



# **KITITAS COUNTY**

## **DEPARTMENT OF PUBLIC WORKS**

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### Planning Commission Staff Report

Date: October 25, 2011

Action Requested: Conduct public hearing to consider amending Kittitas County Code 12.10  
Transportation Concurrency Management

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**BACKGROUND:** The County is addressing findings of the Growth Management Hearings Board (GMHB), which issued an order of non-compliance with the Growth Management Act (GMA) regarding transportation concurrency.

On June 6, 2011, the GMHB issued an order to Kittitas County requiring the County to adopt a concurrency ordinance by December 5, 2011. The ordinance must comply with RCW 36.70A.070(6)(b) which requires jurisdictions to “adopt and enforce ordinances which prohibit development approval if the development causes the level of service on a locally owned transportation facility to decline below the standards in the comprehensive plan unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development.”

The GMHB found that Kittitas County only enforces this regulation on subdivision and boundary line adjustments, but the intent of the RCW is to enforce this regulation on all types of development, such as building permits, changes in use and conditional use permits.

The proposed ordinance requires all development to apply for a Certificate of Transportation Concurrency. Developments may be required to perform a traffic impact analysis (TIA). If the TIA shows there is no impact and there is available capacity on the road system, the certificate is issued. If the TIA shows that the development will cause an impact which lowers the LOS below the adopted level, the development is offered the chance to mitigate those impacts or be denied.

Generally, there is capacity on all county roads. For this reason, Public Works will determine whether developments will need to provide a TIA on a case by case basis.

**RECOMMENDATION:** Public Works recommends the Commission conduct a public hearing and issue a recommendation of approval to the Board of County Commissioners.

**ATTACHMENTS:** KCC 12.10 Transportation Concurrency Management draft, GMHB Final Decision and Order, Suggested Findings of Fact

**LEAD STAFF:** Jan Ollivier, Transportation Manager