



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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This document serves as a quick guide to the issues that the Resource Lands Advisory Committee recommendations are addressing as part of the 2006 Kittitas County Comprehensive Plan Update.

Problem	Solution	How it works
Determining the availability of water and where growth is suitable pending on such.	Require that prior to final approval of all subdivisions that proof of a sufficient water source is in place for domestic use.	Prior to final approval of all subdivisions, a connection to an approved water source or a well must be in place that is producing water in sufficient quality and quantity for domestic use.
How do we keep lands currently designated Commercial Agriculture and Commercial Forest in those designations	Develop a Transfer of Development Right (TDR) and Purchase of Development Rights (PDR) program to allow the transfer and purchase of development rights for the Commercial Agriculture and Commercial Forest designations. The development of such programs would allow for lands designated as such to maintain the commercial use, but allow for the land to still obtain development value by selling off development rights.	Conduct a TDR, PDR analysis and program development that would identify "receiving" areas for the development rights and identify areas where development rights would be transferred or purchased from.
Loss of economic viability of Commercial Forest lands due to the closing of key wood mills to the county. Of particular concern is the Commercial Forest lands located in the Teanaway Drainage Basin.	Identify planning tools to allow for maintaining Commercial Forest lands, while maintaining options that allow for Commercial Forest land owners to realize the economic potential through the development of their land.	Planning tools include: development within two years of the adoption of the Plan of a subarea plan in the Teanaway Drainage Basin prior to development other one unit per 80 acres, identifying areas appropriate for possibly siting a Master Planned Resort (MPR)/Fully Contained Communities (FCC), development of a TDR/PDR program for Commercial Forest lands, allow for the use of the Cluster Subdivision Code in the Commercial Forest designation, develop a Forest Practices Ordinance that identifies the process for conversion of land currently in forestry to other uses.

DARRYL PIERCY, DIRECTOR

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Problem	Solution	How it works
Rezoning	Achieve consistency between the County Land Use and Zoning maps	Rezoning should be limited to occur only when a Comprehensive Plan Land Use map designation change is approved within the context of the yearly review cycle.
<p>Loss of agricultural land with good soils and irrigation, regardless of land use designation, should be minimized to the greatest extent possible.</p> <p>The overall footprint of development in the Rural designations should be minimized to the greatest extent possible.</p>	<p>Develop incentives that encourage the preservation of larger land tracts suitable for agricultural use. Provide incentives for commercially viable agricultural lands to be able to maintain farming but also allow for development potential to be realized through the development of TDR/PDR programs.</p> <p>Density in the Rural land use designation should be based on a public benefit rating system.</p>	<p>An element of the public benefit rating system should give high recognition to development that maintains agricultural land with good soils and irrigation by clustering development on the least productive of these lands and provides for large (greater than 40 acres) intact acreages suitable for agricultural use.</p> <p>TDR/PDR Programs</p> <p>All parcel creation in the Rural designation below a density of 1 unit per 20 acres shall use the public benefit rating system and shall use clustering to maximize the retention of open space and minimize the development footprint. Densities between 1 unit per 20 acres (1:20) and 1 unit per 5 acres (1:5) should be based on the use of a public benefit rating system at the time of parcel creation. Density of 1 unit per 2.5 acres (1:2.5) may be obtained through a TDR/PDR program that incorporates a density transfer from the Commercial Agriculture designation.</p>
Consider how the county will develop not just within the 20 year planning period but within the next 100 years – Planning for the future.	Develop a method to be able to identify areas appropriate for growth beyond 20 years that goes beyond identified UGA/UGN boundaries	Development and implementation of a “Rural Transition Overlay Zone” in the Rural land use designations that will identify areas of the county for growth beyond 20 years. This zone will provide for orderly development beyond the 20 year planning period. This will also provide for the identification of receiving areas for development rights from the Commercial Agricultural zone related to the development of a TDR/PDR program in the county.

Contact Darryl or Joanna at (509) 962-7506 or visit the County Website at www.co.kittitas.wa.us/cds for more information.