

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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STAFF REPORT

TO: Kittitas County Planning Commission

FROM: Joanna Valencia, Staff Planner

DATE: September 20, 2007 for September 25, 26 and 27(if needed) 2007 Public Hearings

SUBJECT: 2007 Annual Kittitas County Comprehensive Plan Amendment

These public hearings are being held to review and make recommendations on the items docketed for the 2007 Annual Amendment of the Kittitas County Comprehensive Plan. This staff report summarizes each application and includes relevant and proposed policy considerations for your consideration in addition to information received through the public hearing process. Those items docketed for review tonight are as follows. Staff has for some of the dockets, where appropriate, provided a staff response.

2007 Applications for Open Space/Open Space taxation designations

A. OS-07-01: Larry and Linda Hansen- Open-Open Space Classification

On November 3, 2006 the Board of County Commissioners transmitted the Larry and Linda Hansen open space application to Kittitas County Community Development Services to be placed on the docket for the annual amendment. The Washington State tax law states that if a jurisdiction has adopted a Comprehensive Plan then applications for open space must be reviewed as a proposed amendment (RCW 84.34.037).

Suggested Findings of Fact:

- I. The Planning Commission finds that Larry and Linda Hansen submitted a request for open space tax classification on November 3, 2006 for map number 19-17-04050-0013.
- II. Testimony **was/was not** given by the proponent during the public hearing.
- III. At the September 25, 2007 Public Hearing the Planning Commission **recommended approval / did not recommend approval / forwarded without recommendation** the application to the Board of County Commissioners based on the information submitted.

B. OS-07-02: Henley Group Ltd, Thomas Roth and Gloria Hart- Open-Open Space Classification

On November 22, 2006 the Board of County Commissioners transmitted the Henley Group Ltd, care of Thomas Roth and Gloria Hart, open space application to Kittitas County Community Development Services to be placed on the docket for the annual amendment. The Washington State tax law states that if a jurisdiction has adopted a Comprehensive Plan then applications for open space must be reviewed as a proposed amendment (RCW 84.34.037).

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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Suggested Findings of Fact:

- I. The Planning Commission finds that the Henley Group Ltd, care of Thomas Roth and Gloria Hart, submitted a request for open space tax classification on November 22, 2006 for map number 19-17-04050-0015.
- II. Testimony **was/was not** given by the proponent during the public hearing.
- III. At the September 25, 2007 Public Hearing the Planning Commission **recommended approval / did not recommend approval / forwarded without recommendation** the application to the Board of County Commissioners based on the information submitted.

C. OS-07-03: Ian Elliot (640 LLC), Alfred and Anna Lamotte, Nels and Charli Sorenson, Tyler Oxley - Open-Open Space Classification

On December 21, 2006 the Board of County Commissioners transmitted an open space application from Ian Elliot (640 LLC), Alfred and Anna Lamotte, Nels and Charli Sorenson, and Tyler Oxley to Kittitas County Community Development Services to be placed on the docket for the annual amendment. The Washington State tax law states that if a jurisdiction has adopted a Comprehensive Plan then applications for open space must be reviewed as a proposed amendment (RCW 84.34.037).

Suggested Findings of Fact:

- I. The Planning Commission finds that Ian Elliot (640 LLC), Alfred and Anna Lamotte, Nels and Charli Sorenson, and Tyler Oxley submitted a request for open space tax classification on December 21, 2006 for map numbers 17-20-12000-0002, 0004, and 17-20-17000-0007, 0008.
- II. Testimony **was/was not** given by the proponent during the public hearing.
- III. At the September 25, 2007 Public Hearing the Planning Commission **recommended approval / did not recommend approval / forwarded without recommendation** the application to the Board of County Commissioners based on the information submitted.

D. OS-07-04: Circle N LLC, Daniel Nelson, Managing Member - Open-Open Space Classification

On January 2, 2007 the Board of County Commissioners transmitted an open space application from Circle N LLC in care of Daniel Nelson, Managing Member to Kittitas County Community Development Services to be placed on the docket for the annual amendment. The Washington State tax law states that if a jurisdiction has adopted a Comprehensive Plan then applications for open space must be reviewed as a proposed amendment (RCW 84.34.037).

Suggested Findings of Fact:

- I. The Planning Commission finds that Circle N LLC in care of Daniel Nelson, Managing Member submitted a request for open space tax classification on January 2, 2007 for map number 19-16-05020-0003.
- II. Testimony **was/was not** given by the proponent during the public hearing.
- III. At the September 25, 2007 Public Hearing the Planning Commission **recommended approval / did not recommend approval / forwarded without recommendation** the application to the Board of County Commissioners based on the information submitted.

E. OS-07-05: Moe/Nisbet - Open-Open Space Classification

On January 2, 2007 the Board of County Commissioners transmitted an open space application from Stephen Moe, for Moe/Nisbet to Kittitas County Community Development Services to be placed on the docket for the annual amendment. The Washington State tax law states that if a jurisdiction has adopted a Comprehensive Plan then applications for open space must be reviewed as a proposed amendment (RCW 84.34.037).

Suggested Findings of Fact:

- I. The Planning Commission finds that Stephen Moe, for Moe/Nisbet a request for open space tax was transmitted on July 10, 2006 from the Board of County Commissioners to Community Development Services for map number 16-19-05010-0004.
- II. Testimony **was/was not** given by the proponent during the public hearing.
- III. At the September 25, 2007 Public Hearing the Planning Commission **recommended approval / did not recommend approval / forwarded without recommendation** the application to the Board of County Commissioners based on the information submitted.

F. OS-07-06: Paul Lyman and Matt Coe - Open-Open Space Classification

On February 16, 2007 the Board of County Commissioners transmitted an open space application from Paul Lyman and Matt Coe to Kittitas County Community Development Services to be placed on the docket for the annual amendment. The Washington State tax law states that if a jurisdiction has adopted a Comprehensive Plan then applications for open space must be reviewed as a proposed amendment (RCW 84.34.037).

Suggested Findings of Fact:

- I. The Planning Commission finds that a request for open space tax from Paul Lyman and Matt Coe was transmitted on July 10, 2006 from the Board of County Commissioners to Community Development Services for map numbers 20-14-29051-0001, 0002, 0003, 0004 (Coe), 20-14-29050-0001, 0002, 0003, 0004 (Coe and Lyman) and 20-14-29052-0001, 0002, 0003, 0004 (Lyman).
 - II. Testimony **was/was not** given by the proponent during the public hearing.
 - III. At the September 25, 2007 Public Hearing the Planning Commission **recommended approval / did not recommend approval / forwarded without recommendation** the application to the Board of County Commissioners based on the information submitted.
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2007 Comprehensive Plan Map and Text Amendments

DOCKET- 07-01	Ellensburg Cement Products Bruce Terrell, Authorized Agent Ellensburg Cement Products, Applicant Three Bar G Ranch Inc. c/o Frank J. Gregerich, landowner	Map Amendment: Rural to Mineral Lands of Long Term Commercial Significance for approximately 80 acres	19-16-25020-0009, and a portion of 19-16- 25030-0001
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On June 19, 2007 Kittitas County Community Development Services received an application from Bruce Terrell, authorized agent for Ellensburg Cement Products, applicant and Frank Gregerich of Three Bar G Ranch Inc., landowner for a map amendment to designate approximately 80 acres from Rural to Mineral Lands of Long Term Commercial Significance. Location: off of I-90 Exit #93 south of I-90 and Thorp Prairie Road, and southeast of Elk Heights Road in a portion of Section 25, T19N, R16E, WM in Kittitas County. Map number 19-16-25020-0009 and a portion of map number 19-16-25030-0001.

The following Kittitas County Countywide Planning Policies should be considered:

Glossary of Terms Kittitas County County-Wide Planning Policies

- Resource Lands: Resource lands means those lands designated by the county which are to be protected from urban growth encroachments and incompatible land-uses. Resource lands include all lands designated as Commercial Forest Lands, Forest and Range, Agricultural Lands of Long-Term Commercial Significance and Mineral Resource Lands.
- Rural Lands: Rural lands are considered those lands outside of cities, urban growth areas, urban growth nodes, and designated resource lands of long-term commercial significance.

The following Goals, Policies, and Objectives (GPOs) from the Kittitas County Comprehensive Plan should be considered:

Commercial Mineral Resource Lands

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

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

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

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

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

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

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

Staff Response:

The County has outlined nine designation criteria for the classification of Mineral Resource Lands of Long- Term Commercial Significance for consideration. These include the following:

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

Suggested Findings of Fact:

1. The Planning Commission finds that Bruce Terrell, authorized agent for Ellensburg Cement Products, applicant and Frank Gregerich of Three Bar G Ranch Inc., landowner, applied for a map amendment to designate approximately 80 acres from Rural to Mineral Lands of Long Term Commercial Significance. Location: off of I-90 Exit #93 south of I-90 and Thorp Prairie Road and southeast of Elk Heights Road in a portion of Section 25, T19N, R16E, WM in Kittitas County. Map number 19-16-25020-0009 and a portion of map number 19-16-25030-0001.

2. The Planning Commission finds that Kittitas County Community Development Services issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 16, 2007. This notice was published in the official county newspaper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties. Further, legal notices were published in the Daily Record on August 18 and 24, 2007 and the Northern Kittitas County Tribune on August 23 and 30, 2007.
3. Testimony **was/was not** given by the proponent.
4. Adverse testimony **was/was not** given on this proposal.
5. On September 25, 2007 the Planning Commission **recommended approval/ did not recommend approval /forwarded without recommendation** to the Board of County Commissioners the application based on the information submitted.

DOCKET-07-02	Graybill David Taylor, Authorized Agent Brian Graybill, Landowner	Map Amendment: Commercial Agriculture to Rural for approximately 35.80 acres	17-19-34000-0001, 0049
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On June 26, 2007 Kittitas County Community Development Services received an application from David Taylor, authorized agent for Brian Graybill, landowner to re-designate 35.80 acres from Commercial Agriculture to Rural. Location: located at 5800 Thrall Road, south of Thrall Road, west of Denmark Road, and east of Payne Road within a portion of Section 34, T17N, R19E, WM in Kittitas County. Map numbers: 17-19-34000-0001 and 17-19-34000-0049.

The following Kittitas County Countywide Planning Policies should be considered:

- Rural Lands: Rural lands are considered those lands outside of cities, urban growth areas, urban growth nodes, and designated resource lands. Typical density to maintain a rural atmosphere should be determined by the applicable sub-area planning committee for the final comprehensive plan.
- Policy B: Groundwater should be identified and protected, including appropriate protection of aquifer recharge areas. Supplies of potable domestic water, irrigation water, and firefighting water should be ensured in the rural, suburban, and urban areas.
- Policy C: Water rights are those rights defined in state law, including RCW 90.03.010 and 90.44.035, as well as those rights subject to adjudication and determined pursuant to the water basin adjudication generally described as State of Washington v. Acquavella. Nothing in this policy document is meant or intended to interfere with that process, and there is no intent to make claims on water rights by this policy document.

The following Goals, Policies, and Objectives (GPOs) from the Kittitas County Comprehensive Plan should be considered:

- GPO 2.6 Kittitas County will maintain a flexible balance of land uses.
- 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.
- GPO 8.5 Kittitas County recognizes and agrees with the need for continued diversity in densities and uses on Rural Lands.
- GPO 8.11 Existing and traditional uses should be protected and supported while allowing as much as possible for diversity, progress, experimentation, development and choice in keeping with the retention of Rural Lands.
- GPO 8.16 Growth in the Rural Lands should be managed in a manner that minimizes impacts on adjacent natural resource lands.

Staff Response:

This request is for a map amendment to designate approximately 35.80 acres of commercial agricultural land to the rural designation. It is recognized that this application was completed and submitted prior to the recent Eastern Washington Growth Management Hearings Board decision regarding the adopted Kittitas County Comprehensive Plan as amended during the update process. However, in light of that decision (EWGMHB Case No. 07-1-0004c), it is recommended that this application be included with those from the previous year and analyzed pursuant to a county-wide or area-wide process utilizing the County's Agricultural Lands Advisory Committee. Until such time that the County has adopted specific criteria and process for de-designation consistent with the EWGHB order, staff recommends that this project not be approved.

Suggested Findings of Fact:

1. On June 26, 2007 Kittitas County Community Development Services received an application from David Taylor, authorized for Brian Graybill, landowner to re-designate 35.80 acres from Commercial Agriculture to Rural. Location: located at 5800 Thrall Road, south of Thrall Road, west of Denmark Road, and east of Payne Road within a portion of Section 34, T17N, R19E, WM in Kittitas County. Map numbers: 17-19-34000-0001 and 17-19-340000049.
2. The Planning Commission finds that Kittitas County Community Development Services issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 16, 2007. This notice was published in the official county newspaper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. Further, legal notices were published in the Daily Record on August 18 and 24, 2007 and the Northern Kittitas County Tribune on August 23 and 30, 2007.
3. Testimony **was/was not** given by the proponent.
4. Adverse testimony **was/was not** given on this proposal.
5. On September 25, 2007 the Planning Commission **recommended approval/ did not recommend approval /forwarded without recommendation** to the Board of County Commissioners the application based on the information submitted.

DOCKET- 07-03	School Heights LLC, Chason Farms LLC, MDJ, J&D Transactions, Bushka Ag LLC, Applicants Jim Denison, Authorized Agent	Map Amendment: Extension of the City of Kittitas UGA Boundary for approximately 77.83 acres	17-19-02000-0008, 0009, 0030, 0032, 0036, 0037, 17-19-02069-0001, 0002, 0003, 0004, 17-19-02070-0001, 0002, 0003, 0004
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On June 27, 2007 Kittitas County Community Development Services received an application from Jim Denison, authorized agent for School Heights LLC, Chason Farms LLC, MDJ Development Inc., J&D Transactions and Bushka Ag LLC, landowners to extend the City of Kittitas Urban Growth Area boundary to include approximately 77.83 acres. Location: north of Kittitas Highway and east of Fairview Road within a portion of Section 02, T17N, R19E, WM in Kittitas County. Map numbers 17-19-02000-0008, 0009, 0030, 0032, 0036, 0037, 17-19-02069-0001, 0002, 0003 and 0004, 17-19-02070-0001, 0002, 0003, and 0004.

The following Kittitas County Countywide Planning Policies should be considered:

2. Joint Review of Development Proposals.

- Policy A: Development proposals and public projects within the UGAs shall be jointly reviewed by the County and the City.
- Policy C: Final development approval will continue to reside with the County for areas outside of City limits.

6. Comprehensive Planning Responsibilities in UGAs.

- Policy A: Comprehensive Growth Management planning within the UGA shall be accomplished on a joint basis between the City and the County. Primary planning responsibility should be vested with the City by virtue of the UGA designation.
- Policy B: All planning efforts by the Cities within the UGAs shall utilize a high degree of involvement and participation from unincorporated county residents, which shall be demonstrated to the satisfaction of the County. The City and County may want to consider joint planning committees.

7. Amendment Process and Procedure.

- Policy A: Amendments or changes to the UGA designation may only be proposed once a year and must be reviewed by the KCCOG every five years. Amendments may only be proposed by a City or the County.
- Policy B: Amendments to the UGA shall be mutually agreed upon between the City and the County. The KCCOG may review and make recommendations regarding the amendment as deemed appropriate.
- Policy C: An amendment to a UGA shall only be approved once the City or County has demonstrated that the UGA designation criteria has been met.

The following Goals, Policies, and Objectives (GPOs) from the Kittitas County Comprehensive Plan should be considered:

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

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

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

GPO 2.93 Innovations in housing development 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.

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

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

GPO 2.97 The 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.

Staff Response:

This request is for a map amendment to expand the City of Kittitas Urban Growth Area by approximately 77.83 acres. The City of Kittitas recently completed the update of the City's comprehensive plan, development regulations, and critical areas ordinance. The land capacity analysis conducted as part of the update did not indicate the need for additional residential lands. This particular application is lacking a land capacity analysis as well as a general capital facilities plan that demonstrates whether or not the City could provide urban services to the subject site, in addition to those already planned for, within the existing urban growth boundary. Staff recommends denial of this application until such a time that there is a demonstrated need based on the population

projections for the City of Kittitas and until there is an adequate land capacity analysis supported by a capital facilities plan.

Suggested Findings of Fact:

1. The Planning Commission finds that Jim Denison, authorized agent for School Heights LLC, Chason Farms LLC, MDJ Development Inc., J&D Transactions and Bushka Ag LLC, landowners submitted an application to extend the City of Kittitas Urban Growth Area boundary to include approximately 77.83 acres. Location: north of Kittitas Highway and east of Fairview Road within a portion of Section 02, T17N, R19E, WM in Kittitas County. Map numbers 17-19-02000-0008, 0009, 0030, 0032, 0036, 0037, 17-19-02069-0001, 0002, 0003, 0004, 17-19-02070-0001, 0002, 0003, and 0004.
2. The Planning Commission finds that Kittitas County Community Development Services issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 16, 2007. This notice was published in the official county newspaper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties. Further, legal notices were published in the Daily Record on August 18 and 24, 2007 and the Northern Kittitas County Tribune on August 23 and 30, 2007.
3. Testimony **was/was not** given by the proponent.
4. Adverse testimony **was/was not** given on this proposal.
5. On September 25, 2007 the Planning Commission **recommended approval/ did not recommend approval /forwarded without recommendation** to the Board of County Commissioners the application based on the information submitted.

DOCKET-07-04	R&R Heights Land Co. Inc., Applicant	Map Amendment: Rural to General Commercial for approximately 18.74 acres	20-15-18052-0001, 0002, 0003, 0004
	Vernon Swesey, Authorized Agent		

On June 29, 2007, Kittitas County Community Development Services received an application from Vernon Swesey, authorized agent for R&R Heights Land Co. Inc., landowner to re-designate approximately 18.74 acres from Rural and General Commercial. Location: north of Horvatt Road and south of SR-903 off of Horvatt Road within a portion of Section 18, T20N, R15E, WM in Kittitas County. Map numbers 20-15-18052-0001, 0002, 0003 and 0004.

The following Kittitas County Countywide Planning Policies should be considered:

8. Major Commercial and Industrial Development.

Policy A: Commercial developments including retail, wholesale or service related activities having a gross floor area of 4,000 square feet or more, with associated parking facilities, shall be located only within UGAs or UGNs.

The following Goals, Policies, and Objectives (GPOs) from the Kittitas County Comprehensive Plan should be considered:

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

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

Staff Response:

This application is for the designation of Rural land to General Commercial for approximately 18.74 acres at the intersection of Horvatt Road and SR 903, outside the Roslyn Urban Growth Area (UGA). The subject parcels are located west of Roslyn and southeasterly of the Ronald Urban Growth Node. The parcels are located immediately adjacent to the Roslyn UGA. It is important to consider the following for this proposal: consider the impacts of converting rural lands to commercial uses, and consider the impacts the conversion may have on adjacent jurisdictions and their growth management goals.

Suggested Findings of Fact:

1. The Planning Commission finds that Vernon Swesey, authorized agent for R&R Heights Land Co. Inc., landowner to re-designate approximately 18.74 acres from Rural and General Commercial. Location: north of Horvatt Road and south of SR-903 off of Horvatt Road within a portion of Section 18, T20N, R15E, WM in Kittitas County. Map numbers 20-15-18052-0001, 0002, 0003, and 0004.

2. The Planning Commission finds that Kittitas County Community Development Services issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 16, 2007. This notice was published in the official county newspaper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. Further, legal notices were published in the Daily Record on August 18 and 24, 2007 and the Northern Kittitas County Tribune on August 23 and 30, 2007.
3. Testimony **was/was not** given by the proponent.
4. Adverse testimony **was/was not** given on this proposal.
5. On September 25, 2007 the Planning Commission **recommended approval/ did not recommend approval /forwarded without recommendation** to the Board of County Commissioners the application based on the information submitted.

DOCKET-07-05	Terra Design Group Inc., Applicant	Text Amendment: Create a new section titled Fully Contained Communities establishing criteria meeting the requirements and intent of GMA.	N/A
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On June 29, 2007 Kittitas County Community Development Services received an application from Terra Design Group for a Text Amendment to create a new section titled Fully Contained Communities establishing criteria meeting the requirements and intent of GMA.

The following Goals, Policies, and Objectives (GPOs) from the Kittitas County Comprehensive Plan should be considered:

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.

GPO 5.110A Capital Facilities and Utilities may be sited, constructed, and operated by outside public service providers (or sited, constructed, and/or operated jointly with a Master Planned Resort (MPR) or Fully Contained Community to the extent elsewhere permitted), on property located outside of an urban growth area or an urban growth node if such facilities and utilities are located within the boundaries of such resort or community which is approved pursuant to County Comprehensive Plan policies and development regulations.

GPO 5.110B Electric and natural gas transmission and distribution facilities may be sited within and through areas of Kittitas County both inside and outside of municipal boundaries, UGAs, UGNs, Master Planned Resorts, and Fully Contained Communities, including to and through rural areas of Kittitas County.

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

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

GPO 8.2B Electric and natural gas transmission and distribution facilities may be sited within and through areas of Kittitas County both inside and outside of municipal boundaries, UGAs, UGNs, Master Planned Resorts, and Fully Contained Communities, including to and through rural areas of Kittitas County.

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

Staff Response:

This proposal is for a text amendment to create a new section titled “Fully Contained Communities”. Fully Contained Communities (FCCs) are a development tool granted to counties fully planning under the Growth Management Act (GMA) when the minimum criteria established in RCW 36.70A.350 are satisfied. It is important to note that, when permitted, FCCs become urban growth areas and population projections are allocated to them. Thus, such designations cannot occur more than once every five years. While the RCW provides the minimum criteria for designation of FCCs, it is not an inclusive list of requirements. The issue of reviewing policies and regulations regarding Fully Contained Communities are currently before the Kittitas County Land

Use Advisory Committee as part of the recent Kittitas County Development Code Update. Until such time that the County has adopted specific criteria and process for Fully Contained Communities consistent with criteria outlined in the RCW, staff recommends that this proposal not be approved.

Suggested Findings of Fact:

1. The Planning Commission finds that on June 29, 2007 Kittitas County Community Development Services received an application from Terra Design Group for a Text Amendment to create a new section titled Fully Contained Communities establishing criteria meeting the requirements and intent of GMA.
2. The Planning Commission finds that Kittitas County Community Development Services issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 16, 2007. This notice was published in the official county newspaper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. Further, legal notices were published in the Daily Record on August 18 and 24, 2007 and the Northern Kittitas County Tribune on August 23 and 30, 2007.
3. Testimony **was/was not** given by the proponent.
4. Adverse testimony **was/was not** given on this proposal.
5. On September 25, 2007 the Planning Commission **recommended approval/ did not recommend approval /forwarded without recommendation** to the Board of County Commissioners the application based on the information submitted.

DOCKET-07-06	Keechelus Ridge HOA	Map Amendment: Commercial Forest to Rural for approximately 666 acres	21-12-03000-0001, 0002, 0003, 0004, 0005, 0006, 0007, 0008
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On June 29, 2007 Kittitas County Community Development Services received an application from the Keechelus Ridge Home Owner’s Association (HOA) to re-designate approximately 666 acres from Commercial Forest to Rural. Location: north of I-90 within Section 03, T21N, R12E, WM in Kittitas County. Map numbers 21-12-03000-0001, 0002, 0003, 0004, 0005, 0006, 0007, and 0008.

The following Kittitas County Countywide Planning Policies should be considered:

- Rural Lands: Rural lands are considered those lands outside of cities, urban growth areas, urban growth nodes, and designated resource lands. Typical density to maintain a rural atmosphere should be determined by the applicable sub-area planning committee for the final comprehensive plan.
- Policy B: Groundwater should be identified and protected, including appropriate protection of aquifer recharge areas. Supplies of potable domestic water, irrigation water, and firefighting water should be ensured in the rural, suburban, and urban areas.
- Policy C: Water rights are those rights defined in state law, including RCW 90.03.010 and 90.44.035, as well as those rights subject to adjudication and determined pursuant to the water basin adjudication generally described as State of Washington v. Acquavella. Nothing in this policy document is meant or intended to interfere with that process, and there is no intent to make claims on water rights by this policy document.

The following Goals, Policies, and Objectives (GPOs) from the Kittitas County Comprehensive Plan should be considered:

- GPO 2.6 Kittitas County will maintain a flexible balance of land uses.
- GPO 8.5 Kittitas County recognizes and agrees with the need for continued diversity in densities and uses on Rural Lands.
- GPO 8.11 Existing and traditional uses should be protected and supported while allowing as much as possible for diversity, progress, experimentation, development and choice in keeping with the retention of Rural Lands.
- GPO 8.16 Growth in the Rural Lands should be managed in a manner that minimizes impacts on adjacent natural resource lands.

Commercial Forest Land Use

Commercial forestland claims approximately half of the Kittitas county land area. A checkerboard pattern of land ownerships characterizes the County forests separating private and public sectors. Public ownership accounts for approximately sixty percent of forestland in Kittitas County.

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

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

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

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

GPO 2.130A To conserve forest lands for productive economic use by identifying and designating forestlands where the principal and preferred land use is commercial resource management.

GPO 2.130B Create a growth management commercial forest committee comprised of persons within the timber industry in order to:

- a. assess the status of commercial forestlands in the commercial forest products industry in Kittitas County
- b. make recommendations for developing standards for criteria designating and redesignating commercial forestlands,
- c. make recommendations regarding zoning and development regulations for commercial forestlands within Kittitas County.

This committee shall be created and begin the assessment of commercial forestlands within 9 months of adoption of the Comprehensive Plan. A recommendation should be forwarded to the Board of County Commissioners within one year of creation of the committee.

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

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

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

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

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

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

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

GPO 2.138A 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 2.138B As allowed in GPO 2.10B and GPO 2.10C develop a study area where the Rural Land Use designation and the Commercial Forest Land designation interface occurs which may lead to the development of a Commercial Forest Transition Zone overlay. The study area should consider but not be limited to:

- Strategies that site land use activities within or adjacent to commercial forestlands that minimize conflicts with forest management and other activities on Commercial Forest land.
- Consider the Transfer of Development Rights from Commercial Forest Lands to Rural lands.
- Use of Cluster Development within the transition zone overlay to minimize impacts
- Use of open space to act as a ‘buffer’ between Rural and Commercial Forest designations.
- A separate study area for the Teanaway Watershed that may lead to the development of a Subarea Plan for this area.

GPO 2.139 To encourage the concept of cooperative resource management among industrial timber landowners, environmental groups, state resource agencies and Indian tribes for managing the state's public and private timberlands and public resources.

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

GPO 2.141 Special development standards for access, lot size and configuration, fire protection, forest protection, water supply, and dwelling unit location should be adopted for development within or adjacent to commercial forest lands.

GPO 2.142 It is the policy of the county to encourage the continuation of commercial forest management by:

- a. supporting land trades that result in consolidated forest ownerships provided that the best interests of the public are served; and,
- b. working with forest managers to identify and develop other incentives for continued forestry (Ord. 93-42).

Staff Response:

This request is for the designation of approximately 666 acres of commercial forest land to rural. It is recognized that this application was completed and submitted prior to the recent Eastern Washington Growth Management Hearings Board decision regarding the adopted Kittitas County Comprehensive Plan, as amended during the update process. However, in light of that decision (EWGMHB Case No. 07-1-0004c), it is recommended that this application be analyzed pursuant to a county-wide or area-wide process utilizing the County’s Forest Lands Advisory Committee. Until such time that the County has adopted specific criteria and process for de-designation consistent with the EWGHB order staff recommends that this project not be approved.

Suggested Findings of Fact:

1. The Planning Commission finds that on June 29, 2007 Kittitas County Community Development Services received an application from the Keechelus Ridge Home Owner’s Association (HOA) to re-designate approximately 666 acres from Commercial Forest to Rural. Location: north of I-90 within Section 03, T21N, R12E, WM in Kittitas County. Map numbers 21-12-03000-0001, 0002, 0003, 0004, 0005, 0006, 0007, and 0008.

2. The Planning Commission finds that Kittitas County Community Development Services issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 16, 2007. This notice was published in the official county newspaper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties. Further, legal notices were published in the Daily Record on August 18 and 24, 2007 and the Northern Kittitas County Tribune on August 23 and 30, 2007.
3. Testimony **was/was not** given by the proponent.
4. Adverse testimony **was/was not** given on this proposal.
5. On September 25, 2007 the Planning Commission **recommended approval/ did not recommend approval /forwarded without recommendation** to the Board of County Commissioners the application based on the information submitted.

DOCKET-07-07	City of Cle Elum (in cooperation with Central Cascade Land Company, Inc.) C/O Matt Morton, Applicant Anne Watanabe, Authorized Agent	Map Amendment: Rural to City of Cle Elum Urban Growth Area (Industrial) for approximately 90 acres	20-15-21040-0001, 0008, 0009, 0010
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On June 29, 2007 Kittitas County Community Development Services received an application from Anne Watanabe, authorized agent and Matt Morton, City of Cle Elum to re-designate approximately 90 acres from Rural to Industrial and inclusion into the City of Cle Elum Urban Growth Area. Location: north of SR-903 and No. 5 Mine Road within Section 21, T20N, R15E, WM in Kittitas County. Map numbers 20-15-21040-0001, 0008, 0009, and 0010.

The Following Kittitas County Countywide Planning Policies should be considered:

2. Joint Review of Development Proposals.

- Policy A: Development proposals and public projects within the UGAs shall be jointly reviewed by the County and the City.
- Policy C: Final development approval will continue to reside with the County for areas outside of City limits.

6. Comprehensive Planning Responsibilities in UGAs.

- Policy A: Comprehensive Growth Management planning within the UGA shall be accomplished on a joint basis between the City and the County. Primary planning responsibility should be vested with the City by virtue of the UGA designation.
- Policy B: All planning efforts by the Cities within the UGAs shall utilize a high degree of involvement and participation from unincorporated county residents, which shall be demonstrated to the satisfaction of the County. The City and County may want to consider joint planning committees.

7. Amendment Process and Procedure.

- Policy A: Amendments or changes to the UGA designation may only be proposed once a year and must be reviewed by the KCCOG every five years. Amendments may only be proposed by a City or the County.
- Policy B: Amendments to the UGA shall be mutually agreed upon between the City and the County. The KCCOG may review and make recommendations regarding the amendment as deemed appropriate.
- Policy C: An amendment to a UGA shall only be approved once the City or County has demonstrated that the UGA designation criteria has been met.

8. Major Commercial and Industrial Development.

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

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

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

The following Goals, Policies, and Objectives (GPOs) from the Kittitas County Comprehensive Plan should be considered:

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

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

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

GPO 2.93 Innovations in housing development 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.

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

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

GPO 2.97 The 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.

Staff Response:

The City of Cle Elum has been steadily working to address the City's need for industrial lands. This proposal meets the City's population and employment projections based on the City's recent comprehensive plan update. The land capacity analysis supports the request and is consistent with the City's comprehensive plan. In addition, the location of the proposed urban growth area expansion is consistent with the City's direction for siting industrial lands away from the floodplain, where services can be adequately and readily provided. The City has documented the ability to provide services such as water, sewer and transportation to the site. Based on the specific analysis provided and the work accomplished in the City's recent comprehensive plan update, staff supports the request to expand the City of Cle Elum Urban Growth Area boundary.

Suggested Findings of Fact:

1. The Planning Commission finds that on June 29, 2007 Kittitas County Community Development Services received an application from Anne Watanabe, authorized agent and Matt Morton, City of Cle Elum to re-designate approximately 90 acres from Rural to Industrial and inclusion into the City of Cle Elum Urban Growth Area. Location: north of SR-903 and No. 5 Mine Road within Section 21, T20N, R15E, WM in Kittitas County. Map numbers 20-15-21040-0001, 0008, 0009, and 0010.
2. The Planning Commission finds that Kittitas County Community Development Services issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 16, 2007. This notice was published in the official county newspaper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. Further, legal notices were published in the Daily Record on August 18 and 24, 2007 and the Northern Kittitas County Tribune on August 23 and 30, 2007.
3. Testimony **was/was not** given by the proponent.
4. Adverse testimony **was/was not** given on this proposal.
5. On September 25, 2007 the Planning Commission **recommended approval/ did not recommend approval /forwarded without recommendation** to the Board of County Commissioners the application based on the information submitted.

DOCKET- 07-08	Merle Thompson, Landowner Paula Thompson, Authorized Agent	Map Amendment: Agricultural to Urban Residential for approximately 10.49 acres (Rezone submitted: Z-07-12, Thompson Rezone, AG-20 to Residential)	18-17-11013-0015, 0016
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On June 29, 2007 Kittitas County Community Development Services received an application from Paula Thompson, authorized agent for Merle Thompson, landowner to re-designate approximately 10.49 acres from Agricultural to Urban Residential. Location: north of Goodwin Road at 551 Goodwin Road, Thorp, WA within Section 11, T18N, R17E, WM in Kittitas County. Map numbers 18-17-11013-0015 and 0016.

The following Kittitas County Countywide Planning Policies should be considered:

06. Unincorporated “Urban Growth Nodes.”

- Policy A: Urban growth nodes (UGNs) shall be limited to Thorp, Easton, Vantage, Ronald, and Snoqualmie Pass. These communities exhibit urban characteristics such as established residential, commercial, and industrial settlements.
- Policy B: All growth in the county shall be accomplished in a manner that minimizes impacts on agricultural land, forestry, mineral resources, and critical areas.

The following Goals, Policies, and Objectives (GPOs) from the Kittitas County Comprehensive Plan should be considered:

2.3(A) Urban Land Use

Urban Growth Nodes in Kittitas County were established as part of the original Kittitas County Comprehensive Plan. Urban Growth Nodes (UGNs) are a unique feature of the planning landscape in Kittitas County. UGNs were identified as Thorp, Easton, Vantage, Ronald, and Snoqualmie Pass. The concept of UGNs was to recognize communities with urban characteristics such as established residential, commercial, and industrial settlements. Since adoption of the 1996 Kittitas County Comprehensive Plan the Growth Management Act has been amended to provide for Limited Areas of More Intense Rural Development

(LAMIRD)LAMIRDs have specific requirements regarding the overall size of the area identified for development which is based on a pre-existing development pattern. Snoqualmie Pass and the Vantage UGNs have sub area plans that have been developed. Other UGNs have gone through various levels of subarea planning although these plans were not adopted into the 1996 Comprehensive Plan. Further analysis of each of these areas need to occur through the subarea planning process. Each area should be prioritized regarding the need and timing of the planning process. Through this subarea planning process a determination as to the viability of a particular area currently identified as an Urban Growth Node might be more appropriately designated as an Urban Growth Area or as a LAMIRD could be determined. It is suggested that the UGN designation be dropped as under the Growth Management Act this designation does not exist and with the introduction of the LAMIRD designation might be better designated as such. Further, as the planning process develops to analyze the existing Urban Growth Node, the UGN designation shall remain until analysis is completed that indicates whether the designation should be an Urban Growth Area or LAMIRD.

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

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

GPO 2.97 The UGNs shall be consistent with the following general goals:

- a. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;
- b. Provide for the efficient provision of public services;
- c. Protect natural resource, environmentally sensitive areas;
- d. Promote a variety of residential densities; and,
- e. Include sufficient vacant and buildable land.

GPO 2.98A The UGNs and/or UGAs shall be consistent with the following criteria:

- a. Each UGN and/or UGA shall provide sufficient urban land to accommodate future population/employment projections through the designated planning period.
- b. Lands included within UGNs and/or UGAs shall either be already characterized by urban growth or adjacent to such lands.
- c. Existing urban land uses and densities should be included within UGNs and/or UGAs.
- d. UGNs and/or UGAs shall provide a balance of industrial, commercial, and residential lands.
- e. Each UGA shall have the anticipated financial capability to provide infrastructure/services needed in the areas over the planning period under adopted concurrency standards.

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 may explore the viability of a particular area currently identified as an Urban Growth Node, to determine if the area might be more appropriately designated as an Urban Growth Area or as a LAMIRD. The subarea planning process should be completed by the end of 2009.

Staff Response:

This request is to re-designate rural agricultural land (zoned Ag-20) to an Urban Residential designation with a rezone to Residential. The property is located in the Thorp Urban Growth Node (UGN).

The UGN designations were recently remanded to the County for additional review and designation consistent with the Growth Management Act. The County is in the process of assessing urban growth nodes. Some UGNs will likely be designated as limited areas of more intense rural development (LAMIRDs). Some UGNs may be designated as unincorporated urban growth areas (UGAs) and some may be consolidated into the surrounding rural lands designation. Until such a determination is made for the Thorp UGN, any designation that is urban in nature, such as the requested Urban Residential, should not be pursued until such a time that the UGN may be determined to be an unincorporated UGA.

Suggested Findings of Fact:

1. The Planning Commission finds that on June 29, 2007 Kittitas County Community Development Services received an application from Paula Thompson, authorized agent for Merle Thompson, landowner to re-designate approximately 10.49 acres from Agricultural to Urban Residential. Location: north of Goodwin Road at 551 Goodwin Road, Thorp, WA within Section 11, T18N, R17E, WM in Kittitas County. Map numbers 18-17-11013-0015 and 0016
2. The Planning Commission finds that Kittitas County Community Development Services issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 16, 2007. This notice was published in the official county newspaper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties. Further, legal notices were published in the Daily Record on August 18 and 24, 2007 and the Northern Kittitas County Tribune on August 23 and 30, 2007.
3. Testimony **was/was not** given by the proponent.
4. Adverse testimony **was/was not** given on this proposal.

5. On September 25, 2007 the Planning Commission **recommended approval/ did not recommend approval /forwarded without recommendation** to the Board of County Commissioners the application based on the information submitted.

DOCKET-07-09	Lee Beedle, Applicant John Ufkes, Authorized Agent	Map Amendment: Rural to Commercial for approximately 1.36 acres (Rezone submitted: Z-07-13, Beedle Rezone, AG-3 to Limited Commercial)	20-15-21030-0011
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On June 29, 2007 Kittitas County Community Development Services received an application from John Ufkes, authorized agent for Lee Beedle, landowner to re-designate approximately 1.36 acres from Rural to Commercial. Location: north of Carek Road, south of No. 245 Road, east of SR 903 and west of Shaft Street within Section 21, T20N, R15E, WM in Kittitas County. Map number 20-15-21030-0011.

The Following Kittitas County Countywide Planning Polices should be considered:

8. Major Commercial and Industrial Development.

Policy A: Commercial developments including retail, wholesale or service related activities having a gross floor area of 4,000 square feet or more, with associated parking facilities, shall be located only within UGAs or UGNs.

The following Goals, Policies, and Objectives (GPOs) from the Kittitas County Comprehensive Plan should be considered:

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

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

Staff Response:

This request is to re-designate approximately 1.36 acres from Rural to Commercial with a rezone to Limited Commercial. The subject property is in close proximity to the urban growth areas of both the City of Roslyn and the City of Cle Elum. The GMA allows for commercial uses in rural areas as a Limited Areas of More Intense Rural Development (LAMIRD). The County is working to develop these policies. A rezone application of this kind is premature without a set of criteria to designate commercial LAMIRDs. Rural commercial uses are outlined in RCW 36.70A.070(5). The GMA requires that these areas must be small in scale and isolated. In addition, the subject property is in close proximity to the Suncadia Master Planned Resort formerly known as the MountainStar Master Planned Resort. RCW 36.70A.360 requires the County to exclude new urban or suburban land uses in the vicinity of the Master Planned Resort, except for urban growth areas. Kittitas County, Suncadia and the cities of Roslyn and Cle Elum are currently working to address this area through the development of a subarea plan and interlocal agreement. Until such time that the County has adopted specific criteria to address this area consistent with a subarea plan and an interlocal agreement, staff recommends that this project not be approved.

Suggested Findings of Fact:

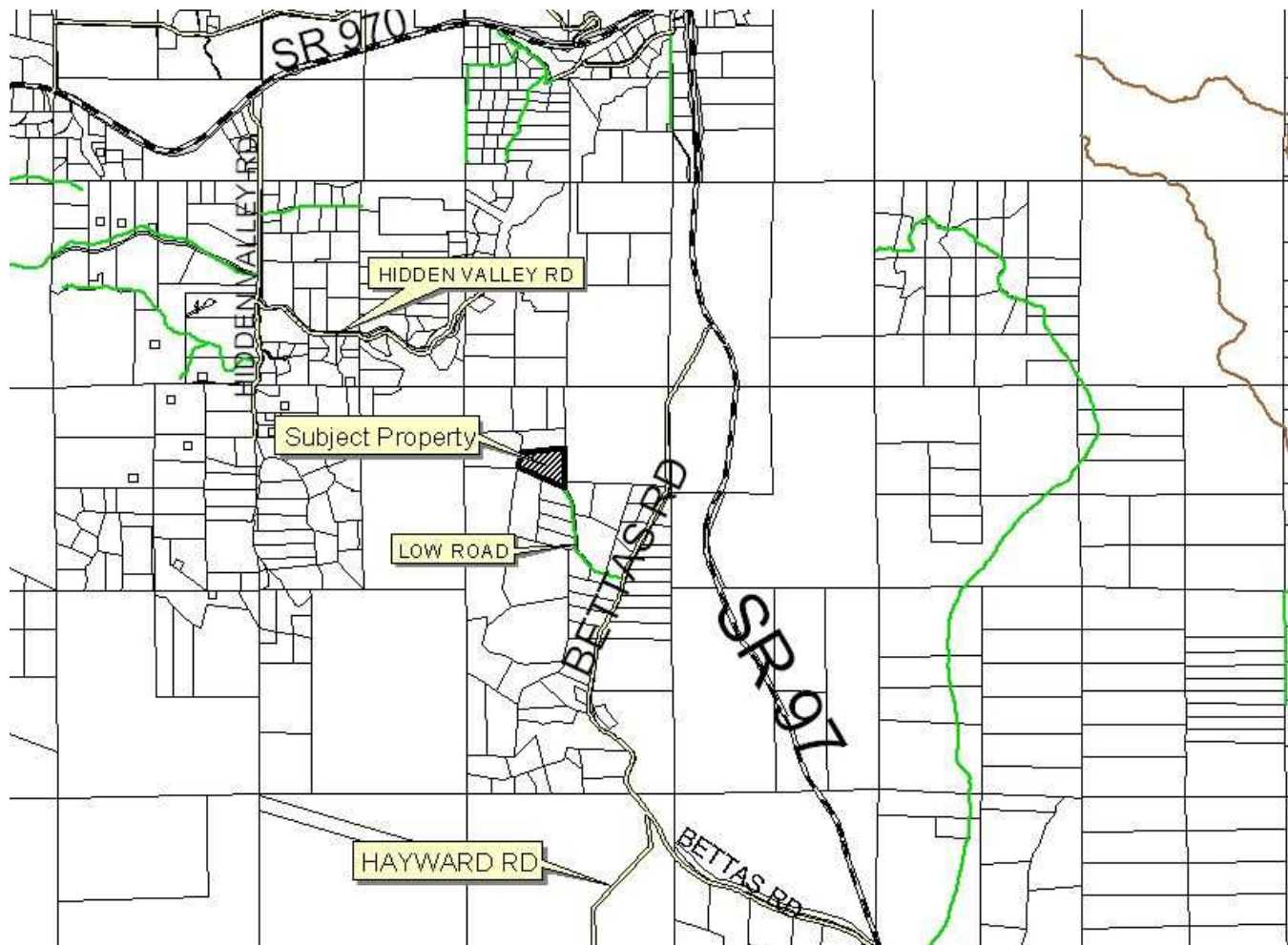
1. The Planning Commission finds that on June 29, 2007 Kittitas County Community Development Services received an application from John Ufkes, authorized agent for Lee Beedle, landowner to re-designate approximately 1.36 acres from Rural to Commercial. Location: north of Carek Road, south of No 245 Road, east of SR 903 and west of Shaft Street within Section 21, T20N, R15E, WM in Kittitas County. Map number 20-15-21030-0011.
2. The Planning Commission finds that Kittitas County Community Development Services issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 16, 2007. This notice was published in the official county newspaper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. Further, legal notices were published in the Daily Record on August 18 and 24, 2007 and the Northern Kittitas County Tribune on August 23 and 30, 2007.
3. Testimony **was/was not** given by the proponent.
4. Adverse testimony **was/was not** given on this proposal.
5. On September 25, 2007 the Planning Commission **recommended approval/ did not recommend approval /forwarded without recommendation** to the Board of County Commissioners the application based on the information submitted.

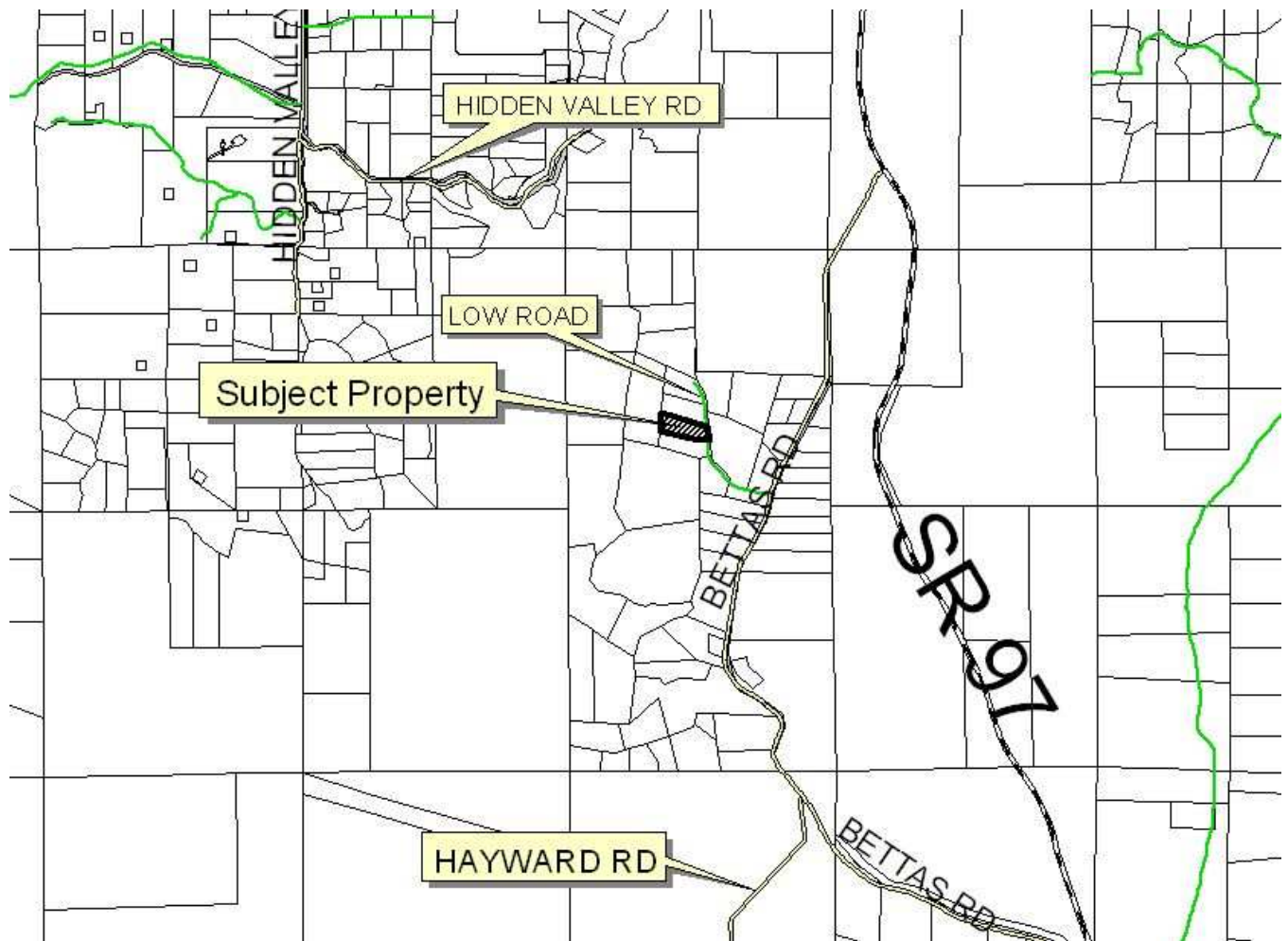
Vicinity Maps for Open/Open Space Requests

OS-07-01 Larry and Linda Hansen

Open-Open Space
Classification request

19-17-04050-0013

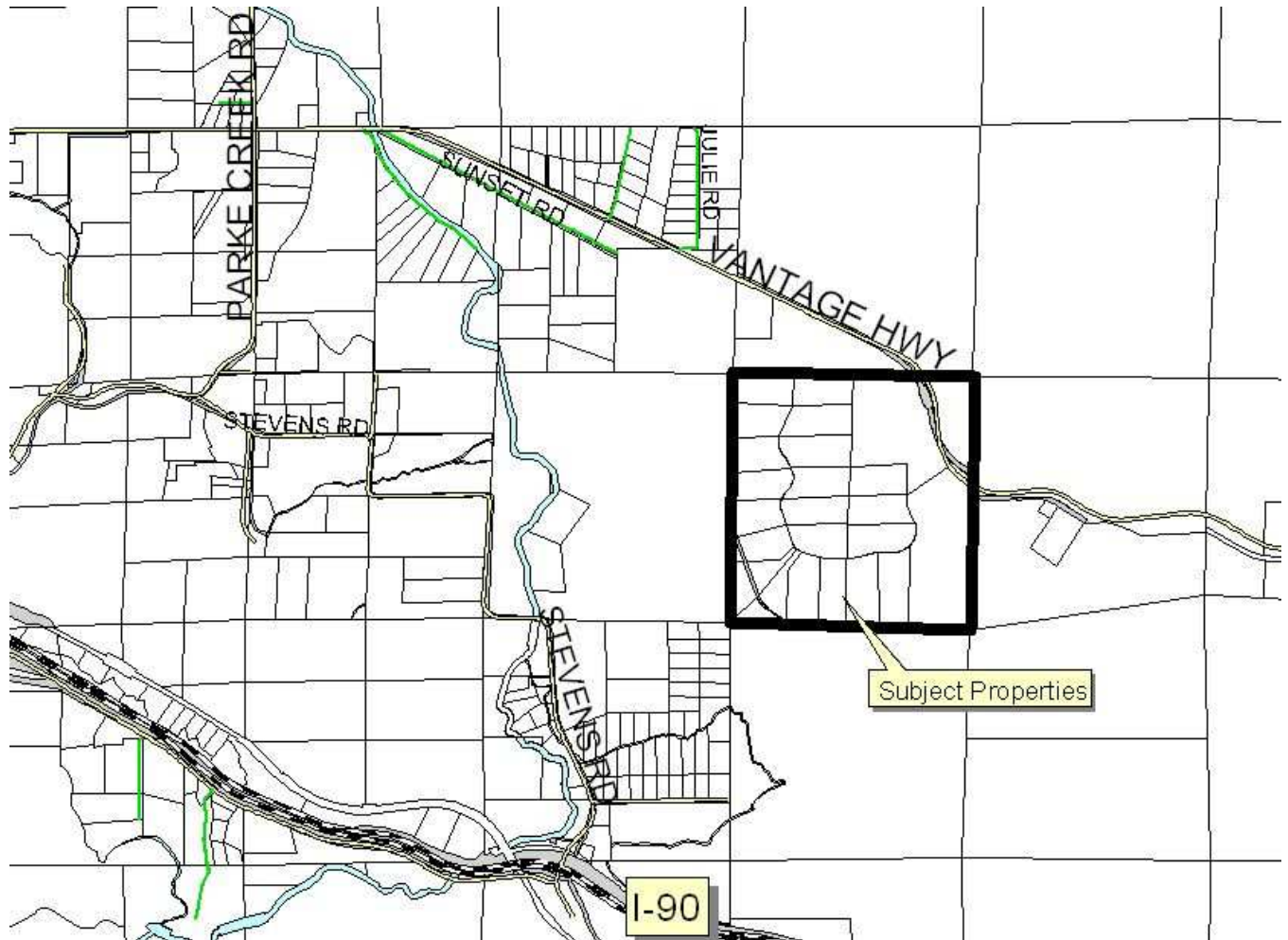


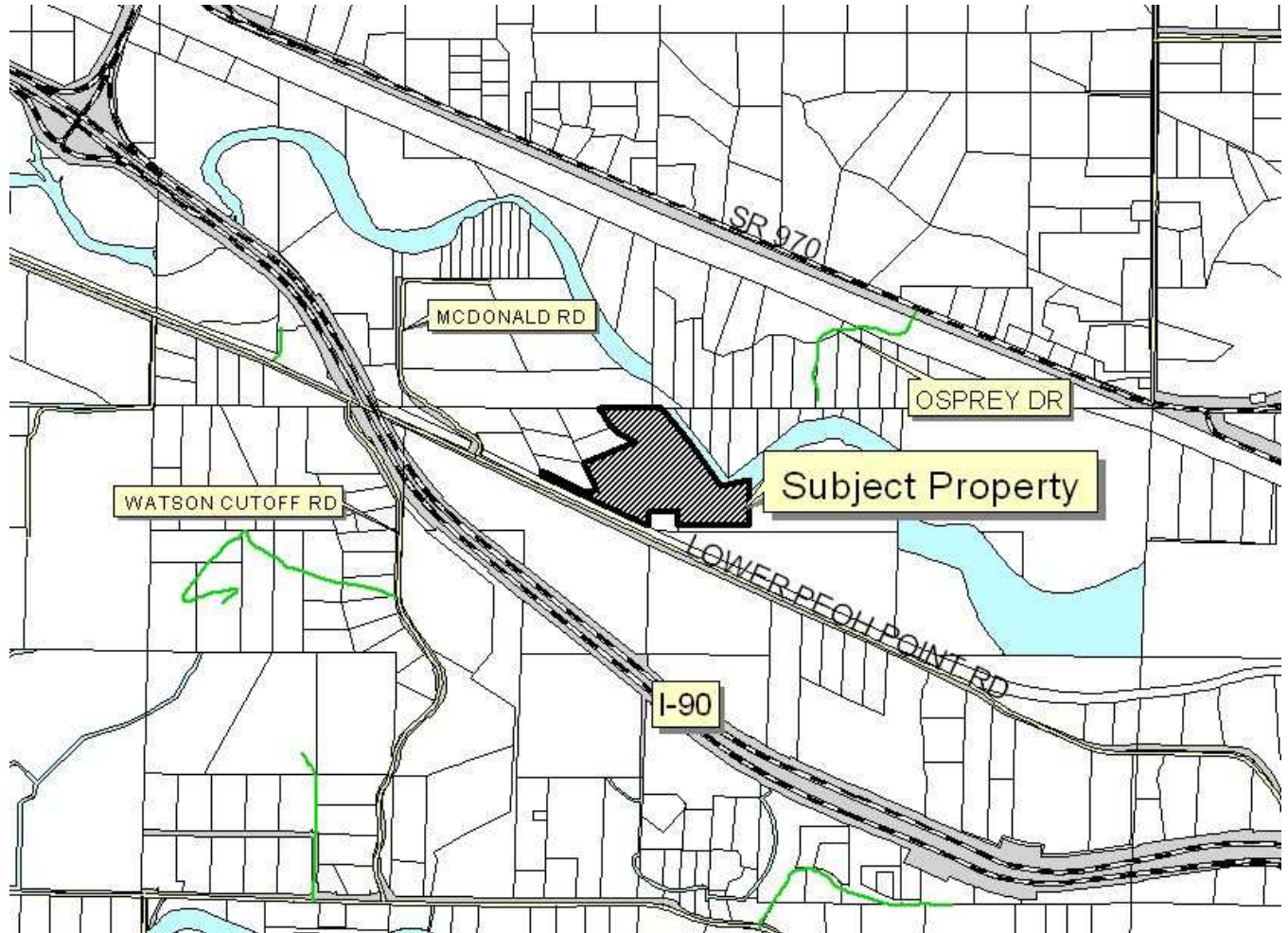


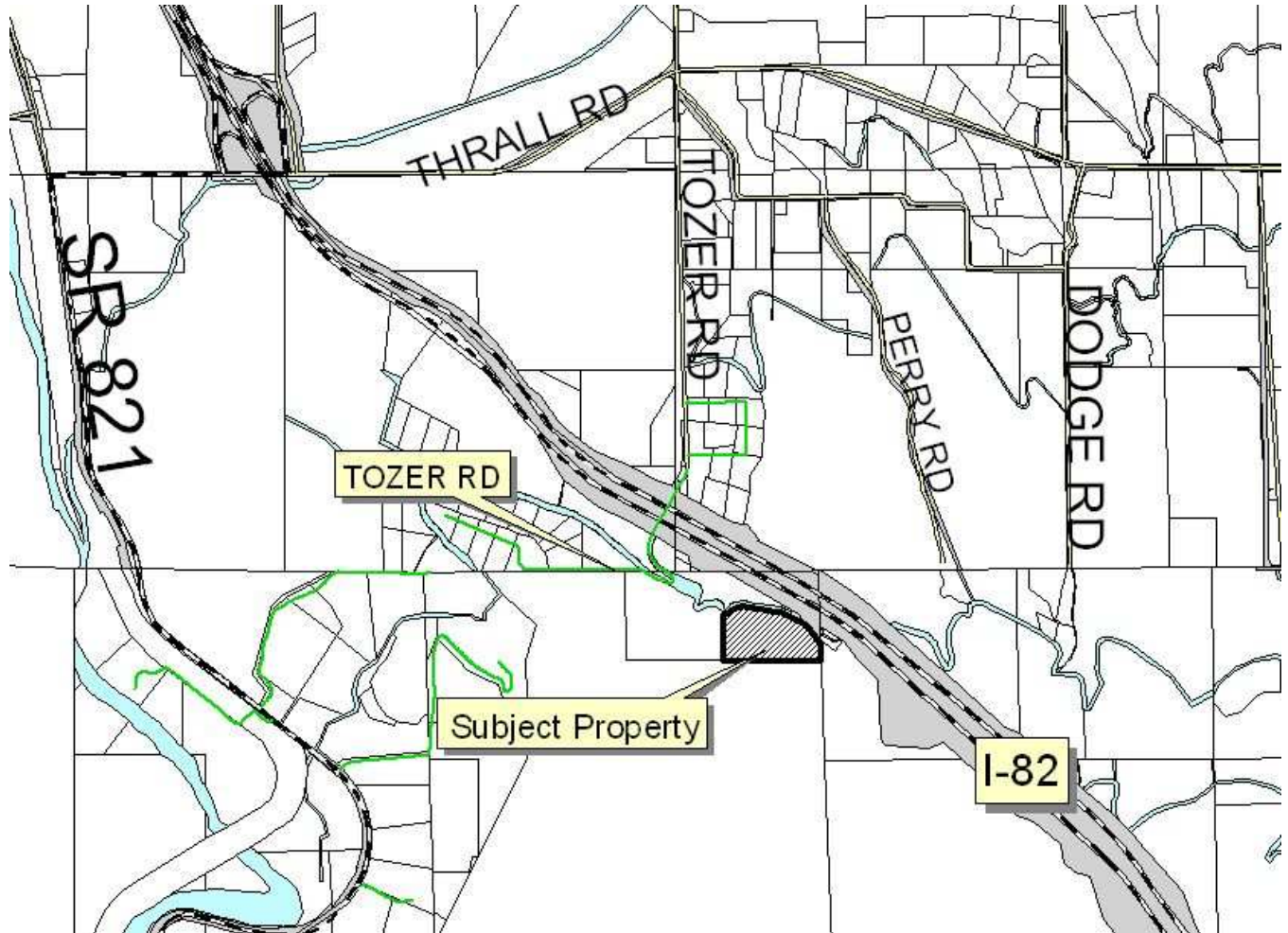
OS-07-03 Ian Elliot (640 LLC), Alfred and Anna Lamotte, Nels and Charli Sorenson, Tyler Oxley

Open-Open Space Classification request

17-20-12000-0002, 0004, 17-20-17000-0007, 0008,



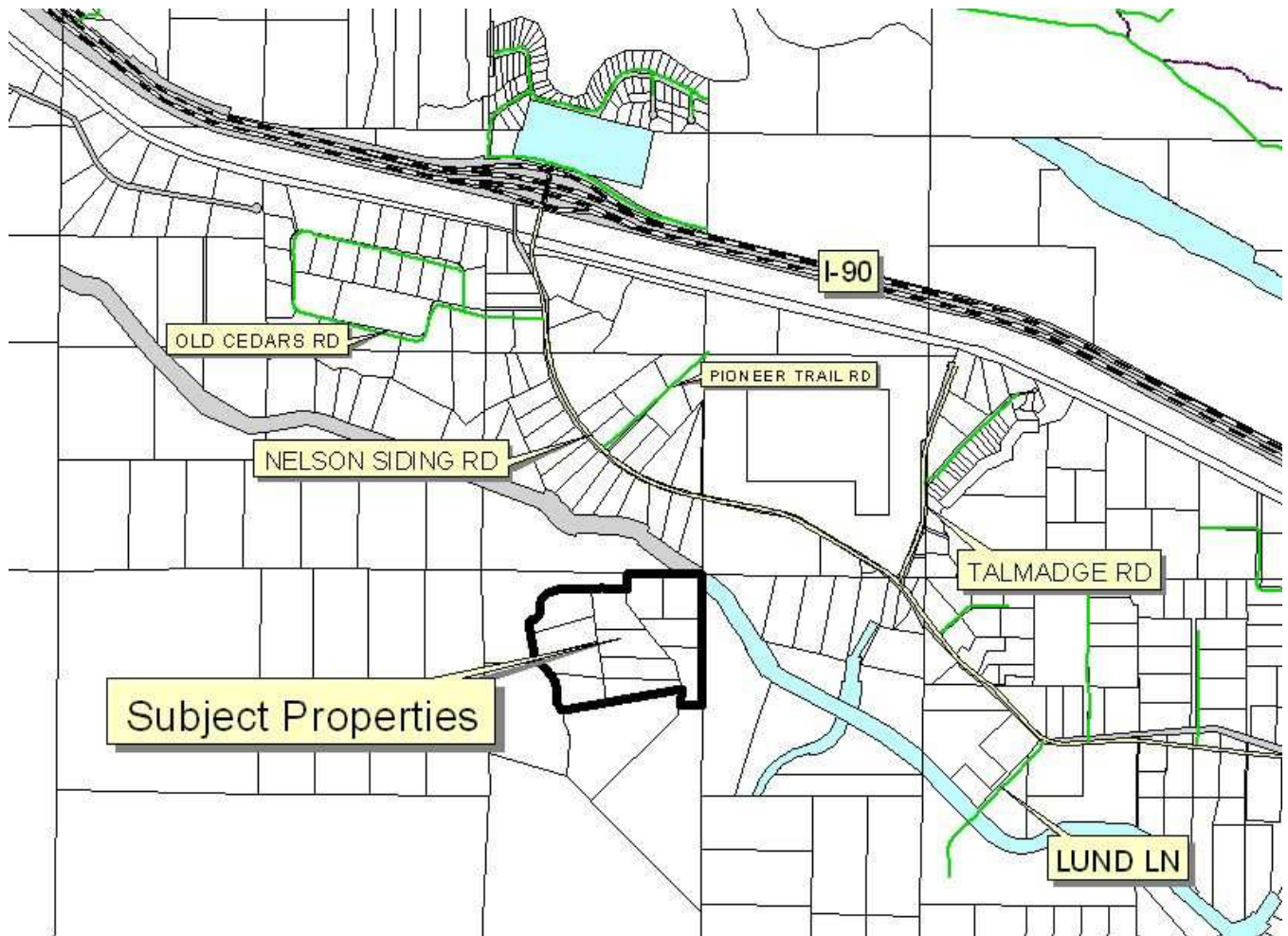




OS-07-06 Paul Lyman and Matt Coe

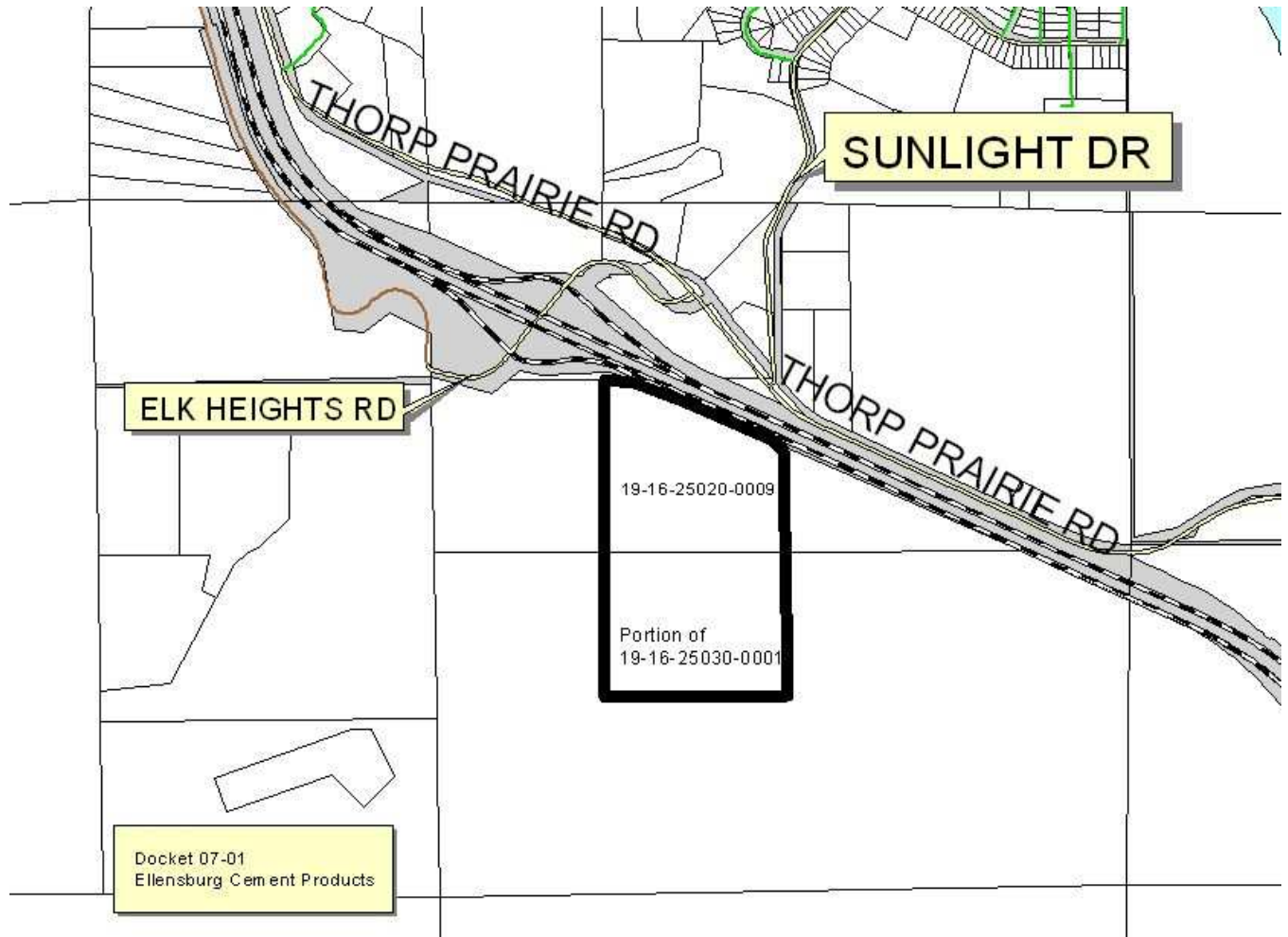
Open-Open Space
Classification request

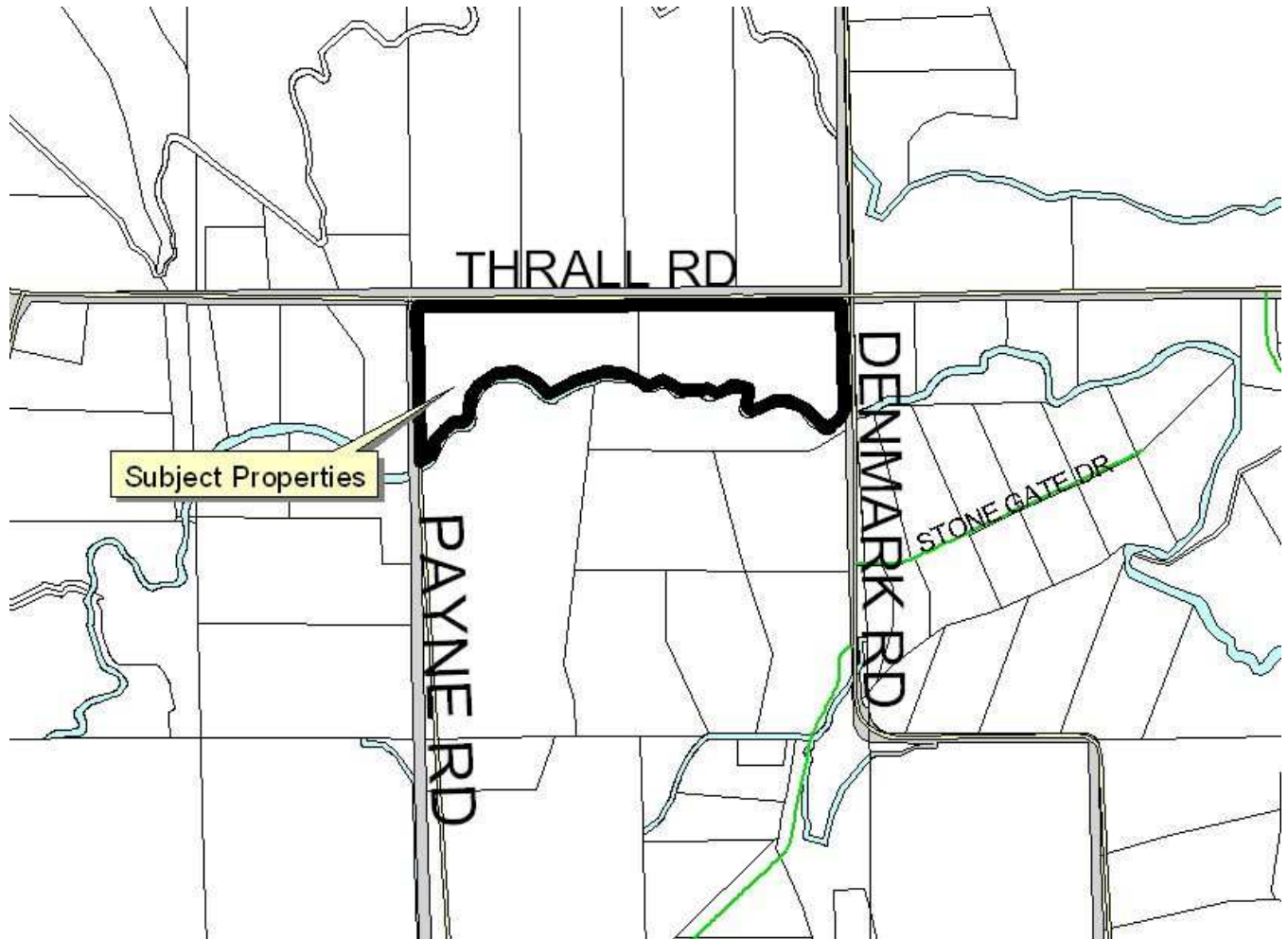
Coe:
20-14-29051-0001, 0002, 0003, 0004,
Coe and Lyman:
20-14-29050-0001, 0002, 0003, 0004
Lyman:
20-14-29052-0001, 0002, 0003, 0004



Vicinity Maps for Proposed Amendments

DOCKET- 07-01	Ellensburg Cement Products	Map Amendment: Rural to Mineral Lands of Long Term Commercial Significance for approximately 80 acres	19-16-25020-0009 and a portion of 19- 16-25030-0001
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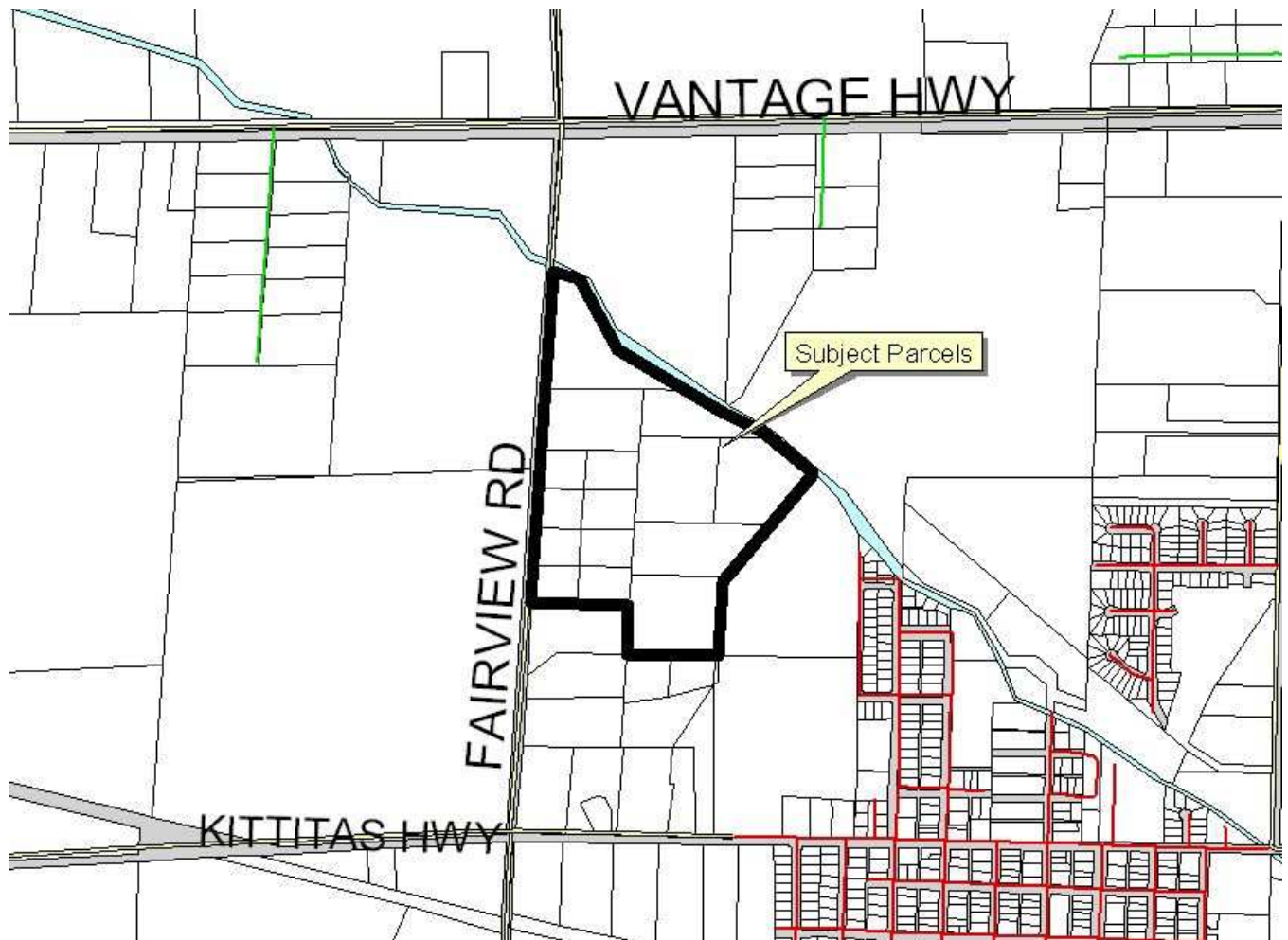




DOCKET- 07-03 School Heights LLC,
Chason Farms LLC,
MDJ, J&D
Transactions, Bushka
Ag LLC

Map Amendment: Extension of City of Kittitas UGA
Boundary for approx. 77.83 acres

17-19-02000-0008,
0009, 0030, 0032,
0036, 0037,
17-19-02069-0001,
0002, 0003, 0004,
17-19-02070-0001,
0002, 0003, 0004

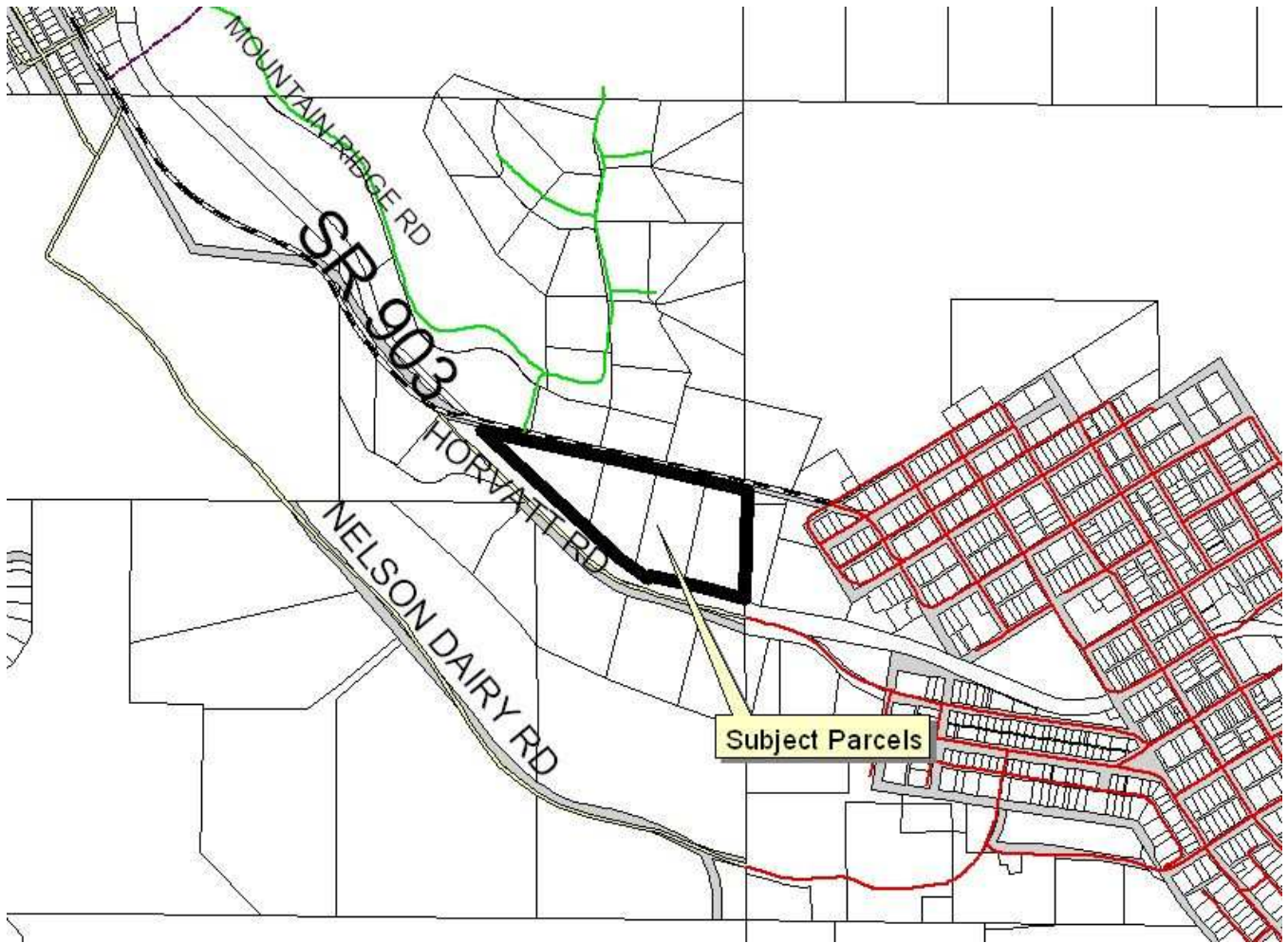


DOCKET-
07-04

R&R Heights Land
Co. Inc.

Map Amendment: Rural to General Commercial for 18.74
acres

20-15-18052-0001,
0002, 0003, 0004



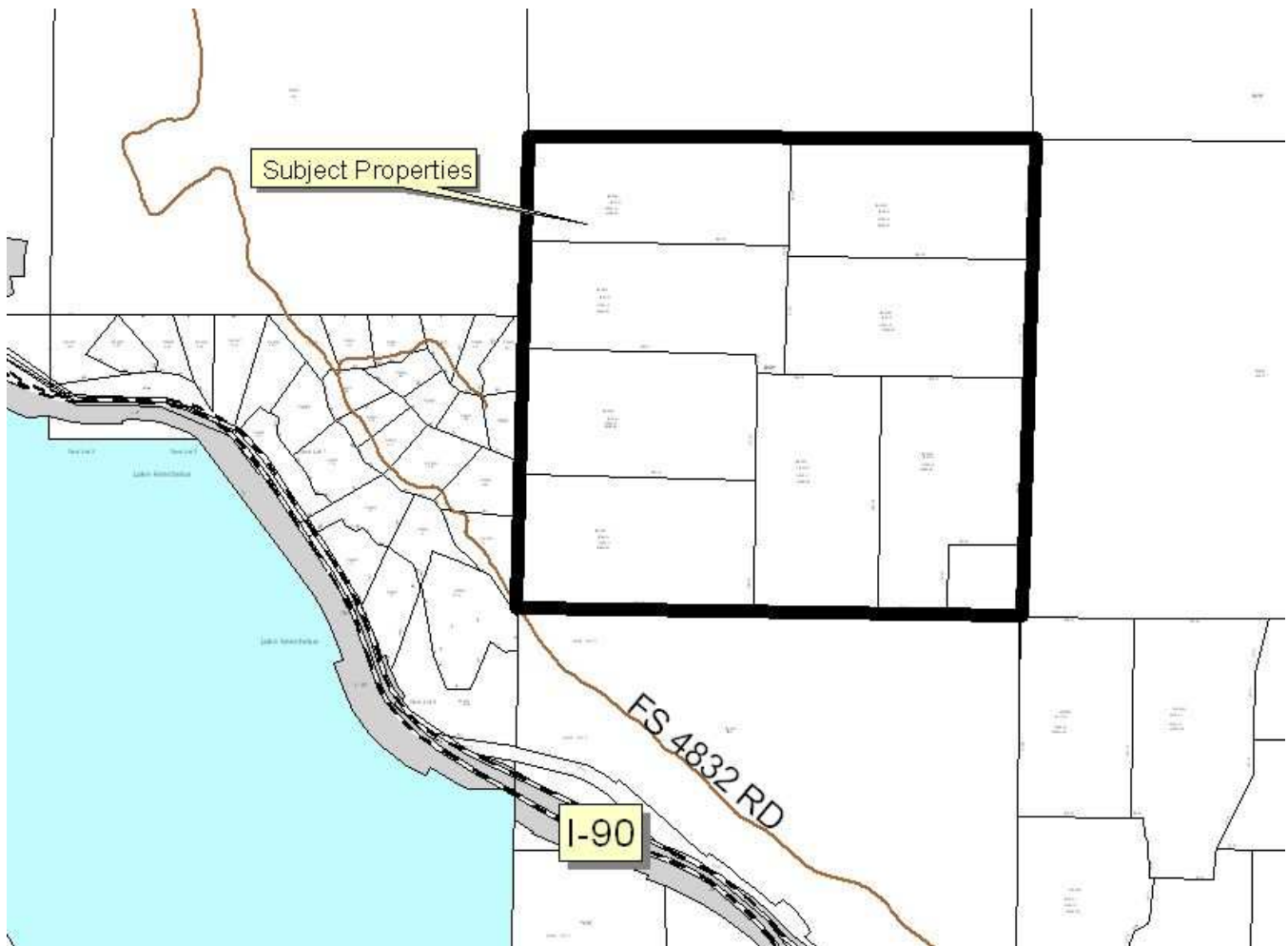
DOCKET- 07-05	Terra Design Group Inc.	Text Amendment: Create a new section titled Fully Contained Communities establishing criteria meeting the requirements and intent of GMA.	N/A
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NO MAP ASSOCIATED WITH PROPOSAL

DOCKET- Keechelus Ridge
07-06 HOA

Map Amendment: Commercial Forest to Rural for
approx. 666 acres

21-12-03000-0001,
0002, 0003, 0004,
0005, 0006, 0007,
0008



DOCKET-
07-07

City of Cle Elum (in
cooperation with
Central Cascade Land
Company, Inc.)

Map Amendment: Rural to City of Cle Elum Urban
Growth Area (Industrial) for approx. 90 acres

20-15-21040-0001,
0008, 0009, 0010



DOCKET- Merle Thompson
07-08

Map Amendment: Agricultural to Urban Residential for
10.49 acres (Rezone submitted: Z-07-12, Thompson
Rezone, AG-20 to Residential)

18-17-11013-0015,
0016



DOCKET- Lee Beedle
07-09

Map Amendment: Rural to Commercial for 1.36 acres
(Rezone submitted: Z-07-13, Beedle Rezone, AG-3 to
Limited Commercial)

20-15-21030-0011

