



**Planning Commission Public Hearing**  
November 5, 2009

**Kittitas County Comprehensive Plan Compliance 2009**

## Project Purpose

- ▶ Address Comprehensive Plan compliance decisions made by Eastern WA Growth Management Hearings Board
- ▶ The County must:
  - ▶ Redesignate Urban Growth Nodes (UGNs) to meet requirements of Washington State Growth Management Act (GMA)
  - ▶ Coordinate with the City of Kittitas to ensure a GMA-compliant UGA boundary
  - ▶ Adopt GMA-compliant criteria for agricultural and forest lands
  - ▶ Correct mapping errors that result in inconsistency between Comprehensive Plan land use designation and zoning, at various locations throughout the county

## Overview of Recommendations

- ▶ Snoqualmie Pass, Easton, Ronald, Thorp, Vantage
  - ▶ New designations for five former UGN areas
- ▶ City of Kittitas UGA analysis
  - ▶ Boundary, land capacity, capital facilities assessments
- ▶ Agricultural and Forest Lands of Long-Term Commercial Significance
  - ▶ Designation and de-designation criteria / future countywide review
- ▶ Alpine Lakes, West Lake Kachess, Ellensburg UGA
  - ▶ Correction of mapping errors
- ▶ Measures to implement above recommendations:
  - ▶ Comprehensive Plan Land Use Designations and Zoning
  - ▶ Revisions to Countywide Planning Policies and Comprehensive Plan Policies
  - ▶ Revisions to Kittitas County Code

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## Summary of Public Process to Date

Date	Task
July - Aug	Stakeholder Interviews
Aug 28-30	Workshop #1 – Existing conditions and initial policy assessment Assessment reports available to public
Sept 24	Summary of designation options available to public
Sept 29 – Oct 1	Workshop #2 – Designation options
Oct 8	Preliminary Staff Recommendations available to public
Oct 27	Staff Recommendations available to public
Nov 5	Planning Commission Public Hearing

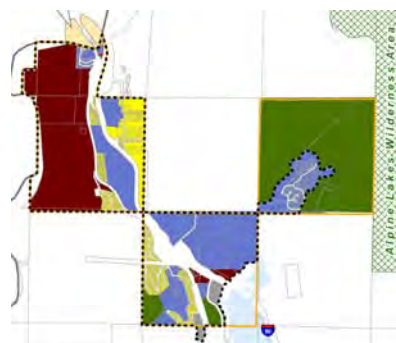
- ▶ Community notified of workshops through mailings, posters, email, and newspaper
- ▶ Workshops shown on Inland Networks community TV
- ▶ Additional means to provide feedback: County website, email, contact information for County PM provided on all materials

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## Snoqualmie Pass



Land Use Designation



Zoning

### Staff Recommendation – Existing Master Planned Resort (MPR)

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## Snoqualmie Pass

- ▶ **Rationale behind recommendation:**
  - ▶ MPR is consistent with existing recreational use and development pattern in area
  - ▶ Supports the vision for the area, as defined in the Comp Plan
  - ▶ Allows permanent residents, in addition to emphasis on recreational uses
  - ▶ Numerous previous planning efforts have been completed that cover the majority of the area – provide solid framework for implementation of the “Existing” MPR designation

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## Snoqualmie Pass

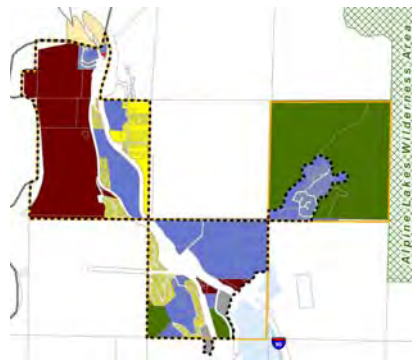
- ▶ Major themes of comments received to date
  - ▶ Support has been expressed for all three options
  - ▶ Discussion at workshop #2 focused more on potential MPR or UGA
- ▶ Initial recommendation included a conflict identified under a separate legal issue of the Hearings Board decision
  - ▶ Refine land use recommendation in east area

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## Snoqualmie Pass



Land Use Designation



Zoning

### Refined Recommendation

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## Easton



Land Use Designations



Zoning

Staff Recommendation – Rural Activity Center (Type 1) and Rural Employment Center (Type 3) LAMIRDs

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## Easton

- ▶ Rationale behind recommendation:
  - ▶ Water provided in some areas, no sewer or sewer plan – UGA not an option
  - ▶ Historic Easton existed in 1990, and meets criteria for a Rural Activity Center (Type 1) LAMIRD
  - ▶ Existing commercial land use, and planned land use in adjacent areas, meets criteria for a Rural Employment Center (Type 3) LAMIRD

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## Easton

- ▶ Major themes of comments received to date
  - ▶ Concern about initial exclusion of commercial properties at south end of Type I LAMIRD
    - ▶ Initial assessment was based upon incorrect assessor data - correction has been made and properties included within the LAMIRD boundary
  - ▶ Desire for historical town to be designated as Rural Employment Center (Type 3) instead of Type I
    - ▶ Mixed use of area meets the Type I criteria – does not meet Type 3 which requires that all development within boundary be oriented as a regional employment center
    - ▶ Capacity for jobs still exists under Type I designation, based upon potential for infill in commercial and industrial designated areas

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## Easton

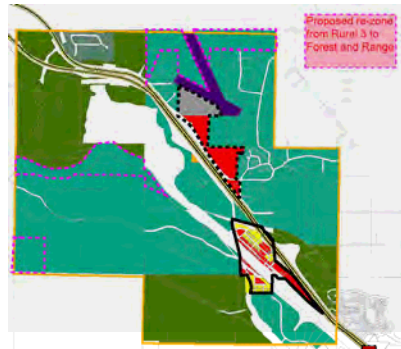
- ▶ Initial recommendation included a conflict identified under a separate legal issue of the Hearings Board decision
  - ▶ Refine land use recommendation in east area

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# Easton



Land Use Designations



Zoning

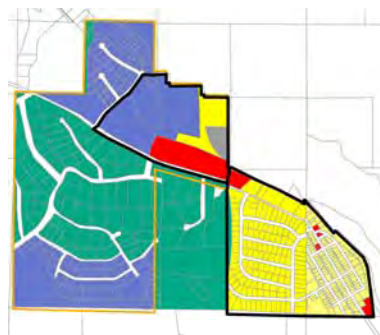
## Refined Recommendation

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# Ronald



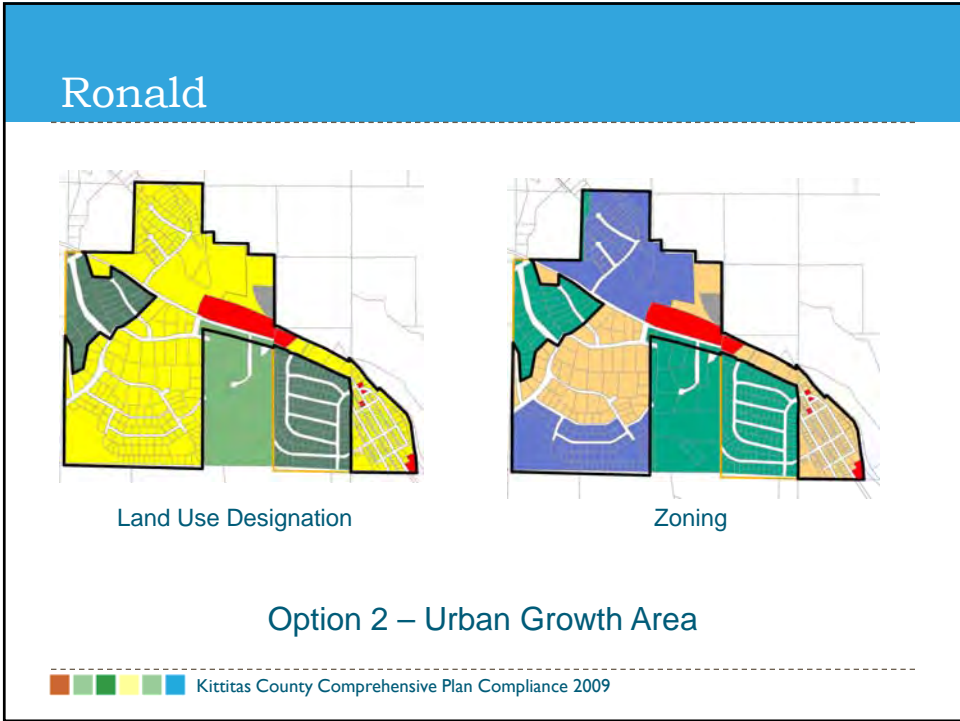
Land Use Designation



Zoning

## Option 1– Rural Activity Center (Type 1) LAMIRD

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## Ronald

- ▶ **Rationale behind recommendation:**
  - ▶ Areas within the Ronald study area meet criteria for UGA or LAMIRD designation
    - ▶ UGA boundaries – defined by service area covered by state approved water and sewer plans
    - ▶ LAMIRD boundaries – defined by areas in which development was in place in 1990
  
- ▶ If UGA recommendation is made, a Capital Facilities Plan would need to be developed, level of service (LOS) adopted, infrastructure ensured by County, and area planned and managed as urban.

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## Capital Facilities Plan

- ▶ Capital Facilities Plan needed wherever UGAs are recommended
- ▶ Major elements of CFP:
  - ▶ Fire protection
  - ▶ Police protection
  - ▶ Parks and recreation
  - ▶ Schools
  - ▶ Stormwater
  - ▶ Wastewater
  - ▶ Water System
  - ▶ Transportation

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## Capital Facilities Plan

- ▶ Steps for CFP development:
  - ▶ Create inventory of facilities and services
    - ▶ Assessments completed for this project provide starting point
  - ▶ Establish standards to define adequacy of service
    - ▶ Level of Service (LOS) standards
    - ▶ Some LOS standards defined in existing Comp Plan
  - ▶ Identify future needs through 2025
  - ▶ Identify projects to accommodate future needs through 2025
  - ▶ For projected needs within the next six years, develop financial plan that includes funding sources.

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## Ronald

- ▶ Major themes of comments received to date
  - ▶ Concerns about the ability to meet Capital Facilities requirements if designated a UGA
    - ▶ Steps for a CFP have been identified as part of this project
  - ▶ Questions about how “existing” development was identified under LAMIRD option
    - ▶ LAMIRD defined by areas that included development in 1990, and logical boundaries between them
- ▶ Key policy question to inform recommendation:
  - ▶ In the long-term vision for this area, do you see Ronald developing mainly as an urban community or as a rural community?

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## Thorp



Land Use Designation



Zoning

Staff Recommendation – Rural Activity Center (Type 1) and Rural Employment Center (Type 3) LAMIRDs

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## Thorp

- ▶ Rationale behind recommendation:
  - ▶ Partially served by water; no sewer or sewer plan – area does not qualify as UGA
  - ▶ Historic town (existed in 1990) with mixed uses meets criteria for Rural Activity Center (Type I) LAMIRD
  - ▶ Existing commercial land use, and planned land use in adjacent areas, meets criteria for a Rural Employment Center (Type 3) LAMIRD

## Thorp

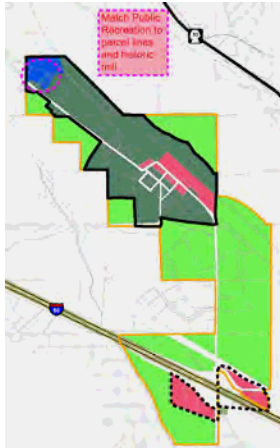
- ▶ Major themes of comments received to date
  - ▶ Request that Type 3 LAMIRD boundary be extended to the south
    - ▶ This is beyond the scope of the compliance effort, and is appropriate as a future docket item
    - ▶ Appropriate to wait for pending County review of needs of agricultural industry
  - ▶ Concern about restrictions for some existing agricultural uses under recommended Residential zoning inside Type I LAMIRD
    - ▶ Based upon additional information about existing uses, recommended zoning on some properties changed from Residential to Agriculture-3

## Thorp

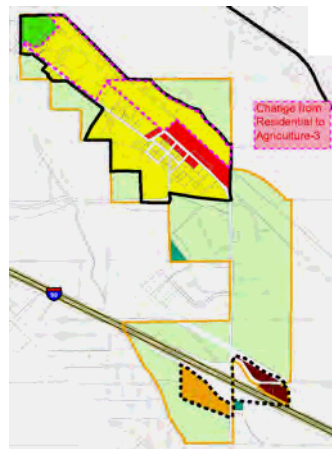
- ▶ Major themes of comments received to date
  - ▶ Concern about inclusion of equestrian facility inside Type I LAMIRD
    - ▶ Inclusion based upon logical boundaries between properties with existing development.
    - ▶ Assessor data indicates existence of structures on this property prior to 1990
    - ▶ Recommended zoning changed from Residential to Agriculture-3 to address concern about existing use being replaced with more intense use in future
- ▶ Minor land use map correction – match parcel boundaries at Historic Mill

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## Thorp



Land Use Designations



Zoning

### Refined Recommendation

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## Vantage



Land Use Designation



Zoning

Staff Recommendation – Rural Activity Center (Type 1) LAMIRD

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## Vantage

- ▶ Rationale behind recommendation:
  - ▶ Area partially served by water and sewer, but state-approved plans to accommodate future capacity are not in place – does not qualify as UGA
  - ▶ Historic town (existed in 1990) with mixed uses meets criteria for Rural Activity Center (Type 1) LAMIRD

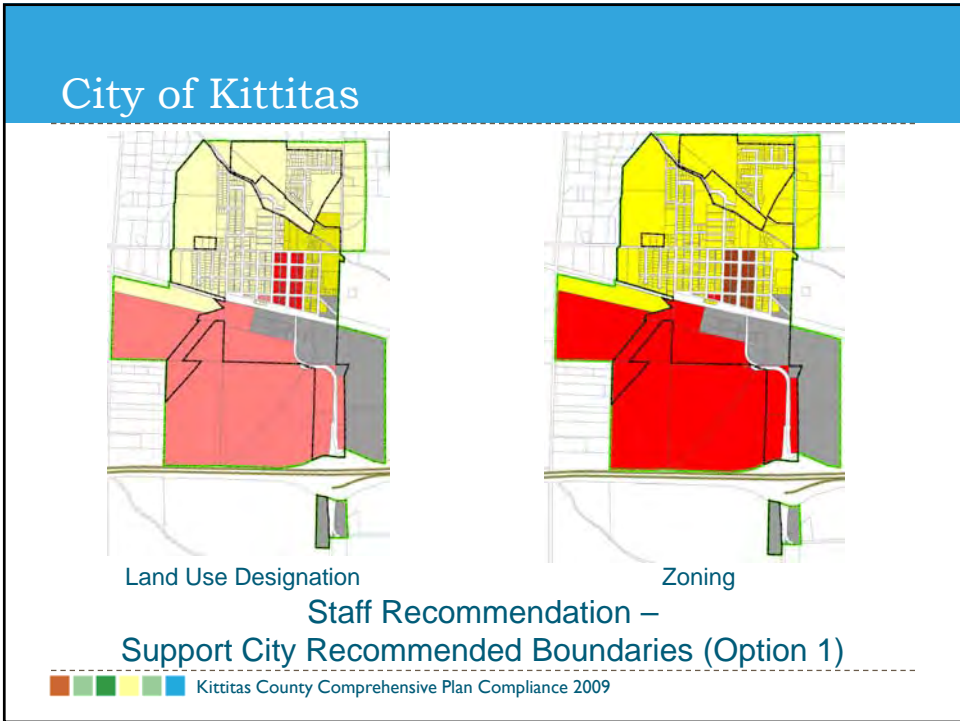
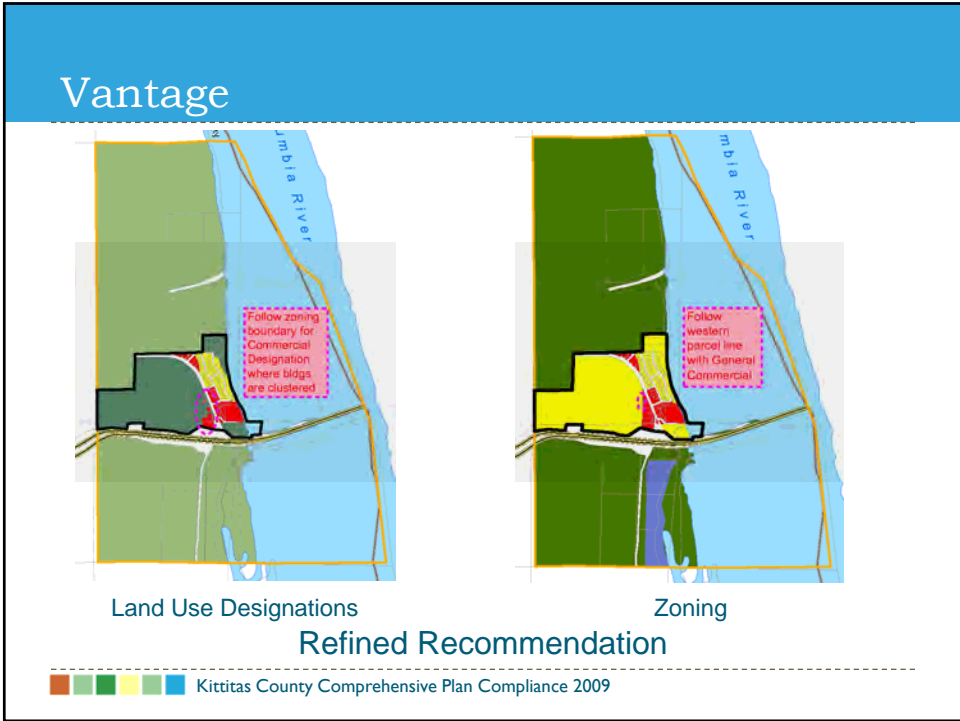
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## Vantage

- ▶ Major themes of comments received to date
  - ▶ Desire for UGA designation, or designation as Existing MPR
    - ▶ Area does not meet criteria for either designation.
    - ▶ Water and sewer plans do not address significant growth, so services to meet planned future capacity cannot be shown, thus area does not meet UGA requirements
    - ▶ Area does not meet criteria for Existing MPR, in that all existing development is not integrated around a defined and focused recreational use.
    - ▶ Under current County code, a desire for more intense use of an area is best accommodated through application for a New Master Planned Resort. An applicant may initiate this process, through procedures defined under KCC 15.A.

## Vantage

- ▶ Major themes of comments received to date
  - ▶ Concern over inclusion of the westernmost parcel inside the Type I LAMIRD
    - ▶ Existing development identified on the eastern portion of this parcel
    - ▶ Capacity for infill on this parcel is constrained by topography
  - ▶ Minor mapping corrections – boundary of Commercial designation / General Commercial on west side of Vantage Highway corrected to match common boundaries



## City of Kittitas

- ▶ Rationale behind recommendation:
  - ▶ County supports recommendation made by the City of Kittitas
  - ▶ Land capacity analysis completed for this project indicates a need for greater level of employment to support the City's tax base and improve its jobs-housing balance
  - ▶ Capital facilities assessment completed for this project indicates that existing and planned future infrastructure and services will be adequate to support planned future growth
  
- ▶ Will need population reallocation of 666 additional persons.

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## City of Kittitas

- ▶ Major themes of comments received to date
  - ▶ Support from the City of Kittitas for Option I
  - ▶ Concern about prime farmland loss
    - ▶ Prime farmland in this area comprises a small percentage of countywide total
    - ▶ Land abuts city limits and services
    - ▶ There is a possibility of more intense use of the land (e.g. City employment needs)
    - ▶ Therefore, land is not considered a to have long-term significance for commercial agriculture uses

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## City of Kittitas

- ▶ Considering two UGA options
  - ▶ Option 1: Continue with current UGA boundaries and reallocate population to Kittitas (from UGN/rural allocations) through an amendment to KCCOG allocations. Employment includes industrial and mixed commercial/industrial.
  - ▶ Option 2: Reduce UGA boundaries and reallocate less population.
- ▶ Capital facilities assessment indicates that City's existing and planned future services and infrastructure is adequate to support either option.

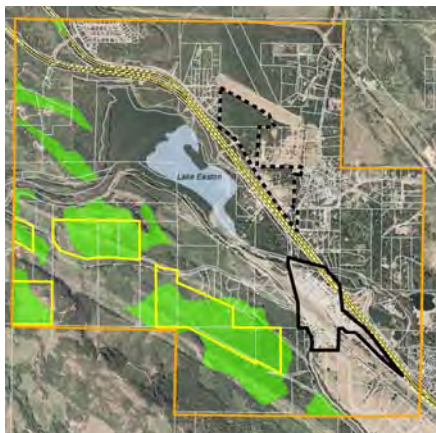
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## Agriculture and Forest Lands

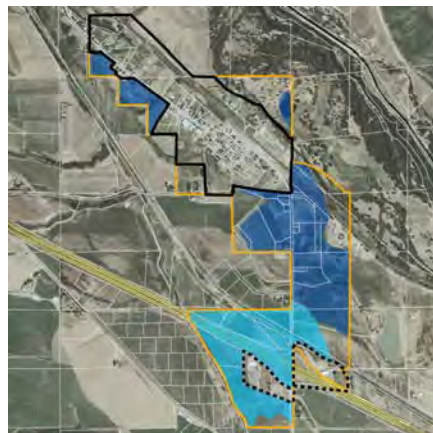
- ▶ For agriculture and forest lands of long-term commercial significance, the Comprehensive Plan is being updated to clarify:
  - ▶ Definitions
  - ▶ Designation and de-designation criteria
  - ▶ Application and processing procedures
- ▶ Former UGN areas assessed, based upon new criteria.
  - ▶ Overlay zones recommended for areas in Easton and Thorp that meet some of the key criteria
  - ▶ Not a designation recommendation
  - ▶ Protect from future uses that conflict with potential designations, until County assesses designations and needs of industry countywide (2010)

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## Overlay Zones



Easton – Forest Overlay



Thorp – Agricultural Overlay

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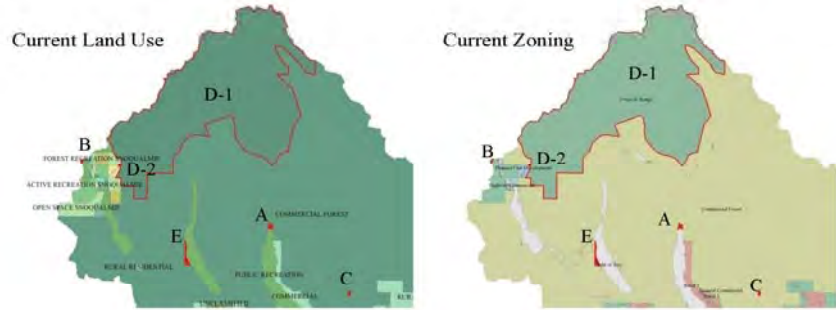
## Mapping Corrections

- ▶ Hearings Board identified inconsistencies between Land Use Designation and Zoning in 11 locations
- ▶ Five areas addressed through other recommendations – Easton, City of Kittitas, Vantage
- ▶ Six remaining locations addressed separately – grouped in three general areas: Alpine Lakes, West Lake Kachess, Ellensburg UGA
  - ▶ Clarification of Staff Recommendation – Recommendations for Ellensburg UGA address Issues 3–5. Issue 6 had already been addressed by Ellensburg’s annexation of the area in question.

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## Mapping Corrections

### ▶ Alpine Lakes area



- ▶ Areas A and B – address through boundary corrections
- ▶ Areas C and D-1 – change zoning to Commercial Forest
- ▶ Area D-2 - addressed in UGN recommendations
- ▶ Area E – Addressed under West Lake Kachess recommendations

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[Legend: Green, Yellow, Orange, Light Green, Light Yellow, Blue] Kittitas County Comprehensive Plan Compliance 2009

## Mapping Corrections

### ▶ West Lake Kachess area

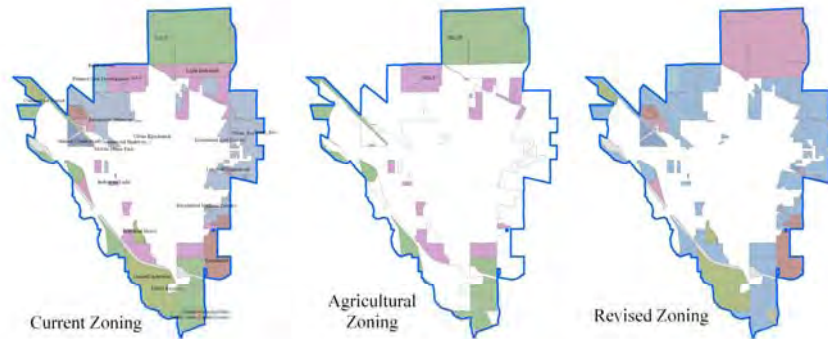


- ▶ Area A – change land use to Rural; zoning to Forest and Range
- ▶ Areas B and C – Change land use to Rural

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[Legend: Orange, Yellow, Blue] Kittitas County Comprehensive Plan Compliance 2009

## Mapping Corrections

### ▶ Ellensburg UGA area



- ▶ Designate entire UGA as Urban, or Light Industrial (by airport)
- ▶ Rezone all Ag-3 and Ag-20 as Urban Residential or Light Industrial (by airport)

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## Countywide Planning Policies

### ▶ Recommendations:

- ▶ Remove references to Urban Growth Nodes
- ▶ Reallocation of planned population between former UGNs, City of Kittitas UGA, and rural areas

	Existing	Staff Recommendation		C	D
		A	B		
Former UGNs	5,281	---	---	---	---
Snoqualmie Pass	---	---	---	4,818	4,818
Ronald	---	---	1,317	1,317	---
Kittitas**	---	666	666	666	666
Rural Areas	9,771	9,771	9,771	8,251	9,568
Rural or Reserve	---	4,615	3,298	---	---
<b>TOTAL</b>	<b>15,052</b>	<b>15,052</b>	<b>15,052</b>	<b>15,052</b>	<b>15,052</b>

\*\*Added to existing allocation

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## Comprehensive Plan Policies

- ▶ **Recommendations:**
  - ▶ Remove references to Urban Growth Nodes
  - ▶ Add policy language to support Existing Master Planned Resort
  - ▶ Add policy language to support LAMIRDs
  - ▶ Revise criteria for agricultural and forest lands of long-term commercial significance
  
- ▶ **Refinement to Staff Recommendation**
  - ▶ Remove Policy GPO 2.114B for consistency with revised resource land criteria

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## Kittitas County Code

- ▶ **Recommendations:**
  - ▶ **Title 15 Environmental Policy**
    - ▶ Remove reference to UGNs
  
  - ▶ **Title 15A Project Permit Application Process**
    - ▶ Add new chapter 15A.13 Site Plan Review – defines process for site plan review under Snoqualmie Pass Existing Master Planned Resort designation
  
  - ▶ **Title 17 Zoning**
    - ▶ Add definition for “Existing Resort”
    - ▶ Add code to define applications/approvals required for existing resorts
    - ▶ Add agricultural and forest overlays

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## Next Steps

- ▶ Planning Commission deliberation/recommendation – November 10
- ▶ KCCOG deliberation on Countywide Planning Policies and population allocations – November 18
- ▶ BOCC hearing on Comprehensive Plan amendments – December 1
- ▶ Adoption of Comprehensive Plan amendments by BOCC – December 2009