

KITTITAS COUNTY CONFERENCE OF GOVERNMENTS

November 25, 2009 COG Motions

Jewell made a motion to amend the Kittitas County-wide Planning Policies with the changes to Attachment 1 of the Kittitas County –wide Planning Policies excluding the City of Kittitas and would also add an amendment to the Kittitas County-wide Planning Policies on page 19 Attachment 1 to include the following: under the paragraph that starts with the asterisk that describes the reserve population allocation would like the first sentences to say the following: that the reserve population allocation is the balance of population reallocated from the former urban growth nodes to stricken out the word cities and adding UGA and Kittitas County Rural based on existing distribution percentages excluding the City of Kittitas. On the distribution grid in front of that would like to make the following changes: add under reserve population allocation for the Roslyn UGA 159, under the South Cle Elum UGA 79, under the Cle Elum 1008, under the Ellensburg UGA 2387, and under the Kittitas County Rural 982 pending ratification by the Ellensburg City Council on December 7, 2009.

Devere seconded motion.

Jewell amended motion to change the UGA's to cities/UGA'S and Kittitas County Rural.

Devere seconded motion.

Motion passed with all in favor.

Jewell made a motion for COG approval of resolution 2009-1 population allocation as presented with the following amendment: under the paragraph that says now therefore be it resolved that the Kittitas County Conference of Governments hereby allocate to the City of Kittitas an additional 666 person to come out of the amount previously allocated to urban growth nodes, and that the remainder of the allocation to the former urban growth nodes shall be allocated to Kittitas County's rural lands and City/ UGA's based on the existing population distribution percentages as outlined in Attachment 1 of the Kittitas County-wide Planning Policies excluding the City of Kittitas also pending ratification by the Ellensburg City Council on December 7, 2009.

Camarata seconded motion.

Motion passed with all in favor.

KITTITAS COUNTY CONFERENCE OF GOVERNMENTS

STATE OF WASHINGTON

POPULATION ALLOCATION

RESOLUTION

NO. 2009-_____

WHEREAS, Kittitas County's comprehensive plan has been determined noncompliant with the State Growth management Act; and

WHEREAS, 10% (5,281) of the future population was allocated to areas formerly known as urban growth nodes, which were determined to be non-compliant with the Growth Management Act; and

WHEREAS, 18.5% (9,771) of the future population was allocated to the County's rural lands; and

WHEREAS, further analysis has been conducted by the County regarding the appropriateness of the urban growth area for the City of Kittitas; and

WHEREAS, the City of Kittitas has passed a resolution regarding its future needs for both residential and commercial lands; and

WHEREAS, the urban growth area for the City of Kittitas requires an additional 666 people allocated to it; and

WHEREAS, the allocation should come out of the allocation formerly given to the urban growth nodes; and

WHEREAS, any remainder should be added to the allocation for rural lands; and

WHEREAS, the County-wide Planning Policies still reference urban growth nodes.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Conference of Governments hereby allocate to the City of Kittitas an additional 666 persons, to come out of the amount previously allocated to urban growth nodes, and that the remainder of the allocation to the former urban growth nodes shall be allocated to Kittitas County's rural lands and City/UGA's based on the existing population distribution percentages outlined in Attachment 1 of the Kittitas County-wide Planning Policies, excluding the City of Kittitas.

NOW THEREFORE BE IT FURTHER RESOLVED: That the Kittitas County Conference of Governments hereby recommend amending the County-wide Planning Policies to remove the term “urban growth node” as essentially reflected in Exhibit “A” which is attached hereto and incorporated herein by the reference..

DATED this _____ day of _____, 2009 at Ellensburg, Washington.

KITTITAS COUNTY CONFERENCE OF GOVERNMENTS
KITTITAS COUNTY, WASHINGTON

_____	_____
_____	_____
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ATTEST:
CLERK OF THE BOARD

EXHIBIT A

PREAMBLE TO **THE COUNTY-WIDE PLANNING POLICIES** ~~(RESOLUTION 94-153)~~

These Planning Policies are to be used solely to establish a framework from which the comprehensive plans of the County and Cities within the county are developed and adopted, pursuant to RCW Ch. 36.70A, The Growth Management Act.

These policies are adopted to ensure consistency and coordination among the comprehensive plans of the County and the Cities.

Nothing in these policies shall be construed to alter the land use powers of the Cities or County.

The statement which follows expresses a general vision of the future of our county, toward which this framework and these policies aim.

VISION STATEMENT

The people of Kittitas County value and want to protect and enhance their quality of life. This quality of life includes the need to: protect the visual and physical environment; foster economic opportunity, diversity, and security; support a wide range of natural resource-based industries; ensure access to recreational opportunities; promote educational excellence; and provide for affordable housing and accessible transportation. Planning for growth and change must be based on maintaining and enhancing this quality of life and the character of the county.

Actualizing this vision requires a collaborative effort among public officials from all jurisdictions. A partnership between citizens and these public officials is also essential for an effective planning process. Recognizing that ultimate decision making responsibility lies with elected officials, active citizen involvement through a variety of venues must be encouraged and valued.

Individual initiative, private property rights, and freedom from burdensome regulations are greatly valued by the people of Kittitas County. Sometimes the cumulative effects of individuals' activities may conflict with community values. Therefore, growth must be based on reconciling the rights of the individual and the needs of the community of which each individual is a part. The entire community must be willing to share the burden and the responsibility of achieving mutually identified planning goals.

INVENTORY OF ISSUES

Urban Growth Areas

Designation Criteria
Joint Review of Development Proposals
Consistent Development Regulations
Municipal Service Extensions
~~Unincorporated Urban Growth Nodes~~
Comprehensive Planning Requirements in UGAs
Annexation Procedures
Major Commercial and Industrial Development
Conflict Resolution
Urban Service Areas
Implementation

Economic Development and Employment

Overall Economic Development Plan
County-wide Economic Vitality
Financing for Public Facilities
Economic Development Strategies

Environment

Environmental Concerns

Affordable Housing

Housing Types
Manufactured Housing
Multi-family and Special Housing
Economic Development

Siting of Essential Public Facilities

Identification of Essential Public Facilities
Siting Requirements
Regional Planning of Public Facilities
Types and Process for Siting of Essential Public Facilities
Fair Share Distribution

Transportation

General Transportation Planning
Growth Management Compliance
Consistency and Compatibility

EXHIBIT A

Public Participation and Prioritization
Multi-modal System
Community Needs
Concurrency

Contiguous and Orderly Development

Subdivisions and Development
Interlocal Agreements
Density and Services
Planned Unit Developments
Density within Planned Unit Developments
Planned Unit Development within the County
Development Standards
Local Improvement Districts

Analysis of Fiscal Impacts

Implementation
Financing and Planning of Capital Facilities
Development Impact Fees
Coordinated Development

EXHIBIT A

URBAN GROWTH AREAS

I. Issues

1. Designation Criteria.

Policy A: The County, in cooperation with the Cities, will designate Urban Growth Areas (UGAs). ~~The designation of UGAs beyond the existing limits of incorporation will be based on a demonstration by the cities that municipal utilities and public services either already exist, or are planned for and can be effectively and economically provided by either public or private sources.~~

Policy B: Designation of UGAs adjacent to incorporated cities: The designation of UGAs beyond the existing limits of incorporation will be based on a demonstration by the cities that municipal utilities and public services either already exist, or are planned for and can be effectively and economically provided by either public or private sources.

Policy ~~B~~C: UGAs will be determined by projections of population growth in both rural and urban areas of the County. These projections shall be reached through negotiation at the Kittitas County Conference of Governments (KCCOG), taking into account current growth rates and the Office of Financial Management (OFM) projections. The subdivision, rezone, capital improvements, and governmental service decisions of all County governmental jurisdictions should be directed by their projected share of growth and should be in proportion to that projected share of growth. (See *Attachment #1*.) These projections will be reviewed on an annual basis on or about July 1 each year. (See *Attachment #~~3~~2*.)

2. Joint Review of Development Proposals in UGAs Adjacent to Incorporated Cities.

Policy A: Development proposals and public projects within the UGAs shall be jointly reviewed by the County and the City.

Policy B: The County should consider the use of joint lead agency status with the City, through the SEPA process to ensure coordination of activities.

Policy C: Final development approval will continue to reside with the County for areas outside of City limits.

3. Consistent Development Regulations.

Policy A: Consistent development regulations and development standards should be adopted for areas within UGAs.

EXHIBIT A

Policy B: Consistent development regulations and development standards should be evolved through the comprehensive planning process and addressed on a city-by-city basis.

Policy C: Development standards shall address such improvements as street alignment and grade, public road access, right-of-way, street improvements, sanitary sewer, storm water improvements, power, communications, utilities, park and recreation facilities, and school facilities.

4. Municipal Service Extension.

Policy A: City services should be provided only within and not beyond UGAs. Such services include central sewage collection and treatment, public water systems, urban street infrastructure, and stormwater collection facilities. City services may be extended beyond UGAs to serve a master planned resort approved pursuant to the Kittitas County Comprehensive Plan MPR Policies and RCW 36.70A.360.

Policy B: Cities may provide water service beyond a designated UGA if the service areas is required by agreement through a Coordinated Water Supply Plan; provided, however, nothing in this section shall preclude the authorization of master planned resorts by the County pursuant to RCW 36.70A.360 and the County's Comprehensive Plan MPR policies.

Policy C: The availability of the full range of urban government services will be subject to the annexation policy of the adjacent municipality. The time of utility extensions into the UGA shall be consistent with the adopted comprehensive plan and capital facilities plan of the utility purveyor.

5. Unincorporated ~~"Urban Growth Nodes."~~County.

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. In the rural unincorporated areas, the County may designate limited areas of more intensive rural development (LAMIRD). Any such designation shall be consistent with the provisions of RCW 36.70A.070(5).~~

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.

6. Comprehensive Planning Responsibilities in UGAs.

EXHIBIT A

Policy A: Comprehensive Growth Management planning within ~~the~~ [UGAs associated with an incorporated city](#) 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 [adjacent to their incorporated boundaries](#) 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. (*See Attachment #~~3~~2.*)

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. (*See Attachment #~~3~~2.*)

Policy C: An amendment to a UGA shall only be approved once the City or County has demonstrated that the UGA designation criteria (issue #1) has been met. (*See Attachment #~~3~~2.*)

8. Major Commercial and Industrial Development.

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

Policy B: New industrial development which is not resource-based shall be located only within UGAs, ~~UGNs~~, or industrial zoned land, if urban services and zoning permits are required. Temporary industrial uses may be allowed within master planned resorts approved by the County pursuant to RCW 36.70A.360 and the

EXHIBIT A

County Comprehensive Plan MPR policies; provided, however, that any such use shall be limited to master planned resort construction, development, maintenance, and operational purposes and shall be subject to annual review and approval by the County. Nothing in this section shall prohibit master planned resorts approved by the County from continuously maintaining on-site industrial uses which are limited to meeting the on-going maintenance and operational needs of such resorts.

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

9. Conflict Resolution.

Policy A: The role of the KCCOG will be explored in matters of conflict resolution regarding interpretations and issues of clarification related to this document. (*See Attachment #~~3~~2.*)

Policy B: Amendments to the KCCOG bylaws and/or formal agreements would be necessary to fully designate the KCCOG as a recognized mediation and arbitration participant. (*See Attachment #~~3~~2.*)

10. Urban Service Areas.

Policy A: All jurisdictions of Kittitas County will jointly work to identify and address service areas and their impacts.

11. Implementation.

Policy A: Implementing measures may include interlocal agreements, contracts, memorandums of understanding and joint ordinances or a combination thereof.

ECONOMIC DEVELOPMENT AND EMPLOYMENT

I. Issues

1. Overall Economic Development Plan.

Policy A: The jurisdictions in Kittitas County will cooperate with the Kittitas-Yakima Resource Conservation and Economic Development District in preparing an

EXHIBIT A

annual “Overall Economic Development Plan.” Other appropriate agencies, businesses, and individuals will be involved in the process.

2. County-wide Economic Vitality.

Policy A: Economic vitality and job development will be encouraged in all the jurisdictions consistent with all community growth policies developed in accordance with the Growth Management Act.

3. Financing for Public Facilities.

Policy A: Planning and financing for public facilities to serve potential business and industries except natural resource based should be limited to urban growth areas ~~or urban growth nodes.~~

4. Economic Development Strategies.

Policy A: Economic development activities will be implemented in a manner which supports our quality of life and growth management strategy. This can be achieved by the following:

1. Recognizing that education and training which produce a skilled work force are essential to the county s economic vitality.
2. Basing the level of economic development activity on our ability to manage the resulting growth.
3. Requiring non-resource based economic development activities to locate within designated UGAs, ~~UGNs,~~ or incorporated cities.
4. Requiring economic development proposals to show how increased services and infrastructure support will be provided.
5. Undertaking countywide and regional efforts to coordinate economic development activities.
6. Ensuring that the economic development element of local comprehensive plans and countywide and regional growth management plans are compatible.

ENVIRONMENT

I. Issues

1. Environmental Concerns.

Policy A: Kittitas County recognizes that a healthy economy which provides employment

EXHIBIT A

opportunities for diverse segments of the community are important to the quality of life in the area. The quality of life shall be protected by balancing environmental concerns with economic development. All jurisdictions shall protect critical areas through comprehensive plans and policies and develop regulations that are consistent with the adopted Critical Areas Ordinance.

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 to intended to interfere with that process, and there is no intent to make claims on water rights by this policy document.

AFFORDABLE HOUSING

I. Issues

1. Housing Types.

Policy A: A wide range of housing development types and densities within the county will be encouraged and promoted. This will include multiple-family and special needs housing to provide affordable housing choices for all.

2. Manufactured Housing.

Policy A: Within UGAs, manufactured housing meeting the standards of the Manufactured Housing Code, not the Uniform Building Code, should be developed in the form of planned manufactured home parks or subdivisions. The county and the cities should provide location criteria and appropriately zoned lands.

3. Multi-family and Special Housing.

Policy A: The inclusion of all types of housing for individuals with special needs should be encouraged by all jurisdictions.

Policy B: Multi-family housing that meets the needs of all income levels should be encouraged by all jurisdictions.

EXHIBIT A

4. Economic Development.

Policy A: The need for affordable housing will be part of the economic development strategy.

Policy B: Jurisdictions are encouraged to consider innovative economic techniques and strategies for providing affordable housing.

SITING OF ESSENTIAL PUBLIC FACILITIES

I. Issues

1. Identification of Essential Public Facilities.

Policy A: The comprehensive planning process in each jurisdiction shall identify land for essential public facilities of city, countywide, or statewide significance, such as human service facilities, educational or solid waste handling facilities, transportation facilities, correctional facilities and in-patient care facilities.

2. Siting Requirements.

Policy A: Siting requirements for County facilities within UGAs shall be jointly and cooperatively established with the municipalities.

Policy B: Essential public facilities will not be located in Resource Lands or Critical Areas unless no feasible alternative site location exists, such as in the case of utility transmission facilities.

Policy C: Essential public facilities whose nature require that they be sited outside cities, ~~urban growth nodes~~, or UGAs must be self-supporting and must not require the extension, construction, or maintenance of municipal services and facilities. Criteria shall be established that address the provision of services when siting an essential public facility. Essential public facilities should not be located outside cities, ~~nodes~~, or urban growth areas unless the nature of their operations needs or dictates that they be sited in the rural area of the County.

Policy D: Essential public facilities shall be sited in places that enhance the region's development strategy and that encourage their efficient use by the public.

3. Regional Planning of Essential Public Facilities.

Policy A: The Cities and the County shall develop a cooperative and structured process

EXHIBIT A

through KCCOG, which includes public involvement at an early stage, to consider siting of public facilities of a city, countywide, and statewide nature, such as solid waste disposal, correctional, transportation, education and human service facilities. (See Attachment #~~3~~².)

Policy B: The comprehensive plans of all jurisdictions shall demonstrate how lands useful for public purposes are coordinated with adjacent jurisdictions and the County.

4. Types and Process for Siting of Essential Public Facilities.

Policy A: All jurisdictions shall identify essential public facilities including but not limited to:

1. Utility corridors, sewer, water, power and communication facilities;
2. All transportation facilities;
3. Landfills, solid waste handling, and disposal facilities;
4. Sewage treatment facilities;
5. Recreational facilities
6. Schools;
7. Municipal facilities (city halls, fire stations, police stations, libraries, and post offices);
8. Parks,
9. State and local correctional facilities;
10. In-patient facilities.

Policy B: All jurisdictions shall establish a countywide process for siting essential public facilities of region-wide significance. This process will include:

1. An inventory of needed facilities;
2. A method of fair share allocation of facilities;
3. Economic and other incentives to jurisdictions receiving such facilities;
4. A method of determining which jurisdiction is responsible for each facility;
5. A public involvement strategy; and
6. Assurance that the environment and public health and safety are protected.

Policy C: Essential public facilities which are identified by the County, by regional agreement, or by State or Federal government shall be subject to the following process. When essential public facilities are proposed the local government(s) will:

1. Appoint an advisory Countywide Project Analysis and Site Evaluation Committee composed of citizen members selected to represent a broad range of interest groups. It will be this committee's responsibility to develop

EXHIBIT A

specific siting criteria for the proposed project and to identify, analyze, and rank potential project sites. In addition, the committee shall establish a reasonable time frame for completion of the task.

2. Ensure public involvement through the use of timely press releases, newspaper notices, public information meetings, and public hearings.
3. Notify adjacent jurisdictions of the proposed project and solicit review and comment on the recommendations made by the Advisory Project Analysis and Site Evaluation Committee.

Policy D: The siting of any essential public facility requires that the facility location be compatible with area land uses. Local comprehensive plans and regulations will establish standards by which to judge and ensure such compatibility.

5. Fair Share Distribution.

Policy A: All jurisdictions shall strive to locate regional and essential public facilities so as to distribute them equitably countywide. No single community shall be required to absorb an undue share of the impacts of regional and essential facilities.

Policy B: In determining a local government's fair share of siting of public facilities, the Advisory Countywide Project Analysis and Site Committee (see Policy 4C) shall consider at least the following:

1. Existing public facilities and their effect on the community.
2. The relative potential for re-shaping the economy, the environment, and the community character resulting from the siting of the facility.

TRANSPORTATION

I. Issues

1. General Transportation Planning.

Policy A: Transportation plans (i.e., transportation elements of comprehensive plans) shall promote the development and implementation of a safe, efficient, and environmentally sound multi-modal transportation system in accordance with federal and state requirements, including the State's Growth Management Act and that is responsive to the community. All other policies shall be consistent with the policy.

2. Growth Management Compliance.

Policy A: Transportation plans will support the planning goals for comprehensive plans set

EXHIBIT A

forth in RCW 36.70A.020 and 36.70A.070(6), including promotion of economic development consistent with available resources and public services and facilities.

3. Consistency and Compatibility.

Policy A: Transportation plans will be consistent with their respective comprehensive plans and will be compatible with the applicable components of other local and regional transportation plans (e.g., QUADCO Regional Transportation Planning Organization, bordering counties, WSDOT and local agencies).

Policy B: The County and Cities shall cooperate in the analysis of and response to any proposed major regional industrial, retail/commercial, recreation, or residential development proposals that may impact the transportation system in Kittitas County.

4. Public Participation and Prioritization.

Policy A: Transportation plans and project prioritization shall be developed in active consultation with the public.

5. Multi-modal System.

Policy A: The transportation plans will promote a coordinated and efficient multi-modal transportation system, including alternative forms of transportation for the movement of goods and people.

6. Community Needs.

Policy A: The transportation plans will, to the maximum extent practical, provide a safe and environmentally sound system which responds to the needs of the community, including the elderly, disabled and low-income.

7. Concurrency.

Policy A: Transportation improvements which are necessary to maintain the identified level of service standards shall be implemented concurrent with new development. Concurrent with development means that improvements are in place at the time of development, or that a financial commitment is in place to complete the improvements within six years.

CONTIGUOUS AND ORDERLY DEVELOPMENT

EXHIBIT A

I. Issues

1. Subdivisions and Development in UGAs.

Policy A: Subdivisions and development within UGAs shall be orderly and coordinated between county and city governments and utility service purveyors.

Policy B: Development and subdivisions in the UGA will be subject to joint review with the Cities according to the development standards and comprehensive plans developed for that UGA, when those standards are developed. The county shall enforce these standards in the permit review process.

2. Interlocal Agreements.

Policy A: Cities, the County, and Special Districts shall execute interlocal agreements to coordinate and manage growth in UGAs. Interlocal agreements shall acknowledge and implement the County-wide Planning Policies and shall incorporate uniform criteria for orderly annexation.

3. Density and Services.

Policy A: Within UGAs, the forming of unincorporated enclaves of suburban density shall be planned and coordinated.

Policy B: Municipal services should be extended by Cities within unincorporated UGAs.

Policy C: Municipal services should not be extended outside of UGAs; provided, however, municipal services may be extended to serve a master planned resort approved pursuant to RCW 36.70A.360 and the County Comprehensive Plan MPR Policies.

4. Planned Unit Developments.

Policy A: PUDs which include commercial and/or industrial uses in addition to residential uses shall be located in UGAs ~~or UGNs~~; provided, however, that nothing in this section shall preclude the authorization of master planned resorts by the County pursuant to RCW 36.70A.360 and .362, and the County's Comprehensive Plan MPR Policies. ~~The boundaries of UGNs will be defined as part of the County's completed Growth Management Plan. (See Attachment #2.)~~

Policy B: The location of all PUDs shall be established to foster the efficient expansion and management of infrastructure and utilities and demonstrate compatibility with resource land uses; provided, however, that nothing in this section shall preclude the authorization of master planned resorts by the County pursuant to RCW

EXHIBIT A

36.70A.360 and the County's Comprehensive Plan MPR Policies. Impact fees may be assessed to compensate the cost of increased demands upon infrastructure, services, and utilities.

Policy C: Only residential PUDs will be allowed outside of UGAs ~~or UGNs~~, and subject to the policies contained herein; provided however, that nothing in this section shall preclude the authorization of master planned resorts by the County pursuant to RCW 36.70A.360 [and .362](#), and the County's Comprehensive Plan MPR Policies.

Policy D: Standards shall be developed for residential PUDs outside of UGAs ~~and UGNs~~ for a maximum density adjustment to not exceed a 3:1 ratio of the underlying zone; provided however, that nothing in this section shall preclude the authorization of master planned resorts by the County pursuant to RCW 36.70A.360 [and .362](#), and the County's Comprehensive Plan MPR Policies.

Policy E: A maximum of two years will be allowed from preliminary approval to final PUD approval providing other necessary approvals can be obtained within this time period; provided however, that nothing in this section shall preclude the authorization of master planned resorts by the County pursuant to RCW 36.70A.360 [and .362](#), and the County's Comprehensive Plan MPR Policies. The final approval shall include a schedule for any phased development of the PUD. PUDs should be required to achieve a fifty percent (50%) build out of each phase within four (4) years of the scheduled start date of each phase. Fifty percent build out shall include phased construction of infrastructure improvements, required structural construction, and implementation of the required natural and social amenity bonuses. If any of these requirements are not completed, the underlying zones shall be reinstated. All phases to be completed within 16 years of the final approval.

5. Density within PUDs.

Policy A: Density of PUDs shall be determined by the underlying zoning district's density provisions. The ability to alter or raise the underlying zoning for increased density shall be based on a density bonus system. The bonus system shall allow greater density according to the developer's ability to provide natural and social amenities beyond the required minimums contained in other regulations; provided however, that nothing in this section shall preclude the authorization of master planned resorts by the County pursuant to RCW 36.70A.360 [and .362](#), and the County's Comprehensive Plan MPR Policies.

Policy B: Bonus amenities shall include but not be limited to: critical areas buffering or protection measures; wildlife protection corridors; public access; pedestrian trail systems; affordable housing opportunities; open space; recreation opportunities;

EXHIBIT A

capital facilities improvements; avoidance of floodplain development; and others as specified by the local planning process.

6. PUD Density within the County.

Policy A: KCCOG shall review the cumulative effects of PUD development when reviewing population allocations. (*See Attachment #~~3~~2.*)

7. Development Standards.

Policy A: To encourage logical expansions of corporate boundaries into UGAs and to enable the most cost-efficient expenditure of public funds for the provision of municipal services into newly annexed areas, the County and the respective Cities shall jointly develop and implement development, subdivision and building standards, coordinated permit procedures, and innovative financing techniques including the possibility of development impact or other fees for the review and permitting of any new development within the separate UGAs.

Policy B: Standards for the following shall be developed and adopted:

1. Street locations, both major and secondary
2. Street right-of-way
3. Street widths
4. Curbs and gutters
5. Sidewalks for secondary streets only
6. Road construction standards
7. Cul-de-sacs, location and dimensions
8. Storm drainage facilities, quantity, quality, and discharge locations
9. Street lights, conduit, fixtures, locations
10. Sewer, septic regulations, private sewer, dry sewer facilities
11. Water, pipe sizes, locations, construction standards
12. Electrical and natural gas distribution systems
13. Communication utilities, telephone, cable TV, etc.
14. Fire protection, station locations, fire flows, uniform codes
15. School facilities
16. All building requirements
17. Subdivision and platting requirements
18. Mobile homes and manufactured home regulations
19. Zoning ordinances: permitted uses in UGAs, setbacks, building heights, lot coverage, etc.
20. Libraries
21. Any other like services.

EXHIBIT A

8. Local Improvement Districts.

Policy A: The County and Cities should jointly sponsor the formation of Local Improvement Districts for the construction or reconstruction of infrastructure to a common standard which are located in the City and the Urban Growth Areas.

ANALYSIS OF FISCAL IMPACTS

I. Issues

1. Implementation.

Policy A: The implementation of County-wide Planning Policies will promote more efficient growth patterns which may result in reduced cost of public services and facilities in the long term due to more logical distribution of governmental services.

2. Financing and Planning of Capital Facilities.

Policy A: Financing methods for infrastructure (such as, but not limited to, roads, schools, sewers, and parks) shall be used which minimize the taxpayer's overall burden and provide equity between existing and new development.

Policy B: Capital facilities and development shall be concurrent. (See "concurrency" in Glossary of Terms.)

Policy C: The levels of service for capital facilities shall be cooperatively defined, planned and financed by all segments of the public and private sector involved in providing a particular service.

Policy D: Financing methods for infrastructure serving residential needs could be mitigated for resource lands as designated by the County in keeping with anticipated levels of service impact.

3. Development Impact Fees.

Policy A: A system of development impact fees should be developed and levied against all new development within the County in order to assign a fair and proportionate share of future infrastructure within UGAs, ~~UGNs~~, and other designated service areas.

Policy B: The Kittitas County Conference of Governments (KCCOG) shall serve as a first

EXHIBIT A

level conflict resolution mediation board among jurisdictions in addressing the enactment of development impact fees. (See Attachment #~~32~~.)

4. Coordinated Development.

Policy A: Joint funding arrangements, such as interlocal agreements, should be adopted for an initial period after annexations of developed properties to address the county's loss of revenues and its capital facility expenditures prior to annexation. Any city's obligations to provide capital facilities to the area annexed will also be addressed.

Policy B: All jurisdictions shall participate in identifying needed regional services. All jurisdictions shall cooperate to identify adequate revenue sources and in creating financing mechanisms for regional services and infrastructure. Financing mechanisms may include increment financing or tax base sharing.

Policy C: All jurisdictions shall coordinate bond elections for capital facility planning and financing.

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 .362, and the County's Comprehensive Plan MPR Policies.

EXHIBIT A

ATTACHMENT #1

Population Allocations

The Kittitas County population projections and distributions establish the growth forecasts to be used for planning purposes and the specific growth targets for each UGA. As established by the Washington Growth Management Act (RCW 43.62.035) the State of Washington Office of Financial Management (OFM) prepares twenty-year growth management planning population projections for each county planning under GMA. The OFM prepares high, medium and low forecasts for each county, with the middle range representing the most likely scenario. The county-level forecasts are reviewed and distributed among the jurisdictions in the County through a collaborative process. The Kittitas County Conference of Governments (KCCOG) is the body charged with leading this process. Once established, jurisdictions must develop plans that demonstrate the capacity to accommodate their 20-year population projection consistent with GMA.

In 2005, the KCCOG updated the Kittitas County population allocation based on the 2002 OFM high forecast, which assumes a total population of 52,810 in 2025. The allocation adopted by the KCCOG to all of the municipal UGAs, the unincorporated rural County and the County's Urban Growth Nodes. This allocation is shown below:

<u>Jurisdiction</u>	<u>% of total</u>	<u>Population Allocation</u>
<u>Roslyn/UGA</u>	<u>3%</u>	<u>1,584</u>
<u>South Cle Elum/UGA</u>	<u>1.5%</u>	<u>792</u>
<u>Kittitas/UGA</u>	<u>3%</u>	<u>1,584</u>
<u>Cle Elum/UGA</u>	<u>19%</u>	<u>10,034</u>
<u>Ellensburg/UGA</u>	<u>45%</u>	<u>23,764</u>
<u>Kittitas County Urban Growth Nodes</u>	<u>10%</u>	<u>5,281</u>
<u>Kittitas County Rural</u>	<u>18.5%</u>	<u>9,771</u>
<u>Total</u>	<u>100%</u>	<u>52,810</u>

EXHIBIT A

ATTACHMENT #1 (continued)

In 2008, the Eastern Washington Growth Management Hearings Board directed Kittitas County to (1) eliminate the Urban Growth Node designation and replace it with a GMA compliant land use designation and (2) show its work in justifying the City of Kittitas UGA boundary. Based on this effort and in collaboration with Kittitas County and its jurisdictions, the KCCOG adopted a revised population allocation for the County on November 25, 2009.

<u>Jurisdiction</u>	<u>% of total</u>	<u>Population Allocation</u>	<u>Reserve Population Allocation**</u>	<u>Total Countywide Allocation</u>
<u>Roslyn/UGA</u>	<u>3%</u>	<u>1,584</u>	<u>159</u>	
<u>South Cle Elum/UGA</u>	<u>1.5%</u>	<u>792</u>	<u>79</u>	
<u>Kittitas/UGA</u>	<u>4.26%</u>	<u>2,250</u>	<u>---</u>	
<u>Cle Elum/UGA</u>	<u>19%</u>	<u>10,034</u>	<u>1,008</u>	
<u>Ellensburg/UGA</u>	<u>45%</u>	<u>23,764</u>	<u>2,387</u>	
<u>Kittitas County Rural</u>	<u>18.5%</u>	<u>9,771</u>	<u>982</u>	
<u>Reserve Population Allocation</u>	<u>8.74%</u>			
	<u>Total</u>	<u>48,195</u>	<u>4,615</u>	<u>52,810</u>

**The Reserve Population Allocation is the balance of population reallocated from the former Urban Growth Nodes to cities/UGAs and Kittitas County rural based on existing distribution percentages, excluding the City of Kittitas.¹ Population reserve allocations should be incorporated into local government comprehensive plans after further detailed planning is conducted consistent with GMA and SEPA, addressing topics such as land use, capital facilities, and environmental conditions. This review would occur as part of a local government’s docket or Comprehensive Plan review process.

KCCOG has the ability to change population allocations at any time that it determines that such a change is appropriate.

Population Allocations

~~Since the initial adoption of the Countywide Planning Policies, there has been an amendment to the Growth Management Act [RCW 43.62.035] relative to the 20-year population projections.~~

~~On November 17, 1995, the Office of Financial Management completed the revised 20-year population projections for the state of Washington. In accordance with S.B. 5875, these revised figures include a high, medium and low range of population projections. For the purposes of planning under RCW 36.70A, local governments must use these projections for their comprehensive plans which encompass the land use, transportation, utilities, capital facilities and~~

¹Pending ratification by the City of Ellensburg by December 7, 2009.

EXHIBIT A

housing elements.

~~RCW 43.62.035 states that, ... "The middle range shall represent the office's estimate of the most likely population projection for the county. If any city or county believes that a projection will not accurately reflect actual population growth in a county, it may petition the office to revise the projection accordingly. The office shall complete the first set of ranges for every county by December 31, 1995. A comprehensive plan adopted or amended before December 31, 1995, shall not be considered to be in non-compliance with the twenty year growth management planning population projection if the projection used in the comprehensive plan is in compliance with the range later adopted under this section."~~

~~***Kittitas County 20-Year Population Projections***~~

~~OFM Ranges~~

~~High 48,670~~

~~**Medium 42,242**~~

~~Low 38,579~~

Jurisdiction	Population Allocation Formula per KCCOG	Population Allocation Based on Medium Range
Roslyn	1%	98
South Cle Elum	1.5%	147
Kittitas/FUGA	2.5%	245
Cle Elum	5%	490
Ellensburg/FUGA	35%	3,428
Kittitas County:		
— Urban Growth Nodes	20%	1,990
— County*	35%	3,428
	100%	9,826

~~*excluding UGA's and Nodes~~

EXHIBIT A

~~ATTACHMENT #2~~

~~Urban Growth Node mapping for Easton, Snoqualmie Pass, Thorp, Vantage, and Ronald.~~

Amended through Ord. ~~98-20~~[XX-XX](#)

[Updated 11-25-09](#)

EXHIBIT A

ATTACHMENT #32

For the purpose of this document, the role of the Kittitas County Conference of Governments is intended to be an advisory body to its members. Nothing in this policy document is intended to grant KCCOG any legislative authority in matters of adopting public policy.

In the event the Kittitas County Conference of Governments is non-existent, a review panel equal to KCCOG representation (two elected representatives from each city and the three County Commissioners) shall jointly carry out the function or duty.

Following are those functions or duties as outlined in the County-wide Planning Policies:

1. UGAs will be determined by projections of population growth in both rural and urban areas of the County. These projections shall be reached through negotiation at KCCOG, taking into account current growth rates and the OFM projections. The subdivision, rezone, capital improvements, and governmental service decisions of all County governmental jurisdictions should be directed by their projected share of growth and should be in proportion to that projected shares of growth. (See *Attachment #1*). These projections will be reviewed on an annual basis on or about July 1 each year.
2. Amendments to the UGA shall be mutually agreed upon between the City and the County. KCCOG may review and make recommendations regarding the amendment as deemed appropriate.
3. An amendment to a UGA shall only be approved once the City or County has demonstrated that the UGA designation criteria (issue #1) has been met.
4. The role of KCCOG will be explored in matters of conflict resolution regarding interpretations and issues of clarification related to this document.
5. Amendments to the KCCOG by-laws and/or formal agreements would be necessary to fully designate the KCCOG as a recognized mediation and arbitration participant.
6. The Cities and the County shall develop a cooperative and structured process through KCCOG, which includes public involvement at an early state, to consider siting of public facilities of a city, countywide, and statewide nature, such as solid waste disposal, correctional, transportation, education and human service facilities.
7. KCCOG shall review the cumulative effects of PUD development when reviewing population allocations.
8. The KCCOG shall serve as a first level conflict resolution mediation board among

EXHIBIT A

jurisdictions in addressing the possible development of impact fees.

EXHIBIT A

Glossary of Terms Kittitas County County-Wide Planning Policies

Benefit Area. Benefit area means an area designated as the sole recipient for any particular infrastructure improvement. Benefit areas are used to amortize the total cost of the improvement by the number of properties or structures included in the benefit area.

Capital Facilities: Capital facilities are those physical structures or assets which provide a public service such as, but not limited to, fire stations, water towers, police stations, libraries, highways, sewage treatment plants, communication and recreation facilities. Each entity will establish criteria to define financial limits for capital facilities within its boundary.

Concurrency: Concurrency means that all infrastructure improvements are made at the time of new development or planned in a predictable and coordinated manner to coincide with new development.

Development Impact Fees: Development impact fees mean a payment of money imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development, and that is reasonably related to the new development that creates additional demand and need for public facilities, that is a proportionate share of the cost of the public facilities, and that is used for facilities that reasonably benefit the new development. "Impact Fee" does not include a reasonable permit or application fee.

Development Regulations: Development regulations means any controls placed on development or land use activities by a county or city, including, but not limited to, zoning ordinances, official controls, planned unit development ordinances, subdivision ordinances, and binding site plans ordinances.

Development Standards: Development standards means any required minimal functional standard which describes or defines how development is to occur. Development standards are intended to serve as an established level of expectation by which development is required to perform.

Essential Public Facilities: Essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities, and state or regional transportation facilities, state and local correctional facilities, solid

EXHIBIT A

waste handling and disposal facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, hospitals and other health facilities.

Fair Share Distribution: Fair share distribution means all jurisdictions shall serve in the responsibility or providing locations for regional and essential public facilities.

Interlocal Agreements: Interlocal agreements shall mean any binding agreements, contracts or other stipulations between two or more governing entities which implement the provisions of the County-Wide Planning Policies.

Level of Service: A level of service is an indicator of the extent or degree of service provided by, or proposed to be provided by a public facility, such as, but not limited to, fire protection, water supply, sewage treatment, library services, highways, and communications and recreational services. Each entity will define level of service within its boundaries.

Limited Areas of More Intensive Rural Development (LAMIRD): LAMIRDs are an optional designation available through GMA to recognize areas of rural development that are more intensive than the balance of the rural area. The LAMIRD designation allows for redevelopment and infill in historical rural towns and communities, as well as intensification and new development of isolated small businesses and small-scale recreational uses. Specific guidance for designation and development in LAMIRDs is provided in RCW 36.70A.070(5).

Local Improvement Districts: Local improvement district means the legislative establishment of a special taxing district to pay for specific capital improvements.

Municipal Services: Municipal services are those services in keeping with and/or required in incorporated cities ~~and urban growth nodes~~ such as, but not limited to, centralized sewage collection and treatment, public water systems, urban street infrastructure, power and storm water systems, emergency services, libraries, schools, and government.

Planned Unit Development: A planned unit development is the result of a site specific zone change, based on binding site plan. The planned unit development zoning district is intended to encourage flexibility in design and development that will result in a more efficient and desirable use of land.

EXHIBIT A

Policy: A broad based statement of intent that gives management direction or guidance in the decision making process. The policy statement is used to select a primary course of action.

Resource Lands: Resource lands means those lands designated by the county which are to be protected from urban growth encroachments and incompatible land-uses. Resource lands include all lands designated as Commercial Forest Lands, Forest and Range, Agricultural Lands of Long-Term Commercial Significance and Mineral Resource Lands.

Rural Lands: Rural lands are considered those lands outside of cities, urban growth areas; ~~urban growth nodes~~; and designated resource lands of long-term commercial significance.

Self-Contained Communities: Self-Contained Communities are those mixed land use planned unit developments which are fully self-contained with utilities, roads, and other municipal services. These communities are usually typical of new cities.

Suburban Lands: Suburban lands are those lands within urban growth areas ~~or urban growth nodes~~ which provide all public and private services available inside an urban area but exhibit lower density. Suburban lands are also planned to accommodate future urban development.

Transferable Development Rights: Transferable Development Rights are the conveyance of development rights to another parcel of land where restrictions placed on development of the original parcel prevent its previously allowed development. Usually associated in a program which involves sending and receiving zones.

Urban Growth Areas: Urban growth areas are those areas designated by the County or an incorporated city and approved by the eCounty, in which urban growth is encouraged. Urban growth areas are suitable and desirable for urban densities as determined by the sponsoring jurisdiction's city-s ability to provide urban services.

~~**Urban Growth Nodes:** Urban growth nodes are those existing unincorporated areas which are established town sites or communities having at a minimum: a community water system; established residential, commercial and industrial settlements; a grouping of pre-existing small lots with urban densities; and other vestiges~~

EXHIBIT A

~~of urban development, with a defined boundary established by the County.~~

Urban Lands: Urban lands are located inside urban growth areas, ~~urban growth nodes~~, or cities and are generally characterized by densities of more than three units per acre and municipal services provided.

Urban Service Area: Urban service areas are those areas mutually determined by a city and the county which receive or are subject to special, municipal services. Urban service areas may include those within and beyond designated urban growth areas. Cities and the county may enter into special agreements to provide such services and compensation within the designated urban service area.

Utilities: Utilities means the supply, treatment and distribution, as appropriate, of domestic water, sewage, storm water, natural gas, electricity, telephone, cable television, microwave transmissions and streets. Such utilities consist of both the service activity along with the physical facilities necessary for the utilities to be supplied. Utilities are supplied by a combination of general purpose local governments as well as private and community based organizations.