



Findings of Fact

Comprehensive Plan Compliance 2009

Kittitas County Planning Commission

Growth Management Act Requirements

1. The Growth Management Act (GMA) contains planning goals (Revised Code of Washington [RCW] 36.70A.020) to guide local jurisdictions in developing plans and regulations. The following goals are not ranked in any order but can be balanced by the jurisdiction.
 - a. Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
 - b. Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
 - c. Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
 - d. Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
 - e. Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
 - f. Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
 - g. Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
 - h. Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

- i. Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
 - j. Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
 - k. Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
 - l. Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
 - m. Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.
 - n. A fourteenth goal of GMA consists of the goals and policies of the Shoreline Management Act as set forth in RCW 90.58.020.
2. Per RCW 36.70A.030 (15) "Rural character" refers to the patterns of land use and development established by a county in the rural element of its comprehensive plan:
- a. In which open space, the natural landscape, and vegetation predominate over the built environment;
 - b. That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;
 - c. That provide visual landscapes that are traditionally found in rural areas and communities;
 - d. That are compatible with the use of the land by wildlife and for fish and wildlife habitat;
 - e. That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;
 - f. That generally do not require the extension of urban governmental services; and
 - g. That are consistent with the protection of natural surface water flows and groundwater and surface water recharge and discharge areas.
3. Designation of a Limited Area of More Intensive Rural Development (LAMIRD) is an optional tool available to counties to recognize pre-existing development patterns in the rural area that may be more intensive than the overall rural area. Through the use of the LAMIRD designation, the county may recognize existing land use patterns and provide for limited infill, development or redevelopment within these areas and for necessary public services to serve the LAMIRD.
4. RCW 36.70A.070(5) establishes three categories of designations for LAMIRDS. These are:
- a. Type I – Rural development consisting of "infill, development, or redevelopment of existing commercial, industrial, residential, or mixed-use areas, whether characterized as shoreline

- development, villages, hamlets, rural activity centers, or crossroads developments.” In the case of Kittitas County, existing areas and uses are defined as being in existence as of 1990.¹
- b. Type II – Intensification of development on lots containing, or new development of, small-scale recreational or tourist uses that rely on a rural location and setting, but do not include new residential development.
 - c. Type III – Intensification of development on lots containing isolated nonresidential uses or new development of isolated cottage industries and isolated small-scale businesses that do not principally serve the rural area, but do provide job opportunities for rural residents.
5. In designating a Type I LAMIRD, counties must adopt measures to minimize and contain the existing uses of more intensive rural development. A county must designate a logical outer boundary of the existing area or use. Delineation of the logical outer boundary must include consideration of the built environment and may include undeveloped lands if appropriately limited. In establishing the logical outer boundary, the county shall address:
- a. The need to preserve the character of existing natural neighborhoods and communities;
 - b. Physical boundaries such as bodies of water, streets and highways, and landforms and contours;
 - c. The prevention of abnormally irregular boundaries; and
 - d. The ability to provide public facilities and public services in a manner that does not permit low-density sprawl.
6. The Washington Department of Commerce (formerly Community Trade and Economic Development) provides guidance for designating LAMIRDs in its 1999 guidebook “Keeping the Rural Vision Protecting Rural Character & Planning for Rural Development.” The following summarizes the planning steps described in this guidebook:
- a. Map existing conditions, including platted lots
 - b. Prepare critical areas overlay map
 - c. Prepare infrastructure overlay map
 - d. Develop LAMIRD criteria
 - e. Define logical outer boundaries
 - f. Analyze proposed criteria
7. A county may include existing resorts as master planned resorts. An existing resort means a resort in existence on July 1, 1990, and developed, in whole or in part, as a significantly self-contained and integrated development that includes short-term visitor accommodations associated with a range of indoor and outdoor recreational facilities within the property boundaries in a setting of significant natural amenities. An existing resort may include other permanent residential uses, conference facilities, and commercial activities supporting the resort, but only if these other uses

¹ According to information provided in Ordinance 96-10; the County opted into the GMA under Resolution 90-138 on December 27, 1990. The opt in year of 1990 is also identified in Department of Commerce information.

are integrated into and consistent with the on-site recreational nature of the resort. (RCW 36.70A.362)

A county may authorize an existing resort as an MPR only if:

- a. the comprehensive plan specifically identifies policies to guide the development of the existing resort;
- b. the comprehensive plan and development regulations include restrictions that preclude new urban or suburban land uses in the vicinity of the existing resort, except in areas otherwise designated for urban growth under RCW 36.70A.110 and 36.70A.360(4)(a);
- c. the county includes a finding as a part of the approval process that the land is better suited, and has more long-term importance, for the existing resort than for the commercial harvesting of timber or agricultural production, if located on land that otherwise would be designated as forest land or agricultural land;
- d. the county finds that the resort plan is consistent with the development regulations established for critical areas; and
- e. on-site and off-site infrastructure impacts are fully considered and mitigated.

A county may allocate a portion of its twenty-year population projection, prepared by the office of financial management, to the master planned resort corresponding to the projected number of permanent residents within the master planned resort.

8. As established in RCW 36.70A.110, each county that is planning under the GMA must designate UGA(s) within which urban growth shall be encouraged, and outside of which growth can occur only if it is not urban in nature.
9. Urban growth is defined as growth that makes intensive use of land to such a degree as to be incompatible with the primary use of land for the production of agricultural products or the extraction of mineral resources, rural uses, rural development, and natural resource lands. A pattern of more intensive rural development is not urban growth. Urban growth typically requires urban governmental services (RCW 36.70A.030).
10. Each UGA must permit a range of urban densities and include greenbelt and open space areas. A UGA designation may include a reasonable land market supply factor, based on local circumstances.
11. RCW 36.70A.110 provides requirements for designation of UGAs. These requirements are summarized below:
 - a. Each city in a county must be included in a UGA. UGAs may contain more than one city.
 - b. The GMA expects that the county attempt to reach agreement with each city on the location of an urban growth area (UGA). If such an agreement is not reached with each city, the county must justify in writing why it so designated the area an UGA.
 - c. A UGA may include territory outside of a city if the territory is already characterized by urban growth or adjacent to land already characterized by urban growth.
 - d. The area of the UGA is to be sufficient to meet 20-year growth projections.

- e. Urban growth should be located first in areas already characterized by urban growth that have adequate existing public facility and service capacities to serve such development, second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources, and third in the remaining portions of the UGAs.
 - f. Urban governmental services should not be provided in rural areas. Urban governmental services include those public services and public facilities at an intensity historically and typically provided in cities, specifically including storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with rural areas.
12. Washington Administrative Code (WAC) 365-195-335 provides recommendations for designating UGAs. These recommendations encourage following the guidance of applicable countywide planning policies, developing and following a long-term vision for future urban development, collaborating with cities, determining the appropriate urban/rural balance in the county, and procedures for determining the land capacity and sizing requirements for the UGA.
13. Land that is not otherwise suitable as an UGA or as a resource land is considered rural.
14. RCW 36.70A.050 requires classification of resource lands including agriculture, forest, and mineral lands.

Kittitas County Countywide Planning Policies

15. The Kittitas County Countywide Planning Policies include the following policies, including but not limited to:
- a. The County, in cooperation with the Cities, will designate 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.
 - b. 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... These projections will be reviewed on an annual basis on or about July 1 each year...
 - c. 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.

- d. All growth in the county shall be accomplished in a manner that minimizes impacts on agricultural land, forestry, mineral resources, and critical areas.
16. The Kittitas County Conference of Governments was briefed on September 23, 2009 about project issues, objectives and timeline. The meeting participants were provided a copy of Chapter 6 of the "Assessment of Five County Areas for Land Use Designations" dated September 2009, and the availability of other project materials and the website were noted.
17. Amendments to Countywide Planning Policies were proposed in the Staff Recommendations, Corrections and Clarifications were prepared on October 26, 2009. Revisions to recommendations were presented in the staff report at the November 5, 2009 public hearing and Planning Commission Deliberations on November 10, 2009, as well as in Responses to Comments November 2009 provided to the Planning Commission on November 7 and 10, 2009.
18. The KCCOG is scheduled to meet on November 18, 2009 to consider amendments to Countywide Planning Policies including County population allocations.

Kittitas County Comprehensive Plan

19. Chapter 1 of the Kittitas County Comprehensive Plan provides a process for amendment of the Comprehensive Plan including the following steps:
 - a. Docketing process.
 - b. Amendment no more frequently than once per year, except where allowed by the Growth Management Act.
 - c. Concurrent review of amendments, except due to emergencies or to resolve an appeal with the growth management hearings board or with court.
 - d. Broad dissemination of proposals and alternatives.
 - e. Opportunity for written comments. Written testimony shall be allowed from the date of docketing up to the date of closing of the written testimony portion of the public hearing.
 - f. Public meetings held after effective notice has been distributed.
 - g. Hearings allowing for sufficient time for public testimony.
 - h. A newsletter that summarizes amendments docketed and projected meeting and hearing dates.
 - i. Consideration of and response to public comments by review of public testimony submitted in their findings.
 - j. Publication in the paper of record of a notice that Kittitas County has adopted the comprehensive plan or development regulations or amendments.
20. Chapter 2 of the Kittitas County Comprehensive Plan contains general goals regarding land use, including but not limited to the following:
 - a. GPO 2.1 The maintenance and enhancement of Kittitas County's natural resource industry base including but not limited to productive timber, agriculture, mineral and energy resources.

- b. GPO 2.2 Diversified economic development providing broader employment opportunities.
- c. GPO 2.3 The encouragement of urban growth and development to those areas where land capability, public roads and services can support such growth.
- d. GPO 2.8 The process and formula for population projection and allocation in Kittitas County is outlined in the County-wide Planning Policies.

Eastern Washington Growth Management Hearings Board Orders

21. The County's current Comprehensive Plan was updated in 2006, but was invalidated in part by the Eastern Washington Growth Management Hearings Board (EWGMHB) in *Kittitas County Conservation, et al v. Kittitas County*, EWGMHB Case No. 07-1-0004c. In 2007, the County's Comprehensive Plan was appealed to the EWGMHB. After review, the EWGMHB concluded that the plan does not comply with specific sections of GMA as follows:
 - a. The Urban Growth Node designation that the Comprehensive Plan applies to the five study areas Vantage, Thorp, Ronald, Easton, Snoqualmie Pass is not defined in the GMA, and therefore is inconsistent with the GMA. The County must review and revise the designation of each of these areas to urban or rural designations that are allowed under the GMA, and show its work.
 - b. The County must review and revise the designation of the Gold Creek resort (located in the eastern portion of the Snoqualmie Pass study area) to an urban or rural designation that is allowed under the GMA, and show its work.
 - c. The County must determine the size of the City of Kittitas UGA based on a land capacity analysis and demonstrate a need for commercial and industrial land, and ensure that a capital facilities analysis addresses the areas in the expanded UGA.
 - d. The County must prepare designation and de-designation criteria consistent with the GMA and Washington Administrative Code regarding agriculture and forest lands.
 - e. The County must address map consistency issues in ten areas listed on pages 43 and 44 of Futurewise brief.
 - f. The County must meet State Environmental Policy Act (SEPA) procedural requirements.
22. Responses to Legal issues 1, 10, and 11 are held in abeyance pending the outcome of appeals before Division III Court of Appeals. These issues include :
 - a. Densities greater than one dwelling unit per five acres in the rural area through the Agriculture-3 and Rural-3 zones;
 - b. Development regulations KCC 16.09.030, Performance Based Cluster Platting; KCC 17.36, Planned Unit Development Zone; Title 16, Subdivision Regulations; and KCC 17.20, S Suburban Zone and KCC 17.22, S-II Suburban-II Zone; and
 - c. Variety of rural densities.

Planning Process, Public Participation, and Inter-Governmental Coordination

23. The County dedicated a website to the “Kittitas County Comprehensive Plan Compliance 2009” project available at: <http://www.co.kittitas.wa.us/cds/compplan2009.asp>. This website is a central point of information about the purpose of the project and schedule for public meetings. Documents were posted and available for public review including technical documents and recommendations and meeting summaries. Citizens could submit comments via the website to the County staff at: compplan@co.kittitas.wa.us.
24. At the beginning of the project, Melinda Posner Consulting in association with ICF Jones & Stokes prepared a public involvement plan, available at <http://www.co.kittitas.wa.us/cds/compplan2009/20090821-public-involvement-plan.pdf>. The plan was based on a series of stakeholder interviews and coordination with the County regarding an appropriate schedule. The plan has served as a guide for the publication and facilitation of public meetings and workshops and collection of public comments.
25. The Board of County Commissioners and Planning Commission met jointly three times in a study session format to review information and results of the public workshops and provide guidance to the Kittitas County Comprehensive Plan Compliance 2009 process. Meetings were conducted at the Kittitas County Event Center, Manastash Room, and were open to the public. Meetings were held on the following dates:
 - a. July 28, 2009
 - b. September 15, 2009
 - c. October 6, 2009
26. Public Workshop #1 was held in four locations – Vantage, Ellensburg, Cle Elum, and Snoqualmie Pass – between the dates of August 25 and 27, 2009. Two of the meetings were held in the morning and two of the meetings were held in the evening. The purpose of the first set of workshops was to communicate about the status of county GMA compliance, present initial study area assessments, and to hear community reactions/interests. All topics and study areas were discussed at each meeting, so that each citizen could attend the meeting with the most convenient time and location. Meeting notification included postcards mailed to property owners in the study areas, news media notification and articles, and posters displayed at various locations throughout the County. Across the four workshops, approximately 90 citizens attended the meetings.
27. Public Workshop #2 was held in four locations– Snoqualmie Pass, Ellensburg, Cle Elum, and Vantage – between the dates of September 29 to October 1, 2009. Two of the meetings were held in the morning and two of the meetings were held in the evening. The purposes of the second set of workshops were to: 1) present compliance recommendations, including potential future land use designations of all five County subareas previously identified as Urban Growth Nodes (UGNs), and the City of Kittitas UGA; 2) present revised criteria for forest and agricultural lands designation and de-designation; and 3) hear community comments about the draft recommendations. All topics and study areas were discussed at each meeting, so that each citizen could attend the meeting with the most convenient time and location. Meeting notification included postcards

mailed to property owners in the study areas, news media notification and articles, posters displayed at various locations throughout the County and updated announcement materials, agendas and directions to meeting locations on the County Web site. Across the four workshops, approximately 38 citizens attended the meetings.

28. Based on public workshops, the County developed an email contact list by which updates to the project schedule, availability of documents, and upcoming meetings were announced.
29. For purposes of discussion at Public Workshop #2 and subsequent public meetings, ICF Jones & Stokes prepared an "Assessment of Five County Areas for Land Use Designations" dated September 2009. It addresses natural resources, land use patterns and capacity, services and infrastructure topics for Snoqualmie Pass, Easton, Ronald, Thorp, and Vantage. This report also addresses urban and rural land use options for each study area.
30. For purposes of discussion at Public Workshop #2 and subsequent public meetings, ICF Jones and Stokes and Berk & Associates prepared the following memos regarding the Kittitas UGA land capacity and capital facilities:
 - a. City of Kittitas Land Capacity Analysis Evaluation (ICF Jones & Stokes, September 24, 2009)
 - b. City of Kittitas Capital Facilities Needs Analysis (Berk & Associates, September 21, 2009)
 - c. City of Kittitas Transportation Assessment (ICF Jones & Stokes, September 24, 2009)
31. Following Public Workshop #2 and for presentation at subsequent public meetings, on October 6, 2009, ICF Jones & Stokes and County staff prepared Preliminary Staff Recommendations, Corrections, and Clarifications.
32. In preparation for the Planning Commission public hearing on November 5, 2009, Staff Recommendations, Corrections and Clarifications were prepared on October 26, 2009, and updates to the October 6, 2009 preliminary recommendations were identified in the text. In addition a supplemental memo regarding "Kittitas County GMA Compliance – Steps for Capital Facilities Plan" was prepared on October 29, 2009.
33. Kittitas County staff and its consultants ICF Jones & Stokes and Berk & Associates met with the City of Kittitas Mayor, Clerk and On-Call Planning Consultant on July 16, 2009 to discuss preliminary information regarding land capacity and capital facilities and discuss the City's Comprehensive Plan vision.
34. ICF Jones & Stokes prepared a memo on August 31, 2009 "City of Kittitas Land Capacity Analysis Evaluation" which was provided by Kittitas County to the City. This memo identified residential land capacity calculations, employment information, and discussion questions about the City's employment vision. Kittitas County staff and consultants attended the City of Kittitas City Council meeting on September 8, 2009 to review information, discussion questions, and options regarding the Kittitas UGA.
35. The Kittitas County Conference of Governments was briefed on September 23, 2009 with project issues, objectives and timeline. The meeting participants were provided a copy of Chapter 6 of the "Assessment of Five County Areas for Land Use Designations" dated September 2009, and the availability of other project materials and the website were noted.

36. On October 15, 2009 Kittitas County staff and ICF Jones & Stokes consultants met with Paul Reitenbach, King County Senior Policy Analyst, to discuss Snoqualmie Pass land use designation options. Mr. Reitenbach stated that King County's commercially zoned Rural Town area is a compatible land use with the Comprehensive Plan land use designations under consideration in the adjacent Kittitas County area. King County's primary concern is that no significant environmental impacts occur to land on their side of the county line, particularly runoff and/or mudslides, as a result of future development on the Kittitas County side of the line – this concern will need to be addressed by Kittitas County under any of the potential designation options.
37. On October 26, 2009, the Planning Commission meeting included a study session regarding Staff Recommendations, Corrections and Clarifications. The pending public hearing format was described and public comments submitted as of that date were provided.
38. On November 5, 2009, the Planning Commission held a public hearing at the Commissioner's Auditorium in Ellensburg. The hearing was noticed in the County's newspaper of record. As a courtesy, notice was provided to the County's email list of interested parties, and mailed to property owners with potential land use and zoning changes to their property. Approximately 28 persons testified at the public hearing. The written record was held open until noon on Friday November 6, 2009. Approximately 20 letters were submitted on November 5 and 6, 2009 until the record closed.
39. Hearing testimony and letters of comment received regarding the project following public workshops through the hearing record were provided responses in the document prepared by ICF Jones & Stokes "Comprehensive Plan Compliance: Responses to Comments November 2009" provided on November 7 and November 10, 2009 to the Planning Commission.
40. Kittitas County intends to make its State Environmental Policy Act determination after the Planning Commission deliberations based on the process identified in KCC Title 15B, Table B..
41. The KCCOG is scheduled to meet on November 18, 2009 to consider amendments to Countywide Planning Policies including County population allocations.
42. The Board of County Commissioners has scheduled meetings in December 2009 to consider Planning Commission recommendations.

Snoqualmie Pass

43. A wagon road was completed over Snoqualmie Pass in 1867, and the Northern Pacific Railroad was extended in 1887. By 1930, Snoqualmie Pass was plowed during the winter for skiing purposes.
44. A 1972 US Forest Service land analysis "Snoqualmie Pass: A Growing Populace within a Forest Environment. An Intensive Land Classification Study" indicates that most of the smaller lots were already platted at that time (US Forest Service, August 1973). Recreation including skiing did and still occurs in several locations.
45. A 1993 aerial photograph shows development and recreation uses throughout most of the former Urban Growth Node study area.

46. As of 2000, the US Census Bureau estimated a population of 201 persons and 330 dwellings in the Census Defined Place.
47. Temporary visitors to the pass can be substantial. Staff from the Summit-at-Snoqualmie have estimated the following visitors to their facilities (pers. com. Dan Brewster, Summit-at-Snoqualmie, September 14, 2009):
 - a. During the core winter season, approximately 15,000 visitors come each day on weekends. About 13,000 are downhill skiers and snowboarders and the other 2,000 are tubers.
 - b. Additionally, there are those who come to the Pass to snowshoe, sled, or sight-see. A very rough estimate would equal 2,000 to 3,000 on a busy winter day.
48. Summertime activities include hiking, biking and passive recreation.
49. Traffic volumes are relatively low, and reflect LOS A or B.
50. No regular transit service is provided in the Snoqualmie study area.
51. Predominant land uses in the Snoqualmie study area include recreation, vacation and cabin homes, commercial, and public. Undeveloped land is located in pockets, and particularly to the east. A few small parcels of single family and multifamily are found along local roads. While the eastern third of the study area is shown for vacation/cabin homes based on an approved planned unit development, there are fewer improvements compared to the remainder of the study area.
52. The greatest number of lots consists of vacation/cabin homes with the vast majority under a quarter acre.
53. Options considered for the Snoqualmie Pass study area included LAMIRD, existing Master Plan Resort, and UGA.
54. Over the public input process, support has been expressed for all three options considered, with greater interest in the existing Master Plan Resort and UGA options. The public hearing showed support for the existing Master Plan Resort option.
55. In the mid-1990s, a Subarea Plan was adopted for the Snoqualmie Pass area and incorporated into Chapter 7 of the Kittitas County Comprehensive Plan and addressed goals, policies and land uses. Goals of the Subarea Plan include:
 - a. Create a shared vision of the future of the Pass area through a community-based updated Comprehensive Plan.
 - b. Create a vibrant year-round community in the Pass area capable of supporting, and suitable for, both residents and recreational visitors to the area alike.
 - c. Establish a unifying theme or motif for development in the Pass area, whether through consistent signage or common area elements, encouraged design features, or similar approaches.
 - d. Increase the economic and housing viability of the Pass area by giving the economic impact of any activity or decision high priority.
 - e. Protect the ability to expand recreational opportunities, both winter and summer, to accommodate visitor growth.

- f. Plan adequate infrastructure improvements, both transportation and utilities, to accommodate present and future needs.
 - g. Preserve and protect environmentally sensitive areas and scenic vistas.
56. A Summit-at-Snoqualmie Master Development Plan has been completed. A Final Environmental Impact Statement and Record of Decision was issued by the United States Department of Agriculture, Forest Service as of August 2008.
57. A series of planned unit developments has been approved in the Snoqualmie Pass area, which plan recreation, commercial, and residential uses.
58. Infrastructure and services were addressed in the “Assessment of Five County Areas for Land Use Designations” dated September 2009. Infrastructure and services are available at Snoqualmie Pass as follows:
- a. The Snoqualmie Pass Utility District (SPUD) provides water and wastewater services. The District has adopted water and wastewater capital facility plans. The District is preparing an updated water plan based on buildout forecasts.
 - b. Kittitas County has an adopted Transportation Plan and 6-Year Transportation Improvement Plan.
 - c. Fire District 51 provides fire protection services. The district has prepared the Snoqualmie Pass Fire & Rescue Long Range Plan: 2006-2016, adopted August 13, 2007.
 - d. Kittitas County requires adequate stormwater systems through the State Environmental Policy Act process for non-exempt development.
 - e. Kittitas County provides sheriff services.
 - f. The Easton School District provides education services.
59. The Snoqualmie Pass study area does not contain lands of long-term commercial significance for forestry uses. This conclusion is based on the October 26, 2009 memo “Former Urban Growth Nodes: Lands of Long-Term Commercial Significance for Forest and Agriculture” included with Staff Recommendations, Corrections and Clarifications issued on October 26, 2009. The County finds this land is not better suited for use as resource lands.
60. Critical areas were described in “Assessment of Five County Areas for Land Use Designations” dated September 2009. The County applies critical area development regulations countywide through Title 17A Critical Areas.
61. Areas of potential wildlife habitat have been purchased by the Cascade Land Conservancy and Washington State Department of Transportation and are excluded from the proposed existing Master Plan Resort boundaries.
62. Comprehensive Plan amendments and development regulation amendments have been proposed to allow for designation of an existing master planned resort pursuant to RCW 36.70A.362.
63. GPO 2.190 precludes new urban or suburban land uses in the vicinity of the existing resort, except in areas otherwise designated for urban growth under RCW 36.70A.110 and 36.70A.360(4)(a). Existing and proposed zoning designations would preclude inconsistent land uses.

64. Outside of the existing Master Plan Resort boundaries, a portion of a parcel owned by Cascade Land Conservancy is proposed to be redesignated Open Space on the Comprehensive Plan Land Use Map. See Map Consistency Amendment findings for area D-2 below.
65. The land capacity analysis shows that the existing Master Plan Resort may accommodate up to 2,240 dwellings, 5,107 persons, and 193 jobs. A specific population allocation for permanent residents related to the Master Plan Resort is not required.
66. On November 10, 2009, the Planning Commission unanimously voted to designate Snoqualmie Pass an existing Master Planned Resort based on Staff Recommendations presented at the November 5, 2009, public hearing and the November 10, 2009, deliberations. Figures 1 and 2 show the recommended Comprehensive Plan Land Use designations and zoning.

Easton

67. The former urban growth node boundaries encompass 3,213 acres.
68. Based on information found at Historylink.org, Easton was originally a sawmill town, was the last station for the Northern Pacific Railroad before it crossed the Cascades through Stampede Tunnel and the last stop for the Chicago, Milwaukee and St. Paul Railroad before it crossed Snoqualmie Pass to Puget Sound. It was developed prior to 1913 when a fire occurred in the business district.
69. The Easton study area is characterized by:
 - a. Land in public use in to the western and northern areas, including Lake Easton State Park and Iron Horse State Park;
 - b. Vacation/cabin homes in the northeastern and eastern areas; and
 - c. Land in forest use in the southern area.
 - d. A traditional gridded “town” west of I-90 at Exit 71.
 - e. Commercial uses near exit 70.
70. Single family and vacation/cabin home lots are less than 5 acres in size with most under 1 acre in size.
71. Kittitas County Assessor information included on Figure 4-4, Existing Land Use, “Assessment of Five County Areas for Land Use Designations” dated September 2009, is not fully accurate south of Exit 71 and does not identify all commercial uses present. Based on public comments received in September and October 2009, there have been historic and are current commercial uses in this corridor.
72. Public comment on the options showed support for the Type I and Type III LAMIRDs with requests for inclusion in the Type 1 LAMIRD for mixed uses between I-90 and the railroad. The properties between I-90 and the railroad have been included in the Type I LAMIRD boundaries.
73. The Easton Census Defined Place contains 383 persons as of the year 2000. The US Census estimated 228 total dwellings with 151 occupied and 77 vacant.

74. The Easton Subarea Plan census completed in July 1996 estimated population within the Easton Water and Fire Districts. The local census noted a total of 532 full and part time residents (over half being full time) in the districts. Housing counts at the time included 144 dwellings.
75. The Type I LAMIRD encapsulates the historic town of Easton with a mix of uses and small parcel sizes. The Type I LAMIRD incorporates the lands between I-90 and the railroad for commercial uses given historic use of several properties for commercial uses, such as storage and cottage industries and the location of I-90 and the railroad which produce noise while allowing for commercial visibility.
76. The Type III LAMIRD is located approximately 0.75 miles away⁷ and across Interstate 90 from the Type I LAMIRD. The Type III LAMIRD boundaries are limited allowing continuation and limited growth of commercial and industrial uses that lie adjacent to I-90 and the Easton airport.
77. The total area within the Type I LAMIRD boundaries would be approximately 90 acres. The total area within the Type III LAMIRD boundaries would be approximately 84 acres.
78. There is an estimated capacity for an additional 40 persons under the combined LAMIRD designations. Combined Easton LAMIRD designations would provide additional capacity for an estimated 87 to 101 jobs.
79. Water service is available to the proposed LAMIRDs.
80. Public services, population and employment capacity, and historic development trends are more consistent with a rural town than an urban growth area.
81. The boundaries of the LAMIRDs are intended to limit and contain development. Land use and zoning outside the boundaries would maintain lower densities.
82. Outside of the LAMIRD boundaries, south of I-90 and the State park, some parcels have been identified as meeting some though not all designation criteria for lands of long-term commercial significance for forestry. An overlay zone is proposed to limit the potential for lot creation until the County completes a review of the needs of the industry in 2010.
83. Outside of the LAMIRD boundaries, a collection of parcels designated Forest Multiple Use and zoned Rural-3 are to be rezoned to Forest and Range consistent with the EWGMHB map consistency findings.
84. On November 10, 2009, the Planning Commission unanimously voted to designate Easton with a Type I and Type III LAMIRD and designate rural land use and zoning outside of the LAMIRDs based on Staff Recommendations presented at the November 5, 2009, public hearing and the November 10, 2009, deliberations. Figures 3 and 4 show the recommended Comprehensive Plan Land Use designations and zoning.

⁷ To be confirmed.

Ronald

85. Two options have been considered for the Ronald Study area, a Type I LAMIRD and a UGA.
86. Public comments regarding the options included concern about maintaining a rural character and opposing a UGA; concern about status of capital facilities in Ronald regarding the UGA option; support for the UGA noting approved capital facility plans; and concern about the Type I LAMIRD boundary north of SR 903.

Land Use Patterns

87. The former UGN study area boundaries contain 451 acres and are characterized by:
 - a. Historic Town of Ronald platted in a traditional street grid;
 - b. Multifamily townhomes, single family homes, and community center;
 - c. Vacation/cabin homes;
 - d. Single family homes;
 - e. A manufacturing and mining property on the north;
 - f. Small scale commercial retail and office uses;
 - g. Undeveloped land.
88. The Ronald study area lies north of the Suncadia Master Planned Resort and west of the City of Roslyn.
89. Smaller single family lots are found in the “Town of Ronald” and in some of the plats to the north. Lots are larger along the west of Town where vacation/cabin homes are more predominant. However, single family and vacation/cabin homes tend to be found on parcels less than 1 acre in size. The median residential lot size is 0.38 acre and the average is 0.58 acre.
90. Historic records indicate the Town of Ronald was established in the late 1800s after a mine in the area opened.
91. A 1990 aerial obtained through the US Geological Service shows the following
 - a. The historic Town of Ronald.
 - b. A cleared property with some buildings and storage on the north side of SR 903. This property is now developed with single family and multifamily homes in part and considered manufacturing in part. Some comments provided in early September note industrial and commercial operations prior to 1990 (Terra Design Group, September 1, 2009).
 - c. The westernmost land south of SR 903 was not developed significantly as of 1990, but land immediately adjacent to the town site was developed with a road network and several single family homes.

Water and Sewer Service

92. Approximately 8% of the Ronald study area (37 acres) is served by Kittitas County Water District #2, which encompasses the historic site of the town of Ronald, located at the far eastern end of the study area. The District purchases its water from the City of Roslyn and has authorization for

approximately 150 connections, which serves a population of approximately 260 residents. Due to contractual obligations, the District may not exceed this number of connections without approval from the City of Roslyn. Currently, approximately 115 connections are in use.

93. District #2 also provides sewer collection and conveyance within its service area, though no treatment facilities are located within the district. The District operates a single lift station that conveys wastewater flows to the City of Roslyn sewer system, which, in turn, conveys flows to the Upper Kittitas County Regional Wastewater Treatment Plant in Cle Elum.
94. Pine Loch III water system is a privately owned water system that currently has approximately 409 active connections with a distribution capacity of 90,000 gallons daily. No sewer service is currently available in this portion of the study area. Kittitas County Board of Health has imposed a septic moratorium in Pine Loch III over concerns that soils in the area do not percolate properly for on-site septic.
95. The remainder of the Ronald study area is served by the Evergreen Valley Water System, a privately-owned system established to serve residents of the Evergreen Valley, Cle Elum River Trails, and Baker's Acres subdivisions northwest of the town of Ronald along SR 903.
96. The Evergreen Valley Water System's 2006 plan projects an increase in connections from 48 to 277 ERU's during the 6-year planning period. Without any improvements, current infrastructure can support this growth with a surplus of 145 connections. However, by the end of the 20-year planning period, storage improvements would be necessary to prevent a capacity deficit. With the construction of the planned 99,000 gallon storage tank during the 6-year planning period and construction of an additional 60,000 gallon tank prior to the 20-year horizon, no capacity deficiencies would arise under current planning projections.
97. In addition to acting as water purveyor, Evergreen Valley Utilities also operates community septic systems that serve portions of the Ronald study area. These systems consist of individually owned and maintained septic tanks that pump wastewater effluent to Evergreen Valley Utilities collection pipes that convey the flows to community drainfields. In order to reduce demand on local water sources and increase the availability of potable water for residents, Evergreen Valley Utilities is planning for the construction of a new wastewater treatment plant that utilizes a membrane bioreactor treatment process. When complete, the new facility will produce reclaimed water that can be used instead of potable water for irrigation, dust control, or any other use that does not require potable water. Due to the development conditions in the service area, complete buildout of 563 ERU's is anticipated by 2014, and the wastewater treatment plant is designed to adequately serve that level of population.

Other Services

98. Regarding police service, the Ronald study area has experienced rapid but unsteady growth in call volumes in recent years, with a sharp rise of 28 percent between 2005 and 2006. Call volumes increased only 5 percent from 2006 to 2007, but rose sharply again by 18 percent from 2007 to 2008. Average response time in 2008 was 25:50 minutes, the fastest of the five study areas.

99. The Ronald study area lies within the jurisdiction of Kittitas County Fire District #6, which maintains its primary fire station within the town of Ronald. At present, the District maintains at least two firefighters at Station #61 at all times and does not experience personnel shortages or difficulties responding to incidents. Average call response time is approximately four minutes.
100. Ronald is part of the Cle Elum-Roslyn School District, headquartered in between Cle Elum and Roslyn.
101. Traffic volumes are relatively low, and reflect LOS A.
102. Ronald is served by HopeSource, a dial-a-ride public transportation service connecting the area with Cle Elum and Ellensburg. Service is available 7 days a week (10am to 10pm).

LAMIRD

103. The eastern portion of the Rural Activity Center designation reflects the mixed use character of the historical town center. Historical records indicate that the Town of Ronald was established in the late 1800s.
104. The north central portion of the potential LAMIRD is based on a 1990 USGS aerial photo showing cleared land with buildings on the north side of SR 903. While less developed than the historical town center, the photo indicates that development was ongoing in this area in 1990. Some comments provided in early September note industrial and commercial operations prior to 1990 (Terra Design Group, September 1, 2009).
105. Study area existing population is estimated at approximately 265 residents. Depending on whether additional planned unit developments are approved in the boundary and the density of future development at 4 or greater units per acre, the development capacity ranges from 548 to 1,436 population, 235 to 616 dwellings, and up to 143 jobs.
106. The total area within the LAMIRD boundaries would be approximately 193 acres.
107. The boundaries of the LAMIRDs are intended to limit and contain development. Land use and zoning outside the boundaries in the study area are lower density.
108. On November 10, 2009, the Planning Commission unanimously voted to designate Ronald as a Type I LAMIRD based on Staff Option 1 presented at the November 5, 2009, public hearing and the November 10, 2009, deliberations. Figures 5 and 6 show the recommended Comprehensive Plan Land Use designations and zoning.

Thorp

109. The former urban growth node boundaries included 533 acres.
110. Existing land uses in the Thorp study area include single family homes in the center with some commercial and multifamily uses southwest of the railroad. Commercial uses are also in place adjacent to I-90 at Exit 101. Outside of the historic town and the interchange, agricultural operations comprises a large number of acres in the former urban growth node study area.

111. In Thorp, most single family parcels are less than 1 acre. Commercial properties range from smaller in “town” to larger at the interchange.
112. Thorp developed around a depot erected along the Northern Pacific Railroad in 1895. A 1993 aerial shows much the same development and road pattern described in findings above.
113. Portions of the study area are served by water service; sewer service is not available.
114. The number of available connections in Table 5-1. Summary of Water Connections and Permit Status in Study Areas of the September 2009 “Assessment of Five County Areas for Land Use Designations” requires update to indicate that there are five water connections available currently.
115. Public comment on the options included multiple concerns about restrictions for some existing agricultural uses under the originally proposed Residential zoning inside the Type I LAMIRD. Also, a landowner requested that the Type III LAMIRD boundary be extended to the south to capture an area planned for a truck stop that would provide jobs to the community.
116. A Type III LAMIRD allows intensification of development on lots containing isolated nonresidential uses or new development of isolated cottage industries and isolated small-scale businesses that do not principally serve the rural area, but do provide job opportunities for rural residents. An extension of commercial in the southwest portion of the Type III LAMIRD could be the subject of an individual docket request, and would have to show compliance with County plans, policies, and criteria, and GMA requirements.
117. The total area within the Type I LAMIRD boundary would be approximately 64 acres. The total area within the Type III LAMIRD boundary would be approximately 35 acres.
118. Public services, population capacity, and historic development trends are more consistent with a rural town than an urban growth area.
119. The Type I LAMIRD “Rural Activity Center” designation reflects the mixed use character of the historical Thorp town center.
120. Designation of Rural Employment Center as a Type III LAMIRD would allow continuation and limited growth of commercial uses. The old gas station is currently zoned Limited Commercial and proposed to remain with that zone; it is a small area and as contaminated likely not a location for residential or agricultural use at this time. The PSE parcel is proposed for a rezone to Limited Commercial as the site is presently used as an office and utility building and is not used for agriculture.
121. The study area contains an estimated 273 population with estimated capacity for approximately 14 additional population, and 5 dwellings, assuming the combined LAMIRD designation. Combined Thorp LAMIRD designations would provide additional capacity of an estimated 85 jobs.
122. The boundaries of the LAMIRDs are intended to limit and contain development. LAMIRD boundaries exclude larger agricultural properties. Densities outside of the LAMIRD in the study area are lower.
123. Outside of the LAMIRD boundaries, some parcels have been identified as meeting some though not all designation criteria for lands of long-term commercial significance for agriculture. An

overlay zone is proposed to limit the potential for lot creation and some potentially incompatible land uses until the County completes a review of the needs of the industry in 2010.

124. On November 10, 2009, the Planning Commission unanimously voted to designate Thorp with a Type I and Type III LAMIRD. The Type I LAMIRD is based on responses to comments in the form of “Option B” which shrinks the Type I LAMIRD and applies Agriculture-3 and Agriculture-20 zoning as presented by staff at the November 10, 2009, deliberations. The Type III LAMIRD is as presented in Staff Recommendation described at the November 5, 2009, public hearing and the November 10, 2009, deliberations. Figures 7 and 8 show the recommended Comprehensive Plan Land Use designations and zoning.

Vantage

125. From 1914 to 1927, the town of Vantage was the location of a small car ferry service across the Columbia River. The town was relocated in 1927 when the first Vantage Bridge was built. The construction of the Wanapum Dam in the early 1960s flooded the second town site, and the town was again relocated to its current position.
126. The original urban growth node boundaries encompassed 3,199 acres including a portion of the Columbia River. Land in parcels contains 2,893 acres approximately.
127. The original urban growth node study area boundaries contain:
- a. Public uses, including the Ginkgo Petrified Forest State Park’s boat launch and park area, some foothills territory and the Columbia River water.
 - b. Commercial businesses along Main Street flanked to the west by multifamily property and to the east by single family and undeveloped property.
 - c. Other resource oriented uses include two small mining properties and three agricultural lots.
128. A water system map prepared approved by the State of Washington Department of Health on June 1, 1960 identifies various developments including retail, home, and campground sites.
129. A 1993 aerial photo supplied by Kittitas County shows the central Vantage area containing generally the same lot and development pattern described under findings above.
130. Commercial lots are small in acreage with an average and median at less than half an acre. Most single family lots are less than 1 acre.
131. Portions of the study area are served by sanitary sewer service. The current wastewater treatment system requires upgrade if additional growth were to occur.
132. Water service is provided by a Group A water system. A 20-year plan with 6-year financing addressing future growth does not appear to be available.
133. Public comment favored the application of a small UGA to attract employment opportunities and based on the presence of water and sewer service.
134. Options available to recognize future changed conditions could include the annual docket, a new Master Plan Resort, or a UGA, provided GMA and County requirements are met.

135. The Washington Department of Commerce (formerly Community Trade and Economic Development) provides guidance for designating LAMIRDs in its 1999 guidebook “Keeping the Rural Vision Protecting Rural Character & Planning for Rural Development.” In that document the Department states “Also, once delineated, the logical outer boundaries of these [LAMIRD] areas are not subject to the review and revision procedures required for UGAs. The boundary could only be revised if the county’s updated population projection justified the need to re-designate the area as a UGA.”
136. Public services, population capacity, and historic development trends is more consistent with a rural town than an urban growth area.
137. The total area within the LAMIRD boundary would be approximately 333 acres. The study area has an estimated existing population of 70, with an estimated growth capacity of 220 persons and 79 dwelling units with the proposed LAMIRD boundary.
138. Natural and built environment conditions have been considered in the proposed LAMIRD boundaries including built conditions to the north, the Columbia River to the east, built conditions and highway I-90 to the south, and built conditions along Main Street, and steep slopes to the west.
139. The parcel included to the west has an improvement value of \$709,660 greater than the land value, and contains residential and commercial buildings clustered towards Main Street. The balance of the parcel contains some steep slopes. The parcel was not considered vacant or redevelopable in the land capacity analysis.
140. The boundaries of the LAMIRDs are intended to limit and contain development. Densities outside of the LAMIRD in the study area are lower.
141. On November 10, 2009, the Planning Commission unanimously voted to designate Vantage as a Type I LAMIRD based on Staff Recommendations presented at the November 5, 2009, public hearing and the November 10, 2009, deliberations. Figures 9 and 10 show the recommended Comprehensive Plan Land Use designations and zoning.

Kittitas UGA

142. On behalf of Kittitas County, ICF Jones and Stokes and Berk & Associated prepared the following memos regarding the Kittitas UGA land capacity and capital facilities:
 - a. City of Kittitas Land Capacity Analysis Evaluation (ICF Jones & Stokes, September 24, 2009)
 - b. City of Kittitas Capital Facilities Needs Analysis (Berk & Associates, September 21, 2009)
 - c. City of Kittitas Transportation Assessment (ICF Jones & Stokes, September 24, 2009)
143. The City’s capacity for residential development appears greater than the capacity needed to support the population allocated by the Kittitas County Conference of Governments (KCCOG). The KCCOG allocation would result in the need for land capable of supporting about 180 homes.

144. The County's analysis of residential land capacity shows a range of 298-448 homes similar to the City's expected subdivision homes projection of 357-379. Thus, land capacity results and the City's own projections exceed the amount of land needed to support the KCCOG allocation.
145. Employment research found:
- a. Various local government, business, and education stakeholders have emphasized the need to retain and grow local businesses and recruit new ones to Kittitas County;
 - b. Kittitas County experiences significant retail leakage. Retail leakage occurs when citizens of Kittitas County spend money at retailers located outside of the county such as by traveling to Yakima or Seattle to make purchases;
 - c. The City's unemployment rate is higher than the County as a whole;
 - d. The City's jobs-housing balance is much lower than the County as a whole;
 - e. The City's assessed value per capita is lower than other cities in the County; and
 - f. The City lacks large parcel sizes for large format retail or manufacturing businesses.
146. Two UGA options were considered by Kittitas County:
- a. Option 1: Full UGA expansion proposal included in the City Comprehensive Plan dated 2007. This would include a population reallocation to the Kittitas UGA through an amendment to the KCCOG population allocations. The capacity of this option is as follows:
 1. Future population of 2,250
 2. Addition of 448 homes
 3. Addition of 1,512 employees
147. Option 2: Reduce UGA boundaries, change the land use mix and reallocate less population than above. The UGA land east of No. 81 Road would be removed and designated urban reserve. The UGA would not be expanded west of the wastewater treatment plant. A southern UGA expansion would be included east of the wastewater treatment facilities closest to I-90.
148. Public comment included support for the City of Kittitas UGA proposal. Some commenters were concerned about the loss of prime farmland.
149. In responses to public comment prepared on November 7 and November 10, 2009, and provided to the Planning Commission, a new Table 10 of the land capacity analysis was created to clarify how the employment figures in the options were developed.
150. The UGA expansion area was reviewed in consideration of agricultural resource land criteria.
- a. The proposed UGA expansion area is used for agricultural activities.
 - b. A loss of prime farmland soils would occur in the UGA expansion to the south; however, the soil types are common to the County representing a small fraction of the same soil types found in the County. Comparing the soil types on the subject properties to the total soils of those types in the County, the sites represent about 1% of the same countywide soil types for six of the soil types present and about 5% for two of the soil types present.

- c. The County considered commercial agriculture criteria in the mid-1990s and classified the properties as Rural rather than as Commercial Agriculture (which lies west of Fairview Road and South of I-90).
 - d. Their proximity to the city and freeway and availability of services, and the possibility of more intense uses of the land indicate the property may not have long-term significance for agriculture.
151. The Capital Facilities Element Analysis evaluated the capital facility needs for the Kittitas UGA under the two options for all facility types. With its existing capital facilities and those planned for in the 2007 Comprehensive Plan, the City of Kittitas as the prime service provider can meet all its capital facility needs over the planning period up to 2025 for all the land capacity options reviewed.
152. Under existing traffic conditions, all roads within and adjacent to the potential Kittitas UGA are estimated to be operating at LOS A, which is well within the City and County standard of LOS C. These roads are also expected to accommodate additional traffic resulting from typical regional growth through 2025, and still maintain operations at LOS A. Build-out of potential new residential and commercial development under the UGA land use options could generate substantial additional traffic in the area. However, even with the conservative assumptions applied in this analysis, a considerable level of additional development would be able to occur before capacity improvements would be warranted. It is not expected that additional capacity improvements would be needed within the first six years of the planning period.
153. Areas within the potential UGA boundaries that are currently undeveloped, particularly in the potential commercial areas to the south the existing city, are not served by the existing roadway system. Additional roads will be needed to provide support access and circulation for development in these areas. The City has identified potential future roads to serve the expanded UGA in Appendix E of its Comprehensive Plan. As population and employment growth occurs, the City and County should monitor traffic conditions, and conduct more detailed traffic impact analysis as part of future development proposals. Transportation improvements (or impact fees to contribute toward transportation improvements) to ensure that the transportation system is adequate to support planned land use can be required as a condition of future development approval.
154. The County has completed the following two documents that show that the proposed UGA can be served by capital facilities:
- a. City of Kittitas Capital Facilities Needs Analysis (Berk & Associates, September 21, 2009)
 - b. City of Kittitas Transportation Assessment (ICF Jones & Stokes, September 24, 2009)
155. The Berk memorandum also identifies City of Kittitas policies related to its CFP that are also recommended to be adopted as a subsection to the County CFP policies.
156. Kittitas County and ICF Jones & Stokes presented the information and options regarding residential and employment lands to the Kittitas City Council at their meeting of September 8, 2009. The County provided ICF Jones & Stokes and Berk & Associates memoranda to the City on October 2, 2009.

157. The City of Kittitas has passed two resolutions related to the County's compliance efforts, both of which are included in Attachment D of the *Staff Recommendations, Corrections and Clarifications* (October 26, 2009). Resolution No. 09-015R, passed on September 22, 2009, expressed general approval of the City of Kittitas UGA analyses that the County had completed. Resolution No. 09-019R, passed on October 13, 2009, supports Option 1 based the citizen input gained through the City's Comprehensive Plan process, the need for additional residential and employment opportunities and tax base needs recognized in the City's and the County's analysis, the ability to serve the area with capital facilities and transportation, and other factors.
158. The County selects Option 1 for the Kittitas UGA based on the following:
- a. Option 1 supports the City's Comprehensive Plan vision prepared based on an extensive public participation process.
 - b. Option 1 focuses population growth in the City and employment growth in the City and the immediately surrounding UGA as extended.
 - c. Option 1 recognizes the increased platting activity in the City, a trend not observed when population allocations were prepared by the KCCOG.
 - d. Option 1 supports the City's tax base and markedly improves the City's jobs-housing balance.
 - e. Option 1 can be served with adequate capital facilities.
 - f. Option 1 is consistent with GMA criteria for UGAs.
159. On November 10, 2009, the Planning Commission unanimously voted to recommend Option 1 reallocation of population to the City of Kittitas and an expansion of the UGA based on Staff Recommendations presented at the November 5, 2009, public hearing and the November 10, 2009, deliberations. Figures 11 and 12 show the recommended Kittitas County Comprehensive Plan Land Use designations and zoning.

Criteria for Designation and De-Designation of Lands of Long-term Commercial Significance for Forestry and Agriculture

160. Kittitas County intends to have its criteria for forest and agricultural lands of long term commercial significance mirror the relevant provisions found in the Washington Administrative Code and contain criteria as articulated by the Washington Supreme Court regarding issues of dedesignation and consideration of the needs of the respective industries.
161. The County intends to apply the forest and agriculture resource lands criteria when an action affecting such lands is being considered. The proposed criteria were applied to the following actions:
- a. Changes from Urban Growth Node to Rural, Limited Areas of More Intensive Rural Development (LAMIRD), Master Planned Resort or UGA for Snoqualmie Pass, Easton, Ronald, Thorp and Vantage.
 - b. Kittitas UGA expansion for commercial and industrial purposes.

162. An analysis of the Lands of Long-Term Commercial Significance for Forest and Agriculture was prepared in a memo dated October 26, 2009 prepared by ICF Jones & Stokes. The results of the analysis indicated some portions of the Easton and Thorp study areas meet some, though not all, of the proposed criteria for designation forest and agriculture lands of long-term commercial significance.
163. The County intends to study the needs and nature of the forest and agriculture industries and the designation criteria in conjunction with its consideration of its critical areas regulations update in 2010. In the interim, an agriculture study overlay zone and forest study overlay zone have been proposed in these areas; and standards proposed in Title 17 that would be applied to the overlay zones. Figures 13 and 14 show the recommended overlay boundaries reflecting the consideration of LAMIRD recommendations for Easton and Thorp.
164. County staff proposed resource lands criteria which were the subject of public workshops in August and September 2009. Additionally, the staff proposed language was included in the October 6, 2009 Preliminary Staff Recommendations, Corrections, and Clarifications and in October 26, 2009, Staff Recommendations, Corrections and Clarifications.
165. Public comment included requests to remove some background language on the forest industry, remove an agricultural policy found to be incompliant by the EWGMHB, and to consider de-designations on a seven-year cycle consistent with GMA review periods.
166. County staff presented revised language in response to the comments at the hearing on November 5, 2009 which removes some background language on the forest industry, remove an agricultural policy found to be incompliant by the EWGMHB, and to consider de-designations on a seven-year cycle. A related Title 15B code amendment was presented on November 10, 2009.
167. In review of the hearing record, some indicated their support for properly designated resource lands, and some stated a preference to allow for de-designation applications on an annual cycle as originally proposed by staff.
168. On November 10, 2009, the Planning Commission unanimously voted to recommend the Comprehensive Plan and associated development regulation amendments addressing forest and agricultural resource lands as presented by staff at the November 10, 2009 deliberations.

Map Consistency Amendments

169. The EWGMHB found that the land use map is inconsistent with the Zoning map section in eleven areas listed on pages 43 and 44 of Futurewise Brief on the Merits.
170. The County prepared options to address inconsistencies in the Staff Recommendations, Corrections and Clarifications dated October 26, 2009. Some refinements were presented at the November 5, 2009 public hearing and discussed at deliberations on November 10, 2009.
171. The staff recommendations would result in the following changes:
 - a. Area A: Change the Zoning to “Right of Way” via mapping correction.

- b. Area B: Correct mapping error resulting from inconsistencies between the Tax Parcel layer and the County Perimeter Boundary. Zoning and Land Use designations should be eliminated and the County perimeter boundary reviewed for accuracy.
- c. Area C: Change the Zoning “Commercial Forest”.
- d. Area D-1: Legislative Rezone for Comprehensive Plan Compliance for the Alpine Lakes Wilderness Area from Forest and Range to Commercial Forest.
- e. Area D-2: Change the Land Use Map to Open Space rather than Commercial Forest. The implementing zoning would continue as Forest and Range. This reflects the recent purchase of the private property by Cascade Land Conservancy and the lack of features qualifying as Commercial Forest in the memo titled “Former Urban Growth Nodes: Lands of Long-Term Commercial Significance for Forest and Agriculture” dated October 26, 2009 prepared by ICF Jones & Stokes.
- f. Area E-2A: Legislative Land Use designation change from Rural Residential to Rural. Rezone from Commercial Forest to Forest and Range.
- g. Area E-2B and E-2C: Legislative Land Use designation change from Commercial Forest to Rural.
- h. Ellensburg UGA – the UGA boundaries are retained. The maps are modified for consistency with the long-standing UGA:
 - 1. Rezone all Agriculture 20 & Agriculture 3 in the UGA to Urban Residential or Light Industrial.
 - 2. Designate the entire Ellensburg UGA Land Use as Urban & Light Industrial.
- i. Ellensburg rural area: Issue was previous addressed when the area in question was annexed into the City of Ellensburg.

172. No public comment was received on the mapping corrections during the hearing record.

173. The recommended land use and zoning changes create internal consistency between the land use map and zoning map and recognize current conditions and planned land uses.

174. On November 10, 2009, the Planning Commission unanimously voted to recommend the Comprehensive Plan and associated zoning amendments addressing map consistency as presented by staff at the November 5, 2009 public hearing and discussed at the November 10, 2009 deliberations. Figures 15, 16, and 17 show the recommended Comprehensive Plan Land Use designations and zoning.

Comprehensive Plan Policies

175. Staff recommendations proposed Comprehensive Plan text and policy amendments that included several amendments such as the following:

- a. Remove references to Urban Growth Nodes
- b. Add policy language to support Existing Master Planned Resort
- c. Add policy language to support LAMIRDs, and

- d. Revise criteria for agricultural and forest lands of long-term commercial significance

176. On November 10, 2009, the Planning Commission unanimously voted to recommend the Comprehensive Plan amendments as presented by staff at the November 5, 2009, public hearing and discussed at the November 10, 2009, deliberations.

Kittitas County Code

177. Staff recommendations proposed Kittitas County Code amendments that included several amendments such as the following:

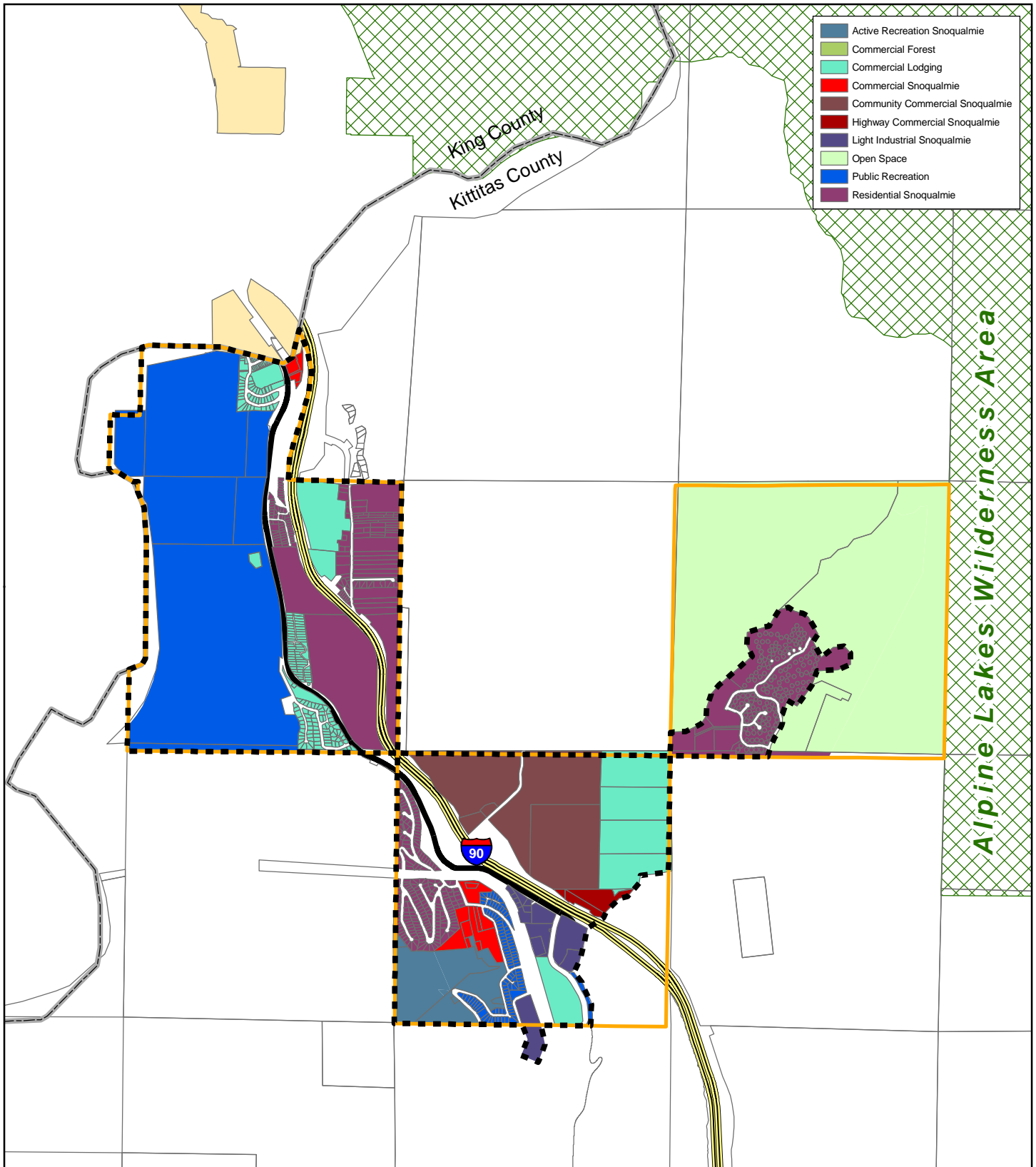
- a. Title 15 Environmental Policy: Remove reference to UGNs.
- b. Title 15A Project Permit Application Process: Add new chapter 15A.13 Site Plan Review – defines process for site plan review under Snoqualmie Pass Existing Master Planned Resort designation.
- c. Title 17 Zoning: Add definition for “Existing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

178. On November 10, 2009, the Planning Commission unanimously voted to recommend the Kittitas County Code amendments as presented by staff at the November 5, 2009 public hearing and as refined at the November 10, 2009 deliberations.

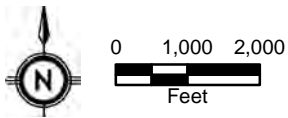
Signature

Chair Kittitas County Planning Commission

Date

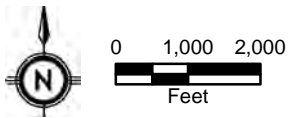
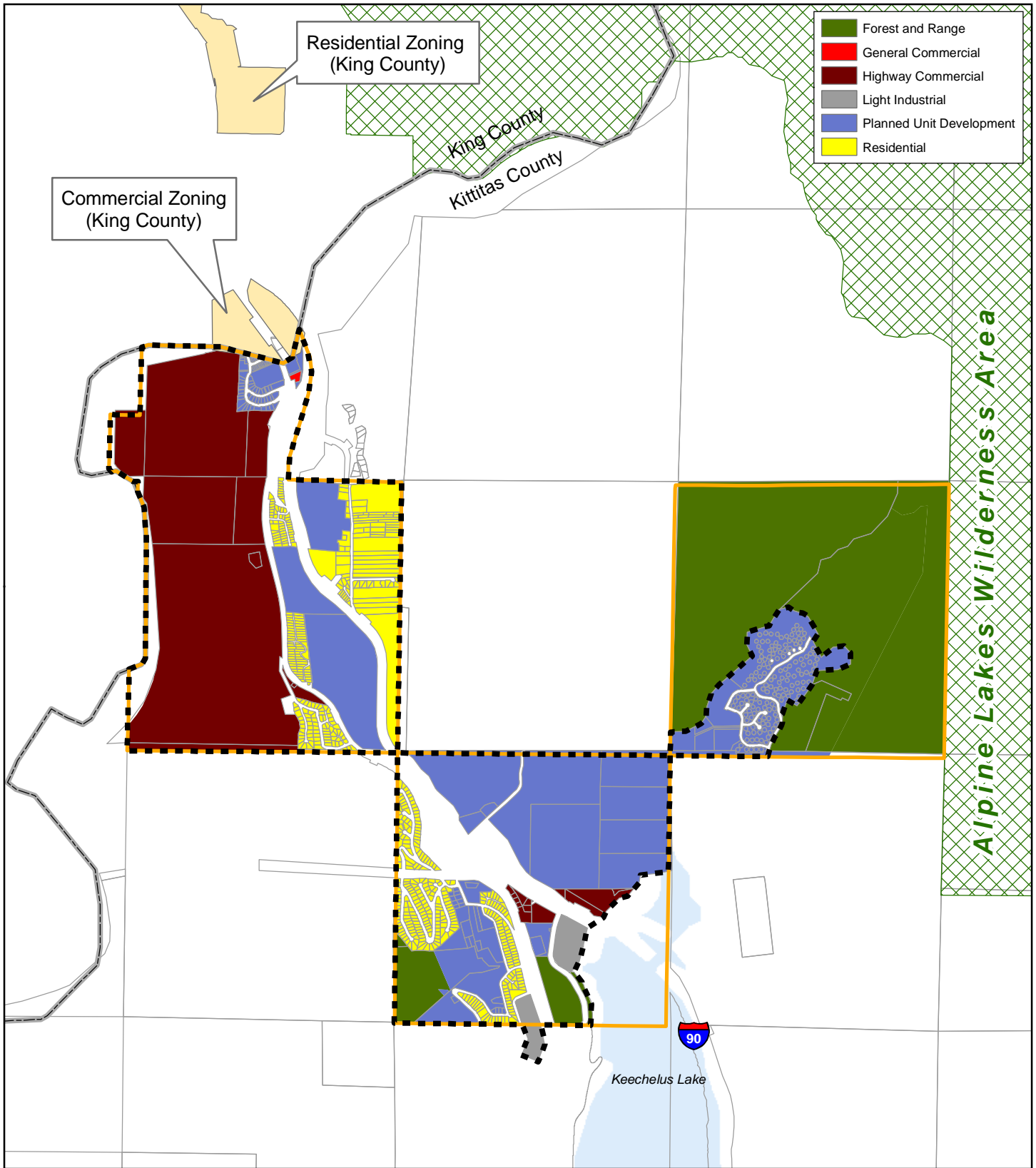


- Active Recreation Snoqualmie
- Commercial Forest
- Commercial Lodging
- Commercial Snoqualmie
- Community Commercial Snoqualmie
- Highway Commercial Snoqualmie
- Light Industrial Snoqualmie
- Open Space
- Public Recreation
- Residential Snoqualmie



- Master Planned Resort (MPR)
- King County Rural Town Comprehensive Plan Areas
- Study Area Boundary
- Alpine Lakes Wilderness Area
- Tax Parcels

Figure 1. Planning Commission Recommendation: Land Use Designations Snoqualmie Pass - Master Planned Resort

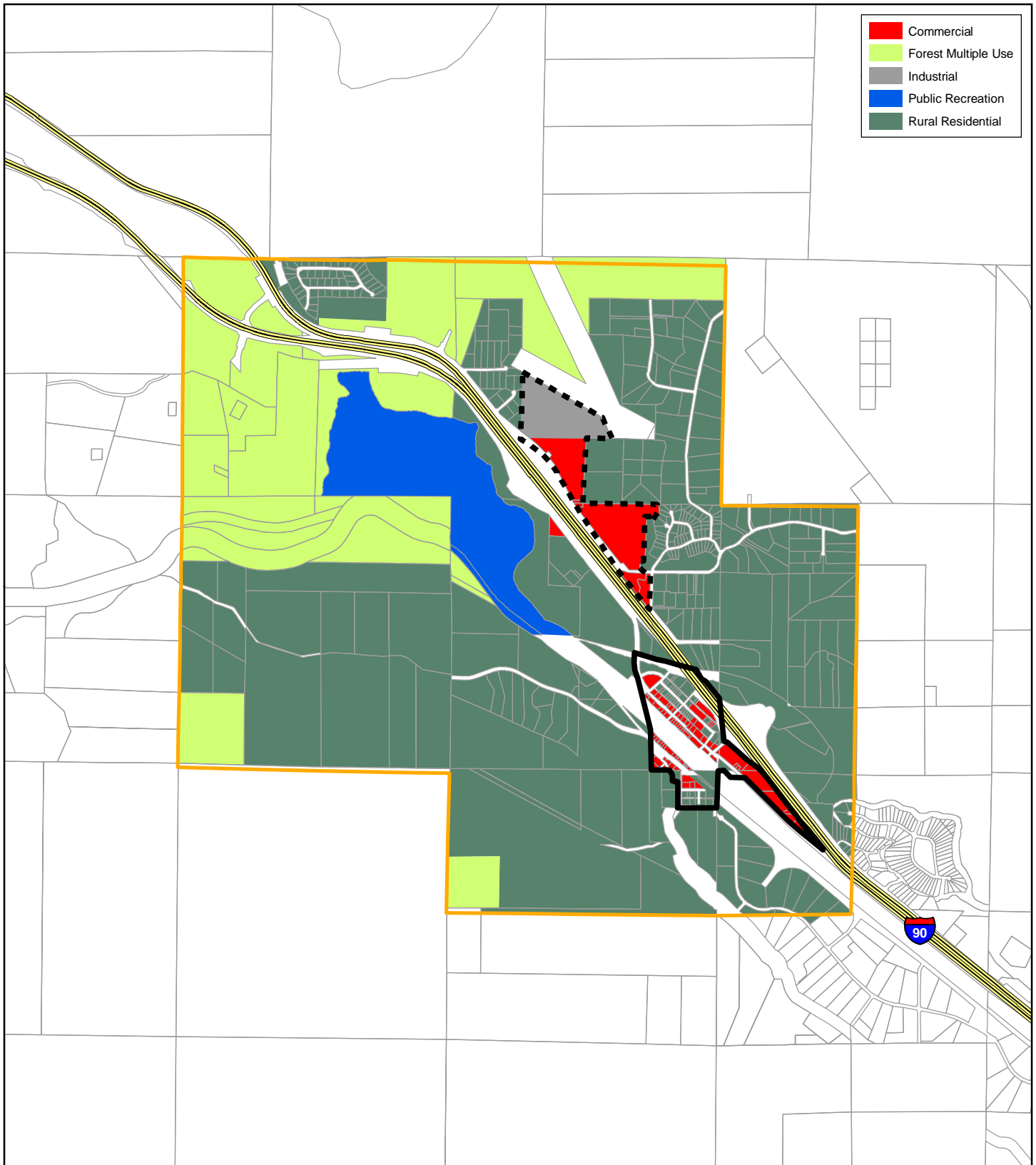


- Master Planned Resort (MPR)
- King County Rural Town Comprehensive Plan Areas
- Study Area Boundary
- Alpine Lakes Wilderness Area
- Tax Parcels

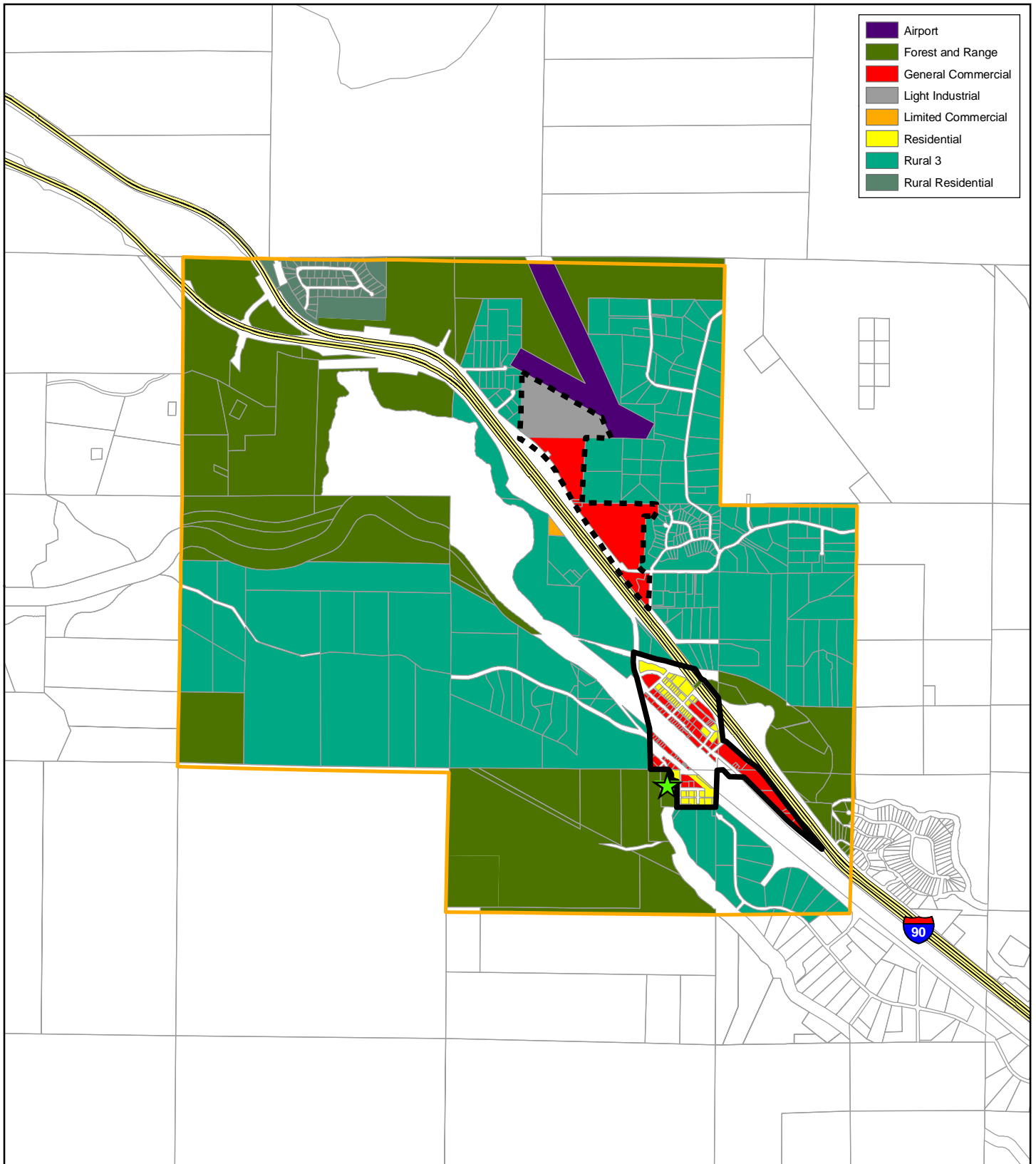


Note: Option S2 zoning designations would convert to Master Planned Resort (MPR) zoning designation upon completion of the Master Plan process.

Figure 2. Planning Commission Recommendation: Zoning Snoqualmie Pass - Master Planned Resort



**Figure 3. Planning Commission Recommendation: Land Use Designations
Easton Type 1 LAMIRD and Type 3 LAMIRD**



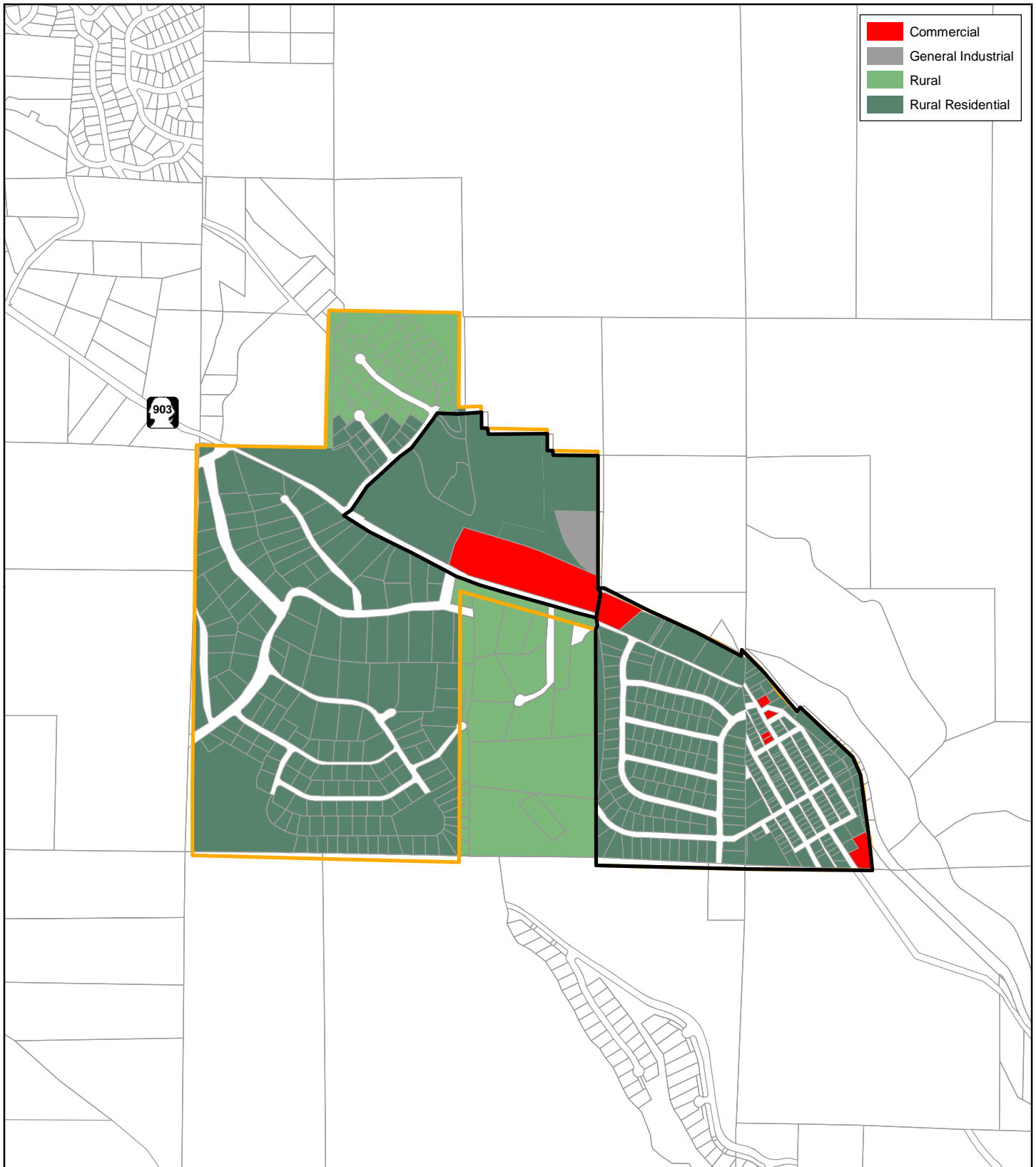
- Airport
- Forest and Range
- General Commercial
- Light Industrial
- Limited Commercial
- Residential
- Rural 3
- Rural Residential



- Option E1 - Rural Activity Center LAMIRD (Type 1)
- Option E2 - Rural Employment Center LAMIRD (Type 3)
- Study Area Boundary
- Tax Parcels

★ Note: Staff discovered a boundary error and corrected it to follow parcel lines.

Figure 4. Planning Commission Recommendation: Zoning Easton Type 1 LAMIRD and Type 3 LAMIRD

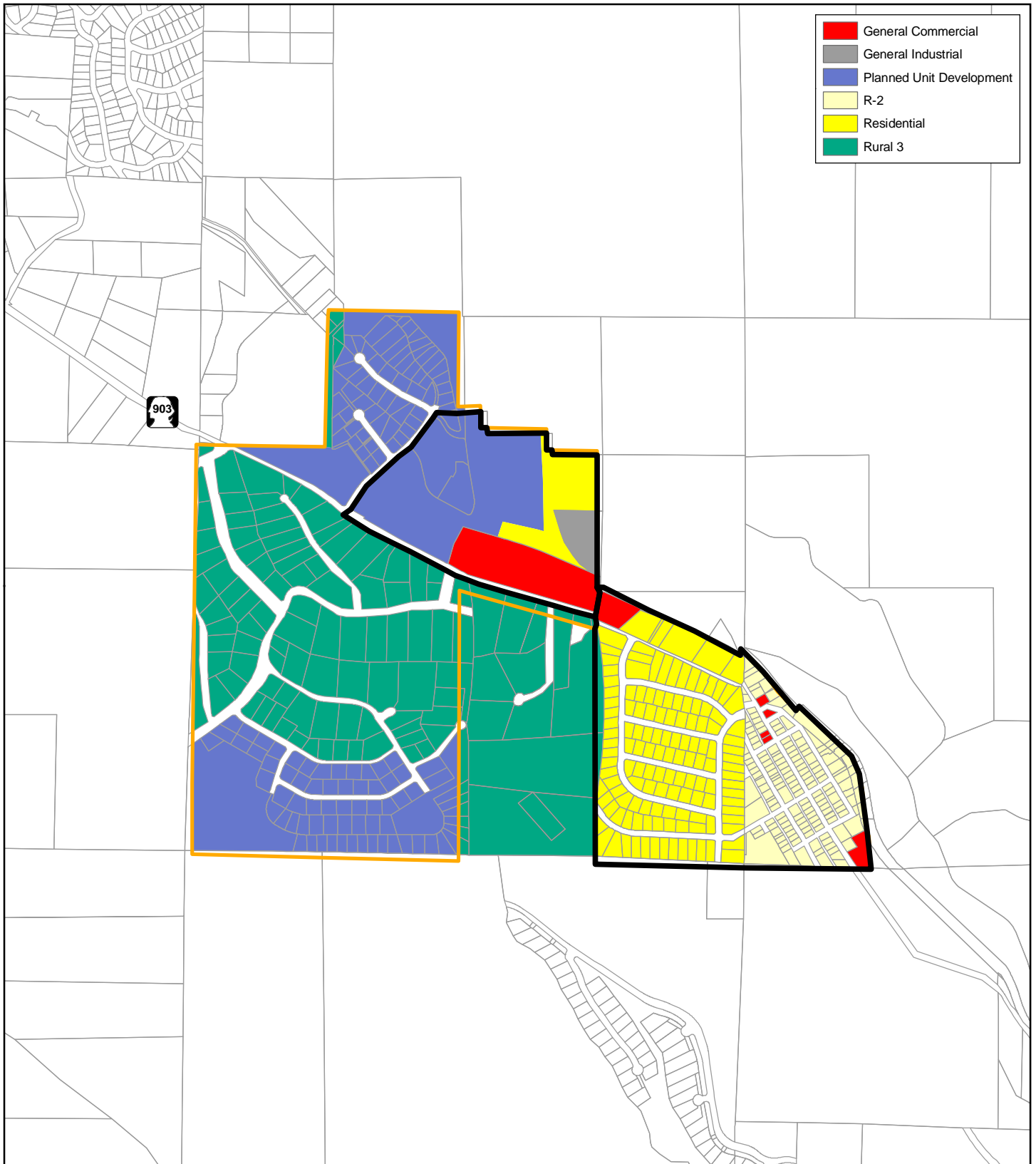


- Commercial
- General Industrial
- Rural
- Rural Residential



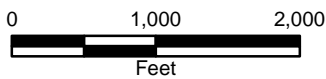
0 1,000 2,000
Feet

- Option R1 - Rural Activity Center (Type 1) LAMIRD
- Study Area Boundary
- Tax Parcels



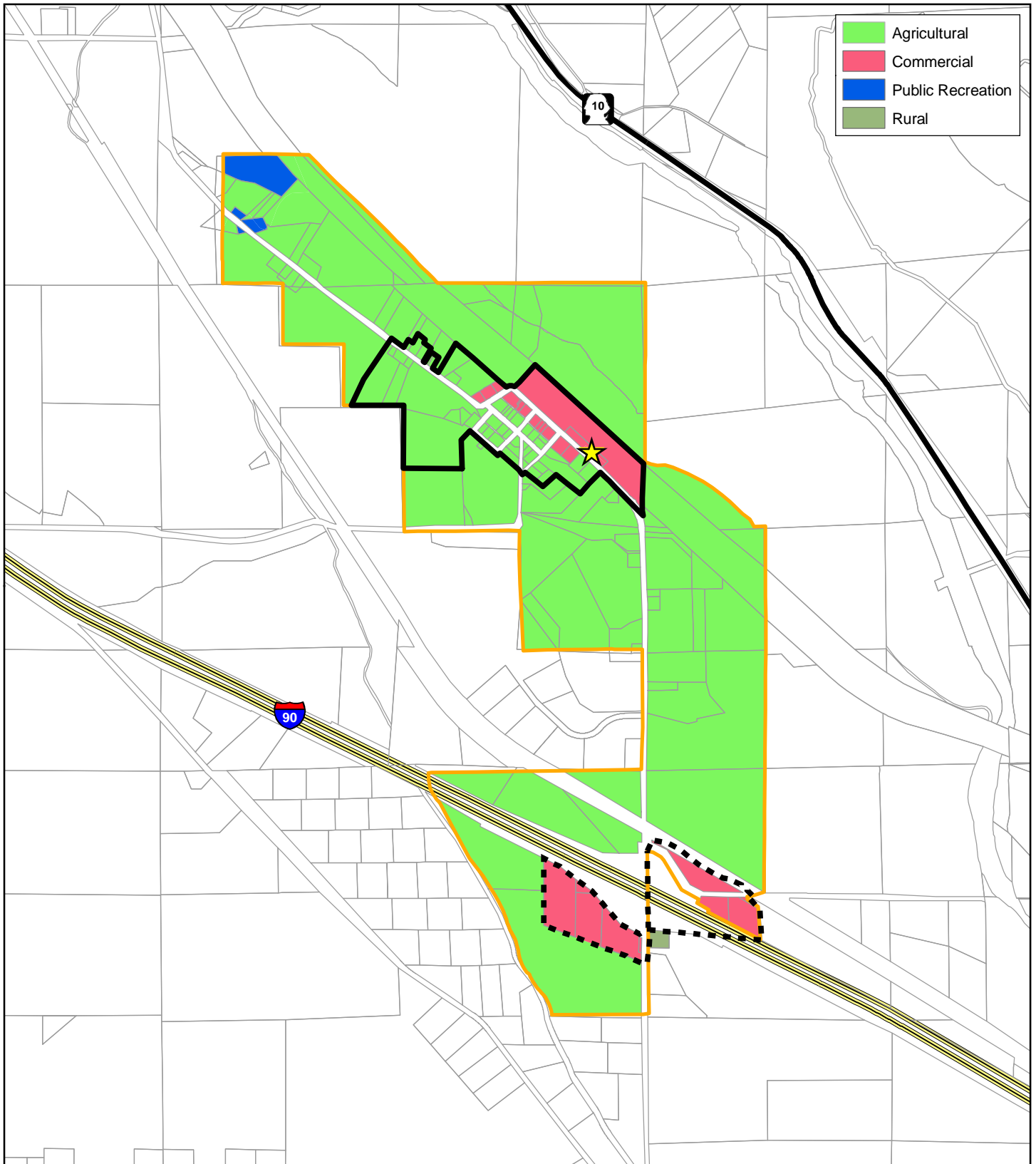
- General Commercial
- General Industrial
- Planned Unit Development
- R-2
- Residential
- Rural 3

- Option R1 - Rural Activity Center (Type 1) LAMIRD
- Study Area Boundary
- Tax Parcels

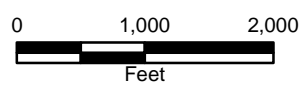


**Figure 6. Planning Commission Recommendation: Zoning
Ronald Option R1 - Type 1 LAMIRD**

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November 2009



- Agricultural
- Commercial
- Public Recreation
- Rural

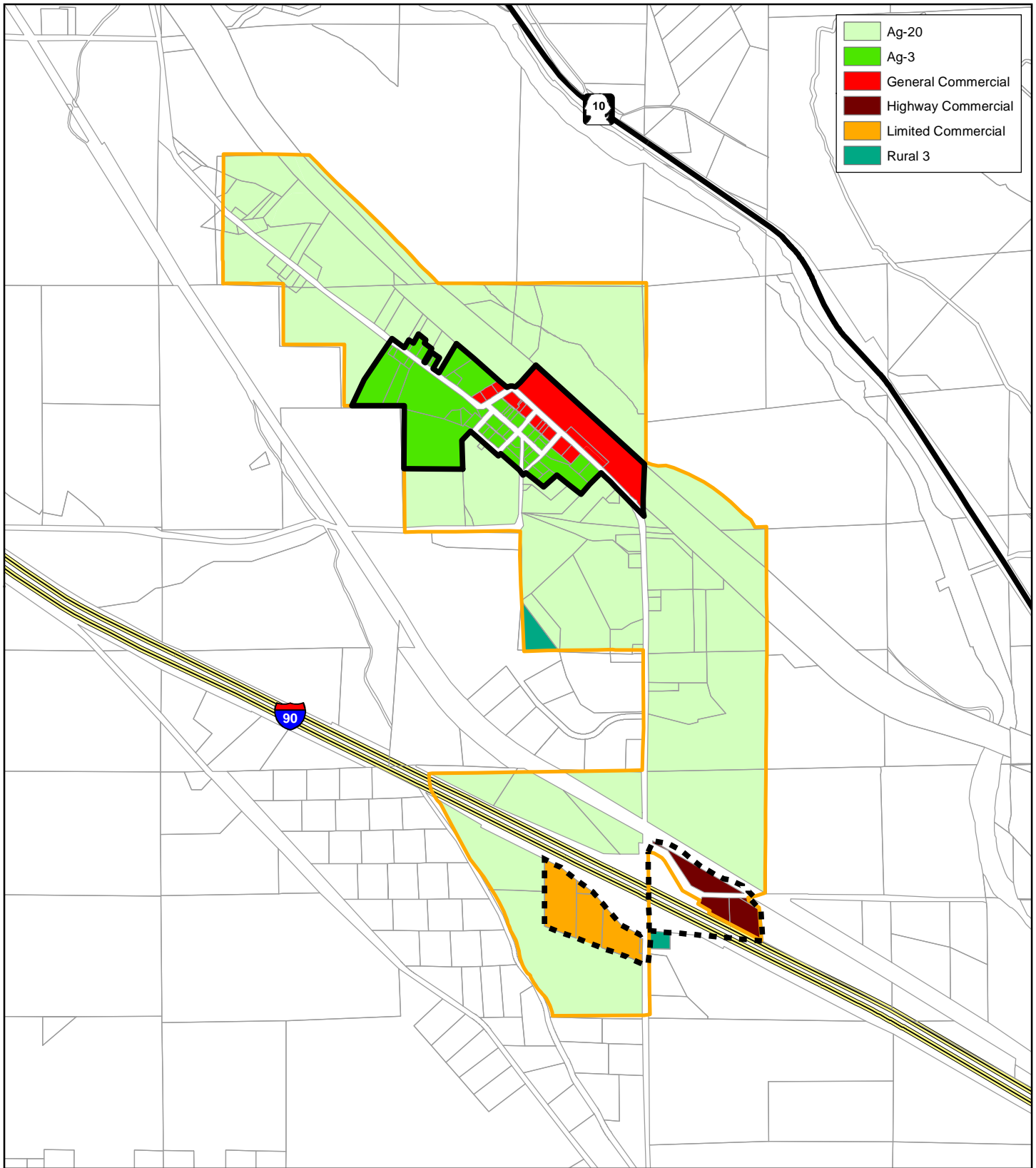


★ Note: Staff discovered a boundary error and corrected it to follow parcel lines.

- Rural Activity Center (Type 1) LAMIRD
- Rural Employment Center (Type 3) LAMIRD

- Study Area Boundary
- Tax Parcels

Figure 7. Planning Commission Recommendation: Land Use Designations Thorp Type 1 LAMIRD and Type 3 LAMIRD



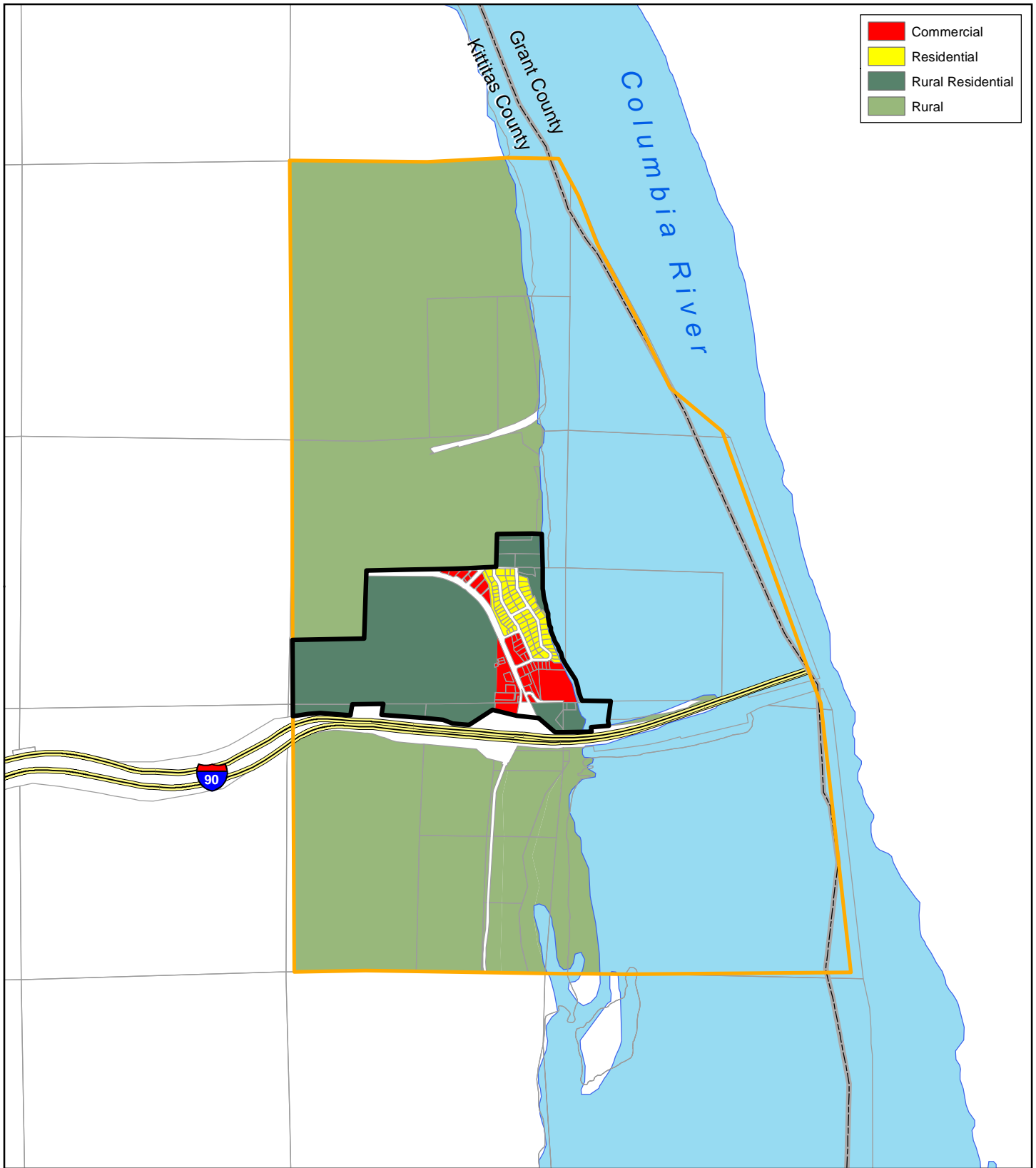
- Ag-20
- Ag-3
- General Commercial
- Highway Commercial
- Limited Commercial
- Rural 3



0 1,000 2,000
 Feet

- Rural Activity Center (Type 1) LAMIRD
- Rural Employment Center (Type 3) LAMIRD
- Study Area Boundary
- Tax Parcels

Figure 8. Planning Commission Recommendation: Zoning Thorp Type 1 LAMIRD and Type 3 LAMIRD



- Commercial
- Residential
- Rural Residential
- Rural

- Rural Activity Center (Type 1) LAMIRD
- Study Area Boundary
- Tax Parcels

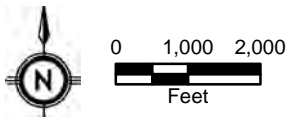
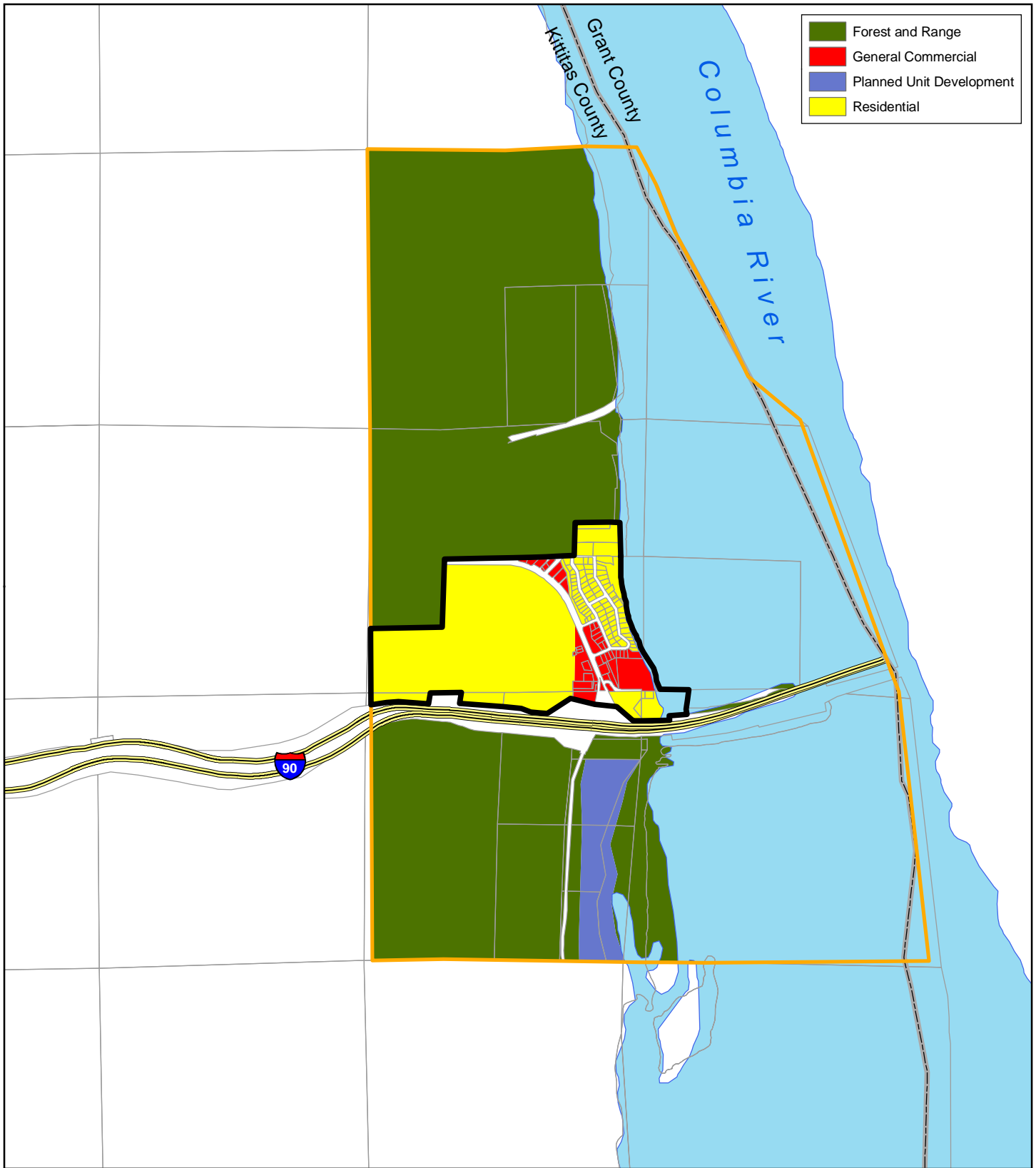


Figure 9. Planning Commission Recommendation: Land Use Designations Vantage Type 1 LAMIRD

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November 2009



- Forest and Range
- General Commercial
- Planned Unit Development
- Residential

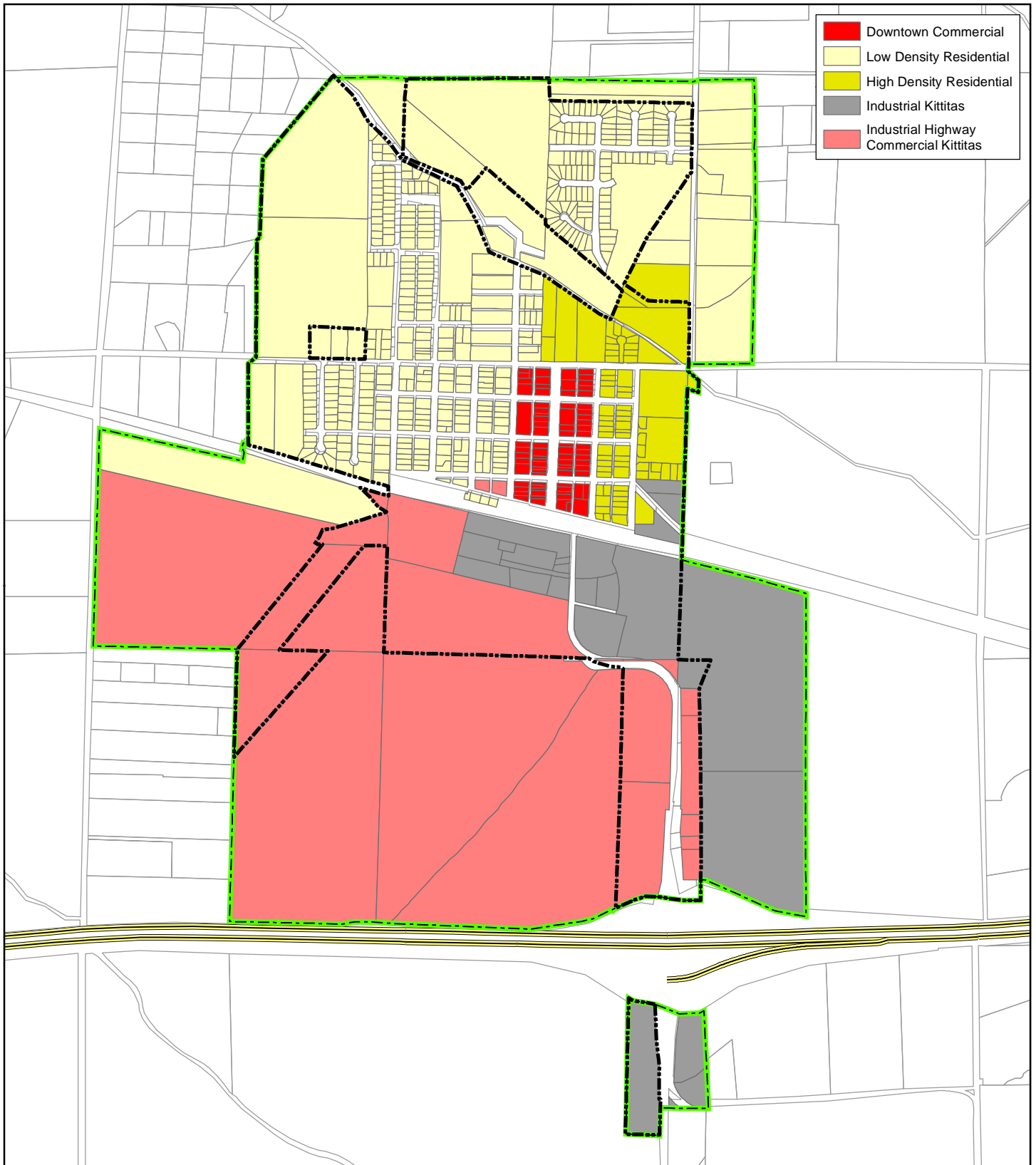
- Rural Activity Center (Type 1) LAMIRD
- Study Area Boundary
- Tax Parcels



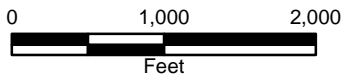
0 1,000 2,000
Feet

Figure 10. Planning Commission Recommendation: Zoning Vantage Type 1 LAMIRD

Kittitas County Comprehensive Plan Compliance 2009
November 2009



- Downtown Commercial
- Low Density Residential
- High Density Residential
- Industrial Kittitas
- Industrial Highway Commercial Kittitas



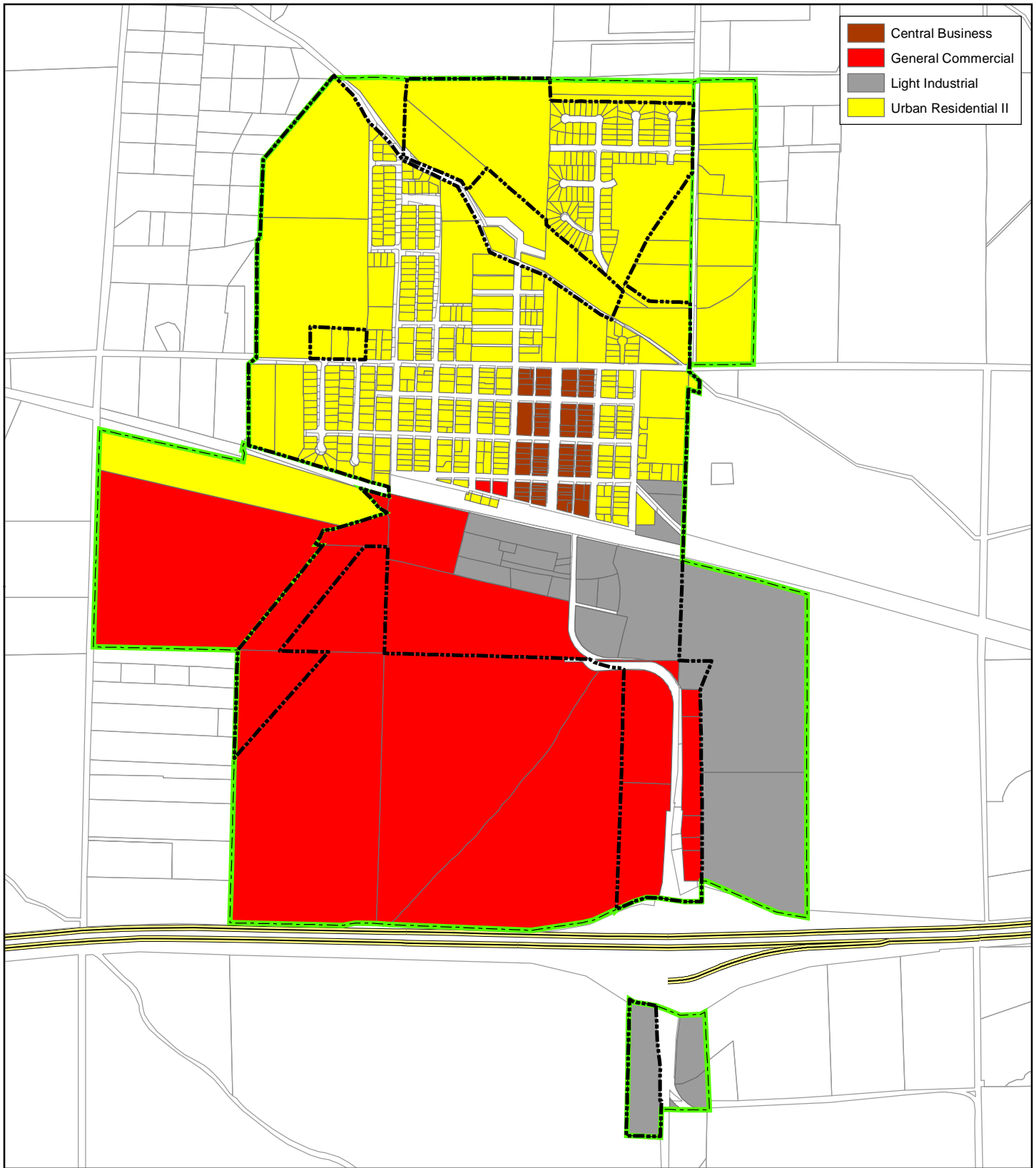
City Limits

Tax Parcels



Urban Growth Area

Figure 11. Planning Commission Recommendation: Land Use Designations

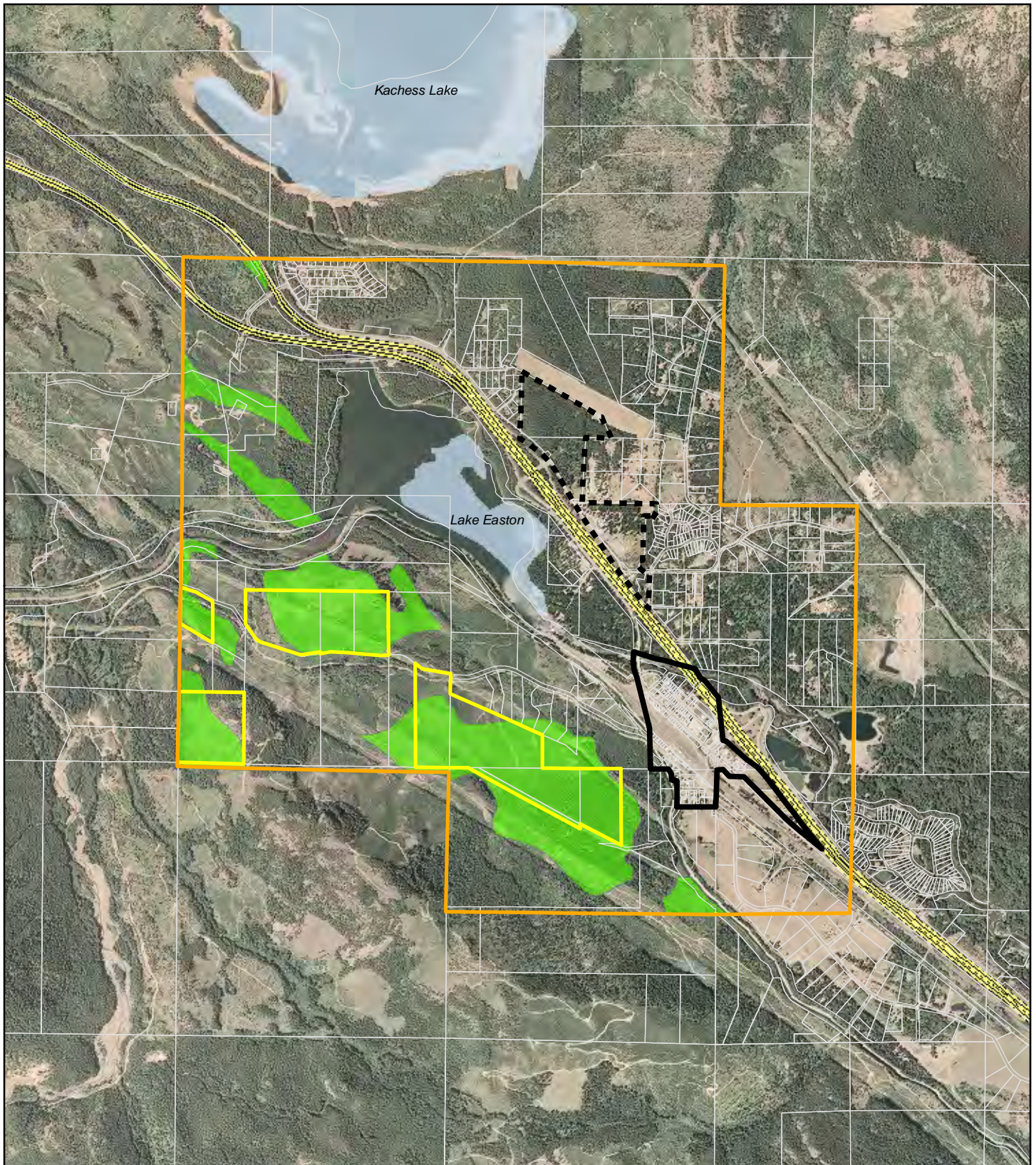


- Central Business
- General Commercial
- Light Industrial
- Urban Residential II

- City Limits
- Urban Growth Area
- Tax Parcels



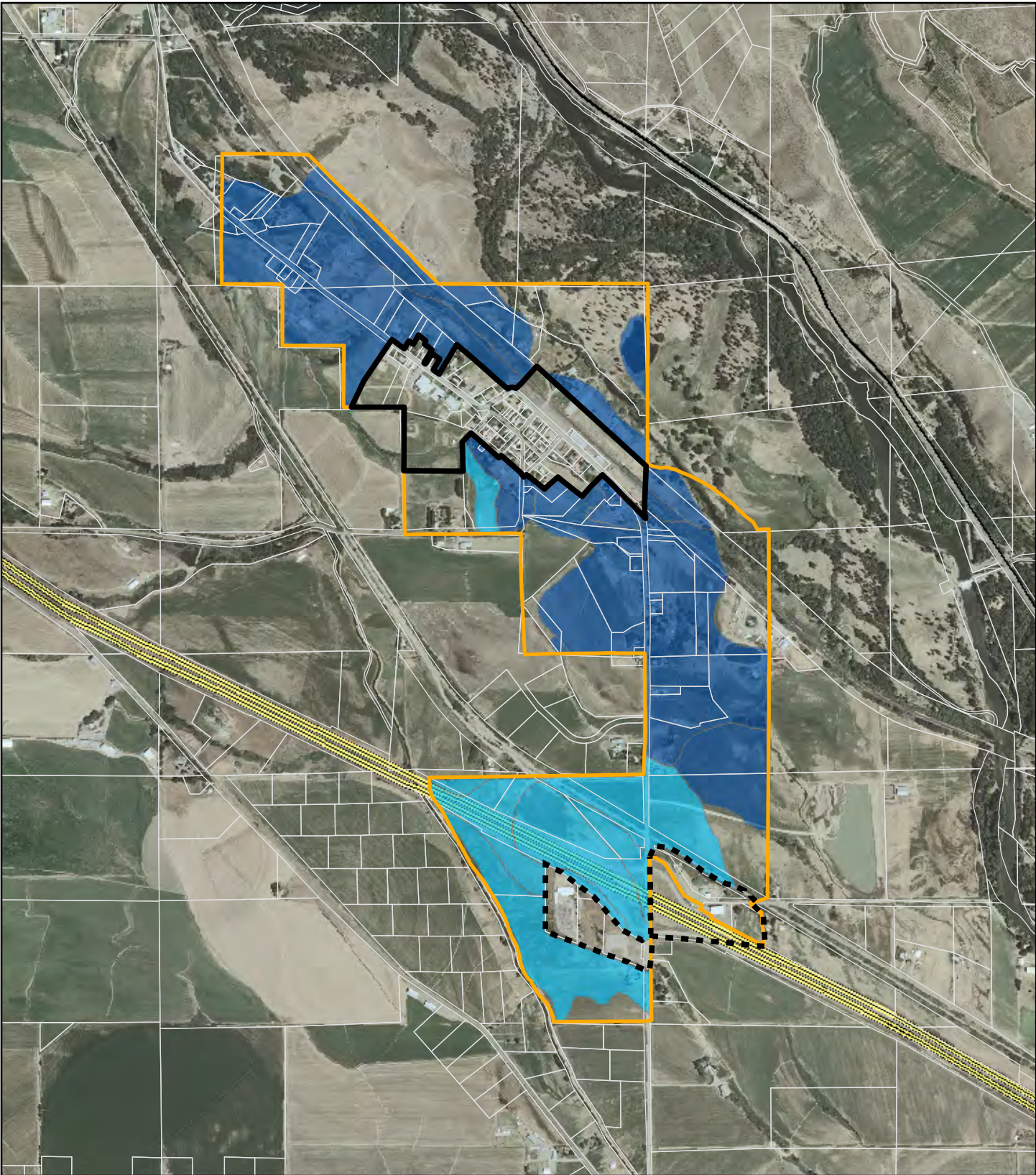
Figure 12. Planning Commission Recommendation: Zoning City of Kittitas Study Area



- Forest Land Grade 3
 - Forest Study Overlay Zone
- Rural Activity Center LAMIRD (Type 1)
 - Rural Employment Center LAMIRD (Type 3)
- Study Area Boundary
 - Tax Parcels
 - Lakes



**Figure 13. Planning Commission Recommendation: Forest Study Overlay Zone
Easton Study Area**



0 1,000 2,000
Feet

Prime farmland if irrigated

Prime farmland if irrigated and drained

Rural Activity Center (Type 1) LAMIRD
Rural Employment Center (Type 3) LAMIRD

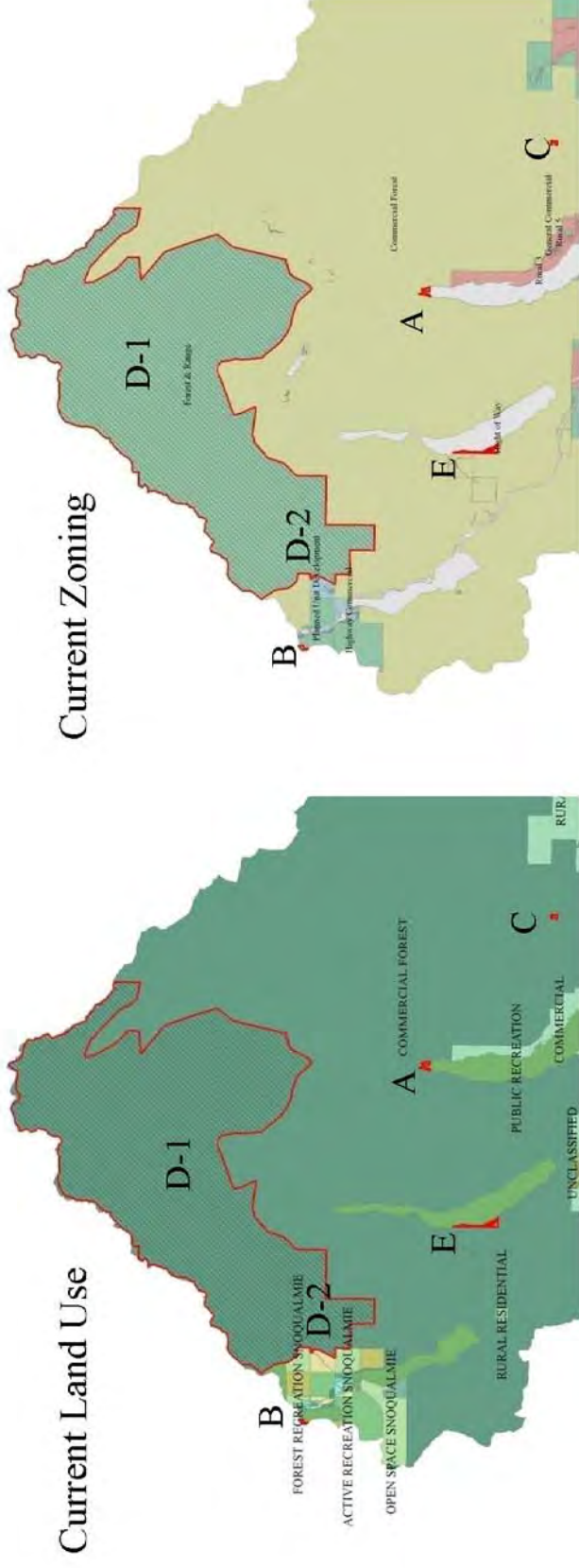
Agriculture Study Overlay Zone

Tax Parcels

Lakes

Figure 15. Mapping Corrections

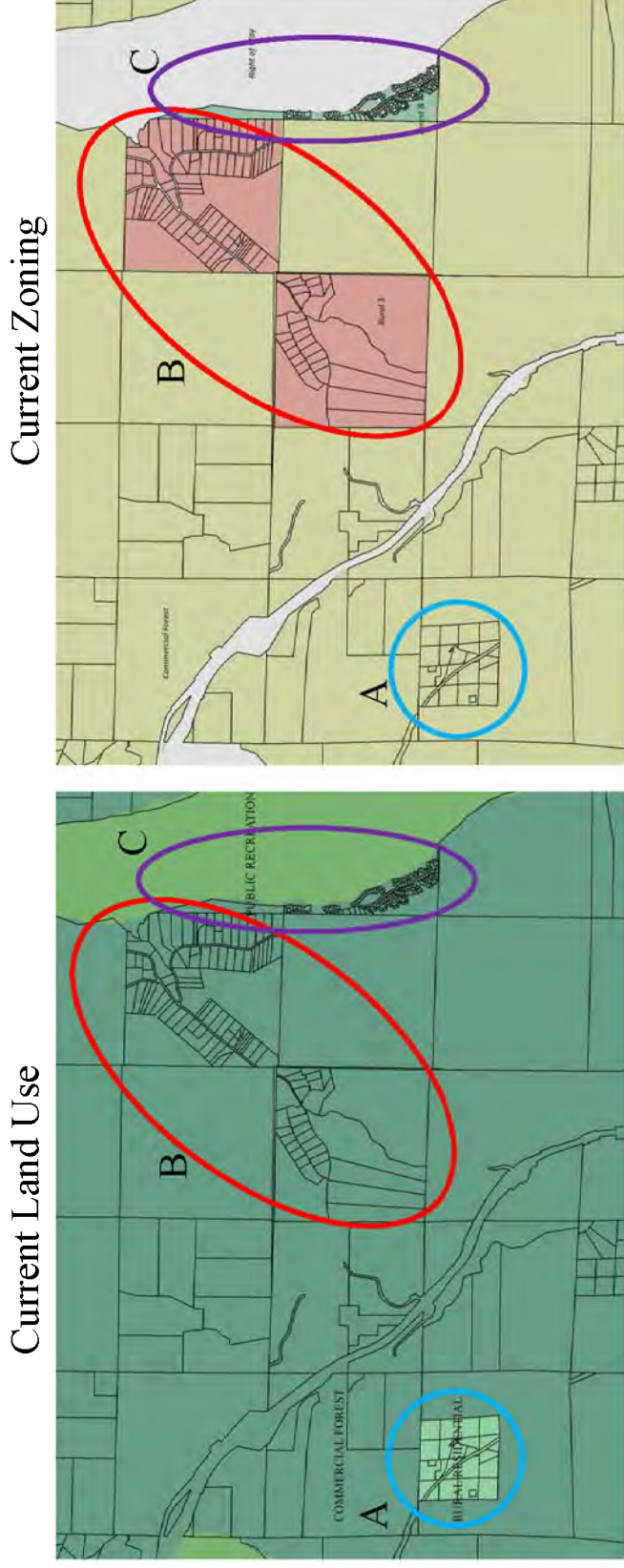
▶ Alpine Lakes area



- ▶ 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

Figure 16. Mapping Corrections

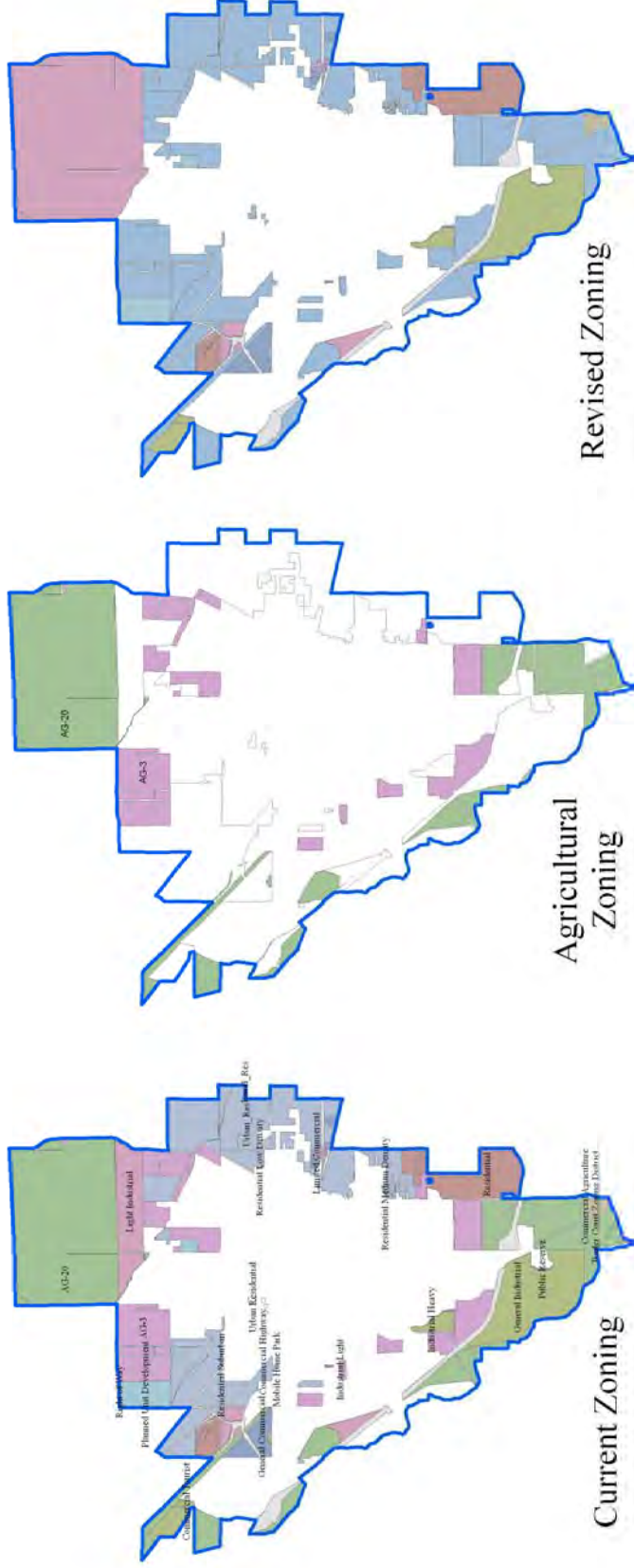
West Lake Kachess area



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

Figure 17. 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)

— Kittitas County Comprehensive Plan Compliance 2009

