of public health and safety.

GPO 2.70 Kittitas County shall consider providing technical design assistance for septic tank design permits when potable Aquifer Recharge risks are considered significant.

Frequently Flooded Areas

Frequently flooded areas provide storage for flood control by slow release of water; provide wildlife and fisheries habitat, recreation areas and agricultural lands; and these areas are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare. These flood losses are caused by the cumulative effects of obstructions in areas of special flood hazards, which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Structures that are inadequately flood proofed, elevated or otherwise protected also contribute to flood loss. Floodways are especially hazardous areas due to the velocity of floodwaters, which carry debris, potential projectiles and erosion potential.
GPO 2.71 Maintain the current Kittitas County Shoreline Master Program.

GPO 2.72 Maintain Kittitas County's eligibility under the National Flood Insurance program. Eligibility is maintained by compliance with the Kittitas County Flood Damage Prevention Ordinance.

GPO 2.73 All submitted preliminary plats must clearly delineate the 100-year Floodplain boundary.

GPO 2.74 Increasing the reservoir capacity of the river system may be beneficial to flood control and the public welfare.

GPO 2.75 Utilize the concept of zero rise in identified high-risk areas of the 100-year Floodplain.

**Geologically Hazardous Areas**

Geologically hazardous areas are in tenuous geologic balance and disturbance can result in the loss of slope and soil stability, allowing increased erosion, including mass wasting and landslides, increasing stormwater runoff; and maintaining this balance reduces the danger to public health and safety.

In most cases, the risk to development from geological hazards can be reduced or mitigated to acceptable levels by engineering design, or modified construction practices. In areas where these measures are not sufficient to reduce the risk from geological hazards, uses that include development are best avoided.

**Erosion/Landslide Hazards**

GPO 2.76 Design provisions should be adequately reflected in the Kittitas County Building Code.

GPO 2.77 Natural resource-based access and activities should not be unduly restricted or prohibited in areas of known geologic hazards.

GPO 2.78 Risk of erosion should be considered accordingly throughout Kittitas County, based on localized rainfall average.

GPO 2.79 Kittitas County recognizes the policies of the proposed Snoqualmie Pass Subarea Comprehensive Plan regarding Snow Avalanche Hazard Areas, including possible hazards outside of the Snoqualmie Pass subarea.

**Seismic Hazard Areas**
Because of existing Kittitas County Building Code, the risk from tertiary effects do not indicate an unusual hazard at this time.

**Mine Hazards**

GPO 2.81 Siting of structures on known individual mine hazard areas should be avoided.

GPO 2.82 In siting and design of structures, etc., in known mine hazards areas, the danger of the hazard should be considered.

GPO 2.83 Kittitas County Community Development Services should each maintain a library of maps of known mine hazard areas.

**Volcanic Hazards**

GPO 2.84 The planning of volcanic hazards should be addressed through Kittitas County emergency management procedures: better planning of warning and emergency communications.

GPO 2.85 Manual disposal of ash fallout into bodies of water shall not be allowed; alternatives for the handling and disposal of ash fallout should be considered by Kittitas County in emergency management procedures.

**Fish and Wildlife Habitat Conservation Areas**

Habitat conservation areas contain: habitat for migrating waterfowl, game and food fish, and species which are threatened or endangered, and provide for greater species diversity; and these areas provide recreational resources, and more stable ecosystems and their disturbance could result in irreversible loss of important habitat and species diversity and therefore loss of economic resources. The intent is to maintain species in suitable habitats within their natural geographic distribution to prevent the creation of isolated sub-populations.

**Habitat Conservation**

GPO 2.86 Matching conservation moneys - When available, matching conservation moneys should be offered to all landowners on a first-come, first-serve basis for the purpose of maintaining and enhancing wildlife and its habitat in Kittitas County.

GPO 2.87 The Washington State Department of Fish and Wildlife should offer educational programs to the general public so that taxpayers and landowners may better understand the many benefits that wildlife provides.

GPO 2.88 Kittitas County expert technical help should be available to those wishing to develop land that contains, or potentially contains any of the various critical areas defined by these definitions.
GPO 2.89 Information & regulations should be understandable by citizens.
   a. An inventory of available information shall be prepared and maintained which shows the
      location of Fish and Wildlife Habitat and Conservation Areas and this information shall
      be made available to the landowners at the Planning Department.
   b. Planning staff shall prepare materials, which enable citizens to clearly understand the
      location of critical areas on and adjacent to their property.

Habitat of Local Importance

GPO 2.90 It shall be the policy that the Kittitas County Board of Commissioners shall
carefully consider each nomination separately and only within the public hearing process.

GPO 2.91 The County shall encourage economically feasible incentives for the protection
and enhancement of designated Habitats of Local Importance.

2.2(F) Ground Water

Kittitas County recognizes the importance of ground water to the economic well being of the
area.

This section shall not impair or interfere with any lawful right to withdraw and/or use
groundwater. (See Section 2.2(B) Water Rights).

Kittitas County currently understands the importance of a ground water recharge study of the
Yakima River Basin as a whole.

GPO 2.91A Kittitas County shall ensure that citizens' water rights are adequately addressed
and protected to the fullest extent in any ground water study conducted by any governmental
entity, including state and federal agencies.

GPO 2.91B The County shall support the development of a comprehensive review of the
water resources in the county.

GPO 2.109A 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 2.109B 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 2.109C 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 2.109D All agencies and jurisdictions shall recognize the area's traditions, customs, cultures and economy.

GPO 2.109E 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.

2.2(G) Kittitas County Airport

Kittitas County has an “Airport Zone”, in which to protect its general aviation airport. Through its comprehensive plan and development regulations, in compliance with RCW 36.70.547, or as amended thereafter, the County shall discourage the siting of incompatible uses adjacent to its general aviation airport.

The Kittitas County Airport (Bowers Field) is the largest airport in the County and provides air transport from the Ellensburg area to other airports. It is located adjacent to Ellensburg which is experiencing added development. Zoning revisions will be necessary to provide the protection needed for the continued safe operations of the airport. A zoning proposal has been presented to the planning Commission and they have recommended approval to the Board of County Commissioners.

GPO 2.91H To update and adopt a revised Airport Layout Plan for the Kittitas County Airport (Bowers Field) in conformance with the Federal Aviation Administration which provides for new height restrictions that will allow for precision landing approach. The area contained in the FAR Part 77 should be designated as the Airport Overlay Zone.

GPO 2.91I To consider aviation easements in the Airport Overlay Zone.

GPO 2.91J To consider notifying all property owners within the Airport Overlay Zone of airport activities.

GPO 2.91K To adopt the following safety zones within the Airport Overlay Zone:
  Inner Safety Zone
  Inner Turning Zone
  Outer Safety Zone
  Sideline Zone
  Traffic Pattern Zone

There has been an identified lack of available land zoned “industrial” in the County. An “industrial” use for the County owned property surrounding the aeronautical operations at the Kittitas County Airport would be compatible with airport operations. The Kittitas County Planning Commission has recommended that the county owned property south of Bowers Road be designated as “industrial”.
GPO 2.91L  The County should develop and adopt regulations for an airport industrial zone at the Kittitas County Airport.

GPO 2.91M  All aviation related land uses should be considered acceptable in the area designated as “industrial” and provided that the FAA airport design criteria are met.

GPO 2.91N  The County should promote economic development and employment opportunities for the Airport Industrial Zone.

GPO 2.91O  The County should establish zoning standards which will insure that the industrial uses will not impact airborne aircraft because of height structures, smoke, glare, lights which shine upward, and radio transmissions, nor any water impoundments or sanitary landfills which would create hazards from waterfowl to airborne aircraft.

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, 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.

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GPO 2.93  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**

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 an adjacent city, if there is one. 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;
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."

Urban Growth Areas are identified for the cities of Ellensburg, Cle Elum, Roslyn, Kittitas, and the Town of South Cle Elum.

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 1/2-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.

Additionally, those areas formerly identified as Urban Growth Nodes-Thorp, Easton, Vantage, Ronald, the Snoqualmie sub-area-as well as Gold Creek, are hereby also identified as Urban Growth Areas. Kittitas County's Land Use Advisory Committee, with participation from these communities, shall develop a final urban growth area boundary, future land use plans for these urban growth areas, and facility or service needs to accommodate their 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.

GPO 2.94a  A consideration for all future development should be the adaptability of a proposal to both public and private utilities such as municipal water and sewer 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 2.95 Within the UGAs, 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 2.96a Adopt urban growth area (UGA) boundaries to accommodate residential and employment increases projected within the boundaries over the next 20 years.

GPO 2.96b As allowed in GPO 2.10B and GPO 2.10C develop a study area around each Urban Growth Area that may lead to the development of a Rural Transition Zone overlay. The study area should consider but not be limited to:

- Strategies to accommodate urban development in the 20 to 50 year planning horizon
- Shadow platting to plan for and accommodate future development.
- Transfer of Development Rights receiving areas
- Use of Cluster Development.
- Urban design standards consistent with adjacent or nearby cities.

GPO 2.97 The UGAs shall be consistent with the following criteria:

a. Each UGA shall provide sufficient urban land to accommodate future population/employment projections through the designated planning period.

b. Lands included within 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 UGAs.

d. 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. (infill)

h. Provide for the efficient provision of public services;

i. Promote a variety of residential densities; and,

j. Include sufficient vacant and buildable land.

GPO 2.98A The UGAs shall be consistent with the following criteria:

a. Each UGA shall provide sufficient urban land to accommodate future population/employment projections through the designated planning period.

b. Lands included within 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 UGAs.

d. 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.
GPO 2.98B  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  Analysis of each of the areas of Easton, Ronald, Snoqualmie Pass, Thorp and Vantage need to occur through the subarea planning process. Each area should be prioritized regarding the need and timing of the planning process. This subarea planning process shall provide land capacity analysis, capital facility plan, and shall include representatives from the affected areas. The planning process should be completed by the end of 2009.

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 by encouraging infrastructure improvements and new business recruitment.

GPO 2.107C Promote small-scale commercial development outside of UGAs 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 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 Department of Defense has developed and is implementing a comprehensive Integrated Cultural and Natural Resource Management Plan (January 2002) which serves as the guidance document for the management of installation resources. Kittitas County recognizes this plan and the 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 sixty-four percent (64%) 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, Washington State Department of Natural Resources, Washington State 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 Reserved

2.3(C) Resource Lands

Kittitas County hereby adopts the standards set forth in RCW 36.70A.170 as to designation of resource lands, including that these lands may not currently be characterized by urban growth and that they must have long term commercial significance. Kittitas County hereby adopts the definitions found in RCW 36.70A.030.

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:

Procedure for Designation and De-designation:

1. Application submitted to Community Development Services (CDS).
2. Application referred to Agricultural Lands Advisory Committee for review and recommendation to the Planning Commission.
4. Planning Commission makes recommendations to Kittitas County Board of Commissioners for which makes the final decision.

Designation:

In classifying agricultural lands of long-term commercial significance, Kittitas County shall use the prime and unique soils as contained in the land-capability classification system of the United States Department of Agriculture Soil Conservation Services as defined in Agriculture Handbook No. 210, the actual presence of such soils on the subject property to be demonstrated by the best available science. Kittitas County may further consider the combined effects of proximity to population areas and the possibility of more intense uses of the lands as indicated by:

a. The availability of public facilities;
b. Tax status;

c. The availability of public services;

d. Relationship or proximity to urban growth area(s), which shall include areas of where historic growth has occurred

e. The location of public roads, utilities and other public services;

f. Predominant parcel size and parcel size of the resource;

g. Land settlement patterns and their compatibility with agricultural practices;

h. Intensity of nearby land uses;

i. History of land development permits issued nearby;

j. Land values under alternative uses;

k. Proximity of markets;

l. Availability of agriculture infrastructure;

m. Availability and adequate water supplies; or

n. Long-term economic conditions which affect the ability to manage and/or maintain commercially viable agricultural lands, which should include consideration of the following market factors:

   i. The location of manufacturing or processing facilities,

   ii. Equipment and transport costs,

   iii. Site productivity and production costs,

Taxes and administrative costs.

**De-Designation**

Kittitas County, hereby adopts the following provision with respect to dedesignation of agriculture land of long-term significance:

1) Change in circumstances pertaining to the comprehensive plan or public policy;

2) A change in circumstances beyond the control of the landowner pertaining to the subject property;

3) An error in designation; or

4) New information on natural resources land or critical area status.

In considering any one of these elements, the criteria for designation should additionally be considered.

Upon review of these considerations, Kittitas County determined that there were two different categories of land appropriate for designation: irrigated croplands 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 2.110A** Oppose laws and regulations, which restrict agriculture, and support laws and regulations, which enhance agriculture.

**GPO 2.110B** As allowed in GPO 2.10B and 2.10C develop a study area where the Rural Land Use designation and the Commercial Agriculture designation interface occurs which may lead to the development of a Commercial Agriculture Transition Zone overlay. The study area should consider but not be limited to:

- Strategies that site land use activities within or adjacent to Commercial Agriculture lands that minimize conflicts with agricultural activities.
- Consider Transfer of Development Rights from Commercial Agriculture to Rural lands.
- Use of Cluster Development within the transition zone to minimize impacts.
- Use of open space to act as a “buffer” between Rural and Commercial Agriculture designations.

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

**GPO 2.112** Kittitas County recognizes that new residents may not understand the rural living differences encountered in Kittitas County, therefore the county supports the efforts of educational opportunities and agencies to educate on rural living.

**GPO 2.113** Support efforts to see that all lands receive their full allocation of water.

**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 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.

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

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 to 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 in Kittitas County,
   b. county agriculture 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 KCCPC.
Reclamation, Districts, or private facilities; and to oppose 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.

GPO 2.127B Encourage all 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.

GPO 2.129B Require that all plats, short plats, development permits, and building permits issued for development activities on, or within five hundred feet of, lands designated as agricultural lands, forest lands, or mineral resource lands, shall contain a notice that states that: “The subject property is within or near designated agricultural lands, forest lands, or mineral resource lands on which a variety of commercial activities and mineral operations may occur that are not compatible with residential development for certain periods of limited duration. Commercial natural resource activities and/or mineral operations performed in accordance with county, state and federal laws are not subject or legal action as public nuisances. (RCW 7.48.305)”

**Commercial Forest Land Use**

Commercial forestland, approximately 732,000 acres, claims approximately half of the Kittitas county land area. A checkerboard pattern of private, State, and Federal land ownerships characterizes the County forests. Federal and State ownership accounts for approximately eighty two percent of the lands designated commercial forestlands in Kittitas County. Private ownership only accounts for approximately eighteen percent of commercial forestlands.

Traditionally forestlands in the County contributed regional economic value by providing employment and income from resource management, which includes: harvesting, fishing, hunting, mining, grazing and recreation. Even though revenue has diminished from forest products, it is also recognized that forestlands provide other public benefits and values such as; watersheds, wildlife and fish habitat. It is recognized that the designation “Commercial Forest
Lands" has been used to encompass all forested lands that do provide a variety of public benefits including non productive and high elevation lands within ownerships.

The original Commercial Forest zone was created in 1993 during an era of strong local and regional markets for traditional solid wood products from forest lands in Kittitas County. There was a large, viable industrial forest land base and an active National Forest timber sale program. Further, many of the Non-Industrial Private Forest ownerships were intact and contributing to the supply side of the log markets.

This created a large annual supply of logs for the wood basket of local and regional manufacturing within a 100 mile radius. The Commercial Forest zone created in 1993 was driven by ownership objectives at that time and historic land use. There have been significant changes in land ownership and manufacturing infrastructure since the Commercial Forest zone was created.

The forest industry in Kittitas County has experienced a substantial economic down turn for the past 15+ years. This occurred primarily due to the Endangered Species Act and its effect on state forest practices, imposing regulations to protect listed species and their habitats on Federal, State and Private forest lands. Backed by the increasing use of citizen suits under the ESA and other federal environmental statutes, these regulations resulted in the removal of most of the federal timber from the market place and placed constraints on state and private forest management for wood products. This in turn increased the demand for logs off of private forest land. Increases in private harvests over the past decade helped to offset some of the decline in federal harvests, but the capacity to maintain higher harvest levels on private forest lands on a sustainable basis peaked, causing local mills to seek logs at greater distances. With the lack of local supply, increased transportation, and manufacturing costs, the mills had no choice but to shut down. The loss of seven mills since 1990 in Kittitas, Klickitat, Chelan, and Yakima counties has resulted in reduced market competition and increased haul distances for logs.

Unlike the West side of the State, forests in Kittitas County have a significant species mix and size of timber that are generally undesirable to West side mills. In addition, export restrictions on state and federal forest have limited the marketability of timber. The confluence of these factors has devastated the timber industry in Kittitas County. Without the local milling infrastructure, and a short-term and long-term inventory consisting only of low value logs, participants in the commercial timber industry in Kittitas County can no longer compete in the log market when most of the milling capacity is in the Western part of the State, with its own abundant supply of relatively cheap timber and close proximity to a forested land base. Historically, the industry has been able to survive the cyclical down turns in log markets when there is a consistent local infra-structure to keep transportation costs down, but with the loss of the milling and manufacturing infrastructure within the region, this is no longer the case.

This significant change in circumstances within Kittitas County, the collapse of the commercial timber industry, and lack of infra-structure, other incentives and alternatives to keep working forests viable should be considered. There may be emerging markets such as carbon sequestration, Transfer of Development Rights (TDRs), bio-fuel and bio-energy production that
offset the loss of the traditional log product markets, but these markets are commercially speculative, predicated upon viable working forests, and are unavailable to landowners in the immediate future. Even when such markets are developed, it is unlikely that they will generate revenue sufficient for managing and sustaining healthy, commercially viable forestlands. Moreover, landowners should not be expected to continue to manage forest lands for public benefits without compensation to offset the costs associated with managing forest lands.

It is clear that the Legislature intended that counties planning under the Growth Management Act (GMA) should consider land characteristics and economic factors when designating commercial forest lands. Under the GMA and its guidelines, lands may not be economically and practically managed for commercial timber production if long-term conditions, such as mill closures, unforeseen regulatory encumbrances, and international competition rendered such production economically unfeasible. As stated by the Washington Supreme Court, “the GMA is not intended to trap anyone in economic failure”. Lewis County v. Western Washington Growth Management Hearings Board, 157 Wash.2d 488, 505 (2006)

De-designation of lands out of the Commercial Forest Land Use Designation shall occur having a one year review process from June to June, with decision made by December during the annual comp plan review. All applications must be reviewed by the Forest Lands Advisory Committee prior to review by the Planning Commission and Board of County Commissioners.

The following procedures should be followed for Designation and De-designation:

1. Application submitted to Community Development Services (CDS).
2. Application referred to Forest Lands Advisory Committee for review and recommendations.
3. Planning Commission conducts public hearings with Forest Lands Advisory Committee recommendations.
4. Planning Commission makes recommendations to BOCC.
5. BOCC makes final decision as part of the annual Comp Plan Amendment Process.

In classifying forest land resources, Kittitas County shall determine which land grade constitutes forest land of long-term commercial significance, based on local and regional physical, biological, economic, and land use considerations. The Forest Lands Advisory Committee shall determine which of the land grades from WAC 458-40-530 constitute forest lands of long term commercial significance. Kittitas County should also consider the combined effects of proximity to population areas and the possibility of more intense uses of the lands as indicated by:

a. The availability of public services and facilities conducive to the conversion of forest land;

b. Tax status;

c. The availability of public services;

d. Relationship or proximity to urban growth area(s), which shall include areas of where historic growth has occurred

e. The location of public roads, utilities and other public services;

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f. Predominant parcel size: forest lands should consist of predominantly large parcels of land;
g. Land settlement patterns and their compatibility with forest practices of long-term commercial significance;
h. Intensity of nearby land uses;
i. History of land development permits issued nearby;
j. Land values under alternative uses;
k. Proximity of markets;
l. Availability and adequate water supplies; or
m. Long-term economic conditions which affect the ability to manage and/or maintain commercially viable forest lands of long-term significance, which should include consideration of the following market factors:
   i. The location of manufacturing or processing facilities,
   ii. Equipment and transport costs,
   iii. Site productivity and production costs,

Taxes and administrative costs

De-Designation criteria for Commercial Forest Lands:
Kittitas County, hereby adopts the following provision with respect to dedesignation of forest resource land, agriculture land of long-term significance, or mineral resource land:

1) Change in circumstances pertaining to the comprehensive plan or public policy;
2) A change in circumstances beyond the control of the landowner pertaining to the subject property;
3) An error in designation; or
4) New information on natural resources land or critical area status.

In considering any one of these elements, the criteria for designation should additionally be considered.

The purpose of these Criteria is a tool to be used by the proponent and Kittitas County to evaluate parcels within the commercial forest zone proposed for de-designation.

De-designation should not only recognize changes in circumstances since the original Commercial Forest zone created in 1993, but also continuing changes. GMA anticipates that the needs of landowners and local communities will change, and will require amendments to land designations. Land use planning is a dynamic process. Procedures for designation should provide a rational and predictable basis for accommodating change.” WAC 365-190-040(h)

The proponent and Kittitas County should address each criteria item on a case by case basis in as much detail as possible while considering the cumulative influences of all criteria.

LONG TERM ECONOMIC CONDITIONS
The original Commercial Forest zone was created during an era of strong local and regional markets for traditional solid wood products from forest lands in Kittitas County. There was a large, viable industrial forest land base and an active National Forest timber sale program. Further, many of the Non-Industrial Private Forest ownerships were intact and contributing to the supply side of the log markets. This created a large annual supply of logs for the wood basket of local and regional manufacturing.

The Commercial Forest zone created in 1993 was driven by ownership objectives at that time and historic land use. There have been significant changes in land ownership and manufacturing infrastructure since the CF-80 zone was created. The de-designation discussion shall evaluate the following inter-related factors:

- Long Term Economic Conditions which may include:
  - Milling Facilities
  - Transportation
  - Log Values
  - Species Mix and log size
  - Land holding and administrative costs
  - The needs of the local forest products industry, and the availability of long-term sources of timber

For example, the reduced supply of timber reflects the current State regulatory environment for state and private lands, changes in State policies on the management and harvest of State timberlands, changes in Federal management objectives on Federal lands in response to the Endangered Species Act, Clean Water Act and National Environmental Policy Act, and changes in goals and objectives with new ownership of private lands.

**INTENSITY OF NEARBY LAND USES**

Rural land values including rural forested land values have increased dramatically since the Commercial Forest zone was created in 1993. These value increases have been driven by a high market demand for smaller parcels for use as rural residential, 2nd home site, or simply as an investment. In economic terms, the 'highest and best use' of these lands in the current market far exceeds traditional resource land values.

The de-designation discussion shall evaluate the following:

- Compatibility and intensity of adjacent and nearby land use. Land Use Plan consistent with requested de-designation, including operational impacts on adjacent commercial forest land.

Applications for de-designation from Commercial Forest should demonstrate compatible use with adjoining rural and commercial forest land use parcels. Innovative land use planning that allows for development while preserving open space should be considered favorably.
AVAILABILITY OF PUBLIC SERVICES

The applicant shall demonstrate the availability or potential availability of public services at a level appropriate for a proposed de-designation.

- Examples are:
  - Current and future status of infrastructure.
  - Public roads or potentially public roads.
  - Fire District.
  - Location in relation to Wildland Urban Interface boundary.
  - Within or potentially included in a Community Wildfire Protection Plan.
  - Public schools.
  - Water available or potentially available
  - Waste water treatment

SITE PRODUCTIVITY

The applicant for de-designation shall demonstrate that the majority (or significant portion) of the property does not meet site class 1-4 pursuant to Department of Revenue rating system. This means the land can not produce a marketable stand of timber in at least a 100 year growth period.

CHANGE IN CIRCUMSTANCES

Applications for de-designation should demonstrate change in circumstance leading to the requested de-designation of commercial forestland. While it is understood that economic changes within the local timber industry, or for a landowner, may constitute a "change of circumstances" warranting a de-designation of commercial forestlands, those issues are identified as Criterion No. 1 above.

The de-designation discussion should consider:

- Change in circumstance
  - Example changes includes:
    - Kittitas County land use patterns and land use planning;
    - Legislative land use direction (TDR’s for example);
    - Changes in GMA: RCW and WAC, and KCC
    - Recognize the evolving regulatory changes affecting the management of State and private forest land:
      - State Forest & Fish Law, 1999
      - State Hydraulics Code
      - Clean Water Act: State & Federal
      - Endangered Species Act: Federal and State
      - Shoreline Management Act: State
The following policies will guide the county in land use decisions affecting lands designated as Commercial Forest Lands:

GPO 2.130A  To conserve forest lands for productive economic use by identifying and designating forestlands where the principal and preferred land use is resource management and meets the economic needs of the industry and County. The boundaries and lot size remain as designated in 1993, with modifications occurring on a case by case basis as applications for de-designation are submitted.

GPO 2.130B  Create a growth management commercial forest committee comprised of persons with forest land management backgrounds in order to:
   a. assess and review applications for designation and de-designation of forestlands in Kittitas County
   c. b. make recommendations to the Planning Commission and Board of County Commissioners on all applications for designation and de-designation.

GPO 2.131  Forest resource lands should be classified and designated based on the criteria and procedures established in WAC 365-190-040, and 060 with special consideration given to the determination of whether forest resource lands considered for designation are viable as long term commercial significant forest resource lands.

Designation Considerations:
   1. Define the current status of the industry
   2. Define the needs of the industry within Kittitas County
   3. Define the Region and the Regional needs as it relates to the industry within Kittitas County
   4. Define viability within local and regional circles (i.e. 100 miles, 200 miles, 300 miles)
   5. How much Commercial Forest Lands are needed to support local and regional needs of the industry.

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  Any proposal for de-designation of commercial forestlands shall be subject to a cumulative impacts analysis, including the size and ownership of the commercial forestlands remaining in the county, the needs of the local forest products industry and impacts to those needs by the proposed de-designation, and the potential benefits that may result from the proposed de-designation including higher property taxes and economic stimulus. De-designated
lands without a development proposal shall be designated into a Rural Land Use and shall be designated into a 20 acre zone. The de-designation is intended to be a one step process, but may be accomplished as a de-designation with the option for the applicant to later submit a development proposal.

GPO 2.134 To encourage incentives and alternatives to keep working forests viable by considering when feasible emerging markets such as carbon sequestration, Transfer of Development Rights, Bio-fuel and bio-energy production that offset the loss of the traditional log and special forest product markets.

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 recognizes Engrossed Substitute House Bill (ESHB) 2091 also known as the Forest and Fish Law. Kittitas County will support local forest landowner’s seeking regulatory relief in order to help them remain economically viable.

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 forestlands.

GPO 2.139 Kittitas County will encourage rural developments in the Wildland Urban Interface (WUI) and the owners of adjacent commercial forest lands to develop Community Wildfire Protection Plans (CWPPs).

GPO 2.140 Encourage clustered residential developments on adjacent non-commercial forestlands. The open space in clustered development should buffer adjacent forestland from development.

GPO 2.141 Kittitas County will advocate active management of Federal and State forest lands to create and maintain healthy, fire-safe forests.

GPO 2.142A 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; and
   b. working with forest managers to identify and develop other incentives for continued forestry (Ord. 93-42); and
   c. To encourage and support a local and regional infrastructure of manufacturing facilities that use wood products within an economically viable 100 mile circle.
GPO 2.142B Require that all plats, short plats, development permits, and building permits issued for development activities on, or within five hundred feet of, lands designated as agricultural lands, forest lands, or mineral resource lands, shall contain a notice that states that: "The subject property is within or near designated agricultural lands, forest lands, or mineral resource lands on which a variety of commercial activities and mineral operations may occur that are not compatible with residential development for certain periods of limited duration. Commercial natural resource activities and/or mineral operations performed in accordance with county, state and federal laws are not subject or legal action as public nuisances. (RCW 7.48.305)"

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.

In classifying mineral resource lands, Kittitas County shall identify and classify aggregate and mineral resource lands from which the extraction of minerals occurs or can be anticipated. Areas for sand, gravel and other metallic substances of long-term commercial significance shall be identified by the County’s Mineral Lands Advisory Committee within 90 days of adoption of this comprehensive plan amendment. Proposed land uses within these areas designated as mineral resource lands may require special consideration to ensure future supply of aggregate and mineral resource material will be available. Classification of mineral lands shall be based on geographic, environmental, and economic factors, existing land uses and land ownership. Kittitas County shall also consider the combined effects of proximity to population areas and the possibility of more intense uses of the lands as indicated by:

a. General land use patterns in the area;
b. The availability of utilities or public services;
c. Relationship or proximity to urban growth area(s), which shall include areas of where historic growth has occurred
d. Predominant surrounding parcel size, subdivision or zoning for urban or small lots, or land settlement patterns and their compatibility with mineral lands of long-term significance;
e. Intensity of nearby land uses;
f. History of land development, or permits issued nearby;
g. Land values under alternative uses;
h. Location or public roads, access or proximity to the point of use or markets;
i. Availability and adequate water supplies;
j. Physical and topographical characteristics of the mineral resource site;
k. Depth of the resource;
l. Depth of the overburden;
m. Physical properties of the resource including quality and type;
n. Life of the resource;
o. Resource availability in the region;
p. Long-term economic conditions which affect the ability to manage and/or maintain commercially viable mineral lands of long-term commercial significance, which should include consideration of the following market factors:
   i. The location of manufacturing or processing facilities,
   ii. Equipment and transport costs,
   iii. Site productivity and production costs,
   iv. Taxes and administrative costs,

DEDESIGNATION
Kittitas County, hereby adopts the following provision with respect to desdesignation of mineral resource land:

1. Change in circumstances pertaining to the comprehensive plan or public policy;
2. A change in circumstances beyond the control of the landowner pertaining to the subject property;
3. An error in designation; or
4. New information on natural resources land or critical area status.

In considering any one of these elements, the criteria for designation should additionally be considered.

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.
GPO 2.145 Require that all plats, short plats, development permits, and building permits issued for development activities on, or within five hundred feet of, lands designated as agricultural lands, forest lands, or mineral resource lands, shall contain a notice that states that: "The subject property is within or near designated agricultural lands, forest lands, or mineral resource lands on which a variety of commercial activities and mineral operations may occur that are not compatible with residential development for certain periods of limited duration. Commercial natural resource activities and/or mineral operations performed in accordance with county, state and federal laws are not subject or legal action as public nuisances. The notice for mineral resource lands shall also inform that an application might be made for mining-related activities, including mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals. (RCW 7.48.305)"

Maps

The Kittitas County Comprehensive Plan Land Use Maps are included in the Kittitas County GIS data and are maintained by the Kittitas County Community Development Services.

2.3(E) Subarea Plans

The subarea comprehensive plans for Easton, Swauk-Teanaway, Thorp, Westside and Taneum can be found in Volume II of the Kittitas County Comprehensive Plan, 1996. These subarea comprehensive plans have no official standing in future land use decisions but may be used as evidence to support future comprehensive plan amendments. They constitute a major part of the county's public participation in building the comprehensive plan.

Snoqualmie Pass Comprehensive Plan

Snoqualmie Pass Subarea Comprehensive Plan has been adopted into the Kittitas County Comprehensive Plan and is located in Chapter 7 of this document.

2.4 MASTER PLANNED RESORTS

The Master Planned Resort ("MPR") designation means those lands that comprise a self-contained and fully integrated planned unit development located in areas 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. A MPR 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. A MPR may constitute urban growth outside of urban areas as limited by these policies.

Kittitas County has a wide range of natural features, including climate, vegetation, water, resources, scenic qualities, cultural, and geological features, which are desirable for a wide range of recreational users to enjoy. MPRs offer an opportunity to utilize these special features for enjoyment and recreational use. MPRs can bring significant economic diversification and benefits to communities, while at the same time enhancing environmental values. MPRs can

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address these unique opportunities while maximizing retention of environmental features, critical habitats, resource lands, and other critical features. MPRs can be located and planned in ways that do not detrimentally affect projected growth scenarios in urban growth areas. MPRs should be designed to stand alone, by not requiring adjacent areas to develop land uses to support the resort use. Recognizing these factors, policies guiding the location and development of MPRs must consider varied and unique criteria.

MPRs may be approved in the county in accordance with: (1) RCW 36.70A.360, Master planned resorts, as amended; (2) county Comprehensive Plan policies; and (3) county Development Regulations. For general guidance purposes, the county MPR policies rely upon the June, 1994 "Master Planned Resorts Draft Comprehensive Plan Policy Guidance" prepared by the Washington State Department of Community, Trade and Economic Development Task Force.

2.4(A) MPR DESIGNATION PROCESS

GPO 2.183 MPRs should have a thorough review process prior to being located, and such review process should be phased, consistent, specific, and timely. Because a MPR typically involves large and complex site-specific projects with multiple phases over a long period of time, e.g., several decades, MPRs are appropriate for and should be reviewed using the provisions of RCW 36.70B.170-210, Development agreements, and KCC 15A.11, Development agreements. Development Agreements should provide a tangible route of review, from initial land-based mapping to the final designed MPR product.

GPO 2.184 Amendment to the Comprehensive Plan land use designation map for a specific site is necessary for authorization of a MPR. Such amendment may occur concurrently with review of a MPR application. In addition, the specific elements of a MPR proposal can be addressed, including early public participation, protection of critical areas, treatment of adjacent lands, and fiscal and economic impacts.

GPO 2.185 The MPR planning and review process should proceed from the general to the specific, and should occur in phases. As part of the application for a rezone of the county zoning map to Master Planned Resort zoning district, a proposed MPR must demonstrate that it is in accord with applicable Comprehensive Plan policies. The design, review and permitting of specific MPR phases will typically be spread out over a long period of time, and reviewed at each phase through final development plan review.

2.4(B) MASTER PLANNED

GPO 2.186 A MPR must be planned and designed by looking at the entire site and adjacent lands and communities.

GPO 2.187 A MPR should be designed in context with its surrounding environment, natural and man-made. A MPR should not adversely affect surrounding lands in any significant way.
GPO 2.188 A variety of urban residential densities should be included in a MPR site design, providing efficient, compact residential land use. Residential uses may include single-family detached lots and multi-family and attached residential structures. Clustering of residential units in a manner that preserves open space is strongly encouraged. Overall MPR density shall not exceed an average of one unit per acre. Non-urban residential densities are appropriate within a MPR if they promote and are linked to the on-site recreational features and value of the resort.

GPO 2.189 A MPR application should include a clear and detailed mapped description of how the development phases of the MPR fit together. Estimated timelines for site development, building construction and all necessary public and private capital facilities, utilities, and services should be provided.

2.4(C) SELF-CONTAINED

GPO 2.190 Except in areas designated for urban growth, new urban or suburban land uses shall be precluded by the county in the vicinity of a MPR.

GPO 2.191 A MPR should be physically and, for the most part, visually separated from the nearest developed area.

GPO 2.192 A substantial physical buffer should be included in a MPR’s internal site design, allowing adjacent lands to be separated from the MPR so that activities within the MPR create no significant increases in ambient noise, reductions in air quality, or visual alterations outside the MPR. To the extent possible, natural features such as water bodies, vegetation cover, slopes, or existing man-made features should be utilized as the MPR’s buffer. The actual width of a MPR’s buffer should be evaluated to determine the appropriate separation from adjacent lands. The term “substantial physical buffer” is intended to mean more than one-hundred feet between a MPR’s perimeter and adjacent lands.

2.4(D) NATURAL SYSTEMS AND DESIGN

GPO 2.193 A MPR plan shall be consistent with all Development Regulations for critical areas.

GPO 2.194 A MPR should maintain and enhance the physical environment. Planning for a MPR should be based on natural systems, constraints, and opportunities. Design characteristics should consider the overall context of the MPR, maintaining a common character throughout the project, which blends with natural features on-site. The objective of a MPR is to minimize alterations to natural systems, unless it can be demonstrated that any such alteration will enhance critical environmental features.

GPO 2.195 An application for a MPR should include site plans depicting the locations and describing the attributes of all on-site and surrounding natural features, critical plant and animal habitats, and potentially hazardous areas. The plan should propose opportunities to integrate the site’s natural amenities with the proposed built amenities.
GPO 2.196 Historic and archeological features are to be preserved. Serious consideration should be given to whether such features could be appropriately integrated into a MPR's proposed features as valuable attributes.

GPO 2.197 A design theme for a MPR may be appropriate but is not required. However, multiple discordant themes should be avoided.

2.4(E) RECREATIONAL OPPORTUNITIES AND FACILITIES

GPO 2.198 Natural and man-made recreational facilities and opportunities shall be the central focus of a MPR.

GPO 2.199 Recreational facilities must be included with initial development phases of a MPR.

GPO 2.200 Recreational facilities and visitor accommodations should be phased along with other types of development within a MPR. Recreational facilities and visitor accommodations included in initial phases of a MPR can be built over time, provided their construction is guaranteed through covenants or other legal provisions that satisfy policy requirements without imposing unreasonable up-front costs to the developer.

GPO 2.201 Off-site recreational areas and facilities, such as designated national and state parks and recreation areas, lakes, and rivers, shall not be the major recreational focus of a MPR. A MPR must include significant recreational areas and facilities on-site so that the use of off-site recreational areas and facilities by resort visitors and associated impacts are minimized. Off-site impacts, which may occur, may be mitigated, for example, by making some recreational areas and facilities in a MPR available for public use, or through other means proposed by the developer.

2.4(F) VISITOR ACCOMMODATIONS AND HOUSING

GPO 2.202 A MPR must have a primary focus on short-term visitor accommodations, including vacation and second homes. Other residential uses may be permitted within a MPR if such uses are integrated into and support the on-site recreational nature of the resort.

GPO 2.203 Short-term visitor accommodations should constitute more than fifty percent (50%) of all resort accommodation units.

GPO 2.204 Short-term visitor accommodations, such as hotel rooms, should be included with the first and initial phases of a MPR development.

GPO 2.205 An adequate supply of affordable employee housing within a MPR, or within a reasonable distance of a MPR, should be demonstrated. If this supply cannot be demonstrated, steps should be taken to mitigate the lack of affordable housing supply, so that an unreasonable
burden is not placed on the affordable housing markets of surrounding communities. A MPR’s ability to hire local residents should be taken into account in determining whether an “adequate supply” of affordable housing is available.

2.4(G) RETAIL AND COMMERCIAL SERVICES

GPO 2.206 Retail and commercial services should be designed to serve only the users of the MPR, and should be limited in scope and location to serve only as ancillary uses within the MPR.

GPO 2.207 Retail and commercial services offered on-site by a MPR should not duplicate the full range of commercial services available in adjacent communities. Retail and commercial services offered on-site by a MPR should be designed to discourage use from outside the MPR by locating such services well within the MPR site rather than on its perimeter.

GPO 2.208 A full-range of commercial services should only be provided within the urban growth areas of the surrounding region.

2.4(H) CAPITAL FACILITIES, UTILITIES AND SERVICES

GPO 2.209 Adequate security, fire suppression and first aid facilities and services should be provided on-site, taking into account the emergency facilities and levels of service available from the county sheriff and local fire and emergency medical districts.

GPO 2.210 MPR community sewer, water and stormwater facilities (including associated treatment facilities) may be provided on-site and should be limited to meeting the needs of the MPR.

GPO 2.211 Public facilities, utilities, and services from existing service providers can be provided to the MPR so long as all costs associated with such extensions, capacity increases, and services are borne by the MPR. Such public facilities, utilities, and service providers may include the county, cities and towns within the county, water and sewer districts, and owners of water systems.

GPO 2.212 A MPR and existing service providers may enter into agreements for shared capital facilities and utilities, provided that such facilities and utilities serve only the MPR and existing service or urban growth areas.

GPO 2.213 MPR facilities, utilities, and services should be designed to accommodate only the projected needs of the resort users. Because a resort is fully occupied only occasionally, MPR facilities and utilities need not be designed to meet peak user occupancy demands, and should rely in part on storage and other appropriate mechanisms and technology to meet peak demands.

GPO 2.214 Construction of a MPR and all necessary on-site and off-site capital facilities and utilities infrastructure must be concurrent, but may be provided in phases to meet the needs of development phases as constructed and utilized.
GPO 2.215 Impacts to public services should be fully reviewed and fair and proportionate mitigation provided by the MPR.

GPO 2.216 All school district facility and service impacts should be mitigated by the MPR on a fair and proportionate basis. Review and mitigation of impacts on affected school districts may take into consideration the relatively low student population typically generated by a MPR.

GPO 2.217 County road standards should be followed for on-site and off-site roadways and access points; provided, however that some flexibility with respect to on-site road design standards may be appropriate if the MPR's natural features and critical areas are to be maintained. Administrative variance procedures should be utilized for this purpose.

GPO 2.218 At all times, MPR road standards must meet the minimum safety standards adopted by the county Fire Marshal.

GPO 2.219 On-site roadway and access costs should be fully borne by the MPR, and off-site road impacts should be mitigated by the MPR in proportion to its demonstrated impacts, including secondary impacts.

GPO 2.220 Traffic impacts of the MPR, on-site and between the MPR and nearby areas of interest, may be mitigated by appropriate measures, e.g., transit/shuttle services, pedestrian and bicycle trails, etc.

GPO 2.221 All external road connection points with the MPR should be determined through review agreements with affected agencies and local governments in the region.

2.5 MAJOR INDUSTRIAL DEVELOPMENT

"Major Industrial Developments" may be approved within Kittitas County as authorized by the general principles of RCW 36.70A.365. "Major Industrial Developments" means a master planned location for a specific manufacturing, industrial or commercial business that:

a) requires a parcel of land so large that no suitable parcels are available within an urban growth area; or

b) is a natural resource based industry requiring a location near agricultural land, forestland or mineral resource land upon which it is dependent. The major industrial development shall not be for the purpose of retail commercial development or multi-tenant office parks.

Major Industrial developments may be needed to provide family wage jobs locally, and in addition may help increase tax revenues and expand the County’s economic base. Four possible sites have been identified for designation as major industrial developments once appropriate policies have been adopted through the Kittitas County Conference of Governments process and amendments to the County-wide Planning Policies: Thrall area, Bowers Field, Bull Frog Road area and Alpine Veneer site.

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It is the intent of the above provisions that the Major Industrial Development policies is solely intended to identify a nonexclusive list of rural areas that possibly could be considered in the future for Major Industrial Development. This listing does not in any way designate those listed areas as industrial development sites, nor does it authorize industrial development sites within rural Kittitas County. Major Industrial Development sites will only be approved and designated in the future if and when appropriate policies have been developed through the Kittitas County Conference of Government process, amendments to the County-Wide Planning Policies have been made, and the Comprehensive Plan has been amended to reflect such amendments.

Note: Please see Industrial Land Use under Section 2.3(A) Urban Land Use for additional information on industrial lands.
CHAPTER THREE: HOUSING ELEMENT

Tables showing specific data on housing shown in the Comprehensive Plan are available from the Kittitas County Community Development Services Department.

3.1 INTRODUCTION

This Housing Element describes existing housing conditions and needs in Kittitas County, and projected housing needs for the period 2005-2025. This element, to the extent possible, includes information on the plans, goals and specific housing needs of the incorporated cities, towns, and subarea plans within Kittitas County. The purpose of this element is to identify Kittitas County’s goals, policies and strategies for the preservation, improvement and development of housing, and the mechanisms that will lead to affordable housing choices for all economic segments of the population.

Element Organization

The Housing Element consists of three main sections. The first section, “Housing Conditions and Needs” includes statistics, which support the County’s housing goals and policies. It summarizes existing housing conditions and needs, and projected housing needs within the County. It focuses on inventory data, which support the County’s policy orientation on growth management. 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, “Housing Strategies” consists of a set of strategies related to implementation of the Housing Element, and to address future issues that may arise.

3.2 HOUSING CONDITIONS AND NEEDS

In order to effectively plan for the housing needs of Kittitas County residents, and future residents, it is necessary to assess the existing housing conditions and needs in the County. This section of the Housing Element describes the number, type and other characteristics of housing units within Kittitas County. It also describes the population of Kittitas County as it relates to housing needs.

Much of the data contained in this section comes from the U. S. Bureau of Census 1990 census and 2000 census. Other information in this section comes from other published reports regarding Kittitas County housing needs and population, and from the housing studies completed by some of the subareas in the County.

Number, Type and Distribution Of Housing Units

According to the 2000 Census, Kittitas County has approximately 16,475 housing units. Most of the housing units, (55%), are located within incorporated cities. The largest city, Ellensburg has 41% of the County’s housing units. Table 3.1 shows the distribution of housing units by city and
unincorporated area for 1980, 1990 and 2000, and the percent of change in the housing distribution over the twenty year period.

A percentage of the housing units in Kittitas County are located in unincorporated areas, which are not served by public water or sewer systems. The number and percent of housing units on private wells and septic tanks has increased since 1990. Most of the housing units in Kittitas County are owner occupied single-family units. In 2000, approximately 47% of the County’s housing units were owner occupied.

Since 1990, the number of housing units within the unincorporated areas of Kittitas County has increased. Data on issued building permits is maintained by Kittitas County Community Development Services.

If growth in Kittitas County population continues in the same pattern as it has since 1990, the majority of the new housing units will be single-family homes in the incorporated and urban growth areas. Changes to the zoning designations and the provision of water and sewer in the unincorporated area could target growth to selected areas.

**Tenure and Occupancy Rates**

According to the 2000 census figures there were 16,475 housing units in Kittitas County. Of these housing units, 13,382 were occupied. The approximately 3,093 vacant units include seasonal, recreational and farm worker housing. In some areas of the County such as Easton, Snoqualmie Pass and Swauk-Teanaway, seasonal and recreational units comprise a majority of the units.

Of the occupied units, 7,805 were occupied by the owner, and 5,577 were occupied by a renter. This represents a home ownership rate of 58%. This rate is higher than it was in 1990 (57%). Efforts targeted at assisting first-time homebuyers and offering housing in various price ranges may encourage trend.

There exists in Kittitas County group quarters dominantly found as a result of students at Central Washington University residing in group quarters.

Another form of group quarters available in Kittitas County occurs through nursing homes. Persons in nursing homes include individuals with disabilities, and those who are elderly. The portion of the County’s population which is over the age of 80 years increased by 186 people between 1990 and 2000. This increase in elderly persons may result in the demand for more nursing care facilities.

Other persons living in group quarters include individuals with developmental disabilities. As these individuals age, it is likely that some of them will require assisted living or nursing care facilities. (Kittitas County Mental Health/Developmental Disability Board)

**Value and Cost of Housing**
Sale prices of homes are an indicator of the value of homes available in the community. The average sale price for homes in the Lower Kittitas County area in 2006 was $250,573. Currently, the average price of single-family homes available for sale is $264,502 (figures based on information provided by a local real estate broker from data taken from the Northwest Multiple Listing Service).

This increase in home purchase prices has made home ownership beyond the affordability of many potential homebuyers. Using the Washington Center for Real Estate Research’s formula for calculating the number of first-time homebuyers in Kittitas County who can afford to purchase the median priced resale home, 43.2% of these potential purchasers can afford the median priced home. In Kittitas County, the current “ceiling” for FHA loans is at $144,336.00. There are few homes available for sale, which qualify for the federal home purchase programs.

Data from the U.S. Census in 1990 indicated a median rent of $265 for the county. The 2006 census data currently reflects a median rent of $497, which represents a 66% increase from the 1990 median rent. According to the census there were 5,408 renter households in Kittitas County.

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 for a population projection for the entire county of 52,180 people in the year 2025. The County-Wide Planning Policies have set population allocations for local jurisdictions. The total 20-year allocation for Kittitas County, is at 15,052. According to the 1990 Census, there was an average of 2.33 people per household. This figure was for the entire county and represented all single-family units. The following equation can be used to determine the number of future housing units that may be needed.

Projected Population Increase/ Average # of persons per household = Total # of dwelling units needed

Total # of dwelling units needed - Existing vacant units = # of additional units needed

15,052/2.33=6,460
6,460-0=6,460

*The number of vacant units is assumed to be 0.

By using this equation with the 2000 Census average number of people per households and the County-Wide Planning Policies 20-year population allocation for the county, the total number of additional units needed between 2005 to 2025 is 6,460.

The allocation of these housing units by geographic area and type will be determined by a number of factors including land availability, property ownership, land use controls and market forces. For the purpose of this Housing Element existing settlement patterns, land use
designations and known environmental constraints will be used to project needed numbers of housing units by area.

The projected number of housing units for the unincorporated county is currently divided into UGA’s and unincorporated areas. These projections are consistent with the County-Wide Planning Policies, which indicate that 10% of the population growth should occur in the formerly designated Urban Growth Nodes (now designated UGA’s) and 18.5% of the increase should occur in the remainder of the unincorporated area. The allocation of additional housing units to the unincorporated and UGA’s is based on those areas’ current pro rate share of housing units.

3.3 CITY HOUSING ASSESSMENTS

There are five incorporated cities in Kittitas County, including Ellensburg, Kittitas, Cle Elum, South Cle Elum, and Roslyn. The cities have designated Urban Growth Areas (UGAs) outside of the current city limits. It is recognized and anticipated that as the cities undergo their own individual Comprehensive Plan Updates that housing assessments be available. With current updates occurring, information on housing assessments is anticipated to be adopted in 2007. Kittitas County intends to work together in a cooperative manner with the cities in order to address housing issues brought to light by such assessments.

3.4 GOALS, POLICIES, AND OBJECTIVES

Kittitas County has established the following goals and policies to guide future housing development. These goals and policies were developed in response to existing housing conditions and identified needs within the County, and support the County-Wide Planning Policies.

GPO 3.1 Provide a sufficient number of housing units for future populations in rural areas of Kittitas County.

GPO 3.2 Designate higher density residential land use zones within Urban Growth Areas.

GPO 3.3 Encourage home ownership within the community.

GPO 3.4 Provide sufficient housing units while maintaining environmental quality.

GPO 3.5 Encourage residential development close to employment opportunities and needed services to reduce vehicular traffic and related air quality problems.

GPO 3.6 Provide for future populations while protecting individual property rights.

GPO 3.7 Promote community involvement in the preparation and implementation of plans and regulations related to residential development.

GPO 3.8 Provide housing options to allow residents with special housing needs to live as independently as possible throughout the County.
GPO 3.9 Provide housing which is supportive of economic opportunities.

GPO 3.10 Encourage mixed use, commercial and residential development, in areas, which need to provide housing for employees.

GPO 3.11 Encourage the development of temporary housing for farm workers.

GPO 3.12 Encourage the development of innovative applications of technology in housing.

GPO 3.13 Provide for housing to be developed which is affordable to all economic groups.

GPO 3.14 Designate high-density residential land use zones such as PUDs, cluster development, and MPRs outside of Urban Growth Areas.

GPO 3.15 Provide for a range of housing types within Kittitas County.

GPO 3.16 Evaluate the impact of proposed policies and procedures on the cost of developing, preserving or maintaining of residential units prior to adoption.

GPO 3.17 Provide a sufficient number of housing units for future populations while maintaining the rural character of Kittitas County.

GPO 3.18 Provide sufficient housing units while maintaining environmental quality.

GPO 3.19 Provide housing options to allow residents with special housing needs to live as independently as possible throughout the County.

GPO 3.20 Provide housing which is supportive of economic opportunities.

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 UGAs.

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

GPO 3.23 Kittitas County shall support policies that increase and maintain the availability of affordable housing, throughout the County. Affordable housing definitions shall be consistent with the definition in state law.

GPO 3.24 Kittitas County shall employ a variety of strategies to increase and maintain the availability of affordable housing.

3.5 KITTITAS COUNTY HOUSING STRATEGIES
The goals, which have been developed to guide future housing development in Kittitas County can be achieved by adopting the previously stated policies and implementing the following strategies. These strategies include several recommended changes to the zoning code. These recommendations of change to the zoning code are consistent with the consideration of alternate land use designations currently being studied by Kittitas County. Specific references are not made to a particular zone at this time, since more than one land use designation system is being proposed. Instead the term “higher density zone” in the strategies refers to those residential designations, which allow more than two units per acre. “Low density zones” in the strategies refer to residential designations which allow fewer than two units per acre. The strategies focus on the relationship of the zone to housing needs rather than recommending a particular land use designation alternative.

The numbers used in this section relate to the Goal and Policy numbering system in the previous section of the Housing Element.

Strategy 3.1 Identify lands within areas which are served by centralized water and sewer systems, paved streets, and have other public services provided to them which are suitable for multi-family uses or only single family uses and designate these areas for higher density residential use, including planned unit developments and clustered housing.

Strategy 3.2 Review the siting of proposed development to assure that it will not be incompatible with future higher density land use designations.

Strategy 3.3 Invest in the maintenance and expansion of water, sewer, streets, parks and fire protection services to adequate service levels in areas designated for higher density residential uses.

Strategy 3.4 Eliminate barriers to infill residential development in Urban Growth Areas and develop strategies.

Strategy 3.5 Provide for a range of housing types within Kittitas County.

Strategy 3.6 Include multi-family units in commercial zones.

Strategy 3.8 Use development regulations to assure quality in housing development and maintenance.

Strategy 3.9 Provide infrastructure to support higher density development in areas where it is designated.

Strategy 3.10 Enforce building and zoning codes in residential neighborhoods.

Strategy 3.11 Permit historic structures applications for federal and state funds to preserve them.

Strategy 3.12 Invest in the maintenance and expansion of centralized water and sewer systems in the Urban Growth Areas.
Strategy 3.13 Allow home occupations as a conditional use in all residential zones.

Strategy 3.14 Allow child care facilities as a conditional use in all residential zones.

Strategy 3.15 Eliminate requirements, which discourage use of innovative technology in residential development.

Strategy 3.16 Include resident participation in needs assessment processes, plan development, implementation and evaluation through public hearings, citizen committees, and timely notice of planning activities.

Strategy 3.17 Consider the potential costs to individual property owners and the potential to the whole population when developing goals, policies and procedures.

Strategy 3.18 Identify the residential zones in which group homes, foster homes, and other specialized care facilities are allowed in the zoning code, and define these terms.

Strategy 3.19 Allow a range of residential types in commercial zones.

Strategy 3.20 Eliminate barriers to using innovative technology in housing construction.

Strategy 3.21 Encourage the development of new and maintenance of existing affordable housing stock dispersed throughout Kittitas County through employment of a variety of strategies including but not limited to:

3.21(a) Approval of accessory dwelling units, cooperative housing and, within urban growth areas, mixed-use (commercial/residential) developments.
3.21(b) Support the use of density bonuses for new housing developments that include at least 10% affordable housing within urban growth areas.
3.21(c) Support the use of subsidies and grants, such as Block Grants from HUD's Community Development Block Grant Program (CDBG), Hope VI program (supporting redevelopment of run-down structures as mixed-income developments) and the Home Investment Partnership (HOME) (for re-development of community facilities for housing), for homebuyer and renter assistance and home-buying counseling, Housing Trust Fund, and low-income housing tax credits.
3.21(d) Support the use of non-profit community housing land trust that will own and lease land and/or structures to homeowners and guarantee permanent affordability of the homes in the event of resale.
CHAPTER FOUR: TRANSPORTATION

4.1 INTRODUCTION

This chapter is organized into the following sections, which correspond to major issue areas identified throughout the comprehensive planning process. Each section contains proposed goals, policies, and implementation measures for consideration and inclusion in the final comprehensive plan:

- Inventory of Existing Facilities and Services
- Land Use, Environment and Economic Development
- Level of Service and Concurrency
- Finance
- Intergovernmental Coordination and Public Participation

The complete Long-Range Transportation Plan is maintained by the Kittitas County Department of Public Works. The Kittitas County Comprehensive Plan includes the Transportation Plan by reference. The Transportation Plan is adopted through a separate process than the annual amendment plan. Any changes made are adopted by reference to the Kittitas County Comprehensive Plan at adoption.

4.2 DESCRIPTION OF THE EXISTING TRANSPORTATION SYSTEM

Kittitas County’s road system in the lower valley is roughly based on a one-mile grid system, which is intended to follow section lines or reasonable fractions of a section subdivision (i.e. quarter sections, 1/16th lines, etc.). The upper reaches of the county are mountainous and roads lend themselves more to terrain and other physical conditions than to survey features.

There are various categories of roads within Kittitas County that are administered and maintained by different agencies and property owners, including federal, state, county, city, and private.

- Federal roads include the interstate highway system and US Forest Service roads. These roads are administered by federal agencies.

- State roads include highways that are administered and maintained by the Washington State Department of Transportation and Department of Natural Resource roads, which provide direct access to state lands.

- County roads are officially adopted onto the Kittitas County Road system by the Board of County Commissioners and are also known as “on-system” roads. The county is responsible for maintenance and improvements to these roads.

- City roads are administered and maintained by the cities of Cle Elum, Ellensburg, Kittitas, Roslyn, and the Town of South Cle Elum.
Private roads are usually created by developments. They are owned, controlled, and typically maintained by private property owners. Private roads can be dedicated to the public through a platting process or by being used by the public for over 10 years without being accepted as a part of the county road system by the Board of County Commissioners. These roads are known as public “off system” roads and cannot be gated or obstructed.

4.2(A) County Roads

The Long-Range Transportation Plan, adopted by reference, provides a summary of the county road log inventory of existing conditions for all county on-system roads. They are grouped according to functional classification and include mileage for each road and then a total for each classification. The “Urban” and “Rural” classifications refer to the federal urban area around Ellensburg. Also included in the Long-Range Transportation Plan is an inventory of existing conditions including pavement width, pavement type, a history of Average Daily Traffic (ADT) volumes, roadway capacity, and roadway level of service (LOS).

4.2(B) Changes to Road Inventory

Some of the existing county roads may be vacated or annexed in any given year. Road vacations take the mileage off the inventory through a public transfer of the property. Annexations of properties into city limits can involve transferring ownership and maintenance responsibilities of adjacent roads to a city. Road vacations and annexations remove road mileage from the county road log inventory.

Just as annexations and vacations remove roads from the inventory, construction of new county roads adds mileage to the inventory. New roads can be constructed either by County resources or as part of developments.

4.2 (C) Other Transportation Modes

There are several alternative transportation modes utilized in Kittitas County other than driving passenger vehicles on roads. These transportation modes include rail, truck service, public transportation, air, and non-motorized systems. The Long-Range Transportation Plan that is maintained by the Kittitas County Department of Public Works and adopted by reference provides a detailed description of these various modes. It describes:

- Rail service – available freight rail and potential passenger rail.
- Truck movements throughout the County.
- Public transportation options available – demand response services, shuttle bus services, and intercity services.
- Air transportation - provided at Bowers Field Airport, Cle Elum Municipal Airport, DeVere Field, and Easton State Airfield.
- Non-Motorized systems – pedestrian and bicycle services and recreational paths.
4.2(D) Transportation System Maintenance

Preserving and maintaining the public's investment in transportation infrastructure is an important expenditure of public funds. Kittitas County prioritizes maintenance activities as follows: first priority is for emergencies, immediate action is taken to repair damage and correct problems as soon as they are reported; second priority is for items that are scheduled on a yearly basis, including but not limited to: crack sealing, preleveling, sealcoating, and roadway striping; and the third priority is for preventive maintenance activities that are scheduled on a seven-year maintenance cycle to keep the pavement conditions above a level that would require corrective maintenance or other major repairs.

4.3  LAND USE, ENVIRONMENT AND ECONOMIC DEVELOPMENT

Many of the decisions related to transportation have an effect on land uses, the environment and economic development. Different land uses have different transportation needs and impacts. Transportation improvement projects need to address the environmental impacts of the proposed actions. Similarly, many economic development strategies include the need for transportation facilities. These areas are all inter-related and their relationships need to be recognized.

4.3(A) Land Use

The final comprehensive plan will contain a land use element with a land use plan and policies, which will need to be consistent with the transportation element. In the event that the land uses proposed cannot be supported by the existing transportation system and there are no identified means to fund the necessary improvements, there needs to be a mechanism in place to review both plans and either revise the land use plan or otherwise change the level of service standard or project priorities and funding in the transportation element. This needs to be an iterative process in which both plans are routinely reviewed for consistency and compatibility.

Presently, the transportation-related assumptions used in the alternative draft land use plans have been developed as part of the SEPA process.

4.3(B) Environment

Transportation decisions are not, and should not be, exempt from environmental review. Impacts to the natural and built environment need to be taken into consideration before any major transportation decisions are made. Most local transportation improvement projects are subject to state and federal environmental regulations as well as any local environmental laws that apply. County road projects (CRPs) routinely follow SEPA regulations unless they are specifically exempted under WAC 197-11-305, 800 through 880. Some large transportation improvement projects are also subject to NEPA -- the National Environmental Policy Act. Other environmental reviews are part of permitting for work over or adjacent to streams.

4.3(C) Economic Development

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Transportation facilities are an important consideration to a business or industry making location decisions. The decision whether or not to locate in a particular jurisdiction can rest solely in the balance of access to transportation facilities. Businesses look at their need to get customers and supplies to their location with ease. Industrial developments need access to transportation facilities for shipping and receiving. Many local jurisdictions have to balance their desires to attract new businesses and industries against the obligation to provide transportation services.

4.4 LEVEL OF SERVICE / CONCURRENCY

Kittitas County measures level of service (LOS) for arterial roadways utilizing the Highway Capacity Manual (HCM) LOS methodology. The Highway Capacity Manual (HCM) method of measuring LOS is recognized as a national standard and is currently being utilized by other jurisdictions throughout the state and within Kittitas County including the Washington State Department of Transportation (WSDOT) and the City of Ellensburg.

4.5 EXISTING DEFICIENCIES

The adopted LOS methodology and threshold determinations are stated in Section 4.8 Goals, Policies, and Objectives, specifically Level of Service (LOS) and Concurrency GPO 4.25 through GPO 4.33.

4.5(A) Twenty-Year Forecast

As the population grows within the county, the number of registered vehicles and drivers will also increase. Where those vehicles travel will depend, in large part, on where the drivers reside, shop and work. Determining the likely increases in traffic along transportation facilities is based on the land uses, which will be permitted and even encouraged in various parts of the county. The Long-Range Transportation Plan that is maintained by the Kittitas County Department of Public Works and adopted by reference indicates the twenty-year forecasted traffic growth and level of service impacts to the County’s transportation system.

4.5(B) Planned Improvements

Six-Year Transportation Improvement Program
The County’s Six-Year Transportation Improvement Program (TIP) is reviewed, updated, and adopted every year. Washington State Law requires counties to develop six-year transportation improvement programs as provided under RCW 36.81.121.

In addition to state laws, federal laws also dictate transportation improvements. It is our objective to meet as many of the needs of the traveling public: county residents, visitors, and service providers, in order to provide a safe and efficient transportation system while recognizing the fiscal realities of funding for construction and maintenance of the transportation system.
The Six-Year TIP is updated every year by the Department of Public Works and changes are made to reflect funding secured or shifts in priorities. The Annual Construction Program, adopted with the county’s budget, provides an accurate picture of the first year of the TIP.

New Roads and Planned Extensions

The Transportation Plan has a list of proposed new roads or extensions, which have been identified through various planning processes to date.

4.6 FINANCING TRANSPORTATION IMPROVEMENTS

4.6(A) Revenue Sources

Revenue sources change annually and are projected and included in the Six-Year Transportation Improvement Program and in the Long-Range Transportation Plan as it is updated. Both of these documents are adopted by reference and should be reviewed for the latest information on tax revenues, grants, and loans available for transportation system improvements. Revenue sources for all programmed improvements are listed in the Transportation Improvement Program and the Long-Range Transportation Plan to indicate that the plans are financially feasible and constrained.

4.7 PUBLIC PARTICIPATION

Discussions and decisions related to transportation are not made without active consultation with the public. A variety of forums are used to solicit quality input from a broad cross-section of interests. The Long-Range Transportation Plan has been developed through an intergovernmental coordination process involving all Kittitas County jurisdictions and those agencies and individuals indicating interest in transportation issues including QUADCO Regional Transportation Planning Organization, Washington State Department of Transportation, local area transportation providers, and local citizens. The draft plan has been posted on Kittitas County’s website for review and comment by the public from October 2005 through October 2006. Open Houses will be scheduled for further public input in early November, 2006 and a Public Hearing will be scheduled mid November, 2006 with the County Commissioners for final public involvement in this update process.

4.8 GOALS, POLICIES AND OBJECTIVES

Multi-Modal Transportation System, Arterial System, and System Maintenance

GPO 4.1 To develop and maintain a safe, efficient and environmentally sound multi-modal transportation system in accordance with local, state, and federal requirements.

GPO 4.2 Kittitas County shall promote a variety of transportation modes through the selection of transportation improvement projects and review of development proposals in the Urban Growth Areas, by considering alternative modes when reviewing development
applications, incorporating multiple modes into transportation improvement projects, and by establishing development standards to support the use of alternative transportation modes.

GPO 4.3 To create a transportation system that provides reasonable circulation for all users throughout the County.

GPO 4.4 Kittitas County shall provide a transportation system that enhances the safety of the community and which maximizes the use of the existing road system by maintaining a system of arterials, collectors and local access roads that forms an interconnected network for vehicular circulation.

GPO 4.5 To provide all-weather, all-season use of the arterial system for the movement of goods and services.

GPO 4.6 Kittitas County shall strive to maintain an arterial system that can accommodate legal weights year-round by developing a program for identifying and prioritizing maintenance and reconstruction projects for roads, which are used primarily for freight and good movement.

GPO 4.7 To ensure an efficient regional system of arterials is functional, safe and consistent with regional priorities and comprehensive plans.

GPO 4.8 Kittitas County shall work with WSDOT, cities and neighboring counties to develop and maintain a system of arterials, collectors and local access roads that forms an interconnected network for the efficient movement of goods and people, by prioritizing arterials improvements and maintenance activities based on the function a facility serves, by providing for local vehicular access to arterials while minimizing conflicts with through traffic, and by participating in regional coordination efforts such as QuadCo RTPO.

GPO 4.9 To identify and encourage preservation of transportation corridors for future rights-of-way by identifying corridors to be preserved as part of the overall transportation plan, by requiring right-of-way dedication or easements as part of development approval, and by acquiring right-of-way for future needs through purchase from willing sellers.

GPO 4.10 Kittitas County will place the appropriate emphasis on maintenance activities in order to preserve the capital investment in the transportation system by dedicating maintenance funding through the annual budgeting process and by developing performance measures to demonstrate the cost savings associated with appropriately scheduled maintenance activities.

GPO 4.11 Encourage and initiate Road Improvement Districts and arterial road building projects with the capital facilities six-year plan to meet Concurrency requirements of anticipated growth.

GPO 4.12 Encourage a grid system in the UGAs where practical.
GPO 4.13 Kittitas County shall require new development that reduces County road LOS below the LOS standards to mitigate their impacts.

GPO 4.14A To recognize non-motorized travel as a viable transportation mode by developing a countywide non-motorized system plan and by improving and maintaining existing non-motorized facilities.

GPO 4.14B Encourage new development to provide for safe transportation alternatives.

GPO 4.15A To maintain a Non-Motorized Transportation System Plan that clearly reflects the direction for Kittitas County.

GPO 4.15B To work with other entities to identify viable options and projects for a connection of the John Wayne Pioneer Trail through, adjacent to, or around the City of Ellensburg.

GPO 4.15C Kittitas County discourages new public trail systems in farming areas.

GPO 4.15D To recognize air transport and airports as an important element.

GPO 4.15E Recognize public-use airports as essential public facilities.

GPO 4.15F 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.

GPO 4.15G 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.

GPO 4.15H 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.”

Land use, Environment and Economic Development

GPO 4.16 To provide a transportation system that corresponds to and is consistent with patterns of land development in accordance with the adopted land use plans.

GPO 4.16A To adopt plans and regulations in compliance with RCW 36.70.547, or as amended thereafter, to protect airport operations.

GPO 4.17 Kittitas County shall ensure consistency between the land use and transportation plans through an iterative process for adjusting either or both plans by developing a process for
reviewing plans for consistency and developing a policy for resolving inconsistencies or incompatibilities through an identification of needs and alternatives.

GPO 4.18  To ensure the transportation system can support new development and that new development finances all new construction and improvements that might be necessary.

GPO 4.19  Kittitas County shall evaluate the merits of a proposed land use action against the potential impacts on the transportation system by reviewing development proposals for potential impacts to the transportation system and requiring developments to identify and mitigate their transportation impacts through SEPA or other local regulatory actions.

GPO 4.20  To provide a transportation system that is safe, reliable and financially feasible while providing for the future needs of Kittitas County by evaluating system improvements with current and future needs in mind and by providing system improvements which reduce conflicts between passenger, freight, and agriculturally related transportation modes.

GPO 4.21  Kittitas County shall consider the environmental impacts of any proposed transportation decisions by proposing alternative transportation improvements which minimize environmental impacts, by complying with all application federal, state, and local environmental rules, and by integrating environmental review through the transportation decision making process.

GPO 4.22  To provide a transportation system, which supports economic growth and vitality by developing policies related to capital improvements to support economic development.

GPO 4.23  Kittitas County shall develop and maintain a transportation system, which provides access to and from centers identified in the comprehensive plans.

GPO 4.24  Kittitas County shall consider the traffic volumes, type of use, adjacent land uses, and maintenance costs before approving any new county-maintained gravel roads.

Level of Service (LOS) and Concurrency

GPO 4.25  To implement LOS standards that evaluates the adequacy of transportation facilities, which are measurable, understandable, and appropriate to the services and/or facilities being considered under local conditions.

GPO 4.26  Kittitas County shall utilize the Highway Capacity Manual (HCM) methodology to measure the effectiveness of the arterial system at arterial intersections by evaluating all arterial/arterial intersections (including state highways) to identify existing service levels and by developing a transportation model to evaluate the impacts of future land use alternatives on arterial/arterial intersections. Intersections, which fall below level of service “C” in rural areas and “D” in federal urban areas, shall be considered deficient.
GPO 4.27 To ensure that necessary transportation facilities and services to maintain adopted level of service standards are available when the impacts of development occur.

GPO 4.28 Kittitas County shall develop and implement a concurrency management system, which identifies existing deficiencies, funded improvements, and system capacity balances.

GPO 4.29 To develop a LOS standard that corresponds to land development goals and policies as expressed in the overall Comprehensive Plan for Kittitas County.

GPO 4.30 To encourage land use development patterns and support technology infrastructure, which reduce the demand for increased capacity on roadways.

GPO 4.31 Reserved

GPO 4.32 To develop a variety of performance measurements to evaluate the transportation system and prioritize improvements.

GPO 4.33 Kittitas County shall establish appropriate performance measures by developing and implementing a Pavement Management System (PMS) to measure pavement conditions and to prioritize maintenance or improvement projects, and by developing and implementing a Safety Management System (SMS) to identify potentially hazardous locations and to prioritize mitigation measures.

Financing Transportation Improvements

GPO 4.34 To maximize local funds by pursuing outside funding sources for transportation improvement projects.

GPO 4.35 Kittitas County shall pursue grant funding for appropriate transportation improvement projects by identifying possible funding sources for specific transportation improvement projects, by submitting grant applications to the appropriate reviewing agencies during the grant cycle, by developing grant proposals with realistic cost estimates and by following-up on grant applications denials to seek advice to become more competitive.

GPO 4.36 To consider all local revenue options for financing transportation improvements by evaluating the potential revenues against the political costs of imposing additional taxes and by seeking advice from other local agencies who have successfully implemented optional revenues.

GPO 4.37 To maximize benefits from expenditures of transportation funds

GPO 4.38 Kittitas County shall seek partnerships with other public or private agents when mutual benefits and significant cost savings are anticipated as a result of a coordinated transportation improvement project by coordinating transportation improvement projects with
other jurisdictions, utilities and adjacent property owners to maximize benefits while minimizing costs.

GPO 4.39  To reduce administrative costs associated with transportation improvements

GPO 4.40  Kittitas County shall encourage efforts to reduce the costs associated with administration of transportation improvement projects by identifying opportunities to consolidate or coordinate administration responsibilities throughout a transportation improvement project as well as provide training on grant accounting and project administration.

GPO 4.41  To fund transportation improvement projects which meet the identified needs of the community.

GPO 4.42  Kittitas County shall prioritize transportation improvement projects without identified funding sources based on community needs.

GPO 4.43  Reserved

GPO 4.44  Reserved

**Intergovernmental Coordination and Public Participation**

GPO 4.45  To identify, review and resolve interjurisdictional transportation concerns within or affecting Kittitas County

GPO 4.46  Kittitas County shall coordinate transportation planning, construction and maintenance efforts with all affected agencies by developing joint transportation standards for UGAs with the adjoining city or town, by identifying stakeholders and including them in the decision-making process and jointly develop a process for resolving conflicts between jurisdictions.

GPO 4.47  To ensure coordination among federal, state, regional, and local transportation agencies related to laws, policies and plans in order to seek consistency and ensure compatibility with regional priorities.

GPO 4.48  Kittitas County shall actively participate on selected state, regional and local transportation committees by encouraging County representation on state, regional and local transportation committees, by actively participating in coordination efforts, and by reviewing County plans and policies for consistency with other plans and policies within the region.

GPO 4.49  Provide a variety of opportunities for public input on transportation decisions from a representative cross section of the community.

GPO 4.50  Kittitas County shall promote public information and communication with businesses, organizations, and individual citizens as part of the transportation planning and
decision-making process by exploring innovative means to promote public dialog on transportation issue, and by encouraging meaningful public input throughout the decision-making process.

GPO 4.51  Kittitas County shall recognize the grandfathered rights of private landowners to use roads built on public lands under federal statute RS 2477.

GPO 4.52  To ensure concurrency of transportation planning and infrastructure in areas of high settlement patterns, Kittitas County will establish a formal bi-annual review process for levels of service (LOS) and land use settlement patterns.

CHAPTER FIVE: CAPITAL FACILITIES PLAN

5.1 CONTENTS

The CFP Element of the comprehensive plan is presented in four sections:

Introduction: Purpose of the CFP, statutory requirements, methodology.

Goals and Policies: Statements of requirements, level of service standards, guidelines, and criteria that are used to develop and implement the CFP.

Capital Improvements: List of proposed capital projects, including financing plan, future operating costs, and reconciliation of project capacity to level of service standards. This section is maintained by the Kittitas County Auditor's Office.

Implementation Programs: Summary of tools that will be used to implement the CFP. This section is also maintained by the Kittitas County Auditor's Office and adopted by reference.

The Capital Facilities Program is adopted through a separate process than the annual comprehensive plan amendment process. Any changes made are adopted by reference to the Kittitas County Comprehensive Plan at adoption.

5.2. INTRODUCTION

Definition and Purpose of Capital Facilities Plan

The CFP is a 6-year plan for capital improvements that support Kittitas County's current and future population and economy. The capital improvements are fully funded (i.e., not a "wish list"). One of the principal criteria for identifying needed capital improvements are standards for levels of service (LOS). The CFP contains LOS standards for each public facility, and requires that new development be served by adequate facilities (i.e., the "concurrency" requirement). The CFP also contains broad goals and specific policies that guide and implement the provision of adequate public facilities.

Kittitas County Comprehensive Plan: November 6, 2008
The purpose of the CFP is to use sound fiscal policies to provide adequate public facilities consistent with the land use element and concurrent with, or prior to the impacts of development in order to achieve and maintain adopted standards for levels of service, and to exceed the adopted standards, when possible.

WHY PLAN FOR CAPITAL FACILITIES?

There are at least three reasons to plan for capital facilities: (1) growth management, (2) good management, and (3) eligibility for grants and loans.

Growth Management

A CFP is required by the GMA. The CFP is one of six required elements of Kittitas County's comprehensive plan:

- Land Use
- Housing
- Transportation
- Utilities
- Rural (counties only)
- Capital Facilities Plan

Capital facilities plans are required in the comprehensive plan in order to:

- Provide capital facilities for land development that is envisioned or authorized by the land use element of the comprehensive plan.

- Maintain the quality of life for existing and future development by establishing and maintaining standards for the level of service of capital facilities.

- Coordinate and provide consistency among the many plans for capital improvements, including:
  - Other elements of the comprehensive plan (i.e., transportation and utilities elements),
  - Master plans and other studies of the local government,
  - Plans for capital facilities of state and/or regional significance,
  - Plans of other adjacent local governments, and
  - Plans of special districts.

- Ensure the timely provision of adequate facilities as required in the GMA.

- Document all capital projects and their financing (including projects to be financed by impact fees and/or real estate excise taxes that are authorized by GMA).

The CFP is the element that makes the rest of the comprehensive plan "real". By establishing levels of service as the basis for providing capital facilities and for achieving concurrency, the CFP determines the quality of life in the community. The requirement to fully finance the CFP (or revise the land use plan) provides a reality check on the vision set forth in the comprehensive
plan. The capacity of capital facilities that are provided in the CFP affects the size and configuration of the urban growth area.

**Good Management**
Planning for major capital facilities and their costs enables Kittitas County to:
- demonstrate the need for facilities and the need for revenues to pay for them;
- estimate future operation/maintenance costs of new facilities that will impact the annual budget;
- take advantage of sources of revenue (i.e., grants, impact fees, real estate excise taxes) that require a CFP in order to qualify for the revenue; and
- get better ratings on bond issues when the County borrows money for capital facilities (thus reducing interest rates and the cost of borrowing money).

**Eligibility for Grants and Loans**

DCTED's Public Works Trust Fund requires that local governments have some type of CFP in order to be eligible for grants and loans. Some other grants and loans have similar requirements (i.e., Interagency for Outdoor Recreation), or give preference to governments that have a CFP.

After the CFP is completed, and adopted as part of the comprehensive plan, the County must adopt development regulations to implement the plan. The development regulations must be completed within one year of the adoption of the comprehensive plan. The development regulations will provide detailed regulations and procedures for implementing the requirements of the plan.

Each year the CFP must be updated. The annual update will be completed before the County's budget is adopted in order to incorporate the capital improvements from the updated CFP in the County's annual budget.

**NEW CAPITAL FACILITIES PLANS (CFP) vs. TRADITIONAL CAPITAL IMPROVEMENTS PROGRAMS (CIP)**

Traditional capital improvements programs (which are often "wish lists") will not meet these requirements. Figure 5.1 compares traditional CIP's to the new CFP.

**LEVEL OF SERVICE METHOD FOR ANALYZING CAPITAL FACILITIES**

**Explanation of Levels of Service**

Levels of service are usually quantifiable measures of the amount of public facilities that are provided to the community. Levels of service may also measure the quality of some public facilities.
Typically, measures of levels of service are expressed as ratios of facility capacity to demand (i.e., actual or potential users). Figure 5.2 lists examples of levels of service measures for some capital facilities.

Each of these levels of service measures needs one additional piece of information: The specific quantity that measures the current or proposed level of service. For example, the standard for parks might be 5 acres per 1,000 population, but the current level of service may be 2.68 acres per 1,000, which is less than the standard.

In order to make use of the level of service method, the County selects the way in which it will measure each facility (i.e., acres, gallons, etc.), and it identifies the amount of the current and proposed (i.e., standard) level of service for each measurement.

There are other ways to measure the level of service of many of these capital facilities. The examples in Figure 2 are provided in order to give greater depth to the following discussion of the use of levels of service as a method for determining the County's need for capital facilities.

**Method for Using Levels of Service**

The level of service method answers two questions in order to develop a financially feasible CFP. The GMA requires the CFP to be based on standards for service levels that are measurable and financially feasible for the six fiscal years following adoption of the plan. The County is required to adopt its plan to meet its capital needs for the fiscal years 1996 through 2001.

There are two questions that must be answered in order to meet the GMA requirements:

1. What is the quantity of public facilities that will be required by the end of the 6th year (i.e., 2013)?

2. Is it financially feasible to provide the quantity of facilities that are required by the end of the 6th year (i.e., 2013)?

The answer to each question can be calculated by using objective data and formulas. Each type of public facility is examined separately (i.e., roads are examined separately from parks). The costs of all the facilities are then added together in order to determine the overall financial feasibility of the CFP.

**Question 1.** What is the quantity of public facilities that will be required by the end of the 6th year (i.e., 2001)?

**Formula 1.1: Demand \times Standard = Requirement**

Where Demand is the estimated 2000 population or other appropriate measure of need (i.e., dwelling units), and Standard is the amount of facility per unit of demand (i.e., acres of park per capita)
The answer to this formula is the total amount of public facilities that are needed, regardless of the amount of facilities that are already in place and being used by the public.

Formula 1.2: Requirement - Inventory = Surplus or Deficiency

Where Requirement is the result of Formula 1.1, and Inventory is the quantity of facilities available as of December 31, 1994 (the beginning of the six years covered by the plan).

This formula uses the inventory of existing public facilities, plus facilities that will be completed by December 31, 1994, to offset the total requirement of Formula 1.1. The answer to Formula 1.2 is the net surplus of public facilities, or the net deficit that must be eliminated by additional facilities before December 31, 2001.

Question 2. Is it financially feasible to provide the quantity of facilities that are required by the end of the 6th year (i.e., 2001)?

A "preliminary" answer to Question 2 is prepared to test the financial feasibility of tentative/proposed standards of service. The preliminary answers use "average costs" of facilities, rather than specific project costs. This approach avoids developing detailed projects and costs that would be unusable if the standard proved to be financially unfeasible. If the standards are feasible at the preliminary level, detailed projects are prepared for the "final" answer to Question 2. If, however, the preliminary answer indicates that a standard of service is not financially feasible, six options are available to the County:

- Reduce the standard of service, which will reduce the cost, or increase revenues to pay for the proposed standard of service (higher rates for existing revenues, and/or new sources of revenue), or

- Reduce the average cost of the public facility (i.e., alternative technology or alternative ownership or financing), thus reducing the total cost, and possibly the quality, or

- Reduce the demand by reducing consumption (i.e., transportation demand management techniques, recycling solid waste, water conservation, etc.) which may cost more money initially, but may save money later, or

- Any combination of options.

The preliminary answer to Question 2 is prepared using the following formulas (P = preliminary):

Formula 2.1P: Deficiency X Average Cost Per Unit = Deficiency Cost

Where Deficiency is the Result of Formula 1.2, and Average Cost/Unit is the usual cost of one unit of facility (i.e., mile of road, acre of park)
The answer to Formula 2.1P is the approximate cost of eliminating all deficiencies of public facilities, based on the use of an "average" cost for each unit of public facility that is needed.

Formula 2.2P: Deficiency Cost - Revenue = Net Surplus or Deficiency

Where Deficiency Cost is the result of Formula 2.1P, and Revenue is the money currently available for public facilities.

The result of Formula 2.2P is the preliminary answer to the test of financial feasibility of the standards of service. A surplus of revenue in excess of cost means the standard of service is affordable with money remaining (the surplus), therefore the standard is financially feasible. A deficiency of revenue compared to cost means that not enough money is available to build the facilities, therefore the standard is not financially feasible. Any standard that is not financially feasible will need to be adjusted using the 6 strategies listed above.

One of the CFP support documents, "Capital Facilities Requirements" contains the scenarios for Kittitas County.

The "final" demonstration of financial feasibility uses detailed costs of specific capital projects in lieu of the "average" costs of facilities used in the preliminary answer, as follows \( F = \text{final} \):

Formula 2.1F: Capacity Projects + Non-capacity Projects = Project Cost

Where Capacity Projects is the cost of all projects needed to eliminate the deficiency for existing and future development (Formula 1.2), including upgrades and/or expansion of existing facilities as well as new facilities, and Non-capacity Projects is the cost of remodeling, renovation or replacement needed to maintain the inventory of existing facilities.

Formula 2.2F: Project Cost - Revenue = Net Surplus or Deficiency

Where Project Cost is the result of Formula 2.1F, and Revenue is the money available for public facilities from current/proposed sources.

The "final" answer to Question 2 validates the financial feasibility of the standards for levels of service that are used for each public facility in the CFP and in the other elements of the comprehensive plan. The financially feasible standards for levels of service and the resulting capital improvement projects are used as the basis for policies and implementation programs in the final Capital Facilities Plan.

**Setting the Standards for Levels of Service (LOS)**

Because the need for capital facilities is largely determined by the LOS that are adopted, the key to influencing the CFP is to influence the selection of the level of service standards. Level of service standards are measures of the quality of life of the community. The standards should be based on the community's vision of its future and its values.
Traditional approaches to capital facilities planning rely on technical experts (i.e., staff and consultants) to determine the need for capital improvements. In the scenario-driven approach, these experts play an important advisory role, but they do not control the determination. Their role is to define and implement a process for the review of various scenarios, to analyze data and make suggestions based on technical considerations.

The final, legal authority to establish the LOS rests with the County Board because they enact the level of service standards that reflect the community's vision. Their decision should be influenced by recommendations of the: (1) Planning Commission; (2) providers of public facilities (i.e., County departments, special districts, private utilities, State of Washington, tribal governments, etc.); (3) formal advisory groups that make recommendations to the providers of public facilities i.e., community planning groups; (4) the general public through individual citizens and community civic, business, and issue-based organizations that make their views known, or are sought through sampling techniques.

An individual has many opportunities to influence the LOS. These opportunities include attending and participating in meetings, writing letters, responding to surveys or questionnaires, joining organizations that participate in the CFP process, being appointed/elected to an advisory group, making comments/presentation/testimony at the meetings of any group or government agency that influences the LOS decision and giving input during the SEPA review process.

The scenario-driven approach to developing the level of service standards provides decision-makers and anyone else who wishes to participate with a clear statement of the outcomes of various levels of service for each type of public facility. This approach reduces the tendency for decisions to be controlled by expert staff or consultants, and opens up the decision-making process to the public and advisory groups, and places the decisions before the County Board.

The Level of Service standards that were developed as part of the adoption of the 1996 Comprehensive Plan continue to be valid. Selection of a specific level of service to be the "adopted standard" is accomplished by a 10-step process:

1. The "current" (1994) actual level of service was calculated.

2. Departmental service providers were given national/regional standards or guidelines and examples of local LOS from other local governments.

3. Departmental service providers researched local standards from County studies, master plans, ordinances and development regulations.

4. Departmental service providers recommended a standard for the County's CFP.

5. Departmental service providers prepared specific capital improvements projects to support the 1996-2001 LOS.
6. The draft CFP is reviewed/discussed and recommended by the Planning Commission to the County Board.

7. The County Board formally adopts levels of services as part of the CFP.

The final standards for levels of service are adopted in GPO 5.12. The adopted standards (1) determine the need for capital improvements projects (see GPO 5.17 and the Capital Improvements section) and (2) are the benchmark for testing the adequacy of public facilities for each proposed development pursuant to the "concurrency" requirement (see GPO 5.45). The adopted standards can be amended, if necessary, once each year as part of the annual amendment of the comprehensive plan. Within 24 months of adoption of the comp plan, proposed capital facilities Level of Service will be established pursuant to the 7-step process outlined above.

5.2.2 POTENTIAL IMPACTS

This section discusses various potential impacts, which could arise as development occurs with the County. Specifically, this section will discuss public safety, private and municipal water service, , and public facilities. Although general potential impacts can be identified, specific development proposals will continue to be reviewed for additional and project specific impacts.

5.2.2(A) Public Safety

Police Protection

The Kittitas County Sheriff's Department provides countywide law enforcement. As development occurs and additional population moves into the County, increased demands for police protection may occur. Kittitas County may need to increase the number of sworn officers, patrol vehicles, corrections officers, jail space, etc. to mitigate against increased demands. Increased density in the remote rural areas of the county has resulted in the location of an upper-county "satellite" office of the Kittitas County Sheriff's Department, currently located at Easton School.

The City of Ellensburg, as the largest incorporated city in Kittitas County, also has the largest municipal police force. As discussed in Chapter 2, Land Use, the County has adopted an urban growth area for the City of Ellensburg. As areas of the UGA are annexed it may become increasingly difficult for the City and County police forces to distinguish who has jurisdiction over criminal matters. As is the case with potential impacts to the Kittitas County Sheriffs resources, the Ellensburg Police Department could face the same issues. However, the City of Ellensburg has adopted its Comprehensive Plan and those impacts should be identified as well as potential measures to mitigate those impacts.

The remaining incorporated communities (Cle Elum, South Cle Elum, and Roslyn) have had their respective city limits designated as their UGA boundaries. As growth occurs within these respective cities, impacts to their respective police forces may occur.

Fire Protection
There are currently eight (8) fire districts within the unincorporated Kittitas County. Kittitas Valley Fire and Rescue/Fire District 2 serves the largest area and population of the unincorporated County. As development occurs and population increases within the unincorporated County, increased demands for fire protect and emergency services may occur.

Each of the incorporated communities have fire departments, with Kittitas Valley Fire and Rescue/Fire District 2 having the greatest number of emergency service personnel. However, because of the current number of emergency service personnel in the smaller communities, the impacts may be greater than that to the City of Ellensburg.

The area of greatest potential impacts to the municipal and unincorporated emergency response should be the urban growth areas, in which the majority of the population increase should occur.

5.3 GOALS, POLICIES AND OBJECTIVES

Public Facility Needs

GPO 5.1 Define types of public facilities, establish standards for levels of service for each type of public facility, and determine what capital improvements are needed in order to achieve and maintain the standards for existing and future populations, and to repair or replace existing public facilities.

GPO 5.2 Definitions. The following definitions apply throughout this Capital Facilities Plan.

GPO 5.3 "Capital improvement" means land, improvements to land, structures (including design, permitting, and construction), initial furnishings and selected equipment. Capital improvements have an expected useful

GPO 5.4 "Category of public facilities" means a specific group of public facilities, as follows:

A. Category A public road facilities are facilities owned or operated by Kittitas County and subject to the requirement for concurrency.

B. Category B public facilities are facilities owned or operated by independent districts, or private organizations and subject to the requirement for concurrency.

C. Category C public facilities are facilities owned or operated by Kittitas County but not subject to the requirement for concurrency.

D. Category D public facilities are facilities owned or operated by independent districts or private organizations and not subject to the requirement for concurrency.
GPO 5.5 "Development permit" means any document granting, or granting with conditions, an application for a land use designation or redesignation, zoning or rezoning, subdivision plat, short plat, site plan, building permit, special exception, variance, or any other official action of the County having the effect of authorizing the development of land.

A. "Final development permit" means a building permit, site plan approval, final subdivision approval, short subdivision approval, variance, or any other development permit which results in an immediate and continuing impact upon public facilities.

B. "Preliminary development permit" means a land use designation or redesignation, zoning or rezoning, or subdivision preliminary plat.

GPO 5.6 "Public facility" means the capital improvements and systems of each of the following:

A. Airport
B. County administrative offices
C. County fairgrounds
D. Emergency medical services
E. Juvenile Detention
F. Library services
G. Maintenance shop and storage facilities
H. Parking - general purpose
I. Parks and recreation
J. Probation services
K. Regional justice center
L. Roads
M. Sanitary sewer
N. Schools
O. Solid waste
P. Surface water management
Q. Transit
R. Water

GPO 5.7 Application of Standards. The County shall establish standards for levels of service for Categories A, B, C and D of public facilities. The levels of service shall be cooperatively defined by all segments of the public and private sector involved in providing a particular service. The County shall apply the standards as follows:

GPO 5.8 Category A. The standards for levels of service of each type of public facility in Category A shall apply to development permits issued by the County after May 1, 1996 (as described GPO 5.12), the County's annual budget beginning with the 1997 fiscal year, the County's Capital Improvements Program beginning with the 1997 fiscal year, and other elements of this Comprehensive Plan.
GPO 5.9 Category B. The standards for levels of service of each type of public facility in Category B shall apply to development permits issued by the County after May 1, 1996 (as described in GPO 5.48), and other elements of this Comprehensive Plan. Category B public facilities are provided by entities other than Kittitas County, therefore the standards for levels of service shall not apply to the County's annual budget or the County's Capital Improvements Program, however the standards for levels of service shall apply to the annual budgets and Capital Improvements Programs of the entities which provide the public facilities.

GPO 5.10 Category C. The standards for levels of service of each type of public facility in Category C shall not apply to the concurrency management system as set forth in GPO 5.48, however the standards for levels of service shall apply to the County's annual budget beginning with the 1996 fiscal year, the County's Capital Improvements Program beginning with the 1996 fiscal year, and other elements of this Comprehensive Plan.

GPO 5.11 Category D. The standards for levels of service of each type of public facility in Category D shall not apply to the concurrency management system as set forth in GPO 5.48 Category D public facilities are provided by entities other than Kittitas County, therefore the standards for levels of service shall not apply to the County's annual budget or the County's Capital Improvements Program, however the standards for levels of service shall apply to the annual budgets and Capital Improvements Programs of the entities which provide the public facilities.

GPO 5.12 Standards for Levels of Service. The standards for levels of service of public facilities shall be as follows ("per person" or "per 1,000 population" means population of the jurisdiction that provides the public facility, unless otherwise indicated). The County may create separate standards for levels of service in the urban and rural areas of the County.

<table>
<thead>
<tr>
<th>Facility</th>
<th>Standard for Level of Service</th>
</tr>
</thead>
<tbody>
<tr>
<td>GPO 5.13 Roads (Local)</td>
<td>Category A Public Facilities</td>
</tr>
<tr>
<td></td>
<td>See Transportation Element Policy</td>
</tr>
<tr>
<td>GPO 5.14 Roads (State)</td>
<td>Category B Public Facilities</td>
</tr>
<tr>
<td></td>
<td>See Transportation Element Policy</td>
</tr>
<tr>
<td>GPO 5.15 County Administrative Offices:</td>
<td>Category C Public Facilities</td>
</tr>
<tr>
<td></td>
<td>Office Space 1,095 sq. ft. per 1,000 Population</td>
</tr>
<tr>
<td>County Fairgrounds:</td>
<td></td>
</tr>
<tr>
<td>Acres</td>
<td>0.29 per 1,000 Fair Attendees</td>
</tr>
<tr>
<td>Administrative Offices</td>
<td>132 sq. ft. per 1,000 Population</td>
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<tr>
<td>Exhibit Hall</td>
<td>483 sq. ft. per 1,000 Fair Attendees</td>
</tr>
<tr>
<td>Maintenance Shop</td>
<td>900 sq. ft. per Shop Employee</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>4.5 per 1,000 Fair Attendees</td>
</tr>
<tr>
<td>Public Restrooms</td>
<td>0.08 per 1,000 Fair Attendees</td>
</tr>
</tbody>
</table>
Juvenile Detention: Beds 1.53 per 1,000 Population

Maintenance Shop and Storage Facilities: Building 788 sq. ft. per 1,000 Population

Parking - General Purpose: Parking Spaces 1.17 Employees per Parking Space

Parks and Recreation: Parks and Trails 3.96 acres per 1,000 Population

0.44 miles per 1,000 Population

Probation Services: Office Space 47 sq. ft. per 1,000 Population

Regional Justice Center: Courtrooms 0.12 per 1,000 Population

Jail 5.4 Beds per 1,000 Population

Office Space 385 sq. ft. per 1,000 Population

Solid Waste: Disposal 4.0 Pounds per Capita per Day

Transit See Transportation Element Policy

GPO 5.16 Category D Public Facilities

Airport: Kittitas County Airport Airport Capacity Equals 100%

Aircraft Operations Demand

Emergency Medical Services:

Easton FD No. 3
Kittitas Valley Fire and Rescue/Fire District 2
Hospital District No. 1 (Lower County)
Hospital District No. 2 (Upper County)
Lake Kachess FD No. 8
Lower County FD No. 1
Ronald/Lake Cle Elum FD No. 6
Snoqualmie Pass FD No. 51
Thorp FD No. 1
Upper County FD No. 2
Upper County Area FD No. 7
Vantage FD No. 4

Sanitary Sewer:

No Standards applicable per

RCW 52.33.010

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Volume 1
City of Cle Elum 100 Gallons per Capita per Day
Town of South Cle Elum 100 Gallons per Capita per Day *
City of Ellensburg 100 Gallons per Capita per Day *
City of Kittitas 100 Gallons per Capita per Day *
Water District No. 2 105 Gallons per Capita per Day
Snoqualmie Pass Sewer and Water District 100 Gallons per Capita per Day *
Water District No. 6 100 Gallons per Capita per Day *

* Washington State DOE sewer design standard for residential development (in lieu of information from provider)

School District Facilities:
Cle Elum/Roslyn ____________________________
Easton ____________________________
Kittitas ____________________________
Thorp ____________________________
Ellensburg ____________________________
Dunnman ____________________________

Water:
City of Cle Elum 100 Gallons per Capita per Day
Town of South Cle Elum 100 Gallons per Capita per Day
City of Ellensburg 800 Gallons per Day per ERU *
City of Kittitas 135 Gallons per Capita per Day
Snoqualmie Pass Sewer and Water District 800 Gallons per Day per ERU *
Water District No. 2 800 Gallons per Day per ERU *
Water District No. 3 320 Gallons per Capita per Day
Water District No. 4 800 Gallons per Day per ERU *
Water District No. 5 800 Gallons per Day per ERU *
Water District No. 6 800 Gallons per Day per ERU *

* Washington State DOE minimum LOS for water supply (in lieu of information from provider)

GPO 5.17 Determining Public Facility Needs. The County shall determine the quantity of capital improvements that is needed as follows:

GPO 5.18 The quantity of capital improvements needed to eliminate existing deficiencies and to meet the needs of future growth shall be determined for each public facility by the following calculation: Q = (S x D) - I.

Where Q is the quantity of capital improvements needed,
S is the standard for level of service,
D is the demand, such as the population, and
I is the inventory of existing facilities.
The calculation shall be used for existing demand in order to determine existing deficiencies. The calculation shall be used for projected demand in order to determine needs of future growth. The estimates of projected demand shall account for demand that is likely to occur from previously issued development permits as well as future growth.

GPO 5.19 There are two circumstances in which the standards for levels of service are not the exclusive determinant of need for a capital improvement:

A. Repair, remodeling, renovation, and replacement of obsolete or worn out facilities shall be determined by the County Commission upon the recommendation of the appropriate Department Head.

B. Capital improvements that provide levels of service in excess of the standards adopted in this Comprehensive Plan may be constructed or acquired at any time as long as the following conditions are met:

1. the capital improvement does not make financially infeasible any other capital improvement that is needed to achieve or maintain the standards for levels of service adopted in this Comprehensive Plan, and

2. the capital improvement does not contradict, limit or substantially change the goals and policies of any element of this Comprehensive Plan, and

3. one of the following conditions is met:

- the excess capacity is an integral part of a capital improvement that is needed to achieve or maintain standards for levels of service (i.e., the minimum capacity of a capital project is larger than the capacity required to provide the level of service), or

- the excess capacity provides economies of scale making it less expensive than a comparable amount of capacity if acquired at a later date, or

- the asset acquired is land that is environmentally sensitive, or designated by the County as necessary for conservation, or recreation, or

- the excess capacity is part of a capital project financed by general obligation bonds approved by referendum.

GPO 5.20 Priorities. The relative priorities among capital improvements projects are as follows:

GPO 5.21 Priorities Among Types of Public Facilities. Legal restrictions on the use of many revenue sources limit the extent to which types of facilities compete for priority with other types
of facilities because they do not compete for the same revenues. All capital improvements that are necessary for achieving and maintaining a standard for levels of service adopted in this Comprehensive Plan are included in the financially feasible schedule of capital improvements contained in this Capital Facilities Plan. The relative priorities among types of public facilities (i.e., roads, sanitary sewer, etc.) were established by adjusting the standards for levels of service and the available revenues until the resulting public facilities needs became financially feasible. This process is repeated with each update of the Capital Facilities Plan, thus allowing for changes in priorities among types of public facilities.

GPO 5.22 Priorities of Capital Improvements Within a Type of Public Facility. Capital improvements within a type of public facility are to be evaluated on the following criteria and considered in the order of priority listed below. The County shall establish the final priority of all capital facility improvements using the following criteria as general guidelines. Any revenue source that cannot be used for a high priority facility shall be used beginning with the highest priority for which the revenue can legally be expended.

A. Reconstruction, rehabilitation, remodeling, renovation, or replacement of obsolete or worn out facilities that contribute to achieving or maintaining standards for levels of service adopted in this Comprehensive Plan.

B. New or expanded facilities that reduce or eliminate deficiencies in levels of service for existing demand. Expenditures in this priority category include equipment, furnishings, and other improvements necessary for the completion of a public facility (i.e., recreational facilities and park sites).

C. New public facilities, and improvements to existing public facilities, that eliminate public hazards if such hazards were not otherwise eliminated by facility improvements prioritized according to Policies a or b, above.

D. New or expanded facilities that provide the adopted levels of service for new development and redevelopment during the next six fiscal years, as updated by the annual review of this Capital Facilities Plan. The County may acquire land or right-of-way in advance of the need to develop a facility for new development. The location of facilities constructed pursuant to this Policy shall conform to the Land Use Element, and specific project locations shall serve projected growth areas within the allowable land use categories. In the event that the planned capacity of public facilities is insufficient to serve all applicants for development permits, the capital improvements shall be scheduled to serve the following priority order:

1. previously approved permits for redevelopment,
2. previously approved permits for new development,
3. new permits for redevelopment, and
4. new permits for new development.
E. Improvements to existing facilities, and new facilities that significantly reduce the 
operating cost of providing a service or facility, or otherwise mitigate impacts of public 
facilities on future operating budgets.

F. New facilities that exceed the adopted levels of service for new growth during the next six 
fiscal years by either

1. providing excess public facility capacity that is needed by future growth beyond the 
next six fiscal years, or
2. providing higher quality public facilities than are contemplated in the County's 
normal design criteria for such facilities.

G. Facilities not described in Policies A through F, above, but which the County is obligated 
to complete, provided that such obligation is evidenced by a written agreement the 
County executed prior to the adoption of this Comprehensive Plan.

GPO 5.23 All facilities scheduled for construction or improvement in accordance with this 
Policy shall be evaluated to identify any plans of State or local governments or districts that 
affect, or will be affected by, the proposed County capital improvement.

GPO 5.24 Project evaluation may also involve additional criteria that are unique to each type 
of public facility, as described in other elements of this Comprehensive Plan.

GPO 5.25 Kittitas County shall consider recreation needs and the services, which the County 
is able to provide by developing a countywide recreation plan in coordination with other 
agencies and jurisdictions within Kittitas County. Recreation opportunities and facilities include, 
but are not limited to parks, trails, river access, public lands access, campgrounds and picnic 
facilities.

GPO 5.26 Kittitas County shall consider the applicable adopted city's comprehensive plan 
for capital facilities and its relation to the identified Urban Growth Areas.

Financial Feasibility

GPO 5.26 Provide needed public facilities that are within the ability of the County to fund 
the facilities, or within the County's authority to require others to provide the facilities.

GPO 5.27 Financial Responsibility. Existing and future development shall both pay for the 
costs of needed capital improvements.

GPO 5.28 Existing development.

A. Existing development shall pay for the capital improvements that reduce or eliminate 
existing deficiencies, some or all of the replacement of obsolete or worn out facilities, 
and may pay a portion of the cost of capital improvements needed by future development.
B. Existing development's payments may take the form of user fees, charges for services, special assessments and taxes.

GPO 5.29 Future development:

A. Future development may be required to pay its fair share of the capital improvements needed to address the impact of such development, and may pay a portion of the cost of the replacement of obsolete or worn out facilities. Upon completion of construction, "future" development becomes "existing" development, and shall contribute to paying the costs of the replacement of obsolete or worn out facilities as described in GPO 5.28 (A), above.

B. Future development's payments may take the form of, but are not limited to, voluntary contributions for the benefit of any public facility, impact fees, mitigation payments, capacity fees, dedications of land, provision of public facilities, and future payments of user fees, charges for services, special assessments and taxes. Future development shall not pay fees for the portion of any public facility that reduces or eliminates existing deficiencies.

GPO 5.30 Existing and future development may both have part of their costs paid by grants, entitlements or public facilities from other levels of government and independent districts.

GPO 5.31 Financing Policies. Capital improvements shall be financed, and debt shall be managed as follows:

GPO 5.32 Capital improvements financed by County enterprise funds (i.e., solid waste) shall be financed by:

A. debt to be repaid by user fees and charges and/or connection or capacity fees for enterprise services, or

B. current assets (i.e., reserves, equity or surpluses, and current revenue, including grants, loans, donations and interlocal agreements), or

C. a combination of debt and current assets.

GPO 5.33 Capital improvements financed by non-enterprise funds shall be financed from either current assets: (i.e., current revenue, fund equity and reserves), or debt, or a combination thereof. Financing decisions shall include consideration for which funding source (current assets, debt, or both) will be a) most cost effective, b) consistent with prudent asset and liability management, c) appropriate to the useful life of the project(s) to be financed, and d) the most efficient use of the County's ability to borrow funds.
GPO 5.34  Debt financing shall not be used to provide more capacity than is needed within the schedule of capital improvements for non-enterprise public facilities unless one of the conditions of GPO 5.19(B)(3) is met.

GPO 5.35  Operating and Maintenance Costs. The County shall not provide a public facility, nor shall it accept the provision of a public facility by others, if the County or other provider is unable to pay for the subsequent annual operating and maintenance costs of the facility.

GPO 5.36  Revenues Requiring Referendum. In the event that sources of revenue listed under "Projected Costs and Revenues" require voter approval in a local referendum that has not been held, and a referendum is not held, or is held and is not successful, this Comprehensive Plan shall be revised at the next annual amendment to adjust for the lack of such revenues, in any of the following ways:

GPO 5.37  Reduce the level of service for one or more public facilities;

GPO 5.38  Increase the use of other sources of revenue;

GPO 5.39  Decrease the cost, and therefore the quality of some types of public facilities while retaining the quantity of the facilities that is inherent in the standard for level of service;

GPO 5.40  Decrease the demand for and subsequent use of capital facilities;

GPO 5.41  A combination of the above alternatives.

GPO 5.42  Uncommitted Revenue. All development permits issued by the County which require capital improvements that will be financed by sources of revenue which have not been approved or implemented (such as future debt requiring referenda) shall be conditioned on the approval or implementation of the indicated revenue sources, or the substitution of a comparable amount of revenue from existing sources.

GPO 5.43  Shared Funding. The County and Cities should jointly sponsor the formation of Local Improvement Districts, Road Improvement Districts, and other benefit areas for the construction or reconstruction of infrastructure to a common standard, which are located in the City and the Urban Growth Areas.

Provide Needed Improvements And Concurrency Management

GPO 5.44  Provide adequate public facilities by constructing needed capital improvements which (1) repair or replace obsolete or worn out facilities, (2) eliminate existing deficiencies, and (3) meet the needs of future development and redevelopment caused by previously issued and new development permits. The County's ability to provide needed improvements will be demonstrated by maintaining a financially feasible schedule of capital improvements in this Capital Facilities Plan.
GPO 5.45 Schedule of Capital Improvements. The County shall provide, or arrange for others to provide, the capital improvements listed in the schedule of capital improvements in this Capital Facilities Plan. The schedule of capital improvements may be modified as follows:

GPO 5.46 The schedule of capital improvements shall be updated annually beginning in conjunction with the annual budget process.

GPO 5.47 Pursuant to the Growth Management Act, the schedule of capital improvements may be amended one time during any calendar year.

GPO 5.48 The schedule of capital improvements may be adjusted by ordinance not deemed to be an amendment to the Comprehensive Plan for corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the plan; or the date of construction (so long as it is completed within the 6-year period) of any facility enumerated in the schedule of capital improvements.

GPO 5.49 Budget Appropriation of Capital Improvement Projects. The County shall include in the capital appropriations of its annual budget all the capital improvements projects listed in the schedule of capital improvements for expenditure during the appropriate fiscal year, except that the County may omit from its annual budget any capital improvements for which a binding agreement has been executed with another party to provide the same project in the same fiscal year. The County may also include in the capital appropriations of its annual budget additional public facility projects that conform to GPO 5.19(B) and GPO 5.22(F).

GPO 5.50 Adequate Public Facility Concurrency. The County Commission finds that the impacts of development on public facilities within the County occur at the same time as occupancy of development authorized by a final development permit. The County shall issue development permits only after a determination that there is sufficient capacity of Category A and Category B public facilities to meet the standards for levels of service for existing development and the impacts of the proposed development concurrent with the proposed development. For the purpose of this policy and the County's land development regulations, "concurrent with" shall be defined as follows:

GPO 5.51 The availability of public facility capacity to support development concurrent with the impacts of such development shall be determined in accordance with the following:

For roads:
1. The necessary facilities and services are in place at the time a development permit is issued; or
2. The necessary facilities are under construction at the time a development permit is issued, and the necessary facilities will be in place when the impacts of the development occur; or
3. Development permits are issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or
4. The County has in place commitments to complete the necessary public facilities within six years.

GPO 5.52 No final development permit shall be issued by the County after May 1, 1996, unless there shall be sufficient capacity of Category A and Category B public facilities available to meet the standards for levels of service for existing development and for the proposed development.

GPO 5.53 No preliminary development permit shall be issued by the County after May 1, 1996, unless the applicant complies with one of the following Policies:

A. The applicant may voluntarily request a determination of the capacity of Category A and Category B public facilities as part of the review and approval of the preliminary development permit, including the requirements of GPO 5.54, or

B. The applicant may elect to request approval of a preliminary development permit without a determination of capacity of Category A and Category B public facilities provided that any such order is issued subject to requirements in the applicable land development regulation or to specific conditions contained in the preliminary development permit that:

1. Final development permits for the subject property are subject to a determination of capacity of Category A and Category B public facilities, as required by GPO 50.0 and 52.0, and
2. No rights to obtain final development permits, nor any other rights to develop the subject property have been granted or implied by the County's approval of the preliminary development permit without determining the capacity of public facilities.

GPO 5.54 Development permits issued pursuant to GPO 5.52 and GPO 5.53(A) shall be subject to the following requirements:

A. The determination that facility capacity is available shall apply only to specific uses, densities and intensities based on information provided by the applicant and included in the development permit.

B. The determination that facility capacity is available shall be valid for the same period of time as the underlying development permit, including any extensions of the underlying development permit.

C. The standards for levels of service of Category A and Category B public facilities shall be applied to the issuance of development permits on the following geographical basis:

Roads: applicable roads and areas impacted by the proposed development.

Coordinate Capital Improvements with Land Development
GPO 5.55 Manage the land development process to insure that all development receives public facility levels of service equal to the standards adopted in GPO 5.12 by implementing the schedule of capital improvements contained in this Capital Facilities Plan, and by using the fiscal resources provided for in Goal 2 and its supporting policies.

GPO 5.56 Consistency All Category A public facility capital improvements shall be consistent with the adopted land use map and the goals and policies of other elements of this Comprehensive Plan. The location of, and level of service provided by projects in the schedule of capital improvements shall maintain adopted standards for levels of service for existing and future development in a manner and location consistent with the Land Use Element of this Comprehensive Plan.

GPO 5.57 Integration and Implementation. The County shall develop, adopt and use implementation programs which integrate its land use planning and decisions with its planning and decisions for public facility capital improvements.

Siting Of Essential Public Facilities

GPO 5.58 Develop criteria and cooperative and structured processes through the Kittitas County Conference of Governments for siting regional and community facilities.

GPO 5.59 Designation of Land. The County may identify lands useful for public purposes and incorporate such designations in the comprehensive plan.

GPO 5.60 Regional Facilities. The County and each municipality in the County may establish a countywide process for siting essential public facilities of region-wide significance. This process may include:

GPO 5.61 An inventory of needed facilities;

GPO 5.62 A method of fair share allocation of facilities;

GPO 5.63 Economic and other incentives to jurisdictions receiving such facilities;

GPO 5.64 A method of determining which jurisdiction is responsible for each facility;

GPO 5.65 A public involvement strategy; and

GPO 5.66 Assurance that the environmental and public health and safety are protected.

GPO 5.67 County, Regional, State and Federal Facilities. Essential public facilities, which are identified by the County, by regional agreement, or by State or Federal government, may be subject to the following process. When essential public facilities are proposed the County and each municipality in the County may:

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GPO 5.67A County, Regional, State, and Federal Facilities. Essential public facilities, which are identified by the County, by regional agreement, or by State or Federal government, may be subject to local approval.

GPO 5.67B As the Office of Financial Management has not submitted a listing of essential public facilities as required by 36.70A, Growth Management, no provisions have been made for the siting of such facilities.

GPO 5.68 Ensure public involvement through the use of timely press releases, newspaper notices, public information meetings, and public hearings.

GPO 5.69 Consistency with Comprehensive Plan. The County may develop and adopt regulations that ensure that the facility siting is consistent with the adopted County comprehensive plan, including:

GPO 5.70 The future land use map;

GPO 5.71 The Capital Facilities Plan Element and budget;

GPO 5.72 The Utilities Element;

GPO 5.73 The Transportation Element;

GPO 5.74 The Housing Element;

GPO 5.75 The Rural Element;

GPO 5.76 The Economic Development Element;

GPO 5.77 The comprehensive plans of adjacent jurisdictions that may be affected by the facility siting;

GPO 5.78 Regional general welfare considerations.

GPO 5.79 Siting of Public Facilities Outside of UGAs. Essential public facilities sited outside of urban growth areas must be self-supporting and not require the extension, construction, or maintenance of urban services and facilities.

GPO 5.80 Coordination. The County's policies and regulations on facility siting may be coordinated with and advance other planning goals including, but not necessarily limited to, the following:

GPO 5.81 Promotion of economic development and employment opportunities

GPO 5.82 Protection of the environment
GPO 5.83 Positive fiscal impact and on-going benefit to the host jurisdiction
GPO 5.84 Serving population groups needing affordable housing
GPO 5.85 Receipt of financial or other incentives from the State and/or other local governments
GPO 5.86 Fair distribution of such public facilities throughout the County
GPO 5.87 Requiring State and Federal projects to be consistent with this policy.

Urban Growth Areas

GPO 5.88 Provide adequate public facilities to urban growth areas.
GPO 5.89 Urban Growth Areas. The County and each municipality in the County shall designate urban growth areas and encourage adequate public facilities and services concurrent with development.
GPO 5.90 Levels of Service. Levels of service for public facilities in the unincorporated portion of the urban growth areas shall be the same as the County's adopted standards.
GPO 5.91 Facility and Service Providers. The primary provider of public facilities and services in the unincorporated portion of the Urban Growth Area shall be:

<table>
<thead>
<tr>
<th>Facility</th>
<th>Provider</th>
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<tbody>
<tr>
<td>GPO 5.92 Airport:</td>
<td>Kittitas County</td>
</tr>
<tr>
<td>GPO 5.93 County administrative offices</td>
<td>Kittitas County</td>
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<tr>
<td>GPO 5.94 County fairgrounds</td>
<td>Kittitas County</td>
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<td>GPO 5.95 Emergency medical services</td>
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<td>GPO 5.96 Juvenile Detention</td>
<td>Kittitas County</td>
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<td>5.97</td>
<td>Library services</td>
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<td>Maintenance shop &amp; storage facilities</td>
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<td>Parking - general purpose</td>
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<td>5.100</td>
<td>Parks (Regional, Trails)</td>
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<td>5.101</td>
<td>Probation services</td>
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<td>Regional justice center</td>
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<td>Roads (State)</td>
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