PLANNING COMMISSION
FINDINGS OF FACT

2013 Proposed Amendments to Kittitas County Comprehensive Plan and Regulations to Comply with the Growth Management Act as Ordered by the Eastern Washington Growth Management Hearings Board

The Planning Commission submits the following findings of fact, conclusions at law, and recommendations to the Kittitas County Board of County Commissioners related to the proposed amendments to the Kittitas County Comprehensive Plan and Kittitas County Code to comply with the Washington State Growth Management Act as ordered by the Eastern Washington Growth Management Hearings Board:

1. The Planning Commission finds that Kittitas County Community Development Services held two (2) open houses on potential changes to the Kittitas County Comprehensive Plan and regulations on June 26 and July 17, 2013 in Ellensburg. Notices for each of these open houses were provided to the Daily Record, the official County newspaper, and placed upon the County website.

2. The Planning Commission finds that, pursuant to KCC 15A and KCC 15B, there was notice for the August 14, 2013 Planning Commission hearing to consider the proposed changes to the County’s Comprehensive Plan and County regulations. This notice was published in the official county newspaper of record on August 7, 2013 in the Daily Record and on August 8, 2013. It was mailed to jurisdictional government agencies, property owners and other interested parties.

3. The Planning Commission finds that testimony was taken from those persons present at said hearing who wished to be heard and written comments were received until Friday, August 16, 2013 at 5 p.m. for discussion of proposal with staff and between members of the Planning Commission and the Board of County Commissioners on proposed amendments.

4. The Planning Commission finds that after receiving public testimony at the hearing, the Planning Commission continued the hearing until August 20, 2013 for deliberation of comments received, and that the necessary inquiry has been made into the public interest based upon public involvement and research conducted by the County.

5. The Planning Commission, after deliberation of facts presented, forwards to the Board of County Commissioners their recommended Findings of Fact for the proposed amendments to the Kittitas County Comprehensive Plan and the Kittitas County Code:

PROPOSED AMENDMENT TO CHAPTER 8 OF THE KITTITAS COUNTY COMPREHENSIVE PLAN

1. The Planning Commission finds that on August 14, 2013, Kittitas County Community Development Services proposed to the Planning Commission amendments to the County’s Chapter 8 of the County Comprehensive Plan to address issues presented by the Eastern Washington Growth Management Hearings Board and provide “measures” within its Plan policies designed to protect rural character as required by RCW 36.70A.070.
2. The Planning Commission finds that the staff proposes amendments to the Goals Policies and Objectives (GPO) in Chapter 8 of the Comprehensive Plan which provide “measures” to protect rural character, and recommends approval of the proposed amendments.

3. Public testimony was not given on this proposal at the August 14th public hearing regarding the Chapter 8 amendment to Comprehensive Plan policies.

4. Based upon the information presented, the Planning Commission recommended approval to the Board of County Commissioners the proposed amendment to Chapter 8 of the Kittitas County Comprehensive Plan. Motion was made to recommend to the BOCC to recommend to the Board of County Commissioners as proposed. The motion passed 5-0.

PROPOSED AMENDMENTS TO CHAPTER 17.15 OF THE KITITAS COUNTY CODE

1. The Planning Commission finds that on August 14, 2013, Kittitas County Community Development Services proposed to the Planning Commission amendments to the County’s Code, Chapter 17.15, to address issues of permitting urban land uses in rural areas as presented by the Eastern Washington Growth Management Hearings Board.

2. The Planning Commission finds that staff provided to the Planning Commission a summary of the proposed amendments to the land use matrix within Section 17.15.060 of the County Code, and to amend Section 17.56 to provide a buffer to the Liberty Historic District to address the issue.

3. Public testimony was not given on this particular proposed amendment to the County Code.

4. The Planning commission finds that staff recommended approval of the proposed amendments to the Comprehensive Plan.

5. Based upon the information presented, the Planning Commission by a vote of 5-0 recommended approval to the Board of County Commissioners the staff proposed amendments to Section 17.15.050, the Rural Non-LAMIRD Matrix and the buffer requirement to Section 17.56.062.

PROPOSED AMENDMENTS TO SECTION 17.15.060 OF THE KITITAS COUNTY CODE

1. The Planning Commission finds that on August 14, 2013, Kittitas County Community Development Services proposed to the Planning Commission amendments to the County’s Code, Chapter 17.15.070, to address issues of permitting non-rural land uses in LAMIRDS as presented by the Eastern Washington Growth Management Hearings Board.

2. The Planning Commission finds that County staff provided to the Planning Commission proposed amendments to the County Code making certain uses within LAMIRDs subject to conditional use approval assuring that such uses would not disrupt rural character.

3. Public testimony was not given on this particular proposed amendment to the Comprehensive Plan.

4. The Planning commission finds that staff recommended approval of the proposed amendments to the Comprehensive Plan.
5. Based upon the information presented, the Planning Commission by a vote of 5-0 \textbf{recommended approval} to the Board of County Commissioners the staff’s proposed amendments to Section 17.15.070, Rural LAMIRD matrix.

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\textbf{PROPOSED AMENDMENTS TO ZONING MAPS OF KITTITAS COUNTY}

1. The Planning Commission finds that on August 14, 2013, Kittitas County Community Development Services proposed to the Planning Commission amendments to the County’s official Zoning Maps, to address issues of changing the zoning within LAMIRDs potentially permitting non-rural land uses in LAMIRDs as presented by the Eastern Washington Growth Management Hearings Board.

2. Staff provided a summary of the proposed amendment of the maps to the Planning Commission.

3. Public testimony \textbf{was not} given on this particular proposed amendment to the Zoning Maps.

4. The Planning commission finds that staff recommended approval of the proposed amendments to the Zoning Maps to the zones and boundaries that existed in 2009.

5. Based upon the information presented, the Planning Commission by a vote of 5-0 \textbf{recommended approval} to the Board of County Commissioners the staff’s proposed amendments to the Official Zoning Maps.

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\textbf{PROPOSED AMENDMENTS TO CHAPTER 2 OF THE COMPREHENSIVE PLAN AND TITLES 13, 16, 17 AND 18, ADEQUATE WATER SUPPLY}

1. The Planning Commission finds that on August 14, 2013, Kittitas County Community Development Services proposed to the Planning Commission amendments to the Kittitas County Code, Title 13, Water and Sewers, Title 16, Subdivision, Title 17, Zoning, and Title 18 Code Enforcement to address issues of the protection of water quantity and quality as presented by the Eastern Washington Growth Management Hearings Board.

2. Staff provided a summary of the proposed amendments to the Planning Commission.

3. Public testimony and written testimony \textbf{was} given on these proposed amendments to the Kittitas County Code.

4. The Planning commission finds that staff recommended approval of the proposed amendments to the Kittitas County Code.

5. Based upon the information presented, the Planning Commission by a vote of 5-0 \textbf{recommended denial} to the Board of County Commissioners of the staff proposed amendments to Title 13, Title 16, Title 17, and Title 18 of the Kittitas County Code. Motion was made to \textbf{recommend approval} of the amendments to Chapter 2 of the Kittitas County Comprehensive Plan and Title 13 of the Kittitas County Code proposed by the Deputy Prosecuting Attorney as written in a memorandum to the Planning Commission, dated October 16, 2012. Motion passed, 5-0.

\textbf{Rob Fraser, Vice Chairman, Kittitas County Planning Commission} \hspace{1cm} \textbf{9/3/13}