

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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MEMORANDUM

TO: Kittitas County Planning Commission

FROM: Joanna Valencia, Staff Planner

DATE: August 16, 2006

SUBJECT: 2006 Annual Kittitas County Comprehensive Plan Amendment

This public hearing is being held to review and make recommendations on the items docketed for the 2006 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:

2006 Applications for Open Space/Open Space taxation designations

A. INPW, including David/Jerilynn Lockwood and Thad Vaughn- Open Space Classification

On January 12, 2006 the Board of County Commissioners transmitted INPW, including David/Jerilynn Lockwood and Thad Vaughn 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 INPW, including David/Jerilynn Lockwood and Thad Vaughn submitted a request for open space tax classification on January 12, 2006.
- II. Testimony **was/was not** given by the proponent at that time.
- III. On August 21, 2006 at the Public Hearing the Planning Commission **Recommended approval / Did-Not Recommend approval / Forwarded Without Recommendation** to the Board of County Commissioners based on the information submitted.

B. Todd Rosenberg from (Ty Carson, seller)- Open Space Classification

On January 12, 2006 the Board of County Commissioners transmitted Todd Rosenberg from (Ty Carson, seller) 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

COMMUNITY PLANNING • BUILDING INSPECTION • PLANS EXAMINATION • ADMINISTRATION • PERMIT SERVICES • INVESTIGATION • ENFORCEMENT • GIS

Suggested Findings of Fact:

- I. The Planning Commission finds that Todd Rosenberg from (Ty Carson, seller) submitted a request for open space tax classification on January 12, 2006.
- II. Testimony **was/was not** given by the proponent at that time.
- III. On August 21, 2006 at the Public Hearing the Planning Commission **Recommended approval / Did-Not Recommend approval / Forwarded Without Recommendation** to the Board of County Commissioners based on the information submitted.

C. Huntley Family LTD Partnership- Open Space Classification

On January 12, 2006 the Board of County Commissioners transmitted Huntley Family LTD Partnership 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 Huntley Family LTD Partnership submitted a request for open space tax classification on January 12, 2006.
- II. Testimony **was/was not** given by the proponent at that time.
- III. On August 21, 2006 at the Public Hearing the Planning Commission **Recommended approval / Did-Not Recommend approval / Forwarded Without Recommendation** to the Board of County Commissioners based on the information submitted.

D. Tony Schumacher from (Marie Monahan, seller)- Open Space Classification

On July 10, 2006 the Board of County Commissioners transmitted Tony Schumacher from (Marie Monahan, seller) 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 Tony Schumacher from (Marie Monahan, seller) submitted a request for open space tax classification on September 7, 2005. This application was transmitted on July 10, 2006 from the Board of County Commissioners to Community Development Services.
- II. Testimony **was/was not** given by the proponent at that time.
- III. On August 21, 2006 at the Public Hearing the Planning Commission **Recommended approval / Did-Not Recommend approval / Forwarded Without Recommendation** to the Board of County Commissioners based on the information submitted.

E. Ron Olson and Stan Fleming Trustee- Open Space Classification

On July 10, 2006 the Board of County Commissioners transmitted Ron Olson and Stan Fleming Trustee 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:

- IV. The Planning Commission finds that Ron Olson and Stan Fleming Trustee submitted a request for open space tax classification on August 31, 2005. This application was transmitted on July 10, 2006 from the Board of County Commissioners to Community Development Services.
- V. Testimony **was/was not** given by the proponent at that time.

VI. On August 21, 2006 at the Public Hearing the Planning Commission **Recommended approval / Did-Not Recommend approval / Forwarded Without Recommendation** to the Board of County Commissioners based on the information submitted.

2006 Comprehensive Plan Map and Text Amendments

06-01	Thomas and Lynne Mahre, landowners 1260 Orchard Road Ellensburg, WA 98926	Map Amendment County Comm. Ag to Rural	APN 16-19-04020-0003, 16-19-04010-0008 Approx. 53.7 acres
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On May 31, 2006 the Kittitas County Community Development Services Department received an application from Thomas and Lynne Mahre to redesignate APNs 16-19-04020-0003 and 16-19-04010-0008 – totaling approximately 53.7 acres from Commercial Agriculture to Rural.

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 2.114 Look at solutions to the problems of needing to sell house lots without selling farm ground.

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.

GPO 8.19 Clustering of residential development adjacent to commercial forest and agricultural land should be encouraged. The open space in the clustered development may buffer adjacent natural resource land from development.

2.3(C) Resource Lands

Commercial Agriculture Land Use

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

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

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

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

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

GPO 2.110 Oppose laws and regulations which restrict agriculture, and support laws and regulations which enhance agriculture.

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

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

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

GPO 2.114 Look at solutions to the problems of needing to sell house lots without selling farm ground.

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

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

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

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

- GPO 2.115 Oppose special taxing districts associated with urban growth on agricultural land.
- GPO 2.116 Support an information campaign to educate our non-farm populace on agricultural activities.
- GPO 2.117 Encourage non-farmers in agricultural areas to meet farm performance standards.
- GPO 2.118 Encourage development projects whose outcome will be the significant conservation of farmlands.
- GPO 2.119 Oppose public trail systems in farming areas, and any other public use in currently active utility corridors in agricultural areas and enforce all trespass laws.
- GPO 2.120 Set road standards in agricultural areas which discourage non-farm use and do not present problems to agricultural users.
- GPO 2.121 Cooperate in sound voluntary farm conservation or preservation plans (i.e., be recipients and overseers for conservation easements and/or assist with transferable development rights programs).
- GPO 2.122 Look into additional tax incentives to retain productive agricultural lands.
- GPO 2.123 Value agricultural lands for tax purposes at their current agricultural land use.
- GPO 2.124 Create a growth management agricultural advisory council comprised only of agriculture producers 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, and
 - b. county agriculture policies and regulations.
- GPO 2.125 If any lands are reclassified out of the Commercial Agricultural designation, then the land reverts to the Agricultural designation.

Suggested Findings of Fact:

1. The Planning Commission finds that Thomas and Lynne Mahre submitted an application to the KC Community Development Services Department on May 31, 2006 for redesignation of APN's 16-19-04020-0003 and 16-19-04010-0008 from Commercial Agriculture to Rural. The subject properties are located south of Perry and Dodge Road and east of I-82.
 2. The Planning Commission finds that the KC Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.
 3. Testimony **was/was not** given by the proponent.
 4. Adverse testimony **was/was not** given on this proposal.
 5. On August 21, 2006 the Planning Commission **Recommend Approval/ Did Not Recommend Approval /Forwarded Without Recommendation to** the Board of County Commissioners based on the information submitted.
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06-02	Kevin Kelly, landowner 1970 Lambert Road Cle Elum, WA 98922	Map Amendment County Comm. Forest to County Rural and Forest&Range-20	APN 20-15-13000-0001, -0002, -0003 Approx. 320.7 acres
	Wayne Nelsen, authorized agent 301 W. 1 st Street #B Cle Elum, WA 98922	<i>Rezone application Submitted: Comm. Forest to Forest&Range-20 (Z-06-33, Kelly)</i>	

On June 22, 2006 Kittitas County Community Development Services received an application from Wayne Nelsen on behalf of Kevin Kelly to redesignate APNs 20-15-13000-0001, 20-15-13000-0002, 20-15-13000-0003 totaling approximately 320.7 acres from Commercial Forest to Rural and Forest&Range-20 zoning.

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 2.114 Look at solutions to the problems of needing to sell house lots without selling farm ground.
- 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.
- GPO 8.19 Clustering of residential development adjacent to commercial forest and agricultural land should be encouraged. The open space in the clustered development may buffer adjacent natural resource land from development.

2.3(C) 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. A great majority of private forestland is owned corporately by Boise Cascade and by Plum Creek.

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

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

To address the concerns identified above, this designation is applied to those lands which have long-term significance for the commercial production of timber. The designation recognizes that some other land uses and activities which do not conflict with long-term forest management are necessary and/or appropriate on commercial forest lands. Commercial forest lands have been 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 within conventional rotation periods and under traditional and accepted forest practices.

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

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

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

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

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

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

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

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

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

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

GPO 2.138 To encourage landscape management practices in areas along streams, and recreation travel routes, and around lakes, including that part of the scenic foreground seen from these areas.

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

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

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

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

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

Suggested Findings of Fact:

1. The Planning Commission finds that On June 22, 2006 Kittitas County Community Development Services received an application from Wayne Nelsen on behalf of Kevin Kelly to redesignate APNs 20-15-13000-0001, 20-15-13000-0002, 20-15-13000-0003 totaling approximately 320.7 acres from Commercial Forest to Rural and Forest&Range-20 zoning.
2. The Planning Commission finds that the KC Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.
3. Testimony **was/was not** given by the proponent.
4. Adverse testimony **was/was not** given on this proposal.
5. On August 21, 2006 the Planning Commission **Recommend Approval/ Did Not Recommend Approval /Forwarded Without**

06-03	Kevin Gibb 2101 Badger Pocket Road Ellensburg, WA 98922	Map Amendment County Rural, Suburban 2 and AG-20 to Kittitas UGA and Suburban	APN 17-19-11021-0001 Approx. 101 acres
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On June 13, 2006, Kittitas County Community Development Services received an application from Kevin Gibb to redesignate APN 17-19-11021-0001 totaling approximately 101 acres from Rural and Suburban-2 and Agriculture-20 to Kittitas UGA and Suburban.

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

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

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.

Suggested Findings of Fact:

1. The Planning Commission finds that on June 13, 2006, Kittitas County Community Development Services received an application from Kevin Gibb to redesignate APN 17-19-11021-0001 totaling approximately 101 acres from Rural and Suburban-2 and Agriculture-20 to Kittitas UGA and Suburban.
2. The Planning Commission finds that the KC Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.
3. Testimony **was/was not** given by the proponent.
4. Adverse testimony **was/was not** given on this proposal.

5. On August 21, 2006 the Planning Commission **Recommend Approval/ Did Not Recommend Approval /Forwarded Without Recommendation** to the Board of County Commissioners based on the information submitted.

06-04	Ronald and Douglas Gibb 660 Sorenson Road Ellensburg, WA 98926	Map Amendment County Rural and AG-20 to General Commercial Kittitas UGA and General Commercial	APN 17-19-11040-0010, -0008, 17-19-11030-0016 Approx. 188.22 acres
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On June 30, 2006, Kittitas County Community Development Services received an application from Ronald and Douglas Gibb to redesignate APNs 17-19-11040-0010, 17-19-11040-0008, and 17-19-11030-0016 totaling approximately 188.22 acres from Rural and Agriculture-20 to General Commercial Kittitas UGA and General Commercial.

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

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

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.

Suggested Findings of Fact:

1. The Planning Commission finds that on June 30, 2006, Kittitas County Community Development Services received an application from Ronald and Douglas Gibb to redesignate APNs 17-19-11040-0010, 17-19-11040-0008, and 17-19-11030-0016 totaling approximately 188.22 acres from Rural and Agriculture-20 to General Commercial Kittitas UGA and General Commercial.
2. The Planning Commission finds that the KC Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.
3. Testimony **was/was not** given by the proponent.
4. Adverse testimony **was/was not** given on this proposal.
5. On August 21, 2006 the Planning Commission **Recommend Approval/ Did Not Recommend Approval /Forwarded Without Recommendation** to the Board of County Commissioners based on the information submitted.

06-05	Art Sinclair 2912 Faust Road Ellensburg, WA 98926	Map Amendment County Comm. AG and Comm. AG-20 to County Rural and AG-5	APN 18-18-21040-0001, 18-18-28000-0001 Approx. 65.68 acres
	Jeff Slothower, authorized agent PO Box 1088 Ellensburg, WA 98926		

On June 27, 2006 the Kittitas County Community Development Services Department received an application from Jeff Slothower on behalf of Art Sinclair to redesignate APNs 18-18-21040-0001 and 18-18-28000-0001 – totaling approximately 65.68 acres from Commercial Agriculture and Commercial Agriculture-20 to Rural and Agriculture-5 zoning.

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 2.114 Look at solutions to the problems of needing to sell house lots without selling farm ground.
- 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.
- GPO 8.19 Clustering of residential development adjacent to commercial forest and agricultural land should be encouraged. The open space in the clustered development may buffer adjacent natural resource land from development.

2.3I Resource Lands

Commercial Agriculture Land Use

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

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

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

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

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

GPO 2.110 Oppose laws and regulations which restrict agriculture, and support laws and regulations which enhance agriculture.

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

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

- GPO 2.113 Support efforts to see that all lands receive their full allocation of water.
- GPO 2.114 Look at solutions to the problems of needing to sell house lots without selling farm ground.
- GPO 2.114A Agricultural activities within areas designated as Commercial Agriculture shall take precedent over recovery activities targeted for the recovery of threatened and endangered species.

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

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

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

- GPO 2.115 Oppose special taxing districts associated with urban growth on agricultural land.
- GPO 2.116 Support an information campaign to educate our non-farm populace on agricultural activities.
- GPO 2.117 Encourage non-farmers in agricultural areas to meet farm performance standards.
- GPO 2.118 Encourage development projects whose outcome will be the significant conservation of farmlands.
- GPO 2.119 Oppose public trail systems in farming areas, and any other public use in currently active utility corridors in agricultural areas and enforce all trespass laws.
- GPO 2.120 Set road standards in agricultural areas which discourage non-farm use and do not present problems to agricultural users.
- GPO 2.121 Cooperate in sound voluntary farm conservation or preservation plans (i.e., be recipients and overseers for conservation easements and/or assist with transferable development rights programs).
- GPO 2.122 Look into additional tax incentives to retain productive agricultural lands.
- GPO 2.123 Value agricultural lands for tax purposes at their current agricultural land use.
- GPO 2.124 Create a growth management agricultural advisory council comprised only of agriculture producers 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, and
 - b. county agriculture policies and regulations.
- GPO 2.125 If any lands are reclassified out of the Commercial Agricultural designation, then the land reverts to the Agricultural designation.

Suggested Findings of Fact:

1. The Planning Commission finds that On June 27, 2006 the Kittitas County Community Development Services Department received an application from Jeff Slothower on behalf of Art Sinclair to redesignate APNs 18-18-

21040-0001 and 18-18-28000-0001 – totaling approximately 65.68 acres from Commercial Agriculture and Commercial Agriculture-20 to Rural and Agriculture-5 zoning. The subject properties are located east of Faust Road and west of Reecer Creek Road.

2. The Planning Commission finds that the KC Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.

3. Testimony **was/was not** given by the proponent.

4. Adverse testimony **was/was not** given on this proposal.

5. On August 21, 2006 the Planning Commission **Recommend Approval/ Did Not Recommend Approval /Forwarded Without Recommendation** to the Board of County Commissioners based on the information submitted.

06-06	Basil Sinclair 2910 Faust Road Ellensburg, WA 98926 Jeff Slothower, authorized agent PO Box 1088 Ellensburg, WA 98926	Map Amendment County Comm. AG and Comm. AG-20 To County Rural and AG-5	APN 18-18-21040-0006 Approx. 10.2 acres
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On June 27, 2006 the Kittitas County Community Development Services Department received an application from Jeff Slothower on behalf of Basil Sinclair to redesignate APN 18-18-21040-0006 – totaling approximately 10.2 acres from Commercial Agriculture and Commercial Agriculture-20 to Rural and Agriculture-5 zoning. The subject properties are located east of Faust Road and west of Reecer Creek Road.

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 2.114 Look at solutions to the problems of needing to sell house lots without selling farm ground.
- 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.

GPO 8.19 Clustering of residential development adjacent to commercial forest and agricultural land should be encouraged. The open space in the clustered development may buffer adjacent natural resource land from development.

2.3I Resource Lands

Commercial Agriculture Land Use

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

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

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

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

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

GPO 2.110 Oppose laws and regulations which restrict agriculture, and support laws and regulations which enhance agriculture.

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

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

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

GPO 2.114 Look at solutions to the problems of needing to sell house lots without selling farm ground.

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

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

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

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

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

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

GPO 2.117 Encourage non-farmers in agricultural areas to meet farm performance standards.

GPO 2.118 Encourage development projects whose outcome will be the significant conservation of farmlands.

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

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

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

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

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

GPO 2.124 Create a growth management agricultural advisory council comprised only of agriculture producers 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, and
- b. county agriculture policies and regulations.

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

Suggested Findings of Fact:

1. The Planning Commission finds that On June 27, 2006 the Kittitas County Community Development Services Department received an application from Jeff Slothower on behalf of Basil Sinclair to redesignate APNs 18-18-21040-0006 – totaling approximately 10.2 acres from Commercial Agriculture and Commercial Agriculture-20 to Rural and Agriculture-5 zoning. The subject properties are located east of Faust Road and west of Reecer Creek Road.
2. The Planning Commission finds that the KC Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.

3. Testimony **was/was not** given by the proponent.
4. Adverse testimony **was/was not** given on this proposal.
5. On August 21, 2006 the Planning Commission **Recommend Approval/ Did Not Recommend Approval /Forwarded Without Recommendation** to the Board of County Commissioners based on the information submitted.

06-07	Robert Sukert 631 Pebble Beach Drive Cle Elum, WA 98922 David Taylor, authorized agent 1661 Bean Road Moxee, WA 98936	Map Amendment County Rural and Suburban to County Commercial and Limited Commercial <i>Rezone application submitted: Suburban to General Commercial (Z-06-29, Sukert)</i>	APN 20-15-21030-0031 Approx. 1.01 acres
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David Taylor on behalf of Robert Sukert submitted to the KC Community Development Services on June 29th, 2006 to re-designate his property from Rural and Suburban to Commercial and Limited Commercial Zoning for approximately 1.01 acres. APN 20-15-21030-0031.

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 2.107 – Designate sufficient 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 UGAs and UGNs when compatible with adjacent land uses.
- GPO 2.107D – Encourage an adequate inventory of developable property to accommodate the siting of new, and the expansion of existing, commercial uses.
- GPO 2.104 – 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.

Suggested Findings of Fact:

1. The Planning Commission finds that David Taylor on behalf of Robert Sukert submitted to the KC Community Development Services on June 29th, 2006 to re-designate his property from Rural and Suburban to Commercial and Limited Commercial Zoning for approximately 1.01 acres. APN 20-15-21030-0031. The subject property is located north of Carek Road, south of No 245 Road, east of SR 903 and west of Shaft Street.
2. The Planning Commission finds that the KC Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.
3. Testimony **was/was not** given by the proponent.
4. Adverse testimony **was/was not** given on this proposal.

5. On August 21, 2006 the Planning Commission **Recommend Approval/ Did Not Recommend Approval /Forwarded Without Recommendation to** the Board of County Commissioners based on the information submitted.

06-08	City of Kittitas PO Box 719 207 N Main Kittitas, WA 98934	Map Amendment County Rural and AG-20 to Kittitas UGA Industrial and Industrial-Kittitas zoning	APN 17-19-11020-0003, -0002 Approx. 11.19 acres
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On June 30, 2006 the KC Community Development Services Department received an application from the City of Kittitas to redesignate APNs 17-19-11020-0003 and 17-19-11020-0002 totaling approximately 11.19 acres from Rural and Agriculture-20 to Kittitas UGA Industrial and Industrial-Kittitas zoning.

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 have been met.

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

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

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

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.

Suggested Findings of Fact:

1. The Planning Commission finds that On June 30, 2006 the KC Community Development Services Department received an application from the City of Kittitas to redesignate APNs 17-19-11020-0003 and 17-19-11020-0002 totaling approximately 11.19 acres from Rural and Agriculture-20 to Kittitas UGA Industrial and Industrial-Kittitas zoning.
2. The Planning Commission finds that the KC Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.
3. Testimony **was/was not** given by the proponent.
4. Adverse testimony **was/was not** given on this proposal.
5. On August 21, 2006 the Planning Commission **Recommend Approval/ Did Not Recommend Approval /Forwarded Without Recommendation** to the Board of County Commissioners based on the information submitted.

06-09	Brian Graybill 5800 Thrall Road Ellensburg, WA 98926 David Taylor, authorized agent 1661 Bean Road Moxee, WA 98936	Map Amendment County Comm. AG and Comm. AG-20 to County Rural and AG-3	APN 17-19-34000-0001, -0049 Approx. 35.80 acres
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On June 30, 2006 the KC Community Development Services Department received an application from David Taylor on behalf of Brian Graybill to redesignate APNs 17-19-34000-0001 and 17-19-34000-0049 totaling approximately 35.80 acres from Commercial Agriculture and Commercial Agriculture-20 to Rural and Agriculture-3 zoning.

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 2.114 Look at solutions to the problems of needing to sell house lots without selling farm ground.
- 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.
- GPO 8.19 Clustering of residential development adjacent to commercial forest and agricultural land should be encouraged. The open space in the clustered development may buffer adjacent natural resource land from development.

2.3(C) Resource Lands

Commercial Agriculture Land Use

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

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

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

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

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

GPO 2.110 Oppose laws and regulations which restrict agriculture, and support laws and regulations which enhance agriculture.

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

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

- GPO 2.113 Support efforts to see that all lands receive their full allocation of water.
- GPO 2.114 Look at solutions to the problems of needing to sell house lots without selling farm ground.
- GPO 2.114A Agricultural activities within areas designated as Commercial Agriculture shall take precedent over recovery activities targeted for the recovery of threatened and endangered species.

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

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

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

- GPO 2.115 Oppose special taxing districts associated with urban growth on agricultural land.
- GPO 2.116 Support an information campaign to educate our non-farm populace on agricultural activities.
- GPO 2.117 Encourage non-farmers in agricultural areas to meet farm performance standards.
- GPO 2.118 Encourage development projects whose outcome will be the significant conservation of farmlands.
- GPO 2.119 Oppose public trail systems in farming areas, and any other public use in currently active utility corridors in agricultural areas and enforce all trespass laws.
- GPO 2.120 Set road standards in agricultural areas which discourage non-farm use and do not present problems to agricultural users.
- GPO 2.121 Cooperate in sound voluntary farm conservation or preservation plans (i.e., be recipients and overseers for conservation easements and/or assist with transferable development rights programs).
- GPO 2.122 Look into additional tax incentives to retain productive agricultural lands.
- GPO 2.123 Value agricultural lands for tax purposes at their current agricultural land use.
- GPO 2.124 Create a growth management agricultural advisory council comprised only of agriculture producers 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, and
 - b. county agriculture policies and regulations.
- GPO 2.125 If any lands are reclassified out of the Commercial Agricultural designation, then the land reverts to the Agricultural designation.

Suggested Findings of Fact:

1. The Planning Commission finds that On June 30, 2006 the KC Community Development Services Department received an application from David Taylor on behalf of Brian Graybill to redesignate APNs 17-19-34000-0001 and

17-19-34000-0049 totaling approximately 35.80 acres from Commercial Agriculture and Commercial Agriculture-20 to Rural and Agriculture-3 zoning.

2. The Planning Commission finds that the KC Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.

3. Testimony **was/was not** given by the proponent.

4. Adverse testimony **was/was not** given on this proposal.

5. On August 21, 2006 the Planning Commission **Recommend Approval/ Did Not Recommend Approval /Forwarded Without Recommendation** to the Board of County Commissioners based on the information submitted.

06-10	RIDGE and Others PO Box 927 Roslyn, WA 98941 Doug Kilgore, authorized agent PO Box 622 Roslyn, WA 98941	Text Amendment See application at CDS	N/A
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On June 30, 2006 the Kittitas County Community Development Services Department received an application from Doug Kilgore on behalf of RIDGE and others for text amendments to the Kittitas County Comprehensive Plan. The proposed changes and pertinent material have been forwarded to the Planning Commission as part of their packets.

Suggested Findings of Fact:

1. The Planning Commission finds that on June 30, 2006 the Kittitas County Community Development Services Department received an application from Doug Kilgore on behalf of RIDGE and others for text amendments to the Kittitas County Comprehensive Plan.

2. The Planning Commission finds that the KC Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.

3. Testimony **was/was not** given by the proponent.

4. Adverse testimony **was/was not** given on this proposal.

5. On August 21, 2006 the Planning Commission **Recommend Approval/ Did Not Recommend Approval /Forwarded Without Recommendation** to the Board of County Commissioners based on the information submitted.

06-11	Central Cascade Land Company c/o Nathan Weis PO Box 687 Roslyn, WA 98941 Anne Watanabe, authorized agent PO Box 687 Roslyn, WA 98941	Map Amendment County Rural and Forest&Range-20 to County Commercial and General Commercial	APN 20-15-21040-0009, 20-15-21040-0001, 20-15-21040-0010, 20-15-21040-0008 Approx. 90 acres
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On June 30, 2006 the KC Community Development Services Department received an application from Anne Watanabe on behalf of Central Cascade Land Company to redesignate APNs 20-15-21040-0009, 20-15-21040-0001,

20-15-21040-0010, and 20-15-21040-0008 totaling approximately 90 acres from Rural and Forest and Range-20 to Commercial and General Commercial zoning.

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 2.107 – Designate sufficient 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 UGAs and UGNs when compatible with adjacent land uses.
- GPO 2.107D – Encourage an adequate inventory of developable property to accommodate the siting of new, and the expansion of existing, commercial uses.
- GPO 2.104 – 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.

Suggested Findings of Fact:

1. The Planning Commission finds that on June 30, 2006 the KC Community Development Services Department received an application from Anne Watanabe on behalf of Central Cascade Land Company to redesignate APNs 20-15-21040-0009, 20-15-21040-0001, 20-15-21040-0010, and 20-15-21040-0008 totaling approximately 90 acres from Rural and Forest and Range-20 to Commercial and General Commercial zoning.
2. The Planning Commission finds that the KC Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.
3. Testimony **was/was not** given by the proponent.
4. Adverse testimony **was/was not** given on this proposal.
5. On August 21, 2006 the Planning Commission **Recommend Approval/ Did Not Recommend Approval /Forwarded Without Recommendation** to the Board of County Commissioners based on the information submitted.

06-12	Suncadia LLC PO Box 887 Roslyn, WA 98941 F. Steven Lathrop PO Box 1088 Ellensburg, WA 98926	Map Amendment County Rural and Forest&Range-20 and Rural-3 to Master Planned Resort (MPR) <i>Rezone Application Submitted: Forest&Range-20 and Rural-3 to MPR (Z-06-28, Miller/Sferra)</i>	APN 20-15-18040-0013, See Application for additional APN Approx. 22.12 acres
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On June 30, 2006 the Kittitas County Community Development Services Department received an application from Steve Lathrop, representing Suncadia LLC to redesignate APN 20-15-18040-0013 totaling approximately 22.12 acres from Rural and Forest&Range-20 and Rural-3 to Master Planned Resort (MPR).

The following Kittitas County Countywide Planning Policies should be considered:

Master Planned Resorts

I. Issues

1. Master Planned Resorts.

Policy A: The County may authorize master planned resorts in Kittitas County pursuant to RCW 36.70A.360 and the County's Comprehensive Plan MPR Policies.

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

Consistency with the Kittitas County Comprehensive Plan:

All parcels would be subject to the requirements for Master Planned Resorts including the Development Agreement executed in 2000 and the Mountain Star Master Planned Resort Sub Area Plan as set out in Chapter 9.

CHAPTER NINE: MOUNTAINSTAR PLANNED RESORT SUBAREA PLAN

9.1 Subarea Defined

- (a) The Mountain Star Master Planned Resort Subarea shall include the real property shown on the Mountain Star Master Planned Resort Subarea Map attached hereto as Exhibit A, and more particularly described in the legal description attached hereto as Exhibit B.
- (b) Adjacent lands are not included within the Mountain Star Master Planned Resort Subarea. Lands outside the Mountain Star Master Planned Resort Subarea boundary have been planned and are regulated by the County's Comprehensive Plan and development regulations.

9.2 Subarea Policies

The County hereby adopts the Master Planned Resort Policies in Chapter 2.4 of the Comprehensive Plan as the planning policies to guide the development of the Mountain Star Master Planned Resort Subarea.

9.3 Land Uses

Land uses within the Mountain Star Master Planned Resort Subarea shall be shown on the Conceptual Master Plan attached hereto as Exhibit C, as may be amended upon approval of the County. Land uses within the Mountain Star Master Planned Resort Subarea shall be consistent with (a) any development regulations adopted by the County to implement the Mountain Star Master Planned Resort Subarea, (b) the terms and conditions of any MPR Development Permit approved by the County for Mountain Star, (c) the terms and conditions of any Development Agreement entered into by the County pursuant to RCW 36.70B.170 through .200, and Ch. 15A.11 KCC, *Development Agreements*, and (d) RCW 36.70A.360.

9.4 Services and Facilities

Adequate provision for services and facilities to the Mountain Star Master Planned Resort Subarea as set forth in the Conceptual Master Plan for Mountain Star shall be ensured by the terms and conditions of any MPR Development Permit approved by the County to implement the Mountain Star Master Planned Resort Subarea,

and by the terms and conditions of any development agreement entered into by the County pursuant to RCW 36.70B.170 through .200, and Ch. 15A.11 KCC, *Development Agreements*.

9.5 Development Regulations

Development regulations applicable to the Mountain Star Master Planned Resort Subarea shall be those established through the Subarea Implementation as set forth in Section 9.6.

9.6 Subarea Implementation

to implement the Mountain Star Master Planned Resort Subarea, (c) the terms and conditions of any MPR Development Permit approved by the County for Mountain Star, and (d) the terms and conditions of any development agreement entered into by the County pursuant to RCW 36.70B.170 through .200, and Ch. 15A.11 KCC, *Development Agreements*.

Development of the Mountain Star Master Planned Resort Subarea shall be governed by (a) the Subarea Policies set forth in Section 9.2, (b) any development regulations adopted by the County.

Suggested Findings of Fact:

1. The Planning Commission finds that On June 30, 2006 the Kittitas County Community Development Services Department received an application from Steve Lathrop, representing Suncadia LLC to redesignate APN 20-15-18040-0013 totaling approximately 22.12 acres from Rural and Forest&Range-20 and Rural-3 to Master Planned Resort (MPR).
2. The Planning Commission finds that the KC Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.
3. Testimony **was/was not** given by the proponent.
4. Adverse testimony **was/was not** given on this proposal.
5. Kittitas County established the Mountain Star master Planned Resort Subarea boundary under Ordinance 2000-12, which boundary may be amended from time to time by the County as provided in Chapter Nine of the County Comprehensive Plan.
6. Changing the comprehensive plan designation of the subject properties will require those properties to apply and qualify for rezone under the conditions of Chapter 17.37 KCC which has been applied for.
7. This change in designation is consistent with Planned Action Ordinance 2000-17.
8. On October 3, 2005 the Planning Commission **Recommend Approval/ Did Not Recommend approval/Forwarded without Recommendation** to the Board of County Commissioners based on the information submitted.

06-13	Teanaway Ridge LLC Cle Elum Pines East LLC Cle Elum Pines West LLC PO Box 808 Cle Elum, WA 98922 TerraDesignWorks, authorized agent c/o Chad Bala PO Box 462 Roslyn, WA 98941	Map Amendment County Rural and AG-3, AG-20, Suburban to County Rural and Ellensburg UGA	APN 18-18-27020-0002, 18-18-27020-0003, 18-18-27020-0015, 18-18-27020-0016, 18-18-27020-0017, 18-18-28000-0040 Approx. 304.49 acres
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On June 30, 2006 the KC Community Development Services Department received an application from Chad Bala on behalf of Teanaway Ridge LLC and Cle Elum Pines East and West LLC to redesignate APNs 18-18-27020-0002, 18-18-27020-0003, 18-18-27020-0015, 18-18-27020-0016, 18-18-27020-0017, 18-18-28000-0040 totaling approximately 304.49 acres from Rural and Agriculture-3 to Agriculture-20, Suburban to Rural and Ellensburg UGA.

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

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

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.

Suggested Findings of Fact:

1. The Planning Commission finds that On June 30, 2006 the KC Community Development Services Department received an application from Chad Bala on behalf of Teanaway Ridge LLC and Cle Elum Pines East and West LLC to redesignate APNs 18-18-27020-0002, 18-18-27020-0003, 18-18-27020-0015, 18-18-27020-0016, 18-18-27020-0017, 18-18-28000-0040 totaling approximately 304.49 acres from Rural and Agriculture-3 to Agriculture-20, Suburban to Rural and Ellensburg UGA.
2. The Planning Commission finds that the KC Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties.

Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.

3. Testimony **was/was not** given by the proponent.

4. Adverse testimony **was/was not** given on this proposal.

5. On August 21, 2006 the Planning Commission **Recommend Approval/ Did Not Recommend Approval /Forwarded Without Recommendation** to the Board of County Commissioners based on the information submitted.

06-14	Teanaway Ridge LLC PO Box 808 Cle Elum, WA 98922 TerraDesignWorks, authorized agent PO Box 462 Roslyn, WA 98941	Map Amendment County Rural and Rural-3 to Ronald Urban Growth Node (UGN) and Urban Residential	APN 20-14-12022-0003 20-14-12022-0008 Approx. 26.64 acres
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On June 22, 2006 the KC Community Development Services Department received an application from Chad Bala on behalf of Teanaway Ridge LLC and Cle Elum Pines East and West LLC to redesignate APNs 18-18-27020-0002, 18-18-27020-0003, 18-18-27020-0015, 18-18-27020-0016, 18-18-27020-0017, 18-18-28000-0040 totaling approximately 304.49 acres from Rural and Agriculture-3 to Agriculture-20, Suburban to Rural and Ellensburg UGA.

The following Kittitas County Countywide Planning Policies should be considered:

5. Unincorporated “Urban Growth Nodes.”

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

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

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

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

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

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

Suggested Findings of Fact:

1. The Planning Commission finds that on June 22, 2006 the KC Community Development Services Department received an application from Chad Bala on behalf of Teanaway Ridge LLC and Cle Elum Pines East and West LLC to redesignate APNs 18-18-27020-0002, 18-18-27020-0003, 18-18-27020-0015, 18-18-27020-0016, 18-18-27020-0017, 18-18-28000-0040 totaling approximately 304.49 acres from Rural and Agriculture-3 to Agriculture-20, Suburban to Rural and Ellensburg UGA.

2. The Planning Commission finds that the KC Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.
3. Testimony **was/was not** given by the proponent.
4. Adverse testimony **was/was not** given on this proposal.
5. On August 21, 2006 the Planning Commission **Recommend Approval/ Did Not Recommend Approval /Forwarded Without Recommendation** to the Board of County Commissioners based on the information submitted.
6. Urban Growth Nodes were created outside of incorporated cities and towns.

06-15	Teanaway Ridge LLC PO Box 808 Cle Elum, WA 98922 TerraDesignWorks, authorized agent PO Box 462 Roslyn, WA 98941	Map Amendment County Rural and Rural-3 to Ronald Urban Growth Node (UGN) and Urban Residential	APN 20-14-12010-0002, 20-14-12010-0001, 20-14-12010-0008, 20-14-12041-0001 Approx. 124.13 acres
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On June 22, 2006 the KC Community Development Services Department received an application from Chad Bala on behalf of Teanaway Ridge LLC to redesignate APNs 20-14-12010-0002, 20-14-12010-0001, 20-14-12010-0008, and 20-14-12041-0001 totaling approximately 124.13 acres from Rural and Rural-3 to Ronald Urban Growth Node (UGN) and Urban Residential.

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. Each UGN is mapped per *Attachment #2*.
- Policy B: All growth in the county shall be accomplished in a manner that minimizes impacts on agricultural land, forestry, mineral resources, and critical areas.

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

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

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

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

Suggested Findings of Fact:

1. The Planning Commission finds that on June 22, 2006 the KC Community Development Services Department received an application from Chad Bala on behalf of Teanaway Ridge LLC to redesignate APNs 20-14-12010-0002, 20-14-12010-0001, 20-14-12010-0008, and 20-14-12041-0001 totaling approximately 124.13 acres from Rural and Rural-3 to Ronald Urban Growth Node (UGN) and Urban Residential.
2. The Planning Commission finds that the KC Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.
3. Testimony **was/was not** given by the proponent.
4. Adverse testimony **was/was not** given on this proposal.
5. On August 21, 2006 the Planning Commission **Recommend Approval/ Did Not Recommend Approval /Forwarded Without Recommendation to** the Board of County Commissioners based on the information submitted.
6. Urban Growth Nodes were created outside of incorporated cities and towns.

06-16	Teanaway Ridge LLC PO Box 808 Cle Elum, WA 98922 TerraDesignWorks, authorized agent PO Box 462 Roslyn, WA 98941	Map Amendment County Rural and Rural-3 to Ronald Urban Growth Node (UGN) and Urban Residential	APN 20-14-01030-0020 Approx. 39.92 acres
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On June 22, 2006 the KC Community Development Services Department received an application from Chad Bala on behalf of Teanaway Ridge LLC to redesignate APN 20-14-01030-0020 totaling approximately 39.92 acres from Rural and Rural-3 to Ronald Urban Growth Node (UGN) and Urban Residential.

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. Each UGN is mapped per *Attachment #2*.
- Policy B: All growth in the county shall be accomplished in a manner that minimizes impacts on agricultural land, forestry, mineral resources, and critical areas.

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

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

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

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

Suggested Findings of Fact:

1. The Planning Commission finds that on June 22, 2006 the KC Community Development Services Department received an application from Chad Bala on behalf of Teanaway Ridge LLC to redesignate APN 20-14-01030-0020 totaling approximately 39.92 acres from Rural and Rural-3 to Ronald Urban Growth Node (UGN) and Urban Residential.
2. The Planning Commission finds that the KC Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.
3. Testimony **was/was not** given by the proponent.
4. Adverse testimony **was/was not** given on this proposal.
5. On August 21, 2006 the Planning Commission **Recommend Approval/ Did Not Recommend Approval /Forwarded Without Recommendation** to the Board of County Commissioners based on the information submitted.
6. Urban Growth Nodes were created outside of incorporated cities and towns.

06-17	Teanaway Ridge LLC PO Box 808 Cle Elum, WA 98922 TerraDesignWorks, authorized agent PO Box 462 Roslyn, WA 98941	Map Amendment County Comm. Ag and Comm. AG-20 to County Rural and AG-5	APN 18-18-22030-0010 Approx. 54.36 acres
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On June 22, 2006 the KC Community Development Services Department received an application from Chad Bala on behalf of Teanaway Ridge LLC to redesignate APN 18-18-22030-0010 totaling approximately 54.36 acres from Commercial Agriculture and Commercial Agriculture-20 to Rural and Agriculture-5.

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 2.114 Look at solutions to the problems of needing to sell house lots without selling farm ground.
- 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.

GPO 8.19 Clustering of residential development adjacent to commercial forest and agricultural land should be encouraged. The open space in the clustered development may buffer adjacent natural resource land from development.

2.3(C) Resource Lands

Commercial Agriculture Land Use

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

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

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

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

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

GPO 2.110 Oppose laws and regulations which restrict agriculture, and support laws and regulations which enhance agriculture.

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

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

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

GPO 2.114 Look at solutions to the problems of needing to sell house lots without selling farm ground.

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

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

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

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

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

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

GPO 2.117 Encourage non-farmers in agricultural areas to meet farm performance standards.

GPO 2.118 Encourage development projects whose outcome will be the significant conservation of farmlands.

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

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

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

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

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

GPO 2.124 Create a growth management agricultural advisory council comprised only of agriculture producers 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, and
- b. county agriculture policies and regulations.

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

Suggested Findings of Fact:

1. The Planning Commission finds that on June 22, 2006 the KC Community Development Services Department received an application from Chad Bala on behalf of Teanaway Ridge LLC to redesignate APN 18-18-22030-0010 totaling approximately 54.36 acres from Commercial Agriculture and Commercial Agriculture-20 to Rural and Agriculture-5.
2. The Planning Commission finds that the KC Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.
3. Testimony **was/was not** given by the proponent.

4. Adverse testimony **was/was not** given on this proposal.

5. On August 21, 2006 the Planning Commission **Recommend Approval/ Did Not Recommend Approval /Forwarded Without Recommendation** to the Board of County Commissioners based on the information submitted.

06-18	American Forest Resources LLC 700 E. Mountain View Ave. Ste 507 Ellensburg, WA 98926 TerraDesignGroup, Inc. c/o Chad Bala PO Box 686 Cle Elum, WA 98922	Map Amendment County Comm. Forest and Comm. Forest to County Rural and Forest&Range-20	APN 20-15-01000-0001 (portion), 20-16-05000-0009 (portion), 20-16-06000-0003 (portion), 20-16-15000-0001, 21-15-27000-0001, 21-15-34000-0001, 21-15-35000-0003, 21-16-28000-0001, 21-16-29000-0001, 21-16-33000-0001, 21-16-30000-0001, 21-16-30040-0001 Approx. 6,256.91 acres
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On June 22, 2006 Kittitas County Community Development Services received an application from Chad Bala on behalf of American Forest Resources LLC to redesignate APNs 20-15-01000-0001 (portion), 20-16-05000-0009 (portion), 20-16-06000-0003 (portion), 20-16-15000-0001, 21-15-27000-0001, 21-15-34000-0001, 21-15-35000-0003, 21-16-28000-0001, 21-16-29000-0001, 21-16-33000-0001, 21-16-30000-0001, 21-16-30040-0001 totaling approximately 6,256.91 acres from Commercial Forest and Commercial Forest to Rural and Forest&Range-20 zoning.

For Planning Commission consideration for this proposal, per recommendations from the Resource Lands Advisory Committee (RLAC) it has been identified to *'require sub area planning in the Teanaway Drainage Basin prior to development other than at one unit per 80 acres. Sub area plan to be developed within two years of the adoption of this plan.'* The Planning Commission may want to take into consideration RLAC recommendations for this docket.

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 2.114 Look at solutions to the problems of needing to sell house lots without selling farm ground.
- 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.
- GPO 8.19 Clustering of residential development adjacent to commercial forest and agricultural land should be encouraged. The open space in the clustered development may buffer adjacent natural resource land from development.

2.3(c) 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. A great majority of private forestland is owned corporately by Boise Cascade and by Plum Creek.

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

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

To address the concerns identified above, this designation is applied to those lands which have long-term significance for the commercial production of timber. The designation recognizes that some other land uses and activities which do not conflict with long-term forest management are necessary and/or appropriate on commercial forest lands. Commercial forest lands have been 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 within conventional rotation periods and under traditional and accepted forest practices.

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

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

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

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

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

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

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

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

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

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

GPO 2.138 To encourage landscape management practices in areas along streams, and recreation travel routes, and around lakes, including that part of the scenic foreground seen from these areas.

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

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

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

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

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

Suggested Findings of Fact:

1. The Planning Commission finds that on June 22, 2006 Kittitas County Community Development Services received an application from Chad Bala on behalf of American Forest Resources LLC to redesignate APNs 20-15-01000-0001 (portion), 20-16-05000-0009 (portion), 20-16-06000-0003 (portion), 20-16-15000-0001, 21-15-27000-0001, 21-15-34000-0001, 21-15-35000-0003, 21-16-28000-0001, 21-16-29000-0001, 21-16-33000-0001, 21-16-30000-0001, 21-16-30040-0001 totaling approximately 6,256.91 acres from Commercial Forest and Commercial Forest to Rural and Forest&Range-20 zoning.
2. The Planning Commission finds that the KC Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.

3. Testimony **was/was not** given by the proponent.
4. Adverse testimony **was/was not** given on this proposal.
5. On August 21, 2006 the Planning Commission **Recommend Approval/ Did Not Recommend Approval /Forwarded Without Recommendation**

06-19	American Forest Resources 700 E. Mountain Ave Ste 507 Ellensburg, WA 98926 TerraDesignGroup, Inc. c/o Chad Bala PO Box 686 Cle Elum, WA 98922	Map Amendment County Comm. Forest and Comm. Forest to County Rural and Forest&Range-20	APN 20-17-26000-0001 Approx. 640 acres
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On June 30, 2006 Kittitas County Community Development Services received an application from Chad Bala on behalf of American Forest Resources LLC to redesignate APN 20-14-26000-0001 totaling approximately 640.00 acres from Commercial Forest and Commercial Forest to Rural and Forest&Range-20 zoning.

For Planning Commission consideration for this proposal, per recommendations from the Resource Lands Advisory Committee (RLAC) it has been identified to *‘require sub area planning in the Teanaway Drainage Basin prior to development other than at one unit per 80 acres. Sub area plan to be developed within two years of the adoption of this plan.’* The Planning Commission may want to take into consideration RLAC recommendations for this docket.

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 2.114 Look at solutions to the problems of needing to sell house lots without selling farm ground.
- 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.

GPO 8.19 Clustering of residential development adjacent to commercial forest and agricultural land should be encouraged. The open space in the clustered development may buffer adjacent natural resource land from development.

2.3(C) 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. A great majority of private forestland is owned corporately by Boise Cascade and by Plum Creek.

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

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

To address the concerns identified above, this designation is applied to those lands which have long-term significance for the commercial production of timber. The designation recognizes that some other land uses and activities which do not conflict with long-term forest management are necessary and/or appropriate on commercial forest lands. Commercial forest lands have been 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 within conventional rotation periods and under traditional and accepted forest practices.

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

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

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

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

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

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

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

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

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

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

GPO 2.138 To encourage landscape management practices in areas along streams, and recreation travel routes, and around lakes, including that part of the scenic foreground seen from these areas.

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

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

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

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

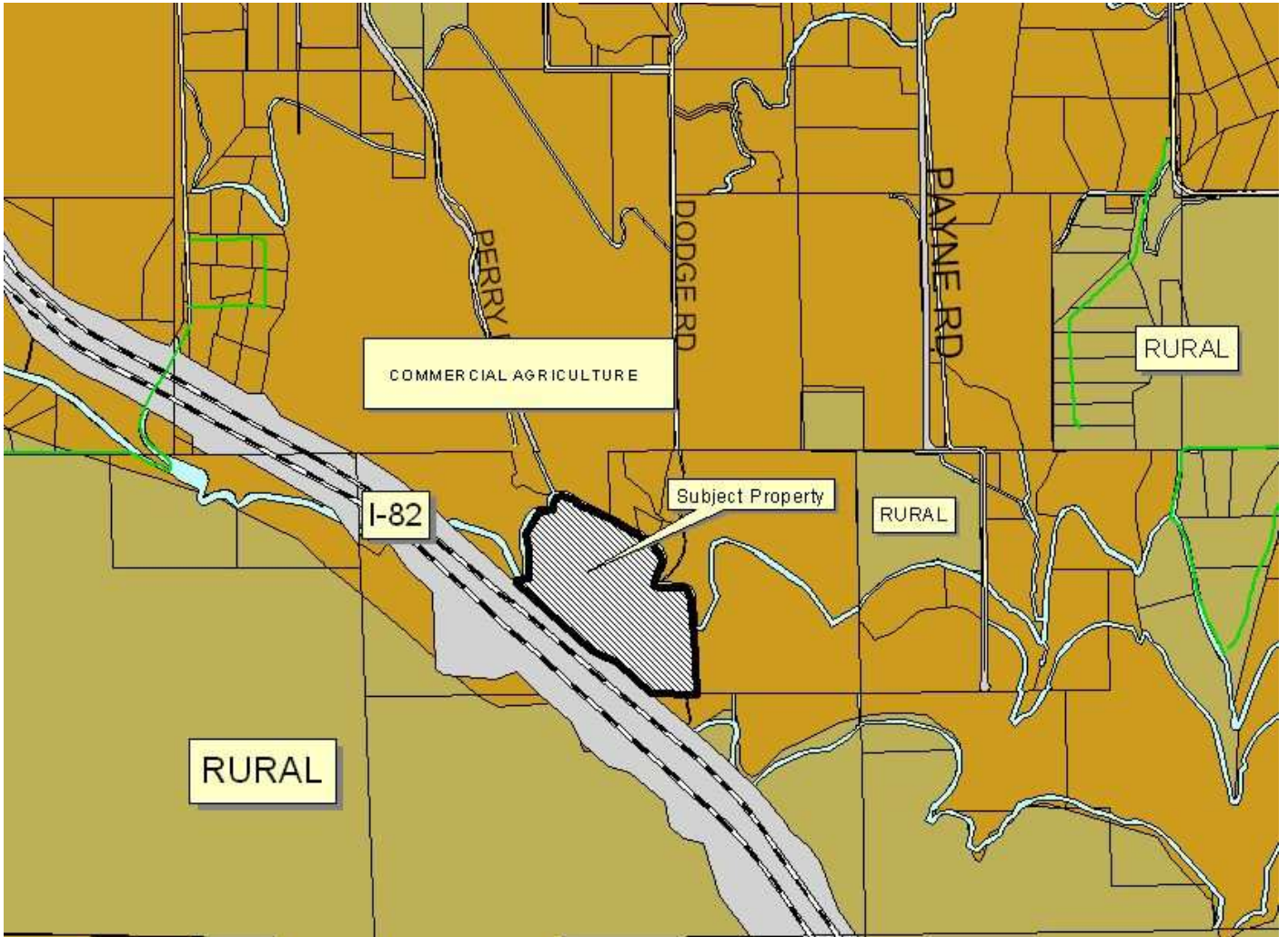
GPO 2.143 It is the policy of the county to encourage the continuation of commercial forest management by:
e. supporting land trades that result in consolidated forest ownerships provided that the best interests of the public are served; and,
f. working with forest managers to identify and develop other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

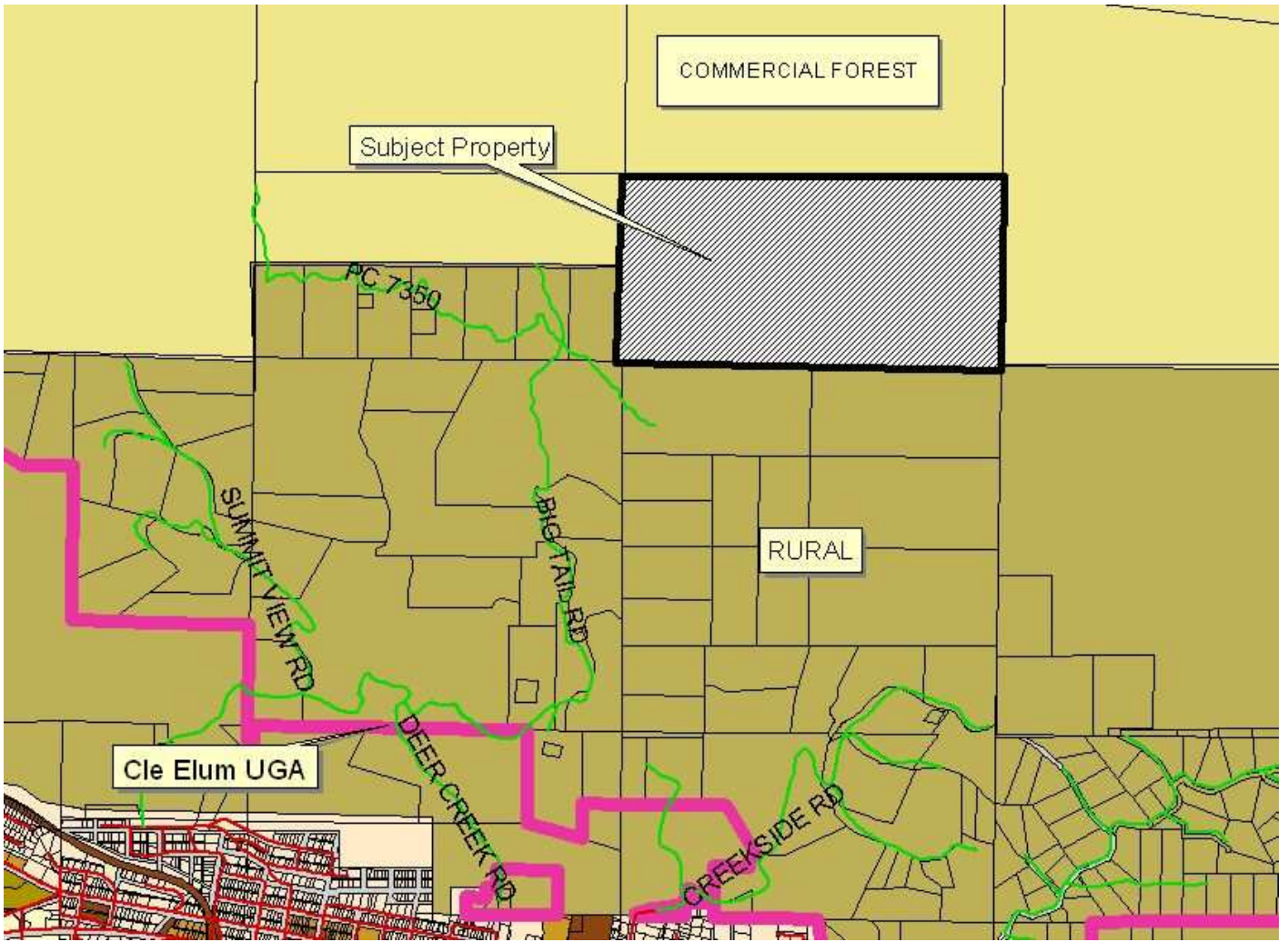
Suggested Findings of Fact:

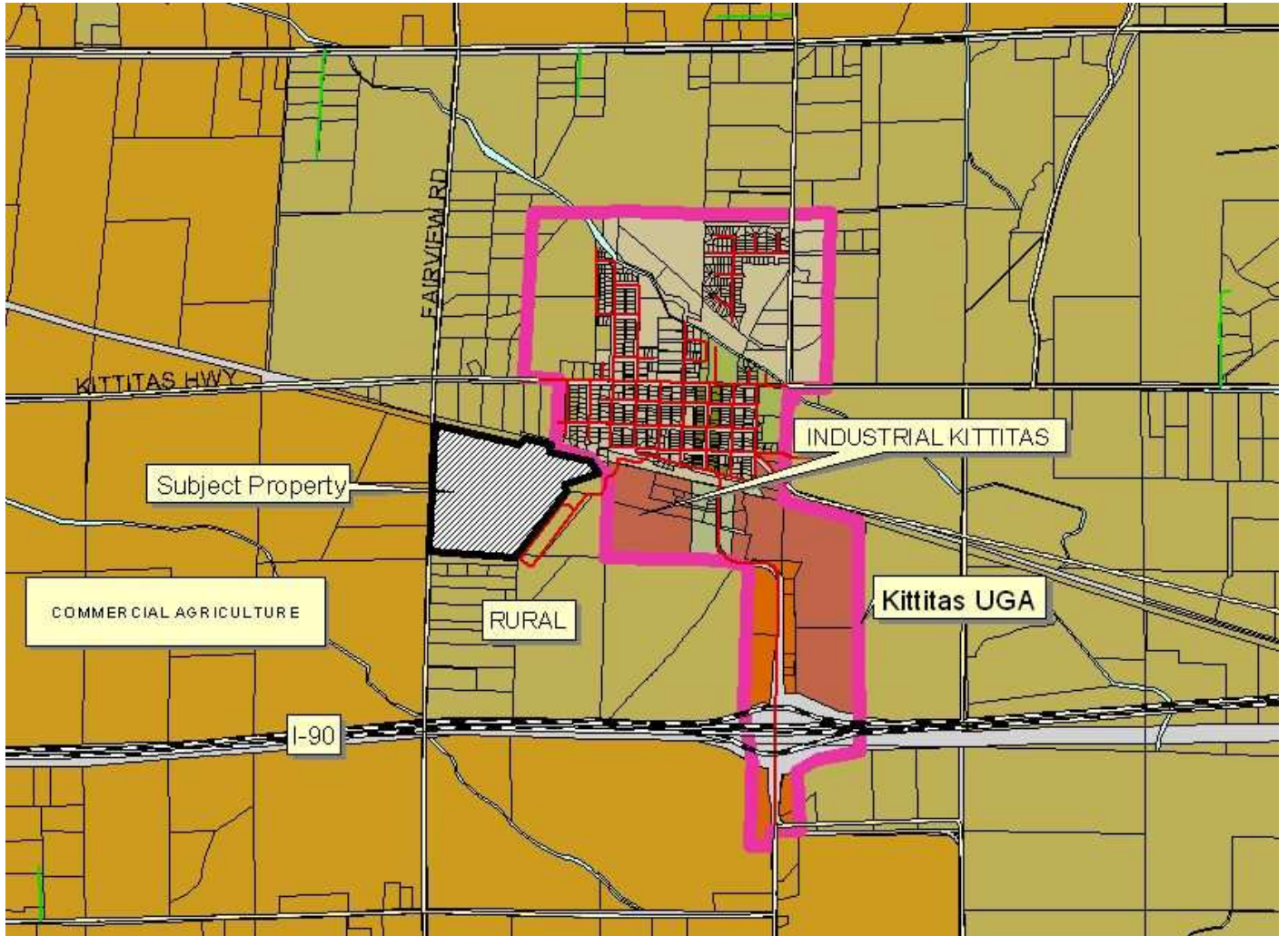
1. The Planning Commission finds that on June 30, 2006 Kittitas County Community Development Services received an application from Chad Bala on behalf of American Forest Resources LLC to redesignate APN 20-14-26000-0001 totaling approximately 640.00 acres from Commercial Forest and Commercial Forest to Rural and Forest&Range-20 zoning.
2. The Planning Commission finds that the KC Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.
3. Testimony **was/was not** given by the proponent.
4. Adverse testimony **was/was not** given on this proposal.
5. On August 21, 2006 the Planning Commission **Recommend Approval/ Did Not Recommend Approval /Forwarded Without Recommendation**

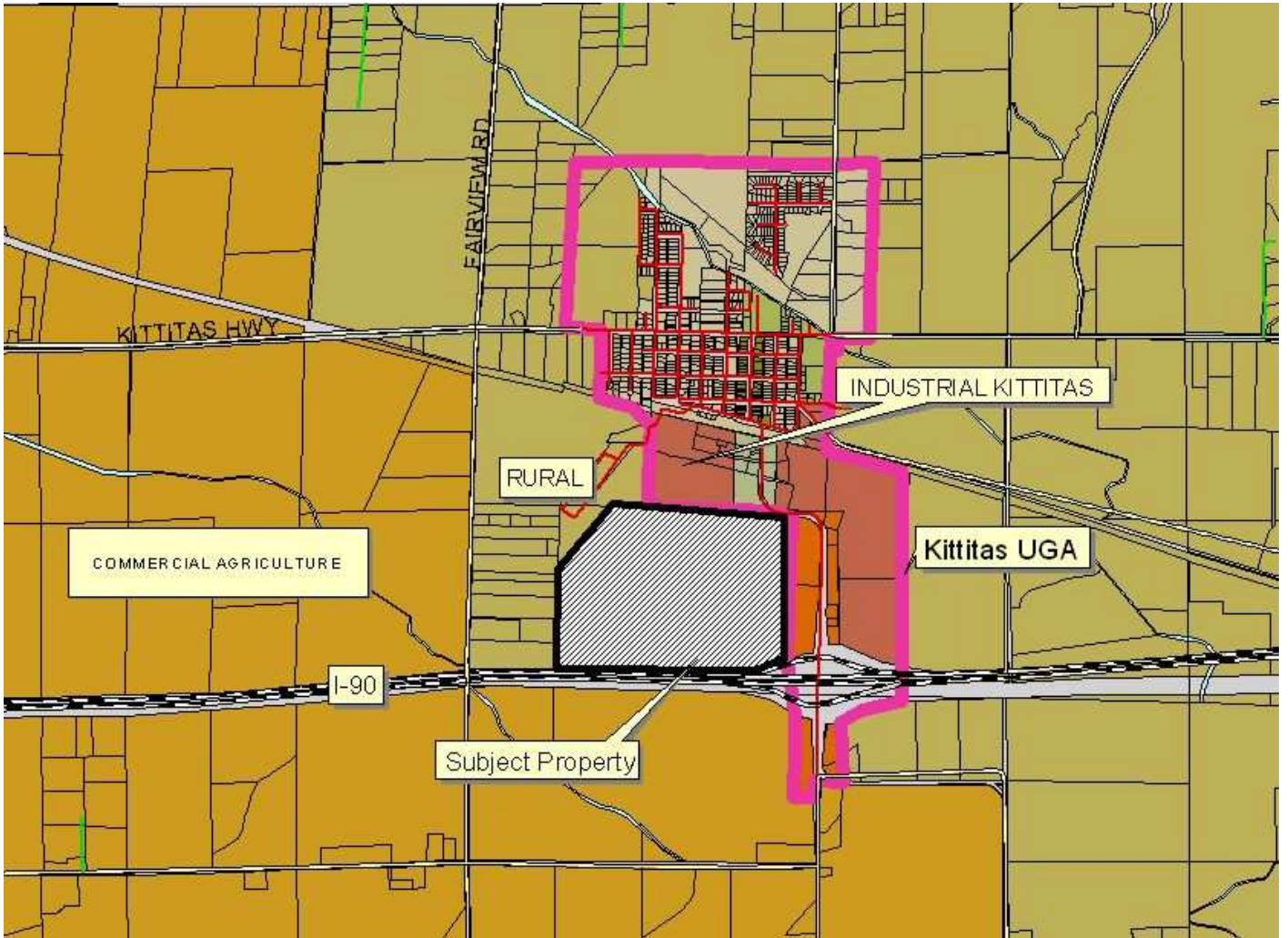
Vicinity Maps for Proposed Amendments

06-01 Mahre

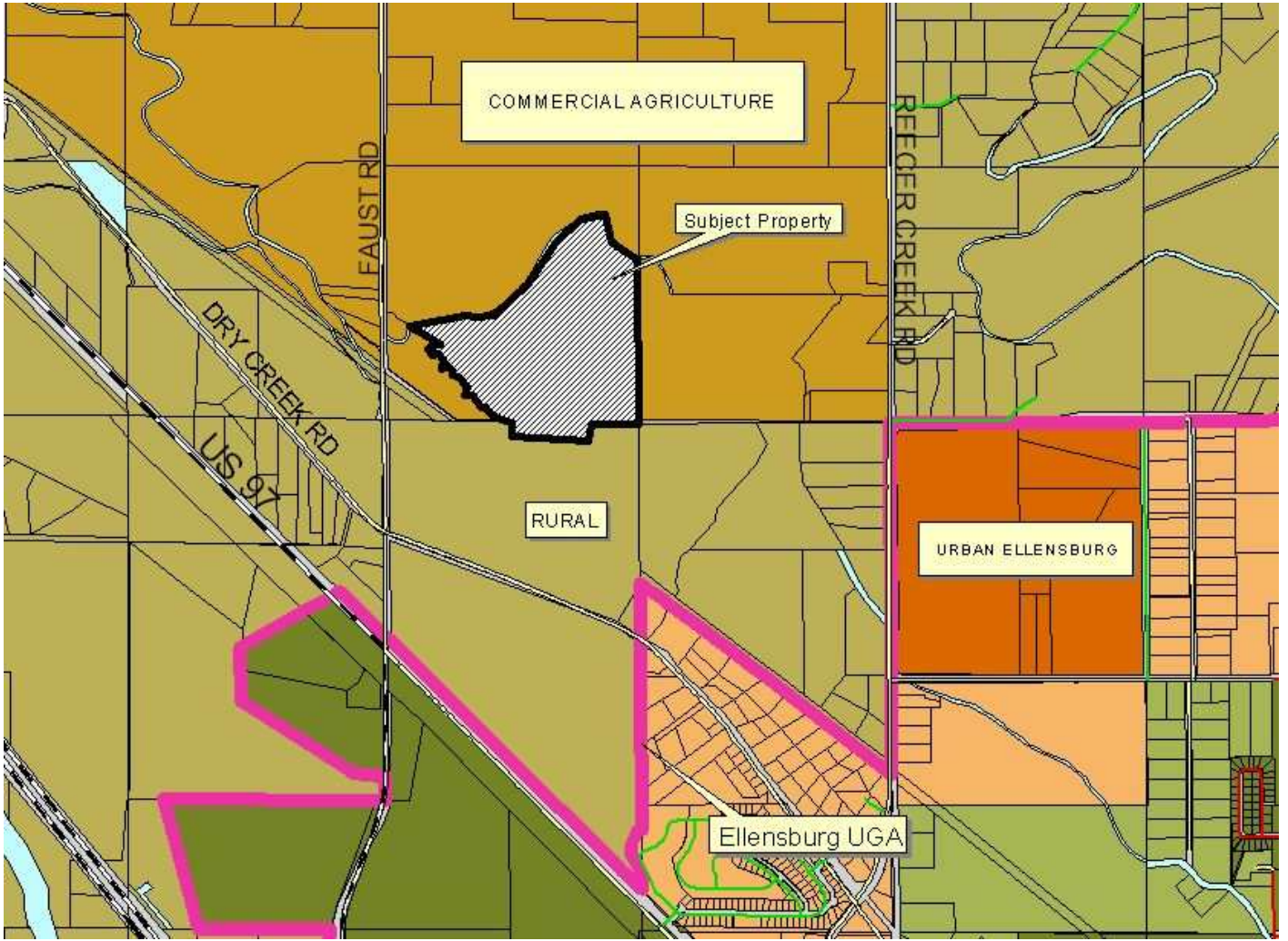




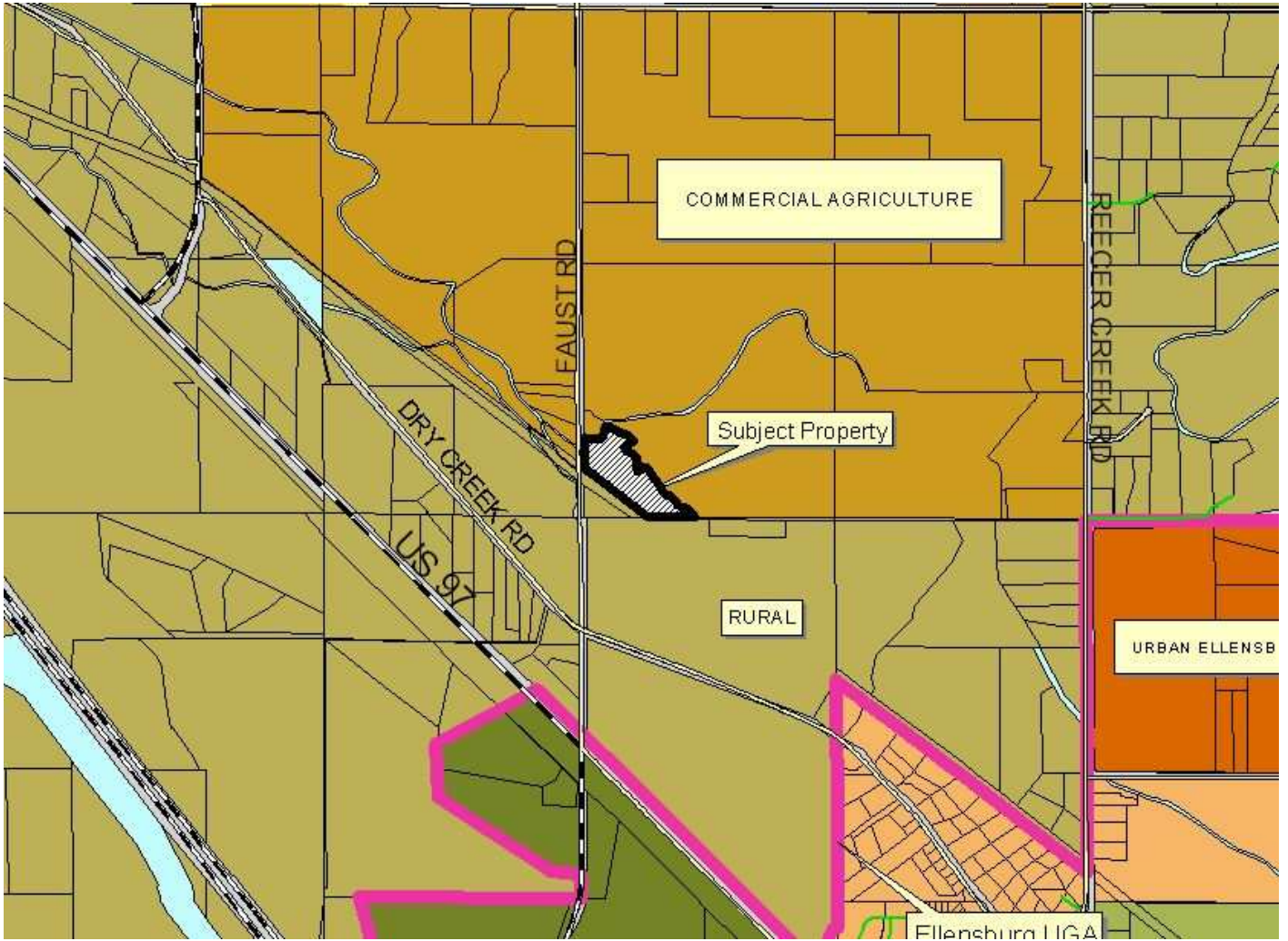


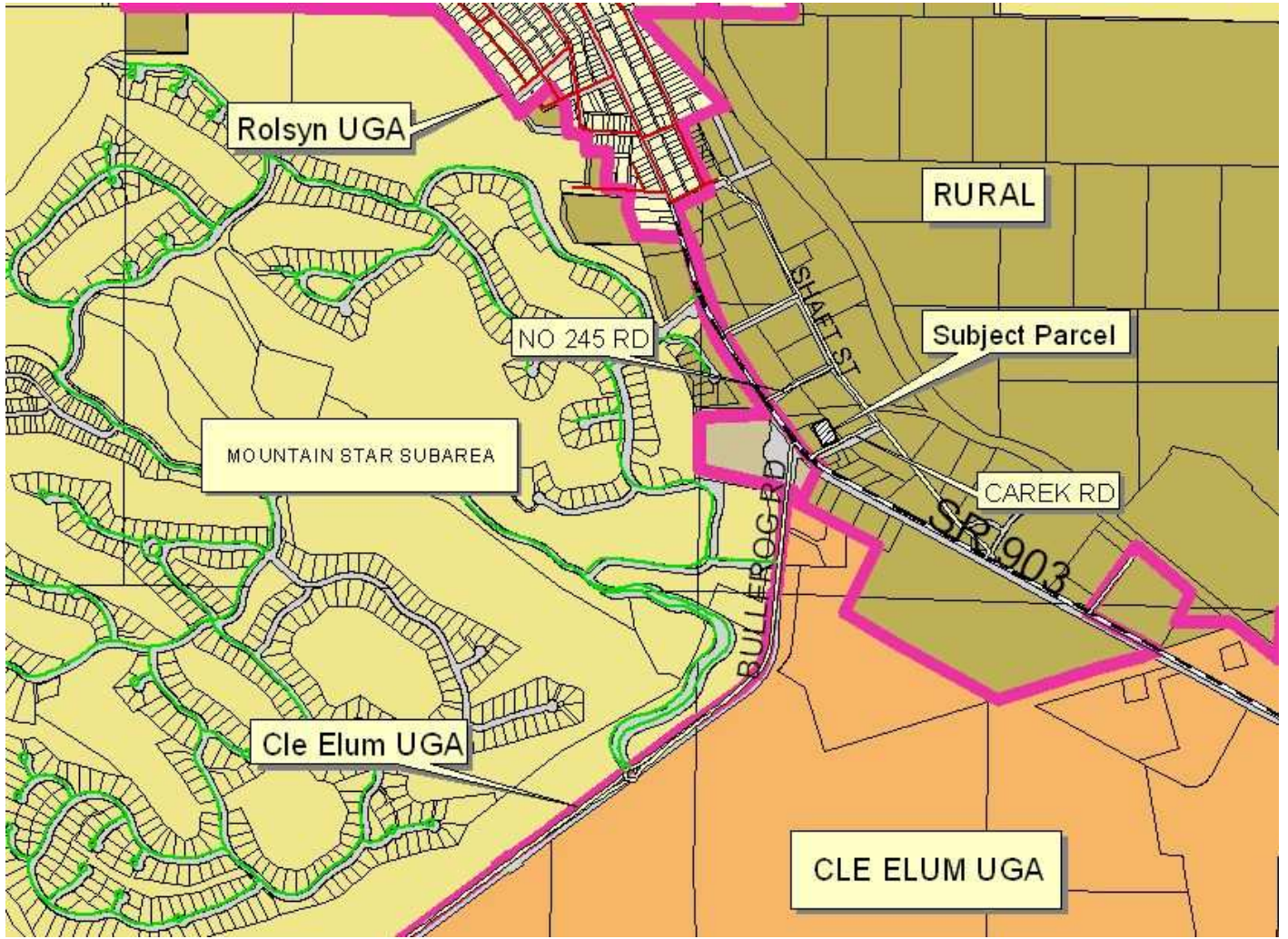


06-05 A Sinclair

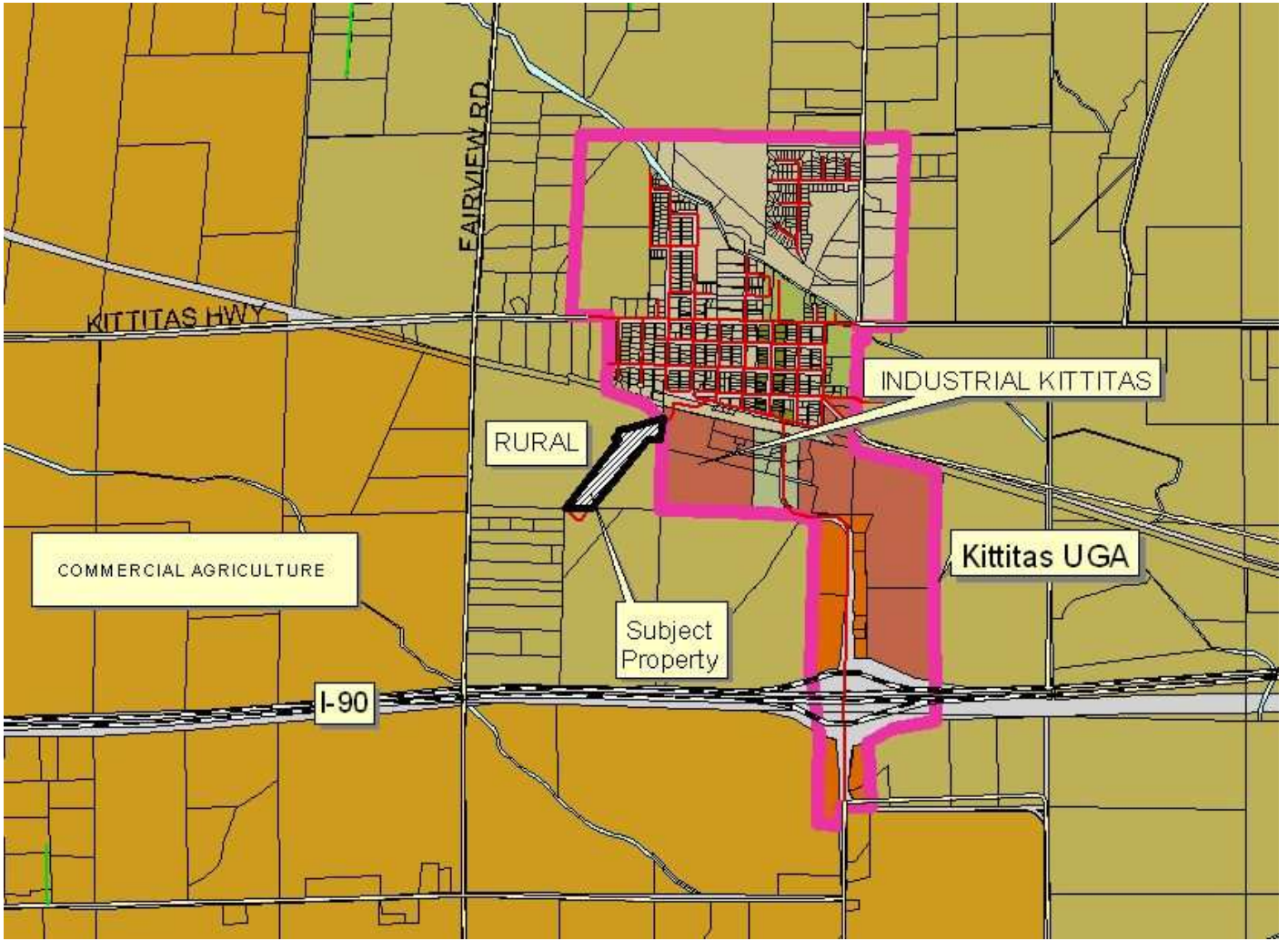


06-06 B Sinclair

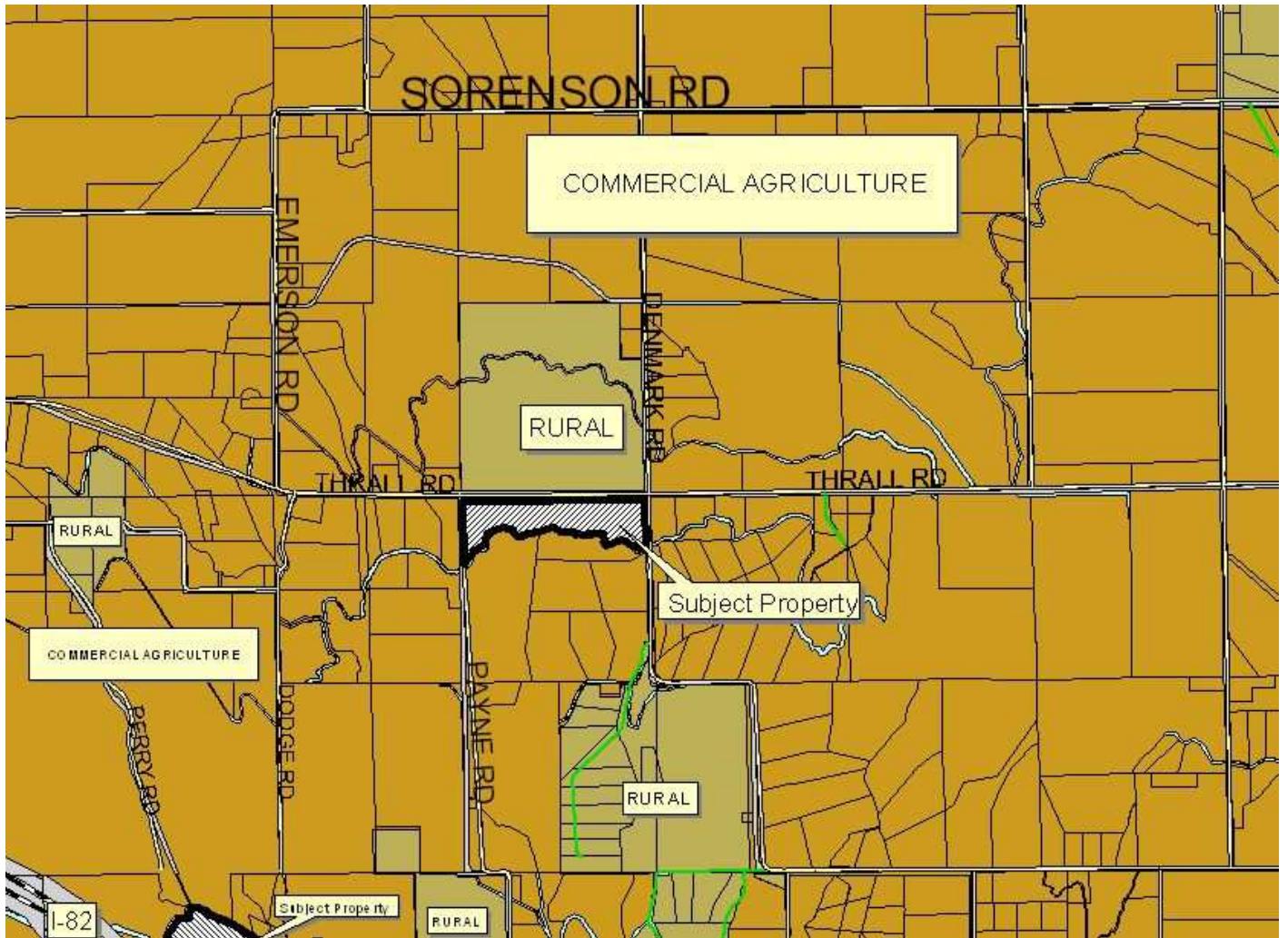




06-08 City of Kittitas

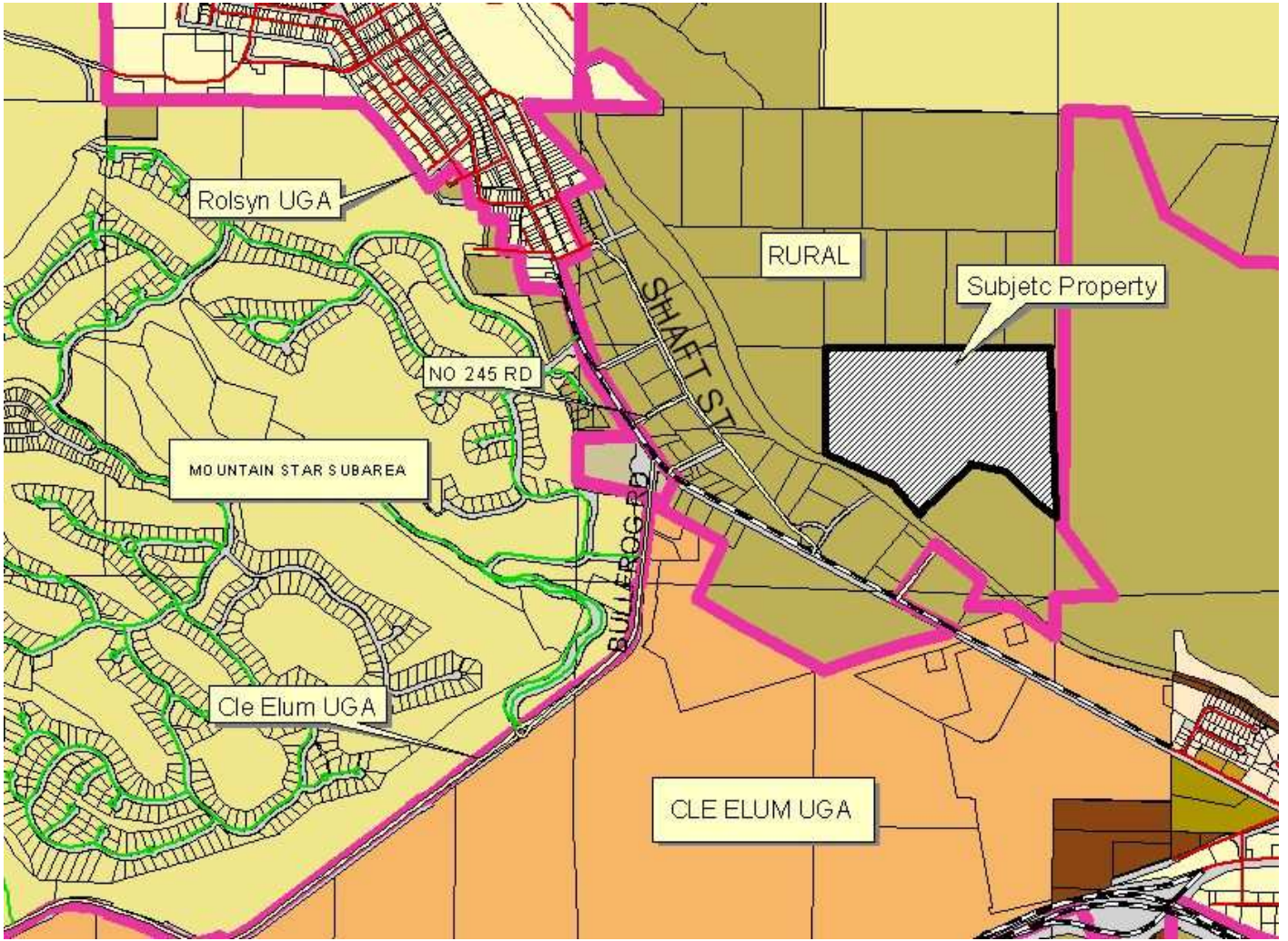


06-09 Graybill

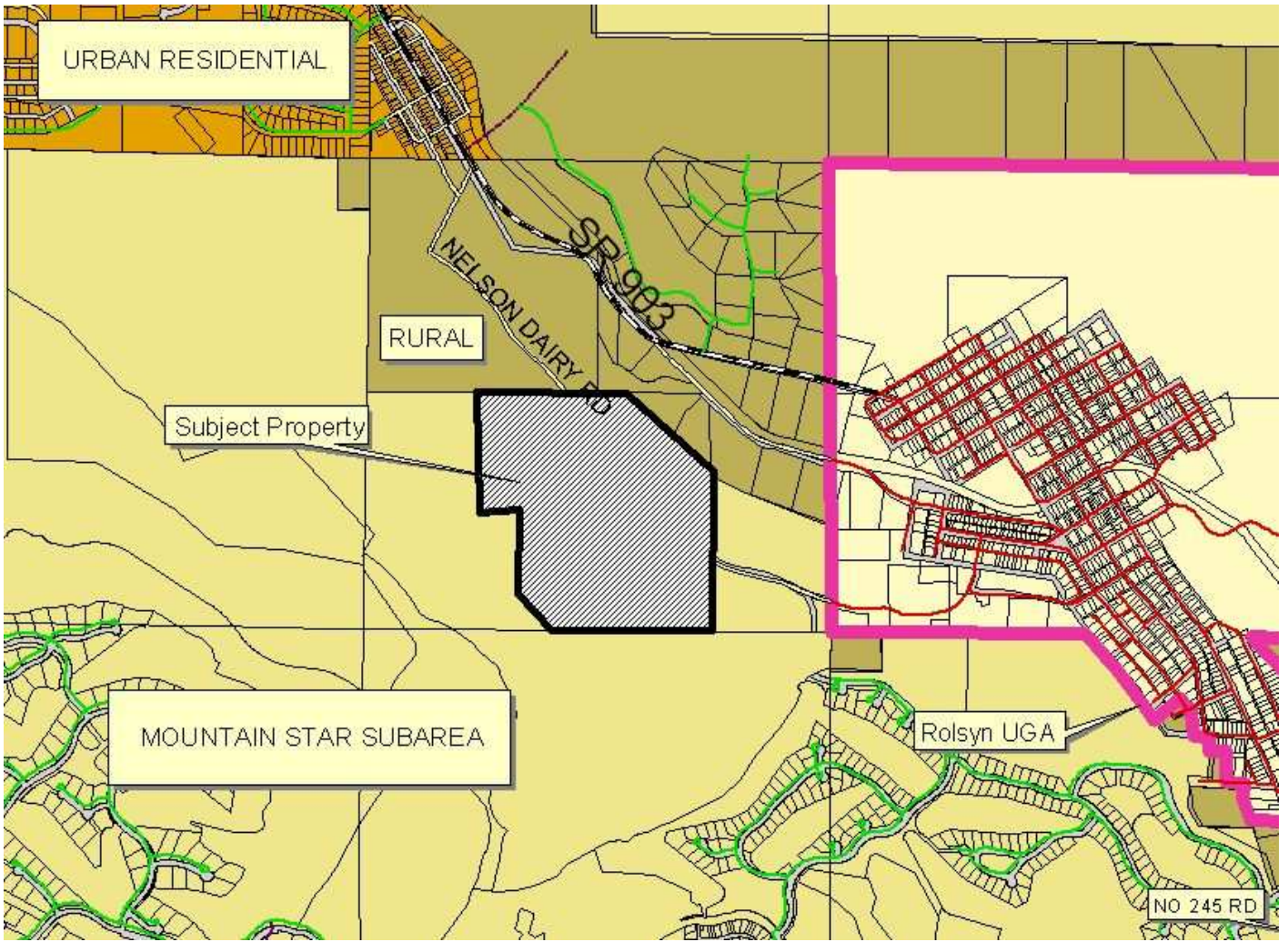


*06-10 No map

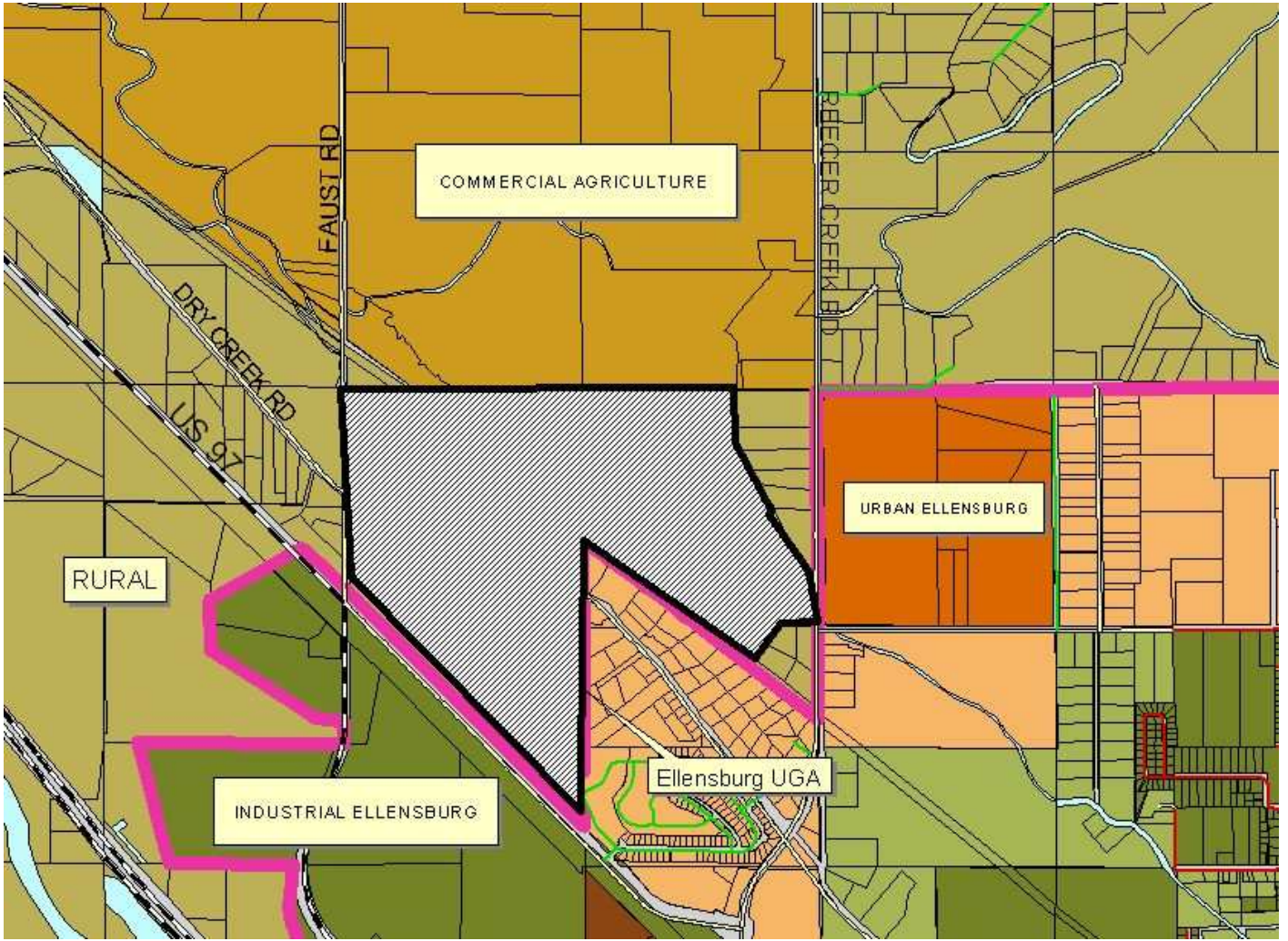
06-11 Central Cascade Land Company



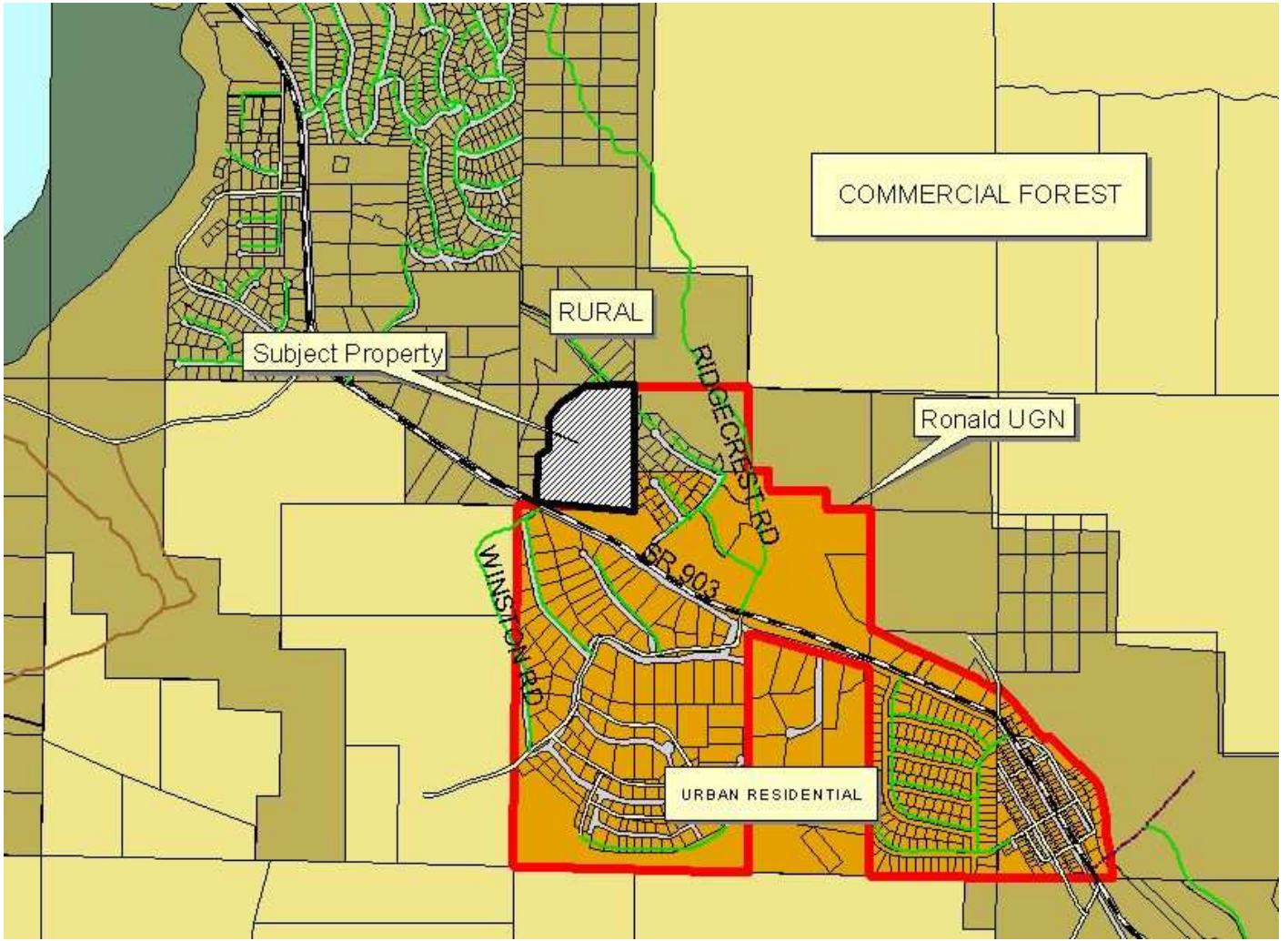
06-12 Suncadia LLC



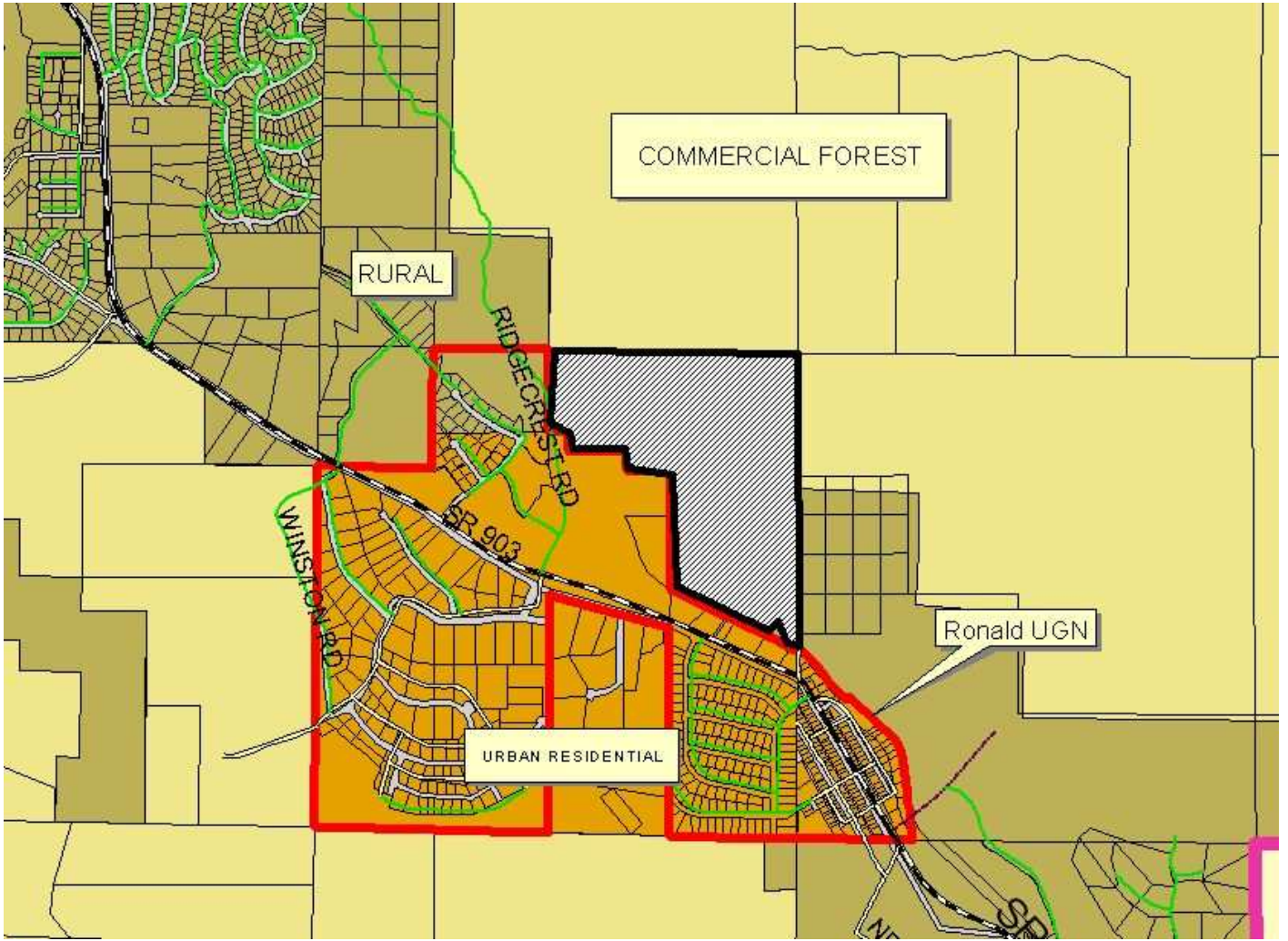
06-13 Teanaway Ridge LLC, Cle Elum Pines East LLC, Cle Elum Pines West LLC



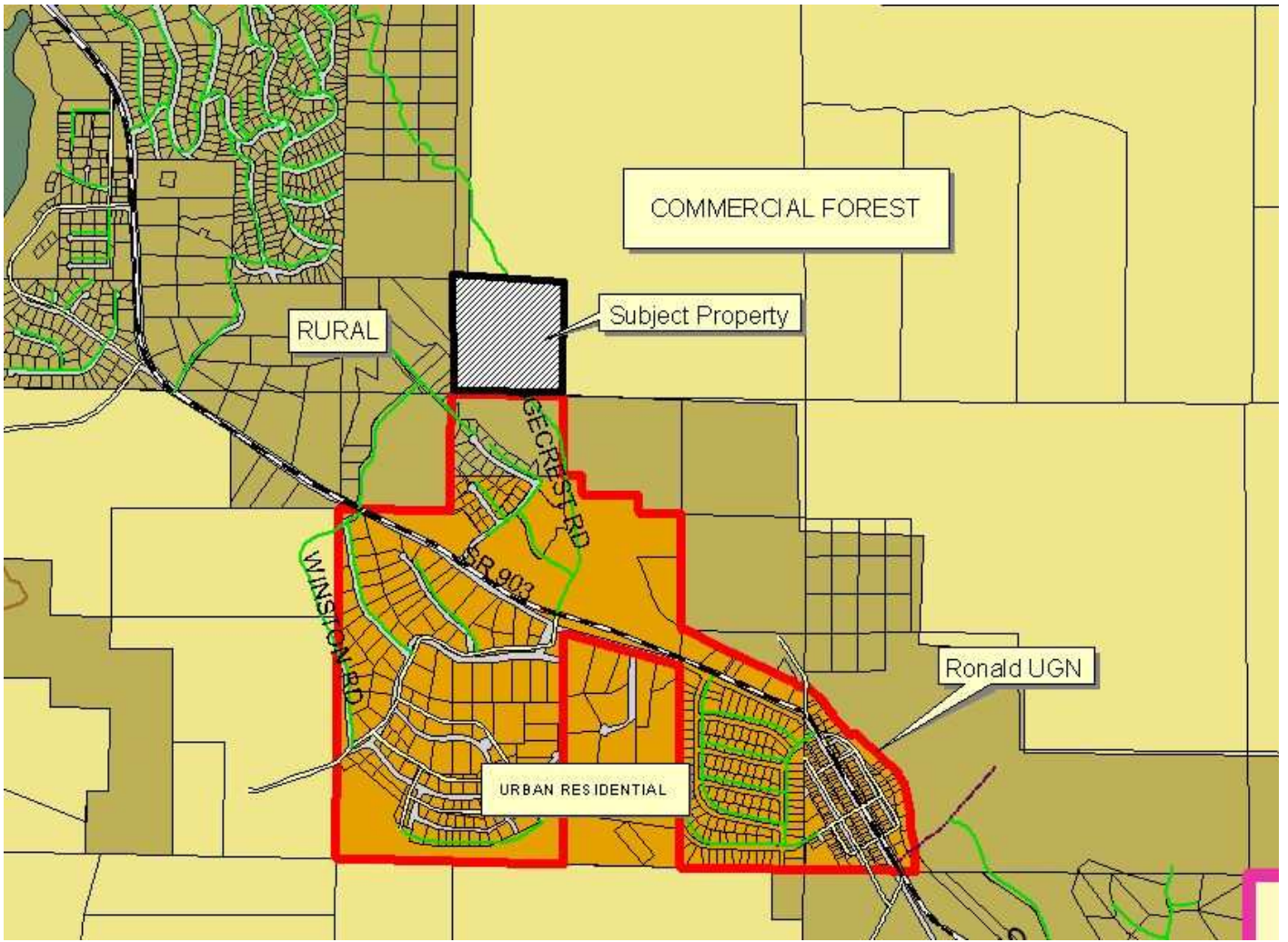
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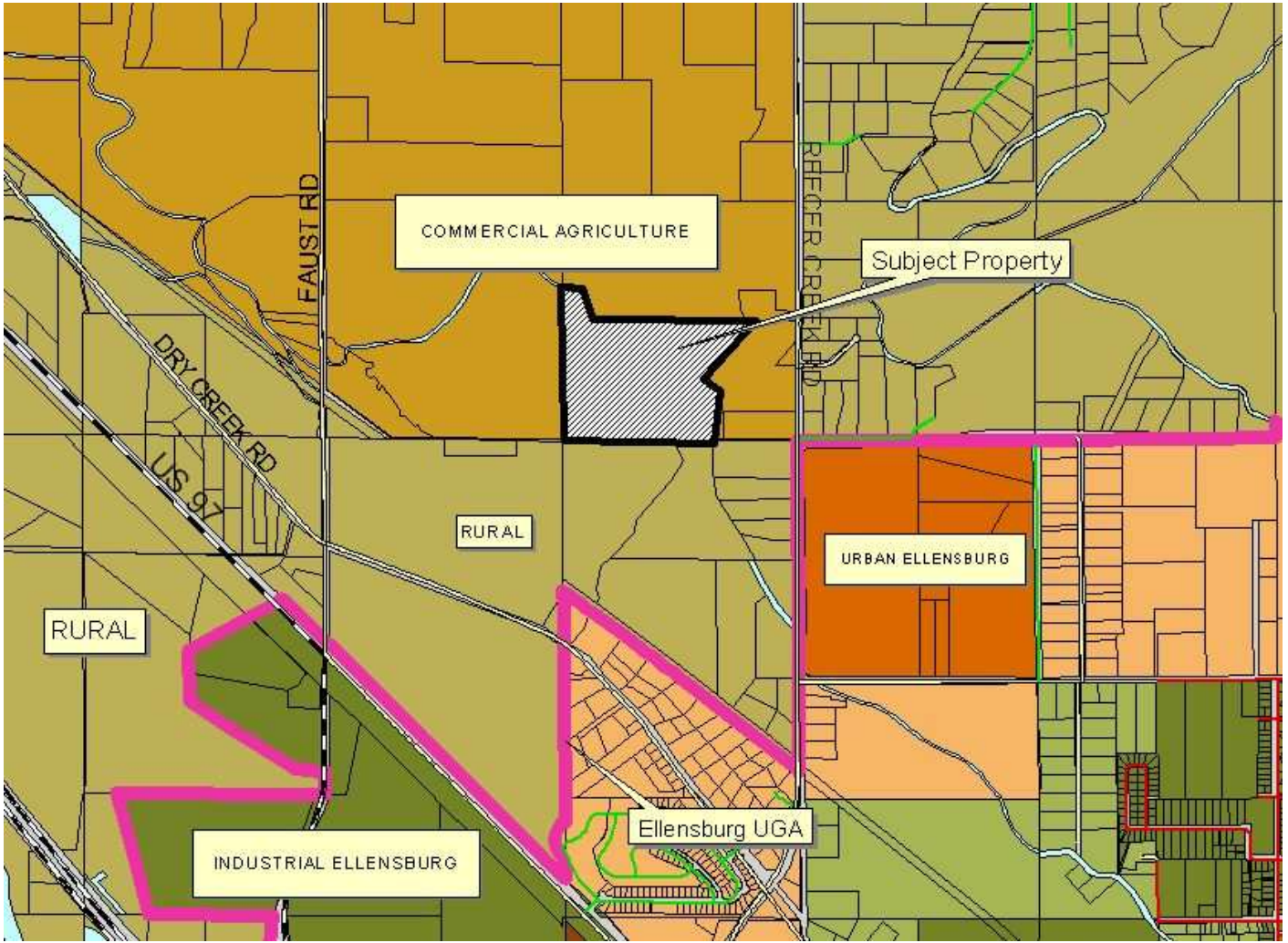
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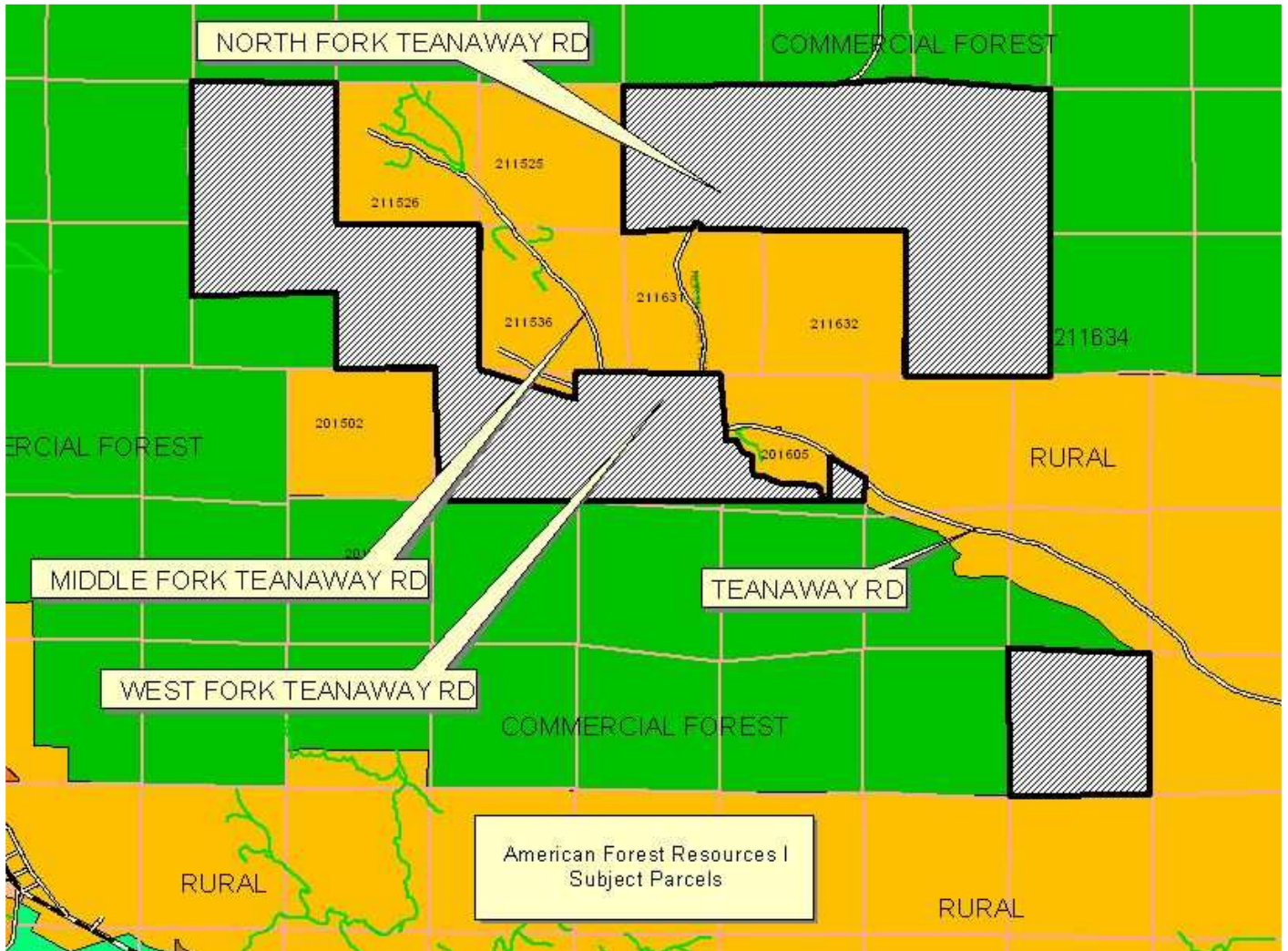
06-16 Teanaway Ridge LLC



06-17 Teanaway Ridge LLC



06-18 American Forest Resources I (some are portions of parcels only)



06-19 American Forest Resources II

