BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITITAS
STATE OF WASHINGTON

ORDINANCE

NO. 2008-13

REVISIONS OF TITLE 20
KITITAS COUNTY COMPREHENSIVE PLAN
FOR THE PURPOSE OF COMPLIANCE WITH ORDER NUMBER 07-1-0004c OF THE
EASTERN WASHINGTON GROWTH MANAGEMENT HEARINGS BOARD.

Whereas, this ordinance, revising the Kittitas County Comprehensive Plan, contains three sections of findings, as follows:

Section I - Procedural Findings
Section II - Board of County Commissioners Findings
Section III - Final Decision and Signatures
SECTION 1
PROCEDURAL FINDINGS

Whereas, Kittitas County opted into the Growth Management Act, RCW 36.70A, voluntarily on December 27, 1990, through Resolution 90-138; and

Whereas, Kittitas County was required to update its Comprehensive Plan under the requirements of RCW 36.70A, by December 1, 2006; and

Whereas, The Kittitas County GMA Comprehensive Plan was originally adopted on July 26, 1996 by the Kittitas County Board of County Commissioners; and

Whereas, Kittitas County has in place Countywide Planning Policies per Resolution 96-10 and as amended as required by RCW 36.70A.210 and the Comprehensive Plan Policies are consistent with the policies contained within the Countywide Planning Policies; and

Whereas, Kittitas County complied with the requirements of RCW 36.70A by adopting Ordinance No. 2006-63 which completed the update of the Kittitas County Comprehensive Plan. In doing so Kittitas County undertook the following procedural steps:

- Kittitas County complied with the requirements of RCW 36.70A.140, by including public participation early in the update process and continuously through discussion and consideration of public input during weekly public meetings regarding the update held on the following dates: 4/18/05, 4/25/05, 5/9/05, 5/16/05, 5/23/05, 6/6/05, 6/13/05, 6/20/05, 9/12/05, 9/19/05, 10/3/05, 11/7/05, 11/28/05, 12/5/05, 1/30/06, 4/3/06, 5/8/06, 5/15/06, 6/5/06, 9/25/06, and 10/16/06.

- Public Meetings to develop the Scope of Work for the update process were conducted on September 7th and 8th, 2005 in the upper and lower county.

- A Public Hearing was held by the Kittitas County Board of County Commissioners on November 1, 2005 to consider the input received during the September 7th and 8th, 2005 Public Meetings to develop the Scope of Work and signed Resolution 2005-148 to set the Scope of Work for the 2006 Update of the Kittitas County Comprehensive Plan.

- Kittitas County on November 7th, 2005 issued a Notice of SEPA Action for a Determination of Non-significance (DNS) and on November 8th, 2005 issued a SEPA Addendum to existing environmental documents on the Scope of Work for the 2006 Comprehensive Plan Update.

- The appeal period for the SEPA review ended on November 28th, 2005; and

- No appeals were filed on the Determination of Non-significance (DNS) or the SEPA Addendum issued.

- Public Meetings were held in the Upper and Lower Kittitas County on November 16th and 17th, 2005 and December 7th and 8th, 2005 to seek input and comments on elements contained within the Scope of Work.
Whereas, As part of the Scope of Work, a Resource Lands Advisory Committee was formed consisting of community members from various backgrounds that held meetings open to the public on 1/26/06, 1/31/06, 2/6/06, 2/15/06, 2/22/06, 3/6/06, 3/13/06, 3/20/06, 3/27/06, 4/3/06, 4/10/06, 4/24/06, 5/1/06, 5/8/06, 6/19/06, and 7/17/06.

- Kittitas County Community Development Services Department sent the Department of Community, Trade and Economic Development notice of the 2006 update and annual comprehensive plan amendment on September 29, 2006

- The Kittitas County Planning Commission held public hearings on August 21, 22, 23 and 24, 2006 and September 18, 19, 21, 27, and 28, 2006 and October 5, 2006 to consider those items docketed for the 2006 Annual Amendment to the Kittitas County Comprehensive Plan and to consider the 2006 Comprehensive Plan Update elements. Public testimony was accepted from those persons wishing to be heard and the Planning Commission made formal recommendations and entered findings of fact for the docketed items.

- The Kittitas County Board of County Commissioners held public hearings on October 3rd, 4th, 25th and 26th, 2006, November 13th, 14th, 16th, and 27th, 2006 and December 1st, 2006 to consider the 2006 Annual Amendment to the Kittitas County Comprehensive Plan and to consider the 2006 Comprehensive Plan Update elements.

- The Kittitas County Board of County Commissioners held a continued public hearing to consider enabling documents for the 2006 Annual Amendment to the Kittitas County Comprehensive Plan and 2006 Comprehensive Plan Update on December 11th, 2006.

- Testimony was taken and documentary evidence received by the Board of County Commissioners from those persons wishing to be heard.

- Due notice of the hearings has been given as required by law.

Whereas, Appeals of Ordinance No. 2006-63 were filed with the Eastern Washington Growth Management Hearings Board (Hearings Board) by Futurewise, Ridge and Kittitas County Conservation Coalition (Futurewise) and by the State of Washington Community Trade and Economic Development (CTED); and

Whereas, The appeals were consolidated into a single matter before the Hearings Board and formally known as Case No 07-1-0004c; and

Whereas, The Hearings Board identified 14 separate issues under appeal that would be considered by the Hearings Board as identified below:

Issue 1
Does Kittitas County’s failure to review and revise the comprehensive plan to eliminate densities greater than one dwelling unit per five acres in the rural area (outside of limited areas of more intense rural development (LAMIRDs and Urban Growth Areas), failure to adopt rural policies and designations that protect natural resource lands from incompatible development, failure to define rural character and to adopt provisions to protect rural character, inadequate or absent
criteria for the designation of rural land use designations, failure to adopt a policy to prohibit urban governmental services outside the urban growth area, and failure to review and revise the rural element to comply with the GMA violate RCW 36.70A.020 (1-2, 5, 8-10, 12), 36.70A.070, 36.70A.110, 36.70A.120, 26.70A.130, and 36.70A.177? (Related to Issue 11 [CTED])

Issue 2
Does Kittitas County’s failure to review and revise the Gold Creek resort designations and Comprehensive Plan Chapter 7: Snoqualmie Pass Sub-Area Comprehensive Plan- Master Plan to meet the requirements for a master planned resort or to comply with the rural areas requirements for an area unsuited to resort development violate RCW 36.70A.020 (1-2, 5, 8-10, 12), 36.70A.040, 36.70A.050, 36.70A.060, 36.70A.070, 36.70A.110, 36.70A.110, 36.70A.130, 36.70A.170, and 36.70A.172?

Issue 3
Does Kittitas County’s failure to review and revise the Gold Creek resort designations and Comprehensive Plan Chapter 7: Snoqualmie Pass Sub-Area Comprehensive Plan- Master Plan to meet the requirements for a master planned resort or to comply with the rural areas requirements for an area unsuited to resort development violate RCW 36.70A.020 (1-2, 5, 8-10, 12), 36.70A.040, 36.70A.050, 36.70A.060, 36.70A.070, 36.70A.110, 36.70A.130, 36.70A.170, 36.70A.172, and 36.70A.177?

Issue 4
Does Kittitas County’s de-designation of agricultural land in applications 06-01 (Thomas and Lynne Mahre), 06-03 (Kevin Gibb), 06-04 (Ronald and Douglas Gibb), 06-05 (Art Sinclair), 06-06 (Basil Sinclair), 06-13 (Teanaway Ridge LLC, et al.), and 06-16 (Teanaway Ridge LLC, et al.), violate RCW 36.70A.020 (1-2, 5, 8-10, 12), 36.70A.040, 36.70A.050, 36.70A.060, 36.70A.070, 36.70A.110, 36.70A.130, 36.70A.170, 36.70A.172, and 36.70A.177?

Issue 5
Does Kittitas County’s failure to review and revise the urban growth areas to bring them into compliance with the Growth Management Act requirements for sizing urban growth areas and locational criteria, failure to show its work for the urban growth areas, failure to review and revise the Urban Growth Nodes (UGNs) to comply with the requirements for urban growth areas or limited areas of more intense rural development (LAMIRDS), failure to show its work for the Urban Growth Nodes, failure to designate open space corridors, and failure to review and revise the urban growth area (UGA) criteria to be consistent with the GMA, violate RCW 36.70A.020 (1-2, 5, 8-10, 12), 36.70A.040, 36.70A.050, 36.70A.060, 36.70A.070, 36.70A.110, 36.70A.115, 36.70A.120, 36.70A.130, and 36.70A.160?

Issue 6
Does Kittitas County’s urban growth area expansions for Kittitas and Ellensburg urban growth areas including 06-03 (Kevin Gibb), 06-04 (Ronald and Douglas Gibb), and 06-13 (Teanaway Ridge LLC, et al.) violate RCW 36.70A.020 (1-2, 5, 8-10, 12), 36.70A.040, 36.70A.050, 36.70A.060, 36.70A.070, 36.70A.110, 36.70A.115, 36.70A.120, 36.70A.130, and 36.70A.170?

Issue 7
Does Kittitas County’s urban growth area expansions for Kittitas and Ellensburg urban growth areas including 06-03 (Kevin Gibb), 06-04 (Ronald and Douglas Gibb), and 06-13 (Teanaway Ridge LLC, et al.) violate RCW 36.70A.020 (1-2, 5, 8-10, 12), 36.70A.040, 36.70A.050, 36.70A.060, 36.70A.070, 36.70A.110, 36.70A.120, 36.70A.130, 36.70A.131, 36.70A.170, 36.70A.172 and 36.70A.175?
Issue 8
Kittitas County was found in Compliance

Issue 9
Kittitas County was found in Compliance

Issue 10
Does Kittitas County's failure to review and revise its development regulations including Chapter 17.36 Kittitas County Code, Planned Unit Development Zone; Chapter 16.09 Kittitas County Code, Performance Based Development Zone; Chapter 17.14 Kittitas County Code, Subdivisions; Chapter 17.20 Kittitas County Code, S-Suburban Zone II; Chapter 17.28, Kittitas County Code, A-3- Agriculture Zone; Chapter 17.28A Kittitas County Code, A-5- Agriculture Zone; and Chapter 17.30 Kittitas County Code, Rural-3 Zone violate RCW 36.70A.020 (1-2, 5, 8-10, 12), 36.70A.040, 36.70A.050, 36.70A.060, 36.70A.070, 36.70A.110, 36.70A.115, 36.70A.120, 36.70A.130, and 36.70A.170?

Issue 11
By amending its Comprehensive Plan without providing for a variety of rural densities, and without providing sufficient specificity and guidance on rural densities to prevent a pattern of rural development that constitutes sprawl, has Kittitas County failed to provide for a variety of rural densities, failed to protect rural character, and otherwise failed to comply with RCW 36.70A.070(5)? (Related to Issued 1 [KCC])

Issue 12
By not reviewing its urban growth nodes (UGNs) identified in its Comprehensive Plan (CP) to determine whether the UGNs meet the criteria for designation either as urban growth areas (UGAs) or limited areas of more intense rural development (LAMIRDs), has Kittitas County failed to review and updates its CP, in noncompliance with RCW 36.70A.130, and by reference RCW 36.70A.070 and .110? (related to Issue 5 [KCCC])

Issue 13
By de-designating 183.94 acres of agricultural lands to allow their development for other uses without conducting the proper county-wide or area wide assessment of agricultural lands required under RCW 36.70A.060, .170, applying the definitions in RCW 36.70A.030(2) and (1) and the criteria in WAC 365-190-050, did Kittitas County fail to protect agricultural lands of long-term significance and otherwise fail to comply with RCW 36.70A.030(2) and (10), 060, and .170? (related to Issue 4 [KCCC])

Issue 14
By expanding the UGAs for the City of Kittitas and the City of Ellensburg without conducting a land capacity analysis that shows more land is needed for urban development over the statutory planning horizon, and without developing a capital facilities plan to show how the expanded UGAs would be provided with adequate public facilities, has Kittitas County failed to comply with RCW 36.70A.070(3), .110 and .130? (related to Issue 6 [KCCC]); and

Whereas, In August, 2007 the Hearings Board Issued its Final Decision and Order (FDO) regarding Case No 07-1-0004c finding that the Kittitas County Comprehensive Plan out of compliance on 12 of the 14 issues; and

Whereas, The Hearings Board issued and order of invalidity regarding the Urban Growth Area expansions for the City of Ellensburg and the City of Kittitas; and

Whereas, Kittitas County filed a timely Petition For Judicial Review Pursuant To RCW 36.70A.300(5) in Kittitas County Superior Court; and

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Whereas, The Building Industry Association Of Washington (BIAW), Central Washington Home Builders (CWHBA), Mitchell Williams, D/B/A Mf Williams Construction Co., Teanaway Ridge, LLC, Kittitas County Farm Bureau were interveners to the superior court action; and

Whereas, Art Sinclair and Basil Sinclair, were identified as Amicus Parties to the superior court action; and

Whereas, Central Washington Home Builders, et al., filed a separate timely Petition for Judicial Review Pursuant to RCW 36.70A.300 which expanded the issues addressed in Kittitas County’s petition; and

Whereas, On November 13, 2007 Judge Scott R Parks issued an order granting a motion to stay the Eastern Washington Growth Management Hearings Board Final Decision and Order regarding those issues under appeal; and

Whereas, On April 24, 2008, Kittitas County Superior Court, in Cause No. 08-2-00195-7 (one of five appeals of the final decision and order in a challenge to the County’s development code before the Eastern Washington Growth Management Hearings Board) issued a stay as to four of the seven issues involved. On May 12, 2008, Kittitas County Superior Court issued a stay as to the other issues involved in the challenge to the County’s Development Code.

Whereas, Following the Hearings Board FDO Kittitas County has been actively and diligently seeking to bring the Kittitas County Comprehensive Plan into compliance with the FDO; and

Whereas, Following the FDO the Board of County Commissioners convened three separate citizen advisory committees namely, the Land Use Advisory Committee, the Forest Advisory Committee, and the Agricultural Advisory Committee whose respective tasks were to develop specific recommendations to the Board of County Commissioners regarding issues identified as non-compliant by the Hearings Board FDO; and

Whereas, The Citizen Advisory Committees generally met on a weekly basis and whose meetings were open to the public; and

Whereas, The Citizen Advisory Committees conducted two open houses in December of 2007 to solicit public input regarding their work product:

Whereas, The Board of County Commissioners conducted two public hearings in February 2008 to consider recommendations from county staff and the Citizen Advisory Committees at which time the Commissioners heard from any and all members of the public who wished to be heard, and

Whereas, Following public testimony, the Board of County Commissioners sought, and was granted, an eighty-eight day extension to the Hearings Board Order for compliance allowing more time for the Citizen Advisory Committees to complete their work and to finalize their recommendations; and

Whereas, The Board of County Commissioners conducted a public hearing on May 6, 2008, May 12, 2008 and May 14, 2008 to consider the recommendations from the Citizen Advisory
Committees and county staff at which time the Commissioners heard from any and all members of the public who wished to be heard. The Board of County Commissioners, after considering the recommendations and all public testimony deliberated the issues and made final decisions regarding the matter before them.

SECTION II - BOARD OF COUNTY COMMISSIONERS FINDINGS

General Findings:

The Kittitas County Board of County Commissioners held public hearings on February 4, 2008, February 13, 2008, May 6, 2008, May 12, 2008 and May 14, 2008. All members of the public who wanted to were allowed to speak or submit written correspondence into the record.

The Board of County Commissioners makes the following findings specific to this ordinance:

Finding 1. Kittitas County conducted and update to the Comprehensive Plan in a manner consistent with the requirements found in RCW 36.70A, allowing for early and continuous public participation including the efforts to bring the comprehensive plan into compliance with the Hearings Board order.

Finding 2. Kittitas County is in compliance with all aspects of the RCW 36.70A other than those disputed items resulting from the Hearings Board order. Kittitas County and Interveners have challenged the disputed elements of the Hearings Board Order through appropriate means by seeking relief through the judicial process as allowed under RCW 36.70A.300

Finding 3. The City of Kittitas conducted a separate comprehensive plan update for the City's Comprehensive Plan consistent with all requirements of RCW 36.70A. This comprehensive plan update was not challenged and is therefore presumed valid. The planning and analysis undertaken for the City’s comprehensive plan specifically reviewed the need for an expanded Urban Growth Area, the need for additional commercial and industrial land capacity and the need for additional residential land capacity based on population projections as adopted and authorized under the County Wide Planning Policies. This analysis has been reviewed by Kittitas County who believes the analysis has been conducted in a thorough and professional manner consistent with planning practices and RCW 36.70A. Further, the City of Kittitas’ comprehensive plan, including the analysis necessary to support the urban growth area expansion, has been reviewed by Washington State Community Trade and Economic Development (CTED) and CTED has determined the analysis developed meets the requirements of RCW 36.70A and no longer objects to the UGA expansion for the City of Kittitas

Finding 4. The City of Ellensburg conducted a separate comprehensive plan update for the City’s comprehensive plan consistent with all requirements of RCW 36.70A. The Comprehensive Plan update was not challenged and is therefore presumed valid. The City’s comprehensive plan did not include expansion of the Urban Growth Area and no analysis was conducted to support their earlier request to Kittitas County to expand the Urban Growth Area. As a result, Kittitas County should take action to rescind the expansion of the Ellensburg Urban Growth Area.

Finding 5. Kittitas County superior court has issued an order granting motion to stay the Eastern Washington Growth Management Hearings Board’s Final Decision and Order filed on November 13, 2007. The stay effects those items under appeal. The Board of County Commissioners finds that issue numbers 1, 2, portion of issue 5 specifically dealing with urban growth nodes, issue 7, issue 10, issue 11, Ordinance 2008-______
and issue 12 are directly addressed or directly linked to the Superior Court order granting the motion to stay the Hearings Board FDO. Further, On April 24, 2008, Kittitas County Superior Court, in Cause No. 08-2-00195-7 (one of five appeals of the final decision and order in a challenge to the County’s development code before the Eastern Washington Growth Management Hearings Board) issued a stay as to four of the seven issues involved. On May 12, 2008, Kittitas County Superior Court issued a stay as to the other issues involved in the challenge to the County’s Development Code. The Board of County Commissioners finds that these issues cannot be appropriately addressed until such time the appeal issues are resolved through appropriate legal decisions.

Finding 6 The Board of County Commissioners find that appropriate action can be taken to address issues 3, issue 4 specifically de-designating land applications 06-01, 06-05, 06-06, 06-13, issue 5 specifically the issue of urban growth area expansion, Issue 6 specifically de-designating land application 06-13, issue 13 de-designating land applications 06-01, 06-05, 06-06 and 06-13, and issue 14 by de-designating land application 06-13.

SECTION III - FINAL DECISION AND SIGNATURES

BE IT ORDAINED that the Board of Kittitas County Commissioners, after due deliberation hereby adopts by reference the City of Kittitas Comprehensive Plan and utilizes the analysis and justification contained within that document to approve land applications 06-03 and 06-04 with the properties shown on attachment 1 and approves the expansion of the City of Kittitas Urban Growth Area as provided for in these applications.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, withdraws the approval of land application 06-13 as previously adopted by the Board of County Commissioners with the properties shown on attachment 1 and further orders no expansion of the Urban Growth Area boundary for the City of Ellensburg.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, withdraws the approval of land applications 06-01, 06-05, 06-06 with the properties shown on attachment 1.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby adopts language contained within attachment 2 which provides for the designation and de-designation criteria for Commercial Agriculture Lands.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby adopts language contained within attachment 2 which provides for the designation and de-designation of Commercial Forest Lands.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the May 14, 2008 Draft of the Kittitas County Comprehensive Plan as presented.

BE IT FURTHER ORDAINED

Whereas, on May 14, 2008, the Kittitas County Board of Commissioners reviewed and signed the prepared ordinance; and

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NOW, BE IT FURTHER ORDAINED that the Board of County Commissioners, after due deliberation, hereby approves the May 14, 2008 compliance draft of the Kittitas County Comprehensive Plan as attached hereto in the reference attachment 1, and incorporated by reference.

Adopted this 14th day of May, 2008, at Ellensburg, Washington.

ATTEST:  
Deputy CLERK OF THE BOARD  

BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON  

APPROVED AS TO FORM:  

Greg Zempel WSBA #19125  

Linda Huber, Commissioner  

BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON  

Mark McClain, Chairman  

Alan A. Crankovich, Vice-Chairman  

ABSTAINED  

Linda Huber, Commissioner  

Ordinance 2008-_____  

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Attachment 2:
May 14, 2008 Kittitas County Comprehensive Plan

Copy available by request at the Community Development Services Office
411 N Ruby St, Suite 2
Ellensburg, WA 98926
(509)962-7506
EXECUTIVE STATEMENT

The comprehensive plan affects all unincorporated lands of Kittitas County of approximately 1,487,000 acres. The comprehensive plan is intended to conserve lands designated by protecting them from conflicting land uses, providing sufficient services and ensuring adequate facilities with goals, objectives and policies. This comprehensive plan would remain in effect until additional policies and regulations are developed and implemented. This plan will be updated on a yearly basis.

This document is the official amended Comprehensive Plan for Kittitas County. The Plan is not an ordinance, it contains no regulations or minimum standards. It is a declaration of policies related to future growth and development in the County:

The Plan contains:

- A Land Use Element which establishes official policy with regard to appropriate uses of land in the County and ensures that the County can accommodate the population growth projected to occur over the next 20 years;

- A Housing Element that addresses the need for affordable housing;

- A Utilities Element that describes planned utility expansions;

- A Transportation Element, which will be used as a guide in future street and road construction, programs to produce a safe and efficient arterial system. The Kittitas County Transportation Plan is maintained by the Kittitas County Department of Public Works.

- A Rural Element that ensures the protection of rural lands and provides for a variety of rural densities.

- A Capital Facilities Element which is maintained by the Kittitas County Auditor’s Office.

- An Economic Development Element that addresses economic growth for the county.

- A Recreation and Parks Element that describes and inventories park and recreation opportunities in the county.

The Comprehensive Plan is based on a framework of community goals and objectives adopted by the County as a formal expression of public policy. There is no assurance, however, that orderly development or any of the other goals will be accomplished simply by the formal adoption of the Plan. The value of the Plan lies in the determination and commitment of the County in the future to implement the Plan through the adoption of ordinances and codes designed to achieve the stated objectives.
CHAPTER ONE: AMENDMENTS TO COUNTY PLAN, CODES AND STANDARDS

The Kittitas County Comprehensive Plan, elements thereof, and development regulations shall be subject to continuing evaluation and review by Kittitas County. Any change to development regulations shall be consistent with and implement the comprehensive plan as adopted pursuant to RCW 36.70A.

Kittitas County shall broadly disseminate to the public the following program for public participation in amendments to the county comprehensive plan and development regulations:

A. If, during project permit review, Kittitas County identifies deficiencies in county plans or regulations, the project permit review shall continue, and the identified deficiencies shall be docketed for possible future amendments. For purposes of this section, a deficiency in a comprehensive plan or development regulations refers to the absence of required or potentially desirable contents of a comprehensive plan or development regulations. It does not refer to whether a development regulation addresses a project’s probable specific adverse impacts, which the permitting agency could mitigate in the normal project review process.

B. Any interested person, including applicants, citizens, county commission and board members, and staff of other agencies may suggest plan or development regulation amendments. The suggested amendments shall be docketed with the Planning Department and considered by Kittitas County Planning Commission and Board of County Commissioners on at least an annual basis, consistent with the provision of RCW 36.70A.130 and the regulatory reform act ESHB 1724.

C. Proposed amendment or revisions of the comprehensive plan are considered by the Board of County Commissioners no more frequently than once a year except that amendments may be considered more frequently under the following circumstances:
   1. The initial adoption of a subarea plan; and
   2. The adoption or amendment of a Shoreline Master Program under the procedures set forth in RCW 90.58.

D. All proposals shall be considered by Kittitas County concurrently so that the cumulative effect of the various proposals can be ascertained. However, after appropriate public participation Kittitas County may adopt amendments or revisions to its comprehensive plan whenever an emergency exists or to resolve an appeal of a comprehensive plan filed with a growth management hearings board or with the court.

E. For purposes of this section, docketing refers to compiling and maintaining a list of suggested changes to the comprehensive plan or development regulations in the Planning Department in a manner that will ensure such suggested changes will be considered by Kittitas County and will be readily available for review by the public. Docketing for the calendar year shall be taken from January 1 to June 30 of each calendar year. Amendments docketed after June 30 shall be considered in the following calendar year.
CHAPTER TWO: LAND USE

2.1 EXISTING CONDITIONS

2.1(A) Current Land Use

General Description

Kittitas County is located at the geographic center of Washington State, midway between the heavily populated Puget Sound region and the eastern farming areas centered around Moses Lake. More than half of the county is covered by coniferous forests, while approximately thirty percent (30%) is in pasture or unimproved grazing land. Less than two percent (2%) of the county is in urban development.

The county covers 2,315 square miles of highly varied terrain and climates. Beginning in the high Cascades the land slopes generally to the east and south to the Columbia River.

2.1(B) Analysis of Existing Land Use Patterns

Land use in Kittitas County ranges from residential uses to resource based activities. In the Snoqualmie Pass area, resource allocation, in the form of timber harvesting, is the predominate land use with sporadic areas used for recreational purposes. Resource allocation is still predominant in the mid-elevations; however, residential development becomes more persistent in these areas. In the lower elevations agricultural activities are the main land use, with residential development intermixed in the area. In addition, the Yakima Training Center, located in the southeastern portion of the county, makes up a large percentage of the ownership in the lower Kittitas Valley, approximately 164,132 acres.

Existing Density

The Comprehensive Plan relies on the underlying zoning for assigning density. Under current zoning, densities range from one unit per 6,000 square feet to one unit per 80 acres. Specifically, the Suburban zone allows a density of one unit per acre, while the Rural-3, Agricultural-3, Rural-5, Agricultural-5, Agricultural-20, and Forest and Range Zones allow for a density range of one unit per 6,000 square feet to 20 acres. The lowest density in the county is in the Commercial Forest Zone where the assigned density is one unit per 80 acres.

Existing Zoning

The following breakdown is based on the Kittitas County Planning Department Geographic Information System (GIS) and demonstrates the existing zoning in Kittitas County by acreage.

The inventory data is based on the following zoning classifications:
GPO 2.2 Diversified economic development providing broader employment opportunities.

GPO 2.3 The encouragement of urban growth and development to those areas where land capability, public roads and services can support such growth.

GPO 2.4 Encourage zoning and development regulations in the UGAs and UGNs that ensure the cost of new housing in these areas will not be substantially higher than equivalent housing outside these areas.

GPO 2.5 Kittitas County should encourage residential and economic growth that will minimize the costs of providing public utilities and services.

GPO 2.6 Kittitas County will maintain a flexible balance of land uses.

GPO 2.7 Kittitas County will cooperate with the private sector and local communities in actively improving conditions for economic growth and development.

GPO 2.8 The process and formula for population projection and allocation in Kittitas County is outlined in the County-wide Planning Policies.

GPO 2.9 When adopting development regulations, Kittitas County shall notify property owners that zoning and land use may change, and it would be appropriate for landowners to submit requests for amendments to their individual property.

GPO 2.10A Kittitas County recognizes the importance of Natural Area Preserves and Natural Resource Conservation Areas administered by the Washington State Department of Natural Resources under RCW 79.70 and 79.71. The County will seek to be included in the identification and development of management plans for these sites located within the County.

GPO 2.10B The County may develop study areas, either county wide or specific geographic locations for analysis and implementation of a variety of planning techniques and tools including but not limited to subarea plans, zoning designations, design standards and development requirements.

GPO 2.10C Study areas shall be considered for the following issues and areas.

- All Urban Growth Nodes.
- Teanaway Drainage Basin
- Rural Transition Zone (both urban-rural interface and rural-resource land interface)
- Freeway Interchanges
- Yakima River Watershed Planning
- Siting of Wind Farms
GPO 2.13a Kittitas County will administer this Chapter in accordance with the United States and State of Washington constitutional provisions for the protection of private property rights and provision of due process. As set forth in WAC 365-195-720 [Procedural Criteria], the county in administering this ordinance, “should refer to all sources at all levels of government, including federal and state constitutions, federal and state statutes, and judicial interpretations thereof.”

GPO 2.13b Should any provisions of this ordinance be in violation of constitutional requirements or of recent court decisions, the Planning Director will advise the Board of the provisions in violation, and whether the violation is a requirement of the State of Washington or a regulation or policy of the county. If the violation is a requirement of the state, the Washington State Attorney General’s Office will be advised. If the violation is a county requirement, the Board of County Commissioners will schedule a public meeting to consider removing or amending such section or policy.

GPO 2.14 Kittitas County will place a high priority in the Kittitas County Comprehensive Plan the following state goal:

RCW 36.70A.020(6) 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.

Water Rights

Water rights are property rights held by individual citizens, irrigation entities, municipalities, public and private utilities and governments. Water rights are recognized by state law RCW 90.03.010 Surface Waters and RCW 90.44.035 Ground Waters. Surface waters within Kittitas County are being adjudicated in Yakima Superior Court in the action commonly known as Acquavella.

Kittitas County affirms existing water rights and uses and shall have no power of eminent domain or authority to impair by any county action, ordinance, or policy, including that of watershed planning agencies, (a) any lawful water right or use; (b) the capability of water suppliers or users to store, divert, convey, deliver, and apply the water to beneficial use in the exercise of those rights; (c) the continuation of existing land uses dependent on, or benefited by, those water rights and uses.

In defining water rights for purposes of these agricultural land uses, no water rights under State law, including the Acquavella litigation, are available for fish or wildlife habitat without voluntary agreement of the water and/or land owner affected. Water rights and waters covered by the stipulation entered in the Acquavella adjudication as to all parties in Kittitas County dealing with water rights as confirmed for Non-Diversionary Stock and Wildlife watering are incorporated by reference and set forth as follows for clarity:
2) The surrounding forested lands around Liberty are important to the natural historic character of the town site, including the four privately owned parcels.

3) The designation of the Liberty town site as a special historical suburban classification would require the development of a community water system.

4) Liberty has a small finite number of buildable lots and adjacent parcels in the Forest and Range Zoning District have a 20-acre minimum unless platted through a clustered subdivision.

GPO 2.20 The Liberty Historic District contained two land-use classification recommendations under the Swauk Teanaway Sub-area Plan. The Liberty town site should be classified as a special historical suburban area and the adjacent Forest Multiple-Use lands should have architectural standards placed on their use. A design review board should be created to assure consistency and fairness in future decisions about what is built within and adjacent to the Liberty Historic District.

GPO 2.21 Future development in the historic district should be primarily residential and be consistent with any existing or new design review standards.

GPO 2.22 Surrounding development on the adjacent forested properties, which are abutting the historic district, should also be consistent with any subsequent design review standards.

GPO 2.23 The Liberty town site is a small high-density residential area and many of the uses in the current Forest and Range Zoning District are not appropriate for Liberty.

2.3(D) Shoreline Land Use

Kittitas County is endowed with a variety and abundance of lakes, rivers, and streams. A county undergoing considerable change and development cannot long take for granted such valuable and limited resources. It shall be the objective of the county, therefore, to provide for the long range management of shorelines and adjacent wetlands by planning for and fostering all reasonable and appropriate uses, including residential, industrial, agricultural, private and public recreation, etc. This policy is designed to ensure the development and/or preservation of shorelines, which will promote and enhance both private and public interest. It will also provide a policy framework whereby decisions are formulated before controversial issues or crises develop which often result in hasty, ill-advised solutions.

GPO 2.24 In compliance with RCW 90.58 Kittitas County should undertake an updated comprehensive study of its lakes and rivers, including an inventory of and classification of all shoreline lands, swamps, and marshes.
GPO 2.32 Public Access: Shoreline dependent recreational activities are of significant importance to the citizens of Kittitas County. A public access system should facilitate movement to public shoreline areas without compromising the natural features of the shoreline. Public access to public areas shall in no way limit or lessen any private landowner's right to prevent trespassing.

It is a goal, therefore, of our County to develop a network of well planned and maintained public access areas located on publicly owned shorelines, to purchase additional shoreline property when feasible and to encourage a provision of public access in all future public land shoreline development. Intrusions created by such public access should not have detrimental effects on fragile natural features, endanger life, or infringe upon the rights of private property owners.

GPO 2.33 Historical/Cultural: It is a goal of our County to protect and restore areas and sites having historical, cultural, or educational importance without infringing upon the private property owners.

GPO 2.34 Public Awareness: The public should be made aware of the content of the Shoreline Management Act as it applies to Kittitas County. The rights and obligations of the public and private citizens should be clearly stated. This information should be clearly identified. Methods of informing the public should be those most appropriate to a given situation.

These are examples of items to be considered:
- Standardized markers should be developed to inform public of access routes, parking, limitation of area, etc.
- The public should be made aware of their responsibility in maintaining the quality of the environment, especially for such things as litter prevention, trail cutting, clearing brush, and off road vehicular traffic.
- The public should be made aware of private property (where public lands end).

GPO 2.35 Restoration: It is the goal of Kittitas County to provide, where feasible and desirable, for restoration of blighted areas along the shorelines of Kittitas County to a natural and/or rehabilitated condition.

**Shoreline Use Activity**

These policies will reflect the intent of any one or all of the goal statements prescribed in Chapter Three depending on their applicability.

GPO 2.36 Agriculture: Kittitas County should (1) assure that lands suitable for agriculture are maintained in agricultural production; (2) should not allow the locations of confined animal feedlot operations, retention and storage ponds for feedlot wastes, or stock piles of manure solids close enough to shoreline areas to affect water quality; and (3) should encourage the maintenance of a buffer of permanent vegetation between tilled areas and associated water bodies which
Dredging for the purpose of deepening a navigational channel should be permitted in any designated environment provided such dredging will not cause damage to existing ecological values and natural resources of both the area to be dredged and the area for deposit of the materials.

GPO 2.41 Flood Plains: It is the policy of this Section to minimize losses in flood plains by restricting or prohibiting uses which are dangerous to health, safety or property in times of flood or cause excessive increases in flood heights or velocities.

Uses vulnerable to floods, including facilities, which serve such uses, shall be protected against flood damage at the time of initial construction. General regulations for carrying out this policy given under the Shoreline Master Program Ordinance, Section 25, pages ORD-10-11, apply to the four Environments, which include Natural, Conservancy, Rural and Urban.

GPO 2.42 Forest Management: Logging within shoreline areas should be conducted in such a manner to ensure the maintenance of buffer strips of ground vegetation, brush, and trees to prevent temperature increases adverse to fish population and erosion of stream banks.

Shoreline areas having scenic qualities, such as those providing a diversity of views, unique landscape contracts, or landscape panoramas should be encouraged as scenic views in timber harvesting areas. Timber harvesting practices, including road construction and debris removal, should be regulated so that the quality of the view and viewpoints in shoreline areas of the State are not degraded.

Seeding and replanting should be accomplished where necessary to provide stability on areas of steep slope, which have been disturbed. Replanted vegetation should be of a similar or improved type and concentration as existing in the general vicinity of the logged area.

Special attention should be directed in logging and thinning operations to prevent an accumulation of slash and other debris in contiguous waterways.

Logging should be avoided on shorelines with slopes of such grade that large sediment run-off will be precipitated, unless adequate restoration and erosion control can be expeditiously accomplished.

Proper road and bridge design, location and construction and maintenance practices should be used to prevent development of roads and structures, which would adversely affect shoreline resources.

GPO 2.43 Industry: Significant alteration of the shoreline environment is associated with industrial use; therefore, the location of industry on the shorelines of Kittitas County shall be limited to:
GPO 2.46 Mining: Land reclamation should be included as part of the mining project and should be initiated after completion of each phase of the mining activity.

When minerals are removed from shoreline areas, adequate protection against the sediment and silt production should be provided. If such removal is to occur in a lake, river or streambed, a Hydraulics Permit from the Department of Game and Fisheries is required.

If diversion of water for mining purposes is required, water rights shall be established prior to issuing the permit.

GPO 2.47 Outdoor Advertising: Outdoor advertising signs should be located on the upland side of transportation routes which parallel and are adjacent to shorelines.

Views and vistas should not be degraded and visual access to the water from such vistas should not be impaired by the placement of signs. Local sign ordinances should be strictly enforced.

GPO 2.48 Recreation: allow various recreational opportunities to meet the needs of the people.

Where uses designated for a specific recreational area are planned to satisfy a diversity of demands, these uses must be compatible with each other and not damaging to the area's environment.

Signs should be posted informing the public of areas available for their use.

The locations, design, construction and operation of recreational facilities should prevent undue adverse impacts on adjacent or nearby privately owned properties.

Parking facilities should be located in areas, which will be the least damaging to the natural character of the area. Large parking lots should be located outside the immediate shoreline area.

Water supplies, sewage, drainage, alteration of shoreline vegetation and other changes associated with recreational development should be planned to preserve a high quality environment.

GPO 2.49 Residential: Residential subdivisions should be consigned (1) so as to adequately protect and/or to improve the area's aesthetic qualities and characteristics of the water and shoreline areas; and (2) at a level of density of site coverage and of occupancy compatible with the physical capabilities of the shoreline and water.

Planned Unit Developments, which reserve substantial portions of land as open space or recreation area, are preferred over conventional subdivisions.

Subdividers should be encouraged to provide pedestrian access to the shorelines within the development and to minimize the impact of vehicular use and parking on the normal aesthetic qualities of the shoreline area.
GPO 2.54 Kittitas County should accept landowner claims that a defined wetlands is artificial unless the determining regulatory agency deemed otherwise based on the I-V tiered wetland rating system outlined in this policy document.

GPO 2.55 Kittitas County should accept the premise that the substantial irrigated agricultural activities enhance and maintain some wetlands environments within this area.

GPO 2.56 Kittitas County should encourage the development of a regulatory program for wetlands protection that is both sufficiently flexible to allow reasonable use and enjoyment of private property and generally consistent with the requirements of the Growth Management Act.

GPO 2.57 Kittitas County should encourage the implementation of wetlands protection strategies that will achieve, to the maximum extent practicable, a zero net loss of natural wetlands acreage, functions, and values and, if reasonably possible, a gain of wetlands habitat in the long term.

GPO 2.58 Any wetlands protection measures imposed by Kittitas County should not interfere with stock water or irrigation water rights recognized in the Acquavella adjudication process.

GPO 2.59 Any wetlands protection measures imposed by Kittitas County should not interfere with a person's ability to engage in existing agricultural land use activity associated with his property. Agricultural land use activities include, but are not limited to, the grazing and watering of livestock; plowing, seeding, cultivation, harvesting for the production of crops; upland soil and water conservation practices; the maintenance of farm for stock ponds, irrigation ditches, drainage ditches, underground drainage systems and farm roads, and the control of noxious weeds.

GPO 2.60 Preliminary determinations by the Kittitas County Planning Department concerning the potential presence of wetlands that may be impacted by an activity requiring a permit or approval from the County department should be based on data contained in the U.S. Fish and Wildlife Service Inventory for Kittitas County. The Fish and Wildlife Service Inventory should be augmented over time with more specific information concerning wetlands location, class, and type generated through the administration of the wetlands protection program.

GPO 2.61 Water conservation and enhancement shall take precedence over inadvertent and/or unintentional wetland regulation and preservation.

GPO 2.62 Kittitas County should give positive tax incentives to private property owners who maintain, reclaim, or enhance class I, II, III, and IV wetlands.

GPO 2.63 Kittitas County should support or encourage the purchase and dedication of lands by public or private organizations for wetlands and apply sound management principles to said property.
GPO 2.71 Maintain the current Kittitas County Shoreline Master Program.

GPO 2.72 Maintain Kittitas County's eligibility under the National Flood Insurance program. Eligibility is maintained by compliance with the Kittitas County Flood Damage Prevention Ordinance.

GPO 2.73 All submitted preliminary plats must clearly delineate the 100-year Floodplain boundary.

GPO 2.74 Increasing the reservoir capacity of the river system may be beneficial to flood control and the public welfare.

GPO 2.75 Utilize the concept of zero rise in identified high-risk areas of the 100-year Floodplain.

**Geologically Hazardous Areas**

Geologically hazardous areas are in tenuous geologic balance and disturbance can result in the loss of slope and soil stability, allowing increased erosion, including mass wasting and landslides, increasing stormwater runoff; and maintaining this balance reduces the danger to public health and safety.

In most cases, the risk to development from geological hazards can be reduced or mitigated to acceptable levels by engineering design, or modified construction practices. In areas where these measures are not sufficient to reduce the risk from geological hazards, uses that include development are best avoided.

*Erosion/Landslide Hazards*

GPO 2.76 Design provisions should be adequately reflected in the Kittitas County Building Code.

GPO 2.77 Natural resource-based access and activities should not be unduly restricted or prohibited in areas of known geologic hazards.

GPO 2.78 Risk of erosion should be considered accordingly throughout Kittitas County, based on localized rainfall average.

GPO 2.79 Kittitas County recognizes the policies of the proposed Snoqualmie Pass Subarea Comprehensive Plan regarding Snow Avalanche Hazard Areas, including possible hazards outside of the Snoqualmie Pass subarea.

*Seismic Hazard Areas*
GPO 2.89 Information & regulations should be understandable by citizens.
   a. An inventory of available information shall be prepared and maintained which shows the location of Fish and Wildlife Habitat and Conservation Areas and this information shall be made available to the landowners at the Planning Department.
   b. Planning staff shall prepare materials, which enable citizens to clearly understand the location of critical areas on and adjacent to their property.

Habitat of Local Importance

GPO 2.90 It shall be the policy that the Kittitas County Board of Commissioners shall carefully consider each nomination separately and only within the public hearing process.

GPO 2.91 The County shall encourage economically feasible incentives for the protection and enhancement of designated Habitats of Local Importance.

2.2(F) Ground Water

Kittitas County recognizes the importance of ground water to the economic well being of the area.

This section shall not impair or interfere with any lawful right to withdraw and/or use groundwater. (See Section 2.2(B) Water Rights).

Kittitas County currently understands the importance of a ground water recharge study of the Yakima River Basin as a whole.

GPO 2.91A Kittitas County shall ensure that citizens’ water rights are adequately addressed and protected to the fullest extent in any ground water study conducted by any governmental entity, including state and federal agencies.

GPO 2.91B The County shall support the development of a comprehensive review of the water resources in the county.

GPO 2.109A Kittitas County will consider creating a wildfire protection policy tied to land use zoning that will protect both the private landowner and public lands from wildfire. When the use of forested lands is changed, the party doing the changing is responsible for providing a fire resistant buffer around the property.

GPO 2.109B Kittitas County will to the extent possible create a policy to preserve the grandfathered rights of private landowners to build roads on public lands under statute RS 2477.

GPO 2.109C Kittitas County will consider establishing a board to coordinate with the federal and state fish and wildlife agencies to provide local input into decisions about wildlife introduced into the area.
The County should develop and adopt regulations for an airport industrial zone at the Kittitas County Airport.

All aviation related land uses should be considered acceptable in the area designated as “industrial” and provided that the FAA airport design criteria are met.

The County should promote economic development and employment opportunities for the Airport Industrial Zone.

The County should establish zoning standards which will insure that the industrial uses will not impact airborne aircraft because of height structures, smoke, glare, lights which shine upward, and radio transmissions, nor any water impoundments or sanitary landfills which would create hazards from waterfowl to airborne aircraft.

2.3 LAND USE PLAN

The Land Use Plan shown on the maps in this chapter provides an official guide for the orderly growth of residential, business and industrial areas in the County. The Plan shows the relationship of these and other land uses to each other, to major parks and to existing and proposed arterials. The Comprehensive Plan Map is generalized and not intended to be precise or permanent. It should not, above all, be interpreted as a zoning map.

The following land use designations are used to establish general locations for different types of activities throughout the County.

2.3(A) Urban Land Use

Urban Residential Land Use

This designation contains those lands within urban growth areas and urban growth nodes, which appear to be most suitable and likely for future development and city utilities. The areas are, for the most part, highly suited to orderly street systems and land subdivision. Residential densities and housing types are the subject of this Plan and should be based on the expansion of the Ellensburg Comprehensive Plan or other cities' comprehensive plans and zoning ordinances.

The future urban residential areas may be both residential and agricultural. Ongoing agriculture should be supported in development regulations.

The current use of future urban residential areas may be both residential and agricultural. Meanwhile, ongoing agriculture should be supported as the lands are in transition.

Encourage and accommodate future expansion of utilities and roadways for urban densities.
6) Airport Facility-flight safety zones, density, land uses, expansion of the airport and
services provided for the City of Ellensburg;
7) Extension and acquisition of Rights-of-Way;
8) Unified or consistent road standards, stormwater standards and level of service; and,
9) Annexation agreements.
10) Shorelines development plan

*This list is not intended to be all inclusive of issues to be addressed through interlocal
agreements with the cities but specific issues, which may affect the Kittitas County
Comprehensive Plan.

The individual cities within Kittitas County are responsible for developing a final urban growth
area boundary, future land use plans for the unincorporated portion of their respective urban
growth areas, and facility or service needs to accommodate the 20-year population growth.
These plans are to be submitted to Kittitas County for consideration and ultimately adoption as a
portion of the Kittitas County Comprehensive Plan. RCW 36.70A.110(5) states, "Final urban
growth areas shall be adopted at the time of comprehensive plan adoption under this chapter..."
and RCW 36.70A.110(6) states, "Each county shall include designations of urban growth areas
in its comprehensive plan."

Urban Growth Areas are identified for the cities of Ellensburg, Cle Elum, Roslyn, Kittitas, and
the Town of South Cle Elum.

For purposes of administering the Urban Growth Area for the City of Ellensburg, in the event a
road right-of-way forms the boundary of the UGA then the boundary shall be extended 660-feet
for in areas designated for residential uses and ½-mile for areas designated for industrial uses.
The extension of the UGA in these areas is made to allow for efficient extension of utilities
within the road right-of-way.

Urban Growth Nodes in Kittitas County were established as part of the original Kittitas County
Comprehensive Plan. Urban Growth Nodes (UGNs) are a unique feature of the planning
landscape in Kittitas County. UGNs were identified as Thorp, Easton, Vantage, Ronald, and
Snoqualmie Pass. The concept of UGNs was to recognize communities with urban
characteristics such as established residential, commercial, and industrial settlements. Since
adoption of the 1996 Kittitas County Comprehensive Plan the Growth Management Act has been
amended to provide for Limited Areas of More Intense Rural Development (LAMIRD)
LAMIRDs have specific requirements regarding the overall size of the area identified for
development which is based on a pre-existing development pattern. Snoqualmie Pass and the
Vantage UGNs have sub area plans that have been developed. Other UGNs have gone through
various levels of subarea planning although these plans were not adopted into the 1996
Comprehensive Plan. Further analysis of each of these areas need to occur through the subarea
planning process. Each area should be prioritized regarding the need and timing of the planning
process. Through this subarea planning process a determination as to the viability of a particular
area currently identified as an Urban Growth Node might be more appropriately designated as an

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1. Promote a variety of residential densities; and,

j. Include sufficient vacant and buildable land.

GPO 2.97 The UGNs shall be consistent with the following general goals:

a. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;

b. Provide for the efficient provision of public services;

c. Protect natural resource, environmentally sensitive areas;

d. Promote a variety of residential densities; and,

e. Include sufficient vacant and buildable land.

GPO 2.98A The UGNs and/or UGAs shall be consistent with the following criteria:

a. Each UGN and/or UGA shall provide sufficient urban land to accommodate future population/employment projections through the designated planning period.

b. Lands included within UGNs and/or UGAs shall either be already characterized by urban growth or adjacent to such lands.

c. Existing urban land uses and densities should be included within UGNs and/or UGAs.

d. UGNs and/or UGAs shall provide a balance of industrial, commercial, and residential lands.

e. Each UGA shall have the anticipated financial capability to provide infrastructure/services needed in the areas over the planning period under adopted concurrency standards.

GPO 2.98B Per RCW 36.70A.06094 forest land and agricultural land located within urban growth areas shall not be designated by a county or a city as forest land or agricultural land of long-term commercial significance under RCW 36.70A.170, unless the city or county has enacted a program authorizing transfer or purchase of development rights.

GPO 2.99 Analysis of each of the areas of Easton, Ronald, Snoqualmie Pass, Thorp and Vantage need to occur through the subarea planning process. Each area should be prioritized regarding the need and timing of the planning process. This subarea planning process may explore the viability of a particular area currently identified as an Urban Growth Node, to determine if the area might be more appropriately designated as an Urban Growth Area, as a LAMIRD, or Rural. The planning process should be completed by the end of 2009.

**Commercial Land Use**

The present and long established land use pattern in Kittitas County is the basis for planning future business development. That pattern finds most business located in established communities and/or business districts.

GPO 2.100 Kittitas County will act to preserve the viability and integrity of existing business districts within the incorporated and unincorporated county.
Industrial Land use

It is the objective of this plan and the policy of the County to improve conditions, insofar as possible, to attract industry.

GPO 2.108 Location of Industrial Land. There should be sufficient industrial land in the county located in areas convenient to utilities, fire protection and to major transportation facilities (air, rail, freeway). Industrial developments may be permitted beyond urban growth areas.

GPO 2.109 Compatibility. Industry located adjacent to residential areas or along scenic routes should be situated so as to minimize impacts on those areas and should provide screening and other measures to achieve compatibility.

GPO 2.109A Designate sufficient available land for specialized industrial uses that are by their nature compatible with residential, agricultural, recreational, and other general land use types.

GPO 2.109B Promote industrial development within the UGAs and UGNs by encouraging infrastructure improvements and new business recruitment.

GPO 2.109C Encourage an adequate inventory of developable property to accommodate the siting of new, and the expansion of existing industrial uses.

GPO 2.109D Identify areas where mixed commercial and industrial uses can be sited if compatibility is evident.

2.3(B) Public Lands

Yakima Training Center

This designation contains those lands within the boundaries of the Yakima Training Center, an area acquired by the Federal Government for military personnel training.

The Department of Defense has developed and is implementing a comprehensive Integrated Cultural and Natural Resource Management Plan (January 2002) which serves as the guidance document for the management of installation resources. Kittitas County recognizes this plan and the goal and policy statements that result from it. In the event any portion of the Yakima Training Center was to revert to another ownership, the County reserves the right to establish land use planning goals, policies and designations prior to such transfer being effective.

Other Public Lands

Approximately sixty-four percent (64%) of Kittitas County is managed by State and Federal Agencies. In addition to those lands owned by the U.S. Department of Defense, there are also
Procedure for Designation and De-designation:

1. Application submitted to Community Development Services (CDS).
2. Application referred to Agricultural Lands Advisory Committee for review and recommendation to the Planning Commission.
4. Planning Commission makes recommendations to Kittitas County Board of Commissioners for final decision.

Designation:

Designation of agricultural lands of long-term significance shall comply with WAC 365-190-050 and shall also consider the combined effects of proximity to population areas and the possibility of more intense uses of the land. Classifications of prime and unique soils as mapped and identified by the Soil Conservation Service, local conservation district and local agricultural stabilization and conservation service committee, as well as the county sponsored agricultural advisory committee along with the following additional criteria may also be considered in designating lands of long-term significance for the production of food or other agricultural products:

A) Land Settlement Patterns. Agricultural lands are best located where they can function free of more intense development. In determining designation, the following should be considered:
   i. Availability of agriculture infrastructure
   ii. Land use patterns and compatibility with agricultural practices
   iii. Intensity of nearby land uses
   iv. Proximity to urban areas
   v. History of nearby land development
   vi. Predominant parcel size
   vii. Proximity of public facilities and services
   viii. Compatibility and proximity to critical areas

B) Economic Viability
   i. Land values under alternative uses
   ii. Proximity to markets, manufacturing and processing facilities
   iii. Proximity to transportation
   iv. Market factors such as fuel, water and other costs which directly impact profitability
   v. Tax status and other administrative expenses directly related to agricultural production
   vi. Ability to maintain the "Right to Farm" Ordinance
Kittitas County recognizes that new residents may not understand the rural living differences encountered in Kittitas County, therefore the county supports the efforts of educational opportunities and agencies to educate on rural living.

Support efforts to see that all lands receive their full allocation of water.

Agricultural activities within areas designated as Commercial Agriculture shall take precedent over recovery activities targeted for the recovery of threatened and endangered species.

Economically productive farming should be promoted and protected. Commercial agricultural lands includes those lands that have the high probability of an adequate and dependable water supply, are economically productive, and meet the definition of “Prime Farmland” as defined under 7 CFR Chapter VI Part 657.5.

For the purpose of this chapter, “Adequate and dependable water supply” means enough water as outlined in those engineering reports available on most commercial farmlands in the Kittitas Valley, from Adjudication records (i.e. Aquavella et al) that detail the water duty necessary for each parcel to remain viable as commercial agricultural lands.

For the purpose of this chapter, “Economically productive” means the ability to provide and continue to provide sufficient return on investment to allow present and future farmers to continue using the designated commercial agricultural land. This would include but not be limited to being economically realistic as Ag lands with respect to land value, property taxes, market conditions, water costs and other economic factors.

Reserved

Support an information campaign to educate our non-farm populace on agricultural activities.

Encourage non-farmers in agricultural areas to meet farm performance standards.

Encourage development projects whose outcome will be the significant conservation of farmlands.

Identify and designate agriculture transportation corridors that facilitate farm use.

Cooperate in sound voluntary farm conservation or preservation plans (i.e., be recipients and overseers for conservation easements and/or assist with transferable development rights programs).

Look into additional tax incentives to retain productive agricultural lands.
GPO 2.129B Require that all plats, short plats, development permits, and building permits issued for development activities on, or within five hundred feet of, lands designated as agricultural lands, forest lands, or mineral resource lands, shall contain a notice that states that: “The subject property is within or near designated agricultural lands, forest lands, or mineral resource lands on which a variety of commercial activities and mineral operations may occur that are not compatible with residential development for certain periods of limited duration. Commercial natural resource activities and/or mineral operations performed in accordance with county, state and federal laws are not subject or legal action as public nuisances. (RCW 7.48.305)”

Commercial Forest Land Use

Commercial forestland, approximately 732,000 acres, claims approximately half of the Kittitas county land area. A checkerboard pattern of private, State, and Federal land ownerships characterizes the County forests. Federal and State ownership accounts for approximately eighty two percent of the lands designated commercial forestlands in Kittitas County. Private ownership only accounts for approximately eighteen percent of commercial forestlands.

Traditionally forestlands in the County contributed regional economic value by providing employment and income from resource management, which includes: harvesting, fishing, hunting, mining, grazing and recreation. Even though revenue has diminished from forest products, it is also recognized that forestlands provide other public benefits and values such as; watersheds, wildlife and fish habitat. It is recognized that the designation “Commercial Forest Lands” has been used to encompass all forested lands that do provide a variety of public benefits including non productive and high elevation lands within ownerships.

The original Commercial Forest zone was created in 1993 during an era of strong local and regional markets for traditional solid wood products from forest lands in Kittitas County. There was a large, viable industrial forest land base and an active National Forest timber sale program. Further, many of the Non-Industrial Private Forest ownerships were intact and contributing to the supply side of the log markets.

This created a large annual supply of logs for the wood basket of local and regional manufacturing within a 100 mile radius. The Commercial Forest zone created in 1993 was driven by ownership objectives at that time and historic land use. There have been significant changes in land ownership and manufacturing infrastructure since the Commercial Forest zone was created.

The forest industry in Kittitas County has experienced a substantial economic down turn for the past 15+ years. This occurred primarily due to the Endangered Species Act and its effect on state forest practices, imposing regulations to protect listed species and their habitats on Federal, State and Private forest lands. Backed by the increasing use of citizen suits under the ESA and other federal environmental statutes, these regulations resulted in the removal of most of the federal timber from the market place and placed constraints on state and private forest management for wood products. This in turn increased the demand for logs off of private forest land. Increases
1. Application submitted to Community Development Services (CDS).
2. Application referred to Forest Lands Advisory Committee for review and recommendations.
3. Planning Commission conducts public hearings with Forest Lands Advisory Committee recommendations.
4. Planning Commission makes recommendations to BOCC.
5. BOCC makes final decision as part of the annual Comp Plan Amendment Process.

De-Designation criteria for Commercial Forest Lands:
- Long Term Economic Conditions
- Compatible Land Use Alternatives
- Ownership Goals and Objectives
- Availability of Public Services
- Site Productivity
- Change in Circumstances

The purpose of these Criteria is a tool to be used by the proponent and Kittitas County Community Development Services and their designated advisory committee to evaluate parcels within the commercial forest zone proposed for de-designation.

De-designation should not only recognize changes in circumstances since the original Commercial Forest zone created in 1993, but also continuing changes. GMA anticipates that the needs of landowners and local communities will change, and will require amendments to land designations. Land use planning is a dynamic process. Procedures for designation should provide a rational and predictable basis for accommodating change.” WAC 365-190-040(h).

The following criteria are not ranked in order of importance or value, and an application for a de-designation of commercial forestlands may proceed on one or more of the criteria. The proponent and Community Development Services should address each criteria item on a case by case basis in as much detail as possible while considering the cumulative influences of all criteria.

**CRITERION NO. 1: LONG TERM ECONOMIC CONDITIONS**

The original Commercial Forest zone was created during an era of strong local and regional markets for traditional solid wood products from forest lands in Kittitas County. There was a large, viable industrial forest land base and an active National Forest timber sale program. Further, many of the Non-Industrial Private Forest ownerships were intact and contributing to the supply side of the log markets. This created a large annual supply of logs for the wood basket of local and regional manufacturing.

The Commercial Forest zone created in 1993 was driven by ownership objectives at that time and historic land use. There have been significant changes in land ownership and manufacturing
their operating costs from forest products. Unless private timber lands are economically viable, private landowners may be without the financial means to effectively manage their forests.

The de-designation discussion should consider:
- Regional benefits that may result from de-designation, including higher property taxes and economic stimulus

**CRITERION NO. 4: AVAILABILITY OF PUBLIC SERVICES**

The applicant shall demonstrate the availability or potential availability of public services at a level appropriate for a proposed de-designation.
- Examples are:
  - Current and future status of infrastructure.
  - Public roads or potentially public roads.
  - Fire District.
  - Location in relation to Wildland Urban Interface boundary.
  - Within or potentially included in a Community Wildfire Protection Plan.
  - Public schools.
  - Water available or potentially available
  - Waste water treatment

**CRITERION NO. 5: SITE PRODUCTIVITY**

The applicant for de-designation shall demonstrate that the majority (or significant portion) of the property does not meet site class 1-4 pursuant to Department of Revenue rating system. This means the land can not produce a marketable stand of timber in at least a 100 year growth period.

**CRITERION NO. 6: CHANGE IN CIRCUMSTANCES**

Applications for de-designation should demonstrate change in circumstance leading to the requested de-designation of commercial forestland. While it is understood that economic changes within the local timber industry, or for a landowner, may constitute a "change of circumstances" warranting a de-designation of commercial forestlands, those issues are identified as Criterion No. 1 above.

The de-designation discussion should consider:
- Change in circumstance
  - Example changes includes:
    - Kittitas County land use patterns and land use planning;
    - Legislative land use direction (TDR’s for example);
    - Changes in GMA: RCW and WAC , and KCC
    - Recognize the evolving regulatory changes affecting the management of State and private forest land:
those uses that maintain and/or enhance the long-term management of designated commercial forest lands.

GPO 2.133 Any proposal for de-designation of commercial forestlands shall be subject to a cumulative impacts analysis, including the size and ownership of the commercial forestlands remaining in the county, the needs of the local forest products industry and impacts to those needs by the proposed de-designation, and the potential benefits that may result from the proposed de-designation including higher property taxes and economic stimulus. De-designated lands without a development proposal shall be designated into a Rural Land Use and shall be designated into a 20 acre zone. The de-designation is intended to be a one step process, but may be accomplished as a de-designation with the option for the applicant to later submit a development proposal.

GPO 2.134 To encourage incentives and alternatives to keep working forests viable by considering when feasible emerging markets such as carbon sequestration, Transfer of Development Rights, Bio-fuel and bio-energy production that offset the loss of the traditional log and special forest product markets.

GPO 2.135 Resource activities performed in accordance with county, state and federal laws should not be subject to legal actions as public nuisances.

GPO 2.136 To support and encourage the maintenance of commercial forest lands in timber and current use property tax classifications consistent with RCW 84.28, 84.33 and 84.34.

GPO 2.137 Kittitas County recognizes Engrossed Substitute House Bill (ESHB) 2091 also known as the Forest and Fish Law. Kittitas County will support local forest landowner’s seeking regulatory relief in order to help them remain economically viable.

GPO 2.138 Land use activities within or adjacent to commercial forest land should be sited and designed to minimize conflicts with forest management and other activities on commercial forestlands.

GPO 2.139 Kittitas County will encourage rural developments in the Wildland Urban Interface (WUI) and the owners of adjacent commercial forest lands to develop Community Wildfire Protection Plans (CWPPs)

GPO 2.140 Encourage clustered residential developments on adjacent non-commercial forestlands. The open space in clustered development should buffer adjacent forestland from development.

GPO 2.141 Kittitas County will advocate active management of Federal and State forest lands to create and maintain healthy, fire-safe forests.
1. Physical properties of the resource, including a quality and type;
2. Depth of resource;
3. Depth of overburden;
4. Accessibility and proximity to the point of use or market;
5. Physical and topographical characteristics of the mineral resource site;
6. Life of resource;
7. Availability of public roads;
8. General land use patterns in the area; and
9. Surrounding parcel sizes and surrounding uses.

Areas meeting the criteria for Mineral Lands of Long-Term Commercial Significance and classified as such, including future discoveries, are designated on the final Comprehensive Plan map and included in the final Comprehensive Plan. The map shows the location of Mineral Lands of Long-Term Significance and will be updated and amended as new mining sites, meeting the designation criteria, are approved.

GPO 2.143 When the County reviews proposed new land uses that have the potential to conflict with commercial mining activities, such as residential subdivisions, consideration of both surface and mineral rights ownership should be included in the review.

GPO 2.144 New conflicting uses, such as residential and commercial uses, may be required by the County to locate, site, and/or be screened away from designated commercial mining activities.

GPO 2.145 Require that all plats, short plats, development permits, and building permits issued for development activities on, or within five hundred feet of, lands designated as agricultural lands, forest lands, or mineral resource lands, shall contain a notice that states that: "The subject property is within or near designated agricultural lands, forest lands, or mineral resource lands on which a variety of commercial activities and mineral operations may occur that are not compatible with residential development for certain periods of limited duration. Commercial natural resource activities and/or mineral operations performed in accordance with county, state and federal laws are not subject or legal action as public nuisances. (RCW 7.48.305)"

Maps

The Kittitas County Comprehensive Plan Land Use Maps are included in the Kittitas County GIS data and are maintained by the Kittitas County Community Development Services.

2.3(E) Subarea Plans

The subarea comprehensive plans for Easton, Swauk-Teanaway, Thorp, Westside and Taneum can be found in Volume II of the Kittitas County Comprehensive Plan, 1996. These subarea comprehensive plans have no official standing in future land use decisions but may be used as
GPO 2.184 Amendment to the Comprehensive Plan land use designation map for a specific site is necessary for authorization of a MPR. Such amendment may occur concurrently with review of a MPR application. In addition, the specific elements of a MPR proposal can be addressed, including early public participation, protection of critical areas, treatment of adjacent lands, and fiscal and economic impacts.

GPO 2.185 The MPR planning and review process should proceed from the general to the specific, and should occur in phases. As part of the application for a rezone of the county zoning map to Master Planned Resort zoning district, a proposed MPR must demonstrate that it is in accord with applicable Comprehensive Plan policies. The design, review and permitting of specific MPR phases will typically be spread out over a long period of time, and reviewed at each phase through final development plan review.

2.4(B) MASTER PLANNED

GPO 2.186 A MPR must be planned and designed by looking at the entire site and adjacent lands and communities.

GPO 2.187 A MPR should be designed in context with its surrounding environment, natural and man-made. A MPR should not adversely affect surrounding lands in any significant way.

GPO 2.188 A variety of urban residential densities should be included in a MPR site design, providing efficient, compact residential land use. Residential uses may include single-family detached lots and multi-family and attached residential structures. Clustering of residential units in a manner that preserves open space is strongly encouraged. Overall MPR density shall not exceed an average of one unit per acre. Non-urban residential densities are appropriate within a MPR if they promote and are linked to the on-site recreational features and value of the resort.

GPO 2.189 A MPR application should include a clear and detailed mapped description of how the development phases of the MPR fit together. Estimated timelines for site development, building construction and all necessary public and private capital facilities, utilities, and services should be provided.

2.4(C) SELF-CONTAINED

GPO 2.190 Except in areas designated for urban growth, new urban or suburban land uses shall be precluded by the county in the vicinity of a MPR.

GPO 2.191 A MPR should be physically and, for the most part, visually separated from the nearest developed area.

GPO 2.192 A substantial physical buffer should be included in a MPR’s internal site design, allowing adjacent lands to be separated from the MPR so that activities within the MPR create no significant increases in ambient noise, reductions in air quality, or visual alterations outside the
GPO 2.201 Off-site recreational areas and facilities, such as designated national and state parks and recreation areas, lakes, and rivers, shall not be the major recreational focus of a MPR. A MPR must include significant recreational areas and facilities on-site so that the use of off-site recreational areas and facilities by resort visitors and associated impacts are minimized. Off-site impacts, which may occur, may be mitigated, for example, by making some recreational areas and facilities in a MPR available for public use, or through other means proposed by the developer.

2.4(F) VISITOR ACCOMMODATIONS AND HOUSING

GPO 2.202 A MPR must have a primary focus on short-term visitor accommodations, including vacation and second homes. Other residential uses may be permitted within a MPR if such uses are integrated into and support the on-site recreational nature of the resort.

GPO 2.203 Short-term visitor accommodations should constitute more than fifty percent (50%) of all resort accommodation units.

GPO 2.204 Short-term visitor accommodations, such as hotel rooms, should be included with the first and initial phases of a MPR development.

GPO 2.205 An adequate supply of affordable employee housing within a MPR, or within a reasonable distance of a MPR, should be demonstrated. If this supply cannot be demonstrated, steps should be taken to mitigate the lack of affordable housing supply, so that an unreasonable burden is not placed on the affordable housing markets of surrounding communities. A MPR’s ability to hire local residents should be taken into account in determining whether an “adequate supply” of affordable housing is available.

2.4(G) RETAIL AND COMMERCIAL SERVICES

GPO 2.206 Retail and commercial services should be designed to serve only the users of the MPR, and should be limited in scope and location to serve only as ancillary uses within the MPR.

GPO 2.207 Retail and commercial services offered on-site by a MPR should not duplicate the full range of commercial services available in adjacent communities. Retail and commercial services offered on-site by a MPR should be designed to discourage use from outside the MPR by locating such services well within the MPR site rather than on its perimeter.

GPO 2.208 A full-range of commercial services should only be provided within the urban growth areas of the surrounding region.

2.4(H) CAPITAL FACILITIES, UTILITIES AND SERVICES
Traffic impacts of the MPR, on-site and between the MPR and nearby areas of interest, may be mitigated by appropriate measures, e.g., transit/shuttle services, pedestrian and bicycle trails, etc.

All external road connection points with the MPR should be determined through review agreements with affected agencies and local governments in the region.

2.5 MAJOR INDUSTRIAL DEVELOPMENT

“Major Industrial Developments” may be approved within Kittitas County as authorized by the general principles of RCW 36.70A.365. “Major Industrial Developments” means a master planned location for a specific manufacturing, industrial or commercial business that:

a) requires a parcel of land so large that no suitable parcels are available within an urban growth area or urban growth node; or
b) is a natural resource based industry requiring a location near agricultural land, forestland or mineral resource land upon which it is dependent. The major industrial development shall not be for the purpose of retail commercial development or multi-tenant office parks.

Major Industrial developments may be needed to provide family wage jobs locally, and in addition may help increase tax revenues and expand the County’s economic base. Four possible sites have been identified for designation as major industrial developments once appropriate policies have been adopted through the Kittitas County Conference of Governments process and amendments to the County-wide Planning Policies: Thrall area, Bowers Field, Bull Frog Road area and Alpine Veneer site.

It is the intent of the above provisions that the Major Industrial Development policies is solely intended to identify a nonexclusive list of rural areas that possibly could be considered in the future for Major Industrial Development. This listing does not in any way designate those listed areas as industrial development sites, nor does it authorize industrial development sites within rural Kittitas County. Major Industrial Development sites will only be approved and designated in the future if and when appropriate policies have been developed through the Kittitas County Conference of Government process, amendments to the County-Wide Planning Policies have been made, and the Comprehensive Plan has been amended to reflect such amendments.

Note: Please see Industrial Land Use under Section 2.3(A) Urban Land Use for additional information on industrial lands.
A percentage of the housing units in Kittitas County are located in unincorporated areas, which are not served by public water or sewer systems. The number and percent of housing units on private wells and septic tanks has increased since 1990. Most of the housing units in Kittitas County are owner occupied single-family units. In 2000, approximately 47% of the County’s housing units were owner occupied.

Since 1990, the number of housing units within the unincorporated areas of Kittitas County has increased. Data on issued building permits is maintained by Kittitas County Community Development Services.

If growth in Kittitas County population continues in the same pattern as it has since 1990, the majority of the new housing units will be single-family homes in the incorporated and urban growth areas. Changes to the zoning designations and the provision of water and sewer in the unincorporated area could target growth to selected areas.

**Tenure and Occupancy Rates**

According to the 2000 census figures there were 16,475 housing units in Kittitas County. Of these housing units, 13,382 were occupied. The approximately 3,093 vacant units include seasonal, recreational and farm worker housing. In some areas of the County such as Easton, Snoqualmie Pass and Swauk-Teanaway, seasonal and recreational units comprise a majority of the units.

Of the occupied units, 7,805 were occupied by the owner, and 5,577 were occupied by a renter. This represents a home ownership rate of 58%. This rate is higher than it was in 1990 (57%). Efforts targeted at assisting first-time homebuyers and offering housing in various price ranges may encourage trend.

There exists in Kittitas County group quarters dominantly found as a result of students at Central Washington University residing in group quarters.

Another form of group quarters available in Kittitas County occurs through nursing homes. Persons in nursing homes include individuals with disabilities, and those who are elderly. The portion of the County’s population which is over the age of 80 years increased by 186 people between 1990 and 2000. This increase in elderly persons may result in the demand for more nursing care facilities.

Other persons living in group quarters include individuals with developmental disabilities. As these individuals age, it is likely that some of them will require assisted living or nursing care facilities. (Kittitas County Mental Health/Developmental Disability Board)

**Value and Cost of Housing**

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designations and known environmental constraints will be used to project needed numbers of housing units by area.

The projected number of housing units for the unincorporated county is currently divided into nodes and unincorporated areas. These projections are consistent with the County-Wide Planning Policies, which indicate that 10% of the population growth should occur in the currently designated Urban Growth Nodes and 18.5% of the increase should occur in the remainder of the unincorporated area. The allocation of additional housing units to the unincorporated and Urban Growth Nodes is based on those areas's current pro rate share of housing units.

3.3 CITY HOUSING ASSESSMENTS

There are five incorporated cities in Kittitas County, including Ellensburg, Kittitas, Cle Elum, South Cle Elum, and Roslyn. The cities have designated Urban Growth Areas (UGAs) outside of the current city limits. It is recognized and anticipated that as the cities undergo their own individual Comprehensive Plan Updates that housing assessments be available. With current updates occurring, information on housing assessments is anticipated to be adopted in 2007. Kittitas County intends to work together in a cooperative manner with the cities in order to address housing issues brought to light by such assessments.

3.4 GOALS, POLICIES, AND OBJECTIVES

Kittitas County has established the following goals and policies to guide future housing development. These goals and policies were developed in response to existing housing conditions and identified needs within the County, and support the County-Wide Planning Policies.

GPO 3.1 Provide a sufficient number of housing units for future populations in rural areas of Kittitas County.

GPO 3.2 Designate higher density residential land use zones within Urban Growth Areas and Urban Growth Nodes.

GPO 3.3 Encourage home ownership within the community.

GPO 3.4 Provide sufficient housing units while maintaining environmental quality.

GPO 3.5 Encourage residential development close to employment opportunities and needed services to reduce vehicular traffic and related air quality problems.

GPO 3.6 Provide for future populations while protecting individual property rights.

GPO 3.7 Promote community involvement in the preparation and implementation of plans and regulations related to residential development.
3.5 KITTITAS COUNTY HOUSING STRATEGIES

The goals, which have been developed to guide future housing development in Kittitas County can be achieved by adopting the previously stated policies and implementing the following strategies. These strategies include several recommended changes to the zoning code. These recommendations of change to the zoning code are consistent with the consideration of alternate land use designations currently being studied by Kittitas County. Specific references are not made to a particular zone at this time, since more than one land use designation system is being proposed. Instead the term “higher density zone” in the strategies refers to those residential designations, which allow more than two units per acre. “Low density zones” in the strategies refer to residential designations which allow fewer than two units per acre. The strategies focus on the relationship of the zone to housing needs rather than recommending a particular land use designation alternative.

The numbers used in this section relate to the Goal and Policy numbering system in the previous section of the Housing Element.

Strategy 3.1 Identify lands within areas which are served by centralized water and sewer systems, paved streets, and have other public services provided to them which are suitable for multi-family uses or only single family uses and designate these areas for higher density residential use, including planned unit developments and clustered housing.

Strategy 3.2 Review the siting of proposed development to assure that it will not be incompatible with future higher density land use designations.

Strategy 3.3 Invest in the maintenance and expansion of water, sewer, streets, parks and fire protection services to adequate service levels in areas designated for higher density residential uses.

Strategy 3.4 Eliminate barriers to infill residential development in Urban Growth Areas and Urban Growth Nodes and develop strategies.

Strategy 3.5 Provide for a range of housing types within Kittitas County.

Strategy 3.6 Include multi-family units in commercial zones.

Strategy 3.8 Use development regulations to assure quality in housing development and maintenance.

Strategy 3.9 Provide infrastructure to support higher density development in areas where it is designated.

Strategy 3.10 Enforce building and zoning codes in residential neighborhoods.

Strategy 3.11 Permit historic structures applications for federal and state funds to preserve them.
CHAPTER FOUR: TRANSPORTATION

4.1 INTRODUCTION

This chapter is organized into the following sections, which correspond to major issue areas identified throughout the comprehensive planning process. Each section contains proposed goals, policies, and implementation measures for consideration and inclusion in the final comprehensive plan:

- Inventory of Existing Facilities and Services
- Land Use, Environment and Economic Development
- Level of Service and Concurrency
- Finance
- Intergovernmental Coordination and Public Participation

The complete Long-Range Transportation Plan is maintained by the Kittitas County Department of Public Works. The Kittitas County Comprehensive Plan includes the Transportation Plan by reference. The Transportation Plan is adopted through a separate process than the annual amendment plan. Any changes made are adopted by reference to the Kittitas County Comprehensive Plan at adoption.

4.2 DESCRIPTION OF THE EXISTING TRANSPORTATION SYSTEM

Kittitas County's road system in the lower valley is roughly based on a one-mile grid system, which is intended to follow section lines or reasonable fractions of a section subdivision (i.e. quarter sections, 1/16th lines, etc.). The upper reaches of the county are mountainous and roads lend themselves more to terrain and other physical conditions than to survey features.

There are various categories of roads within Kittitas County that are administered and maintained by different agencies and property owners, including federal, state, county, city, and private.

- **Federal** roads include the interstate highway system and US Forest Service roads. These roads are administered by federal agencies.

- **State** roads include highways that are administered and maintained by the Washington State Department of Transportation and Department of Natural Resource roads, which provide direct access to state lands.

- **County** roads are officially adopted onto the Kittitas County Road system by the Board of County Commissioners and are also known as “on-system” roads. The county is responsible for maintenance and improvements to these roads.

- **City** roads are administered and maintained by the cities of Cle Elum, Ellensburg, Kittitas, Roslyn, and the Town of South Cle Elum.
4.2(D) Transportation System Maintenance

Preserving and maintaining the public's investment in transportation infrastructure is an important expenditure of public funds. Kittitas County prioritizes maintenance activities as follows: first priority is for emergencies, immediate action is taken to repair damage and correct problems as soon as they are reported; second priority is for items that are scheduled on a yearly basis, including but not limited to: crack sealing, preleveling, sealcoating, and roadway striping; and the third priority is for preventive maintenance activities that are scheduled on a seven-year maintenance cycle to keep the pavement conditions above a level that would require corrective maintenance or other major repairs.

4.3 LAND USE, ENVIRONMENT AND ECONOMIC DEVELOPMENT

Many of the decisions related to transportation have an effect on land uses, the environment and economic development. Different land uses have different transportation needs and impacts. Transportation improvement projects need to address the environmental impacts of the proposed actions. Similarly, many economic development strategies include the need for transportation facilities. These areas are all inter-related and their relationships need to be recognized.

4.3(A) Land Use

The final comprehensive plan will contain a land use element with a land use plan and policies, which will need to be consistent with the transportation element. In the event that the land uses proposed cannot be supported by the existing transportation system and there are no identified means to fund the necessary improvements, there needs to be a mechanism in place to review both plans and either revise the land use plan or otherwise change the level of service standard or project priorities and funding in the transportation element. This needs to be an iterative process in which both plans are routinely reviewed for consistency and compatibility.

Presently, the transportation-related assumptions used in the alternative draft land use plans have been developed as part of the SEPA process.

4.3(B) Environment

Transportation decisions are not, and should not be, exempt from environmental review. Impacts to the natural and built environment need to be taken into consideration before any major transportation decisions are made. Most local transportation improvement projects are subject to state and federal environmental regulations as well as any local environmental laws that apply. County road projects (CRPs) routinely follow SEPA regulations unless they are specifically exempted under WAC 197-11-305, 800 through 880. Some large transportation improvement projects are also subject to NEPA -- the National Environmental Policy Act. Other environmental reviews are part of permitting for work over or adjacent to streams.

4.3(C) Economic Development
The Six-Year TIP is updated every year by the Department of Public Works and changes are made to reflect funding secured or shifts in priorities. The Annual Construction Program, adopted with the county’s budget, provides an accurate picture of the first year of the TIP.

**New Roads and Planned Extensions**

The Transportation Plan has a list of proposed new roads or extensions, which have been identified through various planning processes to date.

**4.6 FINANCING TRANSPORTATION IMPROVEMENTS**

**4.6(A) Revenue Sources**

Revenue sources change annually and are projected and included in the Six-Year Transportation Improvement Program and in the Long-Range Transportation Plan as it is updated. Both of these documents are adopted by reference and should be reviewed for the latest information on tax revenues, grants, and loans available for transportation system improvements. Revenue sources for all programmed improvements are listed in the Transportation Improvement Program and the Long-Range Transportation Plan to indicate that the plans are financially feasible and constrained.

**4.7 PUBLIC PARTICIPATION**

Discussions and decisions related to transportation are not made without active consultation with the public. A variety of forums are used to solicit quality input from a broad cross-section of interests. The Long-Range Transportation Plan has been developed through an intergovernmental coordination process involving all Kittitas County jurisdictions and those agencies and individuals indicating interest in transportation issues including QUADCO Regional Transportation Planning Organization, Washington State Department of Transportation, local area transportation providers, and local citizens. The draft plan has been posted on Kittitas County’s website for review and comment by the public from October 2005 through October 2006. Open Houses will be scheduled for further public input in early November, 2006 and a Public Hearing will be scheduled mid November, 2006 with the County Commissioners for final public involvement in this update process.

**4.8 GOALS, POLICIES AND OBJECTIVES**

**Multi-Modal Transportation System, Arterial System, and System Maintenance**

GPO 4.1 To develop and maintain a safe, efficient and environmentally sound multi-modal transportation system in accordance with local, state, and federal requirements.

GPO 4.2 Kittitas County shall promote a variety of transportation modes through the selection of transportation improvement projects and review of development proposals in the Urban Growth Areas, by considering alternative modes when reviewing development
GPO 4.13 Kittitas County shall require new development that reduces County road LOS below the LOS standards to mitigate their impacts.

GPO 4.14A To recognize non-motorized travel as a viable transportation mode by developing a countywide non-motorized system plan and by improving and maintaining existing non-motorized facilities.

GPO 4.14B Encourage new development to provide for safe transportation alternatives.

GPO 4.15A To maintain a Non-Motorized Transportation System Plan that clearly reflects the direction for Kittitas County.

GPO 4.15B To work with other entities to identify viable options and projects for a connection of the John Wayne Pioneer Trail through, adjacent to, or around the City of Ellensburg.

GPO 4.15C Kittitas County discourages new public trail systems in farming areas.

GPO 4.15D To recognize air transport and airports as an important element.

GPO 4.15E Recognize public-use airports as essential public facilities.

GPO 4.15F Protect Kittitas County Airport (Bowers Field), Cle Elum Municipal, DeVere Field and Easton State airports from adjacent incompatible land uses and/or activities that could impact the present or future use of the airports as essential public facilities.

GPO 4.15G A notice to title or disclosure statement should be required for new or substantial redevelopment of lots, buildings, structures, and activities located adjacent to public-use airports. The notice should indicate that the property is located adjacent to the airport and may experience low overhead flights, odor, vibrations, noise and other similar aviation impacts.

GPO 4.14H Protect public-use airports from height hazards by developing a height overlay district that will prohibit buildings or structures from penetrating the Federal Aviation Regulations (FAR) Part 77 “Imaginary Surfaces.”

Land use, Environment and Economic Development

GPO 4.16 To provide a transportation system that corresponds to and is consistent with patterns of land development in accordance with the adopted land use plans.

GPO 4.16A To adopt plans and regulations in compliance with RCW 36.70.547, or as amended thereafter, to protect airport operations.

GPO 4.17 Kittitas County shall ensure consistency between the land use and transportation plans through an iterative process for adjusting either or both plans by developing a process for
GPO 4.27 To ensure that necessary transportation facilities and services to maintain adopted level of service standards are available when the impacts of development occur.

GPO 4.28 Kittitas County shall develop and implement a concurrency management system, which identifies existing deficiencies, funded improvements, and system capacity balances.

GPO 4.29 To develop a LOS standard that corresponds to land development goals and policies as expressed in the overall Comprehensive Plan for Kittitas County.

GPO 4.30 To encourage land use development patterns and support technology infrastructure, which reduce the demand for increased capacity on roadways.

GPO 4.31 Reserved

GPO 4.32 To develop a variety of performance measurements to evaluate the transportation system and prioritize improvements.

GPO 4.33 Kittitas County shall establish appropriate performance measures by developing and implementing a Pavement Management System (PMS) to measure pavement conditions and to prioritize maintenance or improvement projects, and by developing and implementing a Safety Management System (SMS) to identify potentially hazardous locations and to prioritize mitigation measures.

**Financing Transportation Improvements**

GPO 4.34 To maximize local funds by pursuing outside funding sources for transportation improvement projects.

GPO 4.35 Kittitas County shall pursue grant funding for appropriate transportation improvement projects by identifying possible funding sources for specific transportation improvement projects, by submitting grant applications to the appropriate reviewing agencies during the grant cycle, by developing grant proposals with realistic cost estimates and by following-up on grant applications denials to seek advice to become more competitive.

GPO 4.36 To consider all local revenue options for financing transportation improvements by evaluating the potential revenues against the political costs of imposing additional taxes and by seeking advice from other local agencies who have successfully implemented optional revenues.

GPO 4.37 To maximize benefits from expenditures of transportation funds

GPO 4.38 Kittitas County shall seek partnerships with other public or private agents when mutual benefits and significant cost savings are anticipated as a result of a coordinated transportation improvement project by coordinating transportation improvement projects with

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decision-making process by exploring innovative means to promote public dialog on transportation issue, and by encouraging meaningful public input throughout the decision-making process.

GPO 4.51 Kittitas County shall recognize the grandfathered rights of private landowners to use roads built on public lands under federal statute RS 2477.

GPO 4.52 To ensure concurrency of transportation planning and infrastructure in areas of high settlement patterns, Kittitas County will establish a formal bi-annual review process for levels of service (LOS) and land use settlement patterns.

CHAPTER FIVE: CAPITAL FACILITIES PLAN

5.1 CONTENTS

The CFP Element of the comprehensive plan is presented in four sections:

Introduction: Purpose of the CFP, statutory requirements, methodology.

Goals and Policies: Statements of requirements, level of service standards, guidelines, and criteria that are used to develop and implement the CFP.

Capital Improvements: List of proposed capital projects, including financing plan, future operating costs, and reconciliation of project capacity to level of service standards. This section is maintained by the Kittitas County Auditor’s Office.

Implementation Programs: Summary of tools that will be used to implement the CFP. This section is also maintained by the Kittitas County Auditor’s Office and adopted by reference.

The Capital Facilities Program is adopted through a separate process than the annual comprehensive plan amendment process. Any changes made are adopted by reference to the Kittitas County Comprehensive Plan at adoption.

5.2. INTRODUCTION

Definition and Purpose of Capital Facilities Plan

The CFP is a 6-year plan for capital improvements that support Kittitas County’s current and future population and economy. The capital improvements are fully funded (i.e., not a "wish list"). One of the principal criteria for identifying needed capital improvements are standards for levels of service (LOS). The CFP contains LOS standards for each public facility, and requires that new development be served by adequate facilities (i.e., the "concurrency" requirement). The CFP also contains broad goals and specific policies that guide and implement the provision of adequate public facilities.
The capacity of capital facilities that are provided in the CFP affects the size and configuration of the urban growth area.

**Good Management**
Planning for major capital facilities and their costs enables Kittitas County to:
- demonstrate the need for facilities and the need for revenues to pay for them;
- estimate future operation/maintenance costs of new facilities that will impact the annual budget;
- take advantage of sources of revenue (i.e., grants, impact fees, real estate excise taxes) that require a CFP in order to qualify for the revenue; and
- get better ratings on bond issues when the County borrows money for capital facilities (thus reducing interest rates and the cost of borrowing money).

**Eligibility for Grants and Loans**
DCTED's Public Works Trust Fund requires that local governments have some type of CFP in order to be eligible for grants and loans. Some other grants and loans have similar requirements (i.e., Interagency for Outdoor Recreation), or give preference to governments that have a CFP.

After the CFP is completed, and adopted as part of the comprehensive plan, the County must adopt development regulations to implement the plan. The development regulations must be completed within one year of the adoption of the comprehensive plan. The development regulations will provide detailed regulations and procedures for implementing the requirements of the plan.

Each year the CFP must be updated. The annual update will be completed before the County's budget is adopted in order to incorporate the capital improvements from the updated CFP in the County's annual budget.

**NEW CAPITAL FACILITIES PLANS (CFP) vs. TRADITIONAL CAPITAL IMPROVEMENTS PROGRAMS (CIP)**

Traditional capital improvements programs (which are often "wish lists") will not meet these requirements. Figure 5.1 compares traditional CIP's to the new CFP.

**LEVEL OF SERVICE METHOD FOR ANALYZING CAPITAL FACILITIES**

**Explanation of Levels of Service**
Levels of service are usually quantifiable measures of the amount of public facilities that are provided to the community. Levels of service may also measure the quality of some public facilities.
The answer to this formula is the total amount of public facilities that are needed, regardless of the amount of facilities that are already in place and being used by the public.

Formula 1.2: Requirement - Inventory = Surplus or Deficiency

Where Requirement is the result of Formula 1.1, and Inventory is the quantity of facilities available as of December 31, 1994 (the beginning of the six years covered by the plan).

This formula uses the inventory of existing public facilities, plus facilities that will be completed by December 31, 1994, to offset the total requirement of Formula 1.1. The answer to Formula 1.2 is the net surplus of public facilities, or the net deficit that must be eliminated by additional facilities before December 31, 2001.

Question 2. Is it financially feasible to provide the quantity of facilities that are required by the end of the 6th year (i.e., 2001)?

A "preliminary" answer to Question 2 is prepared to test the financial feasibility of tentative/proposed standards of service. The preliminary answers use "average costs" of facilities, rather than specific project costs. This approach avoids developing detailed projects and costs that would be unusable if the standard proved to be financially unfeasible. If the standards are feasible at the preliminary level, detailed projects are prepared for the "final" answer to Question 2. If, however, the preliminary answer indicates that a standard of service is not financially feasible, six options are available to the County:

- Reduce the standard of service, which will reduce the cost, or increase revenues to pay for the proposed standard of service (higher rates for existing revenues, and/or new sources of revenue), or
- Reduce the average cost of the public facility (i.e., alternative technology or alternative ownership or financing), thus reducing the total cost, and possibly the quality, or
- Reduce the demand by reducing consumption (i.e., transportation demand management techniques, recycling solid waste, water conservation, etc.) which may cost more money initially, but may save money later, or
- Any combination of options.

The preliminary answer to Question 2 is prepared using the following formulas (P = preliminary):

Formula 2.1P: Deficiency X Average Cost Per Unit = Deficiency Cost

Where Deficiency is the Result of Formula 1.2, and Average Cost/Unit is the usual cost of one unit of facility (i.e., mile of road, acre of park)
Traditional approaches to capital facilities planning rely on technical experts (i.e., staff and consultants) to determine the need for capital improvements. In the scenario-driven approach, these experts play an important advisory role, but they do not control the determination. Their role is to define and implement a process for the review of various scenarios, to analyze data and make suggestions based on technical considerations.

The final, legal authority to establish the LOS rests with the County Board because they enact the level of service standards that reflect the community's vision. Their decision should be influenced by recommendations of the: (1) Planning Commission; (2) providers of public facilities (i.e., County departments, special districts, private utilities, State of Washington, tribal governments, etc.); (3) formal advisory groups that make recommendations to the providers of public facilities i.e., community planning groups; (4) the general public through individual citizens and community civic, business, and issue-based organizations that make their views known, or are sought through sampling techniques.

An individual has many opportunities to influence the LOS. These opportunities include attending and participating in meetings, writing letters, responding to surveys or questionnaires, joining organizations that participate in the CFP process, being appointed/elected to an advisory group, making comments/presentation/testimony at the meetings of any group or government agency that influences the LOS decision and giving input during the SEPA review process.

The scenario-driven approach to developing the level of service standards provides decision-makers and anyone else who wishes to participate with a clear statement of the outcomes of various levels of service for each type of public facility. This approach reduces the tendency for decisions to be controlled by expert staff or consultants, and opens up the decision-making process to the public and advisory groups, and places the decisions before the County Board.

The Level of Service standards that were developed as part of the adoption of the 1996 Comprehensive Plan continue to be valid. Selection of a specific level of service to be the "adopted standard" is accomplished by a 10-step process:

1. The "current" (1994) actual level of service was calculated.

2. Departmental service providers were given national/regional standards or guidelines and examples of local LOS from other local governments.

3. Departmental service providers researched local standards from County studies, master plans, ordinances and development regulations.

4. Departmental service providers recommended a standard for the County's CFP.

5. Departmental service providers prepared specific capital improvements projects to support the 1996-2001 LOS.
There are currently eight (8) fire districts within the unincorporated Kittitas County. Kittitas Valley Fire and Rescue/Fire District 2 serves the largest area and population of the unincorporated County. As development occurs and population increases within the unincorporated County, increased demands for fire protect and emergency services may occur.

Each of the incorporated communities have fire departments, with Kittitas Valley Fire and Rescue/Fire District 2 having the greatest number of emergency service personnel. However, because of the current number of emergency service personnel in the smaller communities, the impacts may be greater than that to the City of Ellensburg.

The area of greatest potential impacts to the municipal and unincorporated emergency response should be the urban growth areas and urban growth nodes, in which the majority of the population increase should occur.

5.3 GOALS, POLICIES AND OBJECTIVES

Public Facility Needs

GPO 5.1 Define types of public facilities, establish standards for levels of service for each type of public facility, and determine what capital improvements are needed in order to achieve and maintain the standards for existing and future populations, and to repair or replace existing public facilities.

GPO 5.2 Definitions. The following definitions apply throughout this Capital Facilities Plan.

GPO 5.3 "Capital improvement" means land, improvements to land, structures (including design, permitting, and construction), initial furnishings and selected equipment. Capital improvements have an expected useful

GPO 5.4 "Category of public facilities" means a specific group of public facilities, as follows:

A. Category A public road facilities are facilities owned or operated by Kittitas County and subject to the requirement for concurrency.

B. Category B public facilities are facilities owned or operated by independent districts, or private organizations and subject to the requirement for concurrency.

C. Category C public facilities are facilities owned or operated by Kittitas County but not subject to the requirement for concurrency.

D. Category D public facilities are facilities owned or operated by independent districts or private organizations and not subject to the requirement for concurrency.
GPO 5.9 Category B. The standards for levels of service of each type of public facility in Category B shall apply to development permits issued by the County after May 1, 1996 (as described in GPO 5.48), and other elements of this Comprehensive Plan. Category B public facilities are provided by entities other than Kittitas County, therefore the standards for levels of service shall not apply to the County's annual budget or the County's Capital Improvements Program, however the standards for levels of service shall apply to the annual budgets and Capital Improvements Programs of the entities which provide the public facilities.

GPO 5.10 Category C. The standards for levels of service of each type of public facility in Category C shall not apply to the concurrency management system as set forth in GPO 5.48, however the standards for levels of service shall apply to the County's annual budget beginning with the 1996 fiscal year, the County's Capital Improvements Program beginning with the 1996 fiscal year, and other elements of this Comprehensive Plan.

GPO 5.11 Category D. The standards for levels of service of each type of public facility in Category D shall not apply to the concurrency management system as set forth in GPO 5.48 Category D public facilities are provided by entities other than Kittitas County, therefore the standards for levels of service shall not apply to the County's annual budget or the County's Capital Improvements Program, however the standards for levels of service shall apply to the annual budgets and Capital Improvements Programs of the entities which provide the public facilities.

GPO 5.12 Standards for Levels of Service. The standards for levels of service of public facilities shall be as follows ("per person" or "per 1,000 population" means population of the jurisdiction that provides the public facility, unless otherwise indicated). The County may create separate standards for levels of service in the urban and rural areas of the County.

<table>
<thead>
<tr>
<th>Facility</th>
<th>Standard for Level of Service</th>
</tr>
</thead>
<tbody>
<tr>
<td>GPO 5.13 Roads (Local)</td>
<td>Category A Public Facilities</td>
</tr>
<tr>
<td></td>
<td>See Transportation Element Policy</td>
</tr>
<tr>
<td>GPO 5.14 Roads (State)</td>
<td>Category B Public Facilities</td>
</tr>
<tr>
<td></td>
<td>See Transportation Element Policy</td>
</tr>
<tr>
<td>GPO 5.15 County Administrative Offices:</td>
<td>Category C Public Facilities</td>
</tr>
<tr>
<td></td>
<td>Office Space 1,095 sq. ft. per 1,000 Population</td>
</tr>
<tr>
<td>County Fairgrounds:</td>
<td></td>
</tr>
<tr>
<td>Acres</td>
<td>0.29 per 1,000 Fair Attendees</td>
</tr>
<tr>
<td>Administrative Offices</td>
<td>132 sq. ft. per 1,000 Population</td>
</tr>
<tr>
<td>Exhibit Hall</td>
<td>483 sq. ft. per 1,000 Fair Attendees</td>
</tr>
<tr>
<td>Maintenance Shop</td>
<td>900 sq. ft. per Shop Employee</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>4.5 per 1,000 Fair Attendees</td>
</tr>
<tr>
<td>Public Restrooms</td>
<td>0.08 per 1,000 Fair Attendees</td>
</tr>
</tbody>
</table>
Sanitary Sewer:
City of Cle Elum 100 Gallons per Capita per Day
Town of South Cle Elum 100 Gallons per Capita per Day *
City of Ellensburg 100 Gallons per Capita per Day *
City of Kittitas 100 Gallons per Capita per Day *
Water District No. 2 105 Gallons per Capita per Day
Snoqualmie Pass Sewer and Water District 100 Gallons per Capita per Day *
Water District No. 6 100 Gallons per Capita per Day *

* Washington State DOE sewer design standard for residential development (in lieu of information from provider)

School District Facilities:
Cle Elum/Roslyn __________________________
Easton __________________________
Kittitas __________________________
Thorp __________________________
Ellensburg __________________________
Damman __________________________

Water:
City of Cle Elum 100 Gallons per Capita per Day
Town of South Cle Elum 100 Gallons per Capita per Day
City of Ellensburg 800 Gallons per Day per ERU *
City of Kittitas 135 Gallons per Capita per Day
Snoqualmie Pass Sewer and Water District 800 Gallons per Day per ERU *
Water District No. 2 800 Gallons per Day per ERU *
Water District No. 3 320 Gallons per Capita per Day
Water District No. 4 800 Gallons per Day per ERU *
Water District No. 5 800 Gallons per Day per ERU *
Water District No. 6 800 Gallons per Day per ERU *

* Washington State DOE minimum LOS for water supply (in lieu of information from provider)

GPO 5.17 Determining Public Facility Needs. The County shall determine the quantity of capital improvements that is needed as follows:

GPO 5.18 The quantity of capital improvements needed to eliminate existing deficiencies and to meet the needs of future growth shall be determined for each public facility by the following calculation: \( Q = (S \times D) - I \).

Where \( Q \) is the quantity of capital improvements needed,
\( S \) is the standard for level of service,
\( D \) is the demand, such as the population, and
GPO 5.21 Priorities Among Types of Public Facilities. Legal restrictions on the use of many revenue sources limit the extent to which types of facilities compete for priority with other types of facilities because they do not compete for the same revenues. All capital improvements that are necessary for achieving and maintaining a standard for levels of service adopted in this Comprehensive Plan are included in the financially feasible schedule of capital improvements contained in this Capital Facilities Plan. The relative priorities among types of public facilities (i.e., roads, sanitary sewer, etc.) were established by adjusting the standards for levels of service and the available revenues until the resulting public facilities needs became financially feasible. This process is repeated with each update of the Capital Facilities Plan, thus allowing for changes in priorities among types of public facilities.

GPO 5.22 Priorities of Capital Improvements Within a Type of Public Facility. Capital improvements within a type of public facility are to be evaluated on the following criteria and considered in the order of priority listed below. The County shall establish the final priority of all capital facility improvements using the following criteria as general guidelines. Any revenue source that cannot be used for a high priority facility shall be used beginning with the highest priority for which the revenue can legally be expended.

A. Reconstruction, rehabilitation, remodeling, renovation, or replacement of obsolete or worn out facilities that contribute to achieving or maintaining standards for levels of service adopted in this Comprehensive Plan.

B. New or expanded facilities that reduce or eliminate deficiencies in levels of service for existing demand. Expenditures in this priority category include equipment, furnishings, and other improvements necessary for the completion of a public facility (i.e., recreational facilities and park sites).

C. New public facilities, and improvements to existing public facilities, that eliminate public hazards if such hazards were not otherwise eliminated by facility improvements prioritized according to Policies a or b, above.

D. New or expanded facilities that provide the adopted levels of service for new development and redevelopment during the next six fiscal years, as updated by the annual review of this Capital Facilities Plan. The County may acquire land or right-of-way in advance of the need to develop a facility for new development. The location of facilities constructed pursuant to this Policy shall conform to the Land Use Element, and specific project locations shall serve projected growth areas within the allowable land use categories. In the event that the planned capacity of public facilities is insufficient to serve all applicants for development permits, the capital improvements shall be scheduled to serve the following priority order:

1. previously approved permits for redevelopment,
2. previously approved permits for new development,
3. new permits for redevelopment, and
4. new permits for new development.
A. Existing development shall pay for the capital improvements that reduce or eliminate existing deficiencies, some or all of the replacement of obsolete or worn out facilities, and may pay a portion of the cost of capital improvements needed by future development.

B. Existing development's payments may take the form of user fees, charges for services, special assessments and taxes.

GPO 5.29 Future development:

A. Future development may be required to pay its fair share of the capital improvements needed to address the impact of such development, and may pay a portion of the cost of the replacement of obsolete or worn out facilities. Upon completion of construction, "future" development becomes "existing" development, and shall contribute to paying the costs of the replacement of obsolete or worn out facilities as described in GPO 5.28 (A), above.

B. Future development's payments may take the form of, but are not limited to, voluntary contributions for the benefit of any public facility, impact fees, mitigation payments, capacity fees, dedications of land, provision of public facilities, and future payments of user fees, charges for services, special assessments and taxes. Future development shall not pay fees for the portion of any public facility that reduces or eliminates existing deficiencies.

GPO 5.30 Existing and future development may both have part of their costs paid by grants, entitlements or public facilities from other levels of government and independent districts.

GPO 5.31 Financing Policies. Capital improvements shall be financed, and debt shall be managed as follows:

GPO 5.32 Capital improvements financed by County enterprise funds (i.e., solid waste) shall be financed by:

A. debt to be repaid by user fees and charges and/or connection or capacity fees for enterprise services, or

B. current assets (i.e., reserves, equity or surpluses, and current revenue, including grants, loans, donations and interlocal agreements), or

C. a combination of debt and current assets.

GPO 5.33 Capital improvements financed by non-enterprise funds shall be financed from either current assets: (i.e., current revenue, fund equity and reserves), or debt, or a combination thereof. Financing decisions shall include consideration for which funding source (current assets, debt, or both) will be a) most cost effective, b) consistent with prudent asset and liability
demonstrated by maintaining a financially feasible schedule of capital improvements in this
Capital Facilities Plan.

GPO 5.45 Schedule of Capital Improvements. The County shall provide, or arrange for
others to provide, the capital improvements listed in the schedule of capital improvements in this
Capital Facilities Plan. The schedule of capital improvements may be modified as follows:

GPO 5.46 The schedule of capital improvements shall be updated annually beginning in
conjunction with the annual budget process.

GPO 5.47 Pursuant to the Growth Management Act, the schedule of capital improvements
may be amended one time during any calendar year.

GPO 5.48 The schedule of capital improvements may be adjusted by ordinance not deemed
to be an amendment to the Comprehensive Plan for corrections, updates, and modifications
concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are
consistent with the plan; or the date of construction (so long as it is completed within the 6-year
period) of any facility enumerated in the schedule of capital improvements.

GPO 5.49 Budget Appropriation of Capital Improvement Projects. The County shall include
in the capital appropriations of its annual budget all the capital improvements projects listed in
the schedule of capital improvements for expenditure during the appropriate fiscal year, except
that the County may omit from its annual budget any capital improvements for which a binding
agreement has been executed with another party to provide the same project in the same fiscal
year. The County may also include in the capital appropriations of its annual budget additional
public facility projects that conform to GPO 5.19(B) and GPO 5.22(F).

GPO 5.50 Adequate Public Facility Concurrency. The County Commission finds that the
impacts of development on public facilities within the County occur at the same time as
occupancy of development authorized by a final development permit. The County shall issue
development permits only after a determination that there is sufficient capacity of Category A
and Category B public facilities to meet the standards for levels of service for existing
development and the impacts of the proposed development concurrent with the proposed
development. For the purpose of this policy and the County's land development regulations,
"concurrent with" shall be defined as follows:

GPO 5.51 The availability of public facility capacity to support development concurrent
with the impacts of such development shall be determined in accordance with the following:

For roads:
1. The necessary facilities and services are in place at the time a development permit is
issued; or
2. The necessary facilities are under construction at the time a development permit is issued,
and the necessary facilities will be in place when the impacts of the development occur; or
GPO 5.55  Manage the land development process to insure that all development receives public facility levels of service equal to the standards adopted in GPO 5.12 by implementing the schedule of capital improvements contained in this Capital Facilities Plan, and by using the fiscal resources provided for in Goal 2 and its supporting policies.

GPO 5.56  Consistency All Category A public facility capital improvements shall be consistent with the adopted land use map and the goals and policies of other elements of this Comprehensive Plan. The location of, and level of service provided by projects in the schedule of capital improvements shall maintain adopted standards for levels of service for existing and future development in a manner and location consistent with the Land Use Element of this Comprehensive Plan.

GPO 5.57  Integration and Implementation. The County shall develop, adopt and use implementation programs which integrate its land use planning and decisions with its planning and decisions for public facility capital improvements.

Siting Of Essential Public Facilities

GPO 5.58  Develop criteria and cooperative and structured processes through the Kittitas County Conference of Governments for siting regional and community facilities.

GPO 5.59  Designation of Land. The County may identify lands useful for public purposes and incorporate such designations in the comprehensive plan

GPO 5.60  Regional Facilities. The County and each municipality in the County may establish a countywide process for siting essential public facilities of region-wide significance. This process may include:

GPO 5.61  An inventory of needed facilities;
GPO 5.62  A method of fair share allocation of facilities;
GPO 5.63  Economic and other incentives to jurisdictions receiving such facilities;
GPO 5.64  A method of determining which jurisdiction is responsible for each facility;
GPO 5.65  A public involvement strategy; and
GPO 5.66  Assurance that the environmental and public health and safety are protected.

GPO 5.67  County, Regional, State and Federal Facilities. Essential public facilities, which are identified by the County, by regional agreement, or by State or Federal government, may be subject to the following process. When essential public facilities are proposed the County and each municipality in the County may:
GPO 5.83 Positive fiscal impact and on-going benefit to the host jurisdiction

GPO 5.84 Serving population groups needing affordable housing

GPO 5.85 Receipt of financial or other incentives from the State and/or other local governments

GPO 5.86 Fair distribution of such public facilities throughout the County

GPO 5.87 Requiring State and Federal projects to be consistent with this policy.

_Urban Growth Areas and Urban Growth Nodes_

GPO 5.88 Provide adequate public facilities to urban growth areas and urban growth nodes.

GPO 5.89 Urban Growth Areas and Urban Growth Nodes. The County and each municipality in the County shall designate urban growth areas or urban growth nodes and encourage adequate public facilities and services concurrent with development.

GPO 5.90 Levels of Service. Levels of service for public facilities in the unincorporated portion of the urban growth areas or urban growth nodes shall be the same as the County's adopted standards.

GPO 5.91 Facility and Service Providers. The primary provider of public facilities and services in the unincorporated portion of the Urban Growth Area or urban growth nodes shall be:

<table>
<thead>
<tr>
<th>Facility</th>
<th>Provider</th>
</tr>
</thead>
<tbody>
<tr>
<td>GPO 5.92 Airport</td>
<td>Kittitas County</td>
</tr>
<tr>
<td>GPO 5.93 County administrative offices</td>
<td>Kittitas County</td>
</tr>
<tr>
<td>GPO 5.94 County fairgrounds</td>
<td>Kittitas County</td>
</tr>
<tr>
<td>GPO 5.95 Emergency medical services</td>
<td>Easton FD No. 3, Kittitas Valley Fire and Rescue/Fire District 2, Lake Kachess FD No. 8, Lower County FD No. 1, Ronald/Lake Cle Elum FD, No. 6, Snoqualmie Pass FD No. 51, Thorp FD No 1, Upper County FD No. 2, Upper County Area FD No. 7, Vantage FD No. 4, Hospital District No. 1, Hospital District No. 2</td>
</tr>
<tr>
<td>GPO 5.96 Juvenile Detention</td>
<td>Kittitas County</td>
</tr>
</tbody>
</table>
GPO 5.110 Public Facilities Outside of Urban Growth Areas or Urban Growth Nodes. New municipal urban public facilities (central sewage collection and treatment, public water systems, urban street infrastructure and stormwater collection facilities) will not be extended beyond urban growth area and urban growth node boundaries for residential development. Water service - public or private - may be provided beyond urban growth area or urban growth node boundaries. This policy does not apply to storm water drainage.

GPO 5.110A Capital Facilities and Utilities may be sited, constructed, and operated by outside public service providers (or sited, constructed, and/or operated jointly with a Master Planned Resort (MPR) or Fully Contained Community to the extent elsewhere permitted), on property located outside of an urban growth area or an urban growth node if such facilities and utilities are located within the boundaries of such resort or community which is approved pursuant to County Comprehensive Plan policies and development regulations.

GPO 5.110B Electric and natural gas transmission and distribution facilities may be sited within and through areas of Kittitas County both inside and outside of municipal boundaries, UGAs, UGNs, Master Planned Resorts, and Fully Contained Communities, including to and through rural areas of Kittitas County.

GPO 5.111 Financing Providers of public facilities are responsible for paying for their facilities. Providers may use sources of revenue that require users of facilities to pay for a portion of the cost of the facilities. As provided by law, some providers may require new development to pay impact fees or mitigation payments for a portion of the cost of public facilities.

GPO 5.112 Planning Coordination. The County will enter into interlocal/joint planning agreements, contracts, memorandums of understanding or joint ordinances with municipalities and other providers of public facilities to coordinate planning for and development of the Urban Growth Area.

GPO 5.113 Fiscal Coordination. The County and each municipality in the County will address fiscal issues including tax revenue sharing, the provision of regional services and annexations through the development of interlocal agreements.

GPO 5.114A Primary initiative for capital facilities such as water, sewer, and arterial roadways within UGAs shall be the responsibility of the cities. Required facilities to accommodate growth shall be included in the city's capital facilities plan. The primary financing mechanism shall be local improvement districts as authorized in RCW 35.44. Assessment district boundaries may exceed the city limits. The county will cooperate and jointly plan for these assessment districts as they are proposed. The county may elect to sponsor local improvement districts within unincorporated portions of the county and the UGNs to meet concurrency standards in the comprehensive plan.

GPO 5.115 Libraries: As growth continues to occur both in the urban and rural areas of Kittitas County, there are and will be increased impacts on existing library services and an
A table analyzing facility capacity requirements is presented for each type of public facility. The statistical table at the top calculates the amount of facility capacity that is required to achieve and maintain the standard for level of service. The capital improvements projects that provide the needed capacity are listed below the requirements table, and their capacities are reconciled to the total requirement in the table.

**Capital Projects and Financing Plan**

A list of capital improvements that will eliminate existing deficiencies, make available adequate facilities for future growth and repair or replace obsolete or worn out facilities through December 31, 2001. Each list of capital improvements begins with a financing plan, and then itemizes the individual projects.

**Financing Plan**

Specific sources and amounts of revenue are shown, which will be used to pay for the proposed capital projects. The forecasts of existing revenue and expenditures are provided to (1) determine the County's overall financial position, and (2) identify existing Kittitas County revenue that can be used for future capital facility projects. "Revenue Sources for Capital Facilities" forecast new sources of revenue that the County could generate for capital facilities projects.

**Future Capital Facilities Projects**

Kittitas County has experienced a decline in space within the County Courthouse. In response to the decline in space, the Kittitas County Board of Commissioners began a review process for determining the current and future space needs for the county courthouse, which included the possibility of a Law and Justice Center. In June 2000, the Kittitas County Law and Justice Committee received the final feasibility analysis for the construction of a new Law and Justice Center.

Once the necessary review process has been completed, the Kittitas County Board of Commissioners will determine the best avenue to resolve the current and future space needs for the offices and departments.

**Capital Projects**

Each capital improvement project is named, and briefly described. Project locations are specified in the name or description of the project. The cost for each of the next six fiscal years is shown in thousands of dollars ($1,000). All cost data is in current dollars; no inflation factor has been applied because the costs will be revised as part of the annual review and update of the Capital Facilities Plan.

All capital improvement projects were prepared by the department that provides the public facility.
6. Allocate new unrestricted revenue to unfunded deficits. The allocation in this draft uses two new unrestricted revenues as a total "package": the second 1/4¢ real estate excise tax, and new bond issues (either councilmanic, or voted, or a combination). Decision makers can choose which of the two (REET or bonds) to assign to specific capital projects for the final CFP.

**Contractor Performance System**

The County will develop a system of monitoring the actual performance of contractors who design and/or construct public facilities for the County. The monitoring system shall track such items as actual vs. planned time schedule, and actual vs. bid cost. The performance of contractors shall be considered when the County awards contracts for public facilities.

**Maps**

The maps showing the Capital Facilities of Kittitas County are available at the Kittitas County Planning Department.
Local government, too, has a role in regulation for certain utilities, such as franchise agreements. However, the effort behind meeting Growth Management Act requirements is not primarily regulatory; rather it is to promote coordination and cooperation between jurisdictions and utility providers.

Virtually all land uses require one or more of the utilities discussed in this Chapter. Local land use decisions drive the need for new or expanded utility facilities. In other words, utilities follow growth. Expansion of the utility systems is a function of the demand for reliable service that people, their land uses, and activities place on the systems.

6.1 (B) Participation

Kittitas County recognizes the vast array of utilities provided by various companies and government agencies. Utilities provided include electricity, natural gas, standard telephone, cellular telephone, cable, and irrigation purveyors. Existing and updated maps of utilities in Kittitas County are maintained by the County Geographic Information Systems (GIS) to meet the requirements of the Utilities Element as outlined in state law. In addition Capital Facilities Plans of utility providers available in Kittitas County is hereby adopted by reference to meet the requirements of identifying proposed facilities.

6.2 GOALS, POLICIES, AND OBJECTIVES

GPO 6.1 The county should promote the joint use of transportation rights-of-way and other utility corridors consistent with the underlying private property rights and easement limitations.

GPO 6.2 Appropriately place utility facilities within public rights-of-way.

GPO 6.3 The Kittitas County's plan for utility facilities will be formulated, interpreted and applied in a manner consistent with and complimentary to the serving utility's public service obligations.

GPO 6.4 The county should maintain current information on the existing and proposed facilities of utilities.

GPO 6.5 On an annual basis, provide all private utility companies copies of the Kittitas County revised 6-Year Capital Facilities Plan, particularly the schedule of proposed road and public utility construction projects so that the companies may coordinate construction, maintenance, and other needs in an efficient manner.

GPO 6.6 Expansion and improvement of utility systems should be recognized primarily as the responsibility of the utility providing the corresponding service.

GPO 6.7 Decisions made by Kittitas County regarding utility facilities will be made in a manner consistent with and complementary to regional demands and resources.
GPO 6.22 To review the placement and appropriateness of utilities

GPO 6.23 Kittitas County reserves the right to review all applications for utilities placed within or through the County for consistency with local policies, laws, custom and culture.

GPO 6.24 To reduce the risk of accidents caused by hazardous liquid pipelines, natural gas lines, sewer lines and other potential hazardous materials, which are conveyed both above and below ground.

GPO 6.25 Kittitas County will address hazardous liquid pipelines, natural gas lines, sewer lines and other potentially hazardous materials through the County’s development regulations. The development regulations shall include the specific addition or restriction of these and associated uses as well as the possible adoption of performance standards for siting, maintenance, and monitoring. These performance standards should include best management practices.

GPO 6.26 Kittitas County recognizes reclamation irrigation districts within Kittitas County as utilities. Kittitas County also recognizes smaller private and cooperative irrigation water providers, including but not limited to:

Westside Irrigation Company
Taneum Ditch Company
Bull Ditch Company

GPO 6.27 Kittitas County recognizes that some county easements and rights-of-way provide current and historic water conveyance. Kittitas County also recognizes the damage done to roadways by some of these conveyances. Kittitas County will allow current conveyances where properly maintained and operated but will assume no liability or responsibility for delivery of irrigation water, including maintenance of ditches, unless conducive to good roadside management practices. New irrigation conveyances may be installed within the county easement or right-of-way, but must be separated from the county roadside ditch.

GPO 6.28 It is the position of Kittitas County that it is inappropriate for utilities to over or underbuild other utilities. A specific example of such requirements may be found in RCW 35A.14.900 and other state law.

GPO 6.29 Kittitas County encourages the extension of utilities to major industrial developments, as referenced in Chapter Two, Section 2.5 Major Industrial Developments.

GPO 6.30 Utilities may be extended to serve a Master Planned Resort or Fully Contained Community, which is approved pursuant to County Comprehensive Plan policies and development regulations, so long as all costs associated with utility and service extension and capacity increases directly attributable to the MPR or Fully Contained Community are fully borne by the resort or community. To the extent state law (including without limitations a tariff
CHAPTER 7: SNOQUALMIE PASS SUB-AREA COMPREHENSIVE PLAN - MASTER PLAN

I. INTRODUCTION

A. OVERVIEW

Snoqualmie Pass is a predominate winter recreation destination in Washington State. The combination of a scenic alpine setting and community initiative present opportunities to improve and expand the quality recreational and social offerings in the Pass area.

These opportunities are enabled by existing sanitary sewer and water systems and excellent access via Interstate 90. This infrastructure is unique to Snoqualmie Pass relative to other mountain recreational areas in Washington State. These utility services, combined with numerous private property holdings in the Pass area, have lead to new growth potential and the inherent quality-of-life and environmental challenges which invariably accompany such growth. These challenges are the primary motivation for the on-going community-based planning at the Pass.

The Snoqualmie Pass community is a diverse group of part-time and full-time residents: people who work at the Pass and live elsewhere, or who live at the Pass and work elsewhere; and some who make both their home and their livelihood at the Pass.

The Snoqualmie Pass area is a magnificent recreational area, including ski areas, the Pacific Crest/John Wayne Trail and Ironhorse State Park Trail, many lakes, and scenic alpine wilderness. These features are remarkable not only for their beauty and recreational opportunity, but also for the ease of public access via I-90, a National Scenic Byway.

The natural splendor of the mountain setting, the economic and recreational opportunities, the existing extensive infrastructure, and the diverse mix of public and private stakeholders are features, which are not found together in any other community in the State of Washington. The challenges of planning for this community are truly unique.

In order to assure the preservation of the scenic beauty, environment and the long success of Snoqualmie Pass as a quality resort and year-round community, the plans of private individuals, large landowners, and public agencies need to be coordinated through an overall plan for the community.

B. COMMUNITY PLANNING HISTORY

In March of 1990 a "town hall" meeting was held at the Pass with officials of Kittitas County at which residents and property owners expressed concerns on issues ranging from road standards and maintenance to police and fire protection. At the urging of the Kittitas County Commissioners, and with the assistance of the County planning staff, the Snoqualmie Pass Planning Advisory Council (now known as the Snoqualmie Pass Advisory Council, or...
National Forest. An additional five square miles is owned by the Plum Creek Timber Company. The remaining five square miles is under other private ownerships ranging in parcel size from small single-family lots to over 500 acres.

Much of the study area is mountainous and not subject to the usual development pressures which typically foster community planning efforts. However, the scenic grandeur and recreational opportunities afforded by these lands are integral to the total environment and character of the Snoqualmie Pass community and therefore were included within the planning area boundaries.

Mountainous topography is the primary determinant, which provides focus on the areas where development potential exists and where detailed planning is necessary. The valley which constitutes the pass through which Interstate 90 traverses the Cascades, together with Alpental and Gold Creek valleys, comprise the area where residential and commercial development has historically occurred and which holds the most potential for future growth.

To aid in understanding the particular amenities and constraints on various portions of the planning area, it has been divided for ease of reference into five subareas. Although particular elements of the comprehensive plan are presented in this subarea format, they should be viewed as integral parts of the entire Snoqualmie Pass Comprehensive Plan.

E. SUMMARY

Snoqualmie Pass is a year-round alpine community encompassing Snoqualmie Pass summit and the residential, commercial, recreational and open space areas both east and west of the summit, including Alpental, Gold Creek Valley, Denny Creek and Hyak. The area is a unified community of integrated uses and services which should provide for the recreational, cultural and service needs of its owners, residents and numerous recreational visitors.

The community seeks to preserve the natural features and recreational amenities, which contribute to its alpine environment and enhance the fabric and character of the community while planning for growth and development.

The community strongly desires to maintain and improve existing planning guidelines within the identified community boundary, and to develop standards for growth and development in its alpine environment, which will ensure a community which is aesthetically and environmentally compatible with its mountain setting while meeting the needs of its residents, businesses and visitors.

Although unincorporated, the stakeholders at Snoqualmie Pass are shaping the future of their community through stewardship of the goals and recommendations set forth in their planning efforts. The community continues to make the effort to participate with, negotiate with, and remind those public agencies, private companies, or individuals who have the jurisdiction, authority or responsibility, to implement those actions that will achieve the goals of the community’s plan.
**Location and General Description**

After leaving the Alpental valley, the South Fork of the Snoqualmie River turns southwest and flows down the valley, which forms the western approach to Snoqualmie Pass. This valley and the adjacent slopes comprise Subarea B, Denny Creek.

Like Alpental, the Denny Creek subarea lies totally within King County. The valley is dominated by Interstate 90, the separated east-bound and west-bound lanes of which virtually form the boundaries of the valley.

The valley is topographically isolated from the rest of the Snoqualmie Pass planning area, but is nonetheless connected by history, I-90, and recreational opportunities.

**Natural Features**

The South Fork is the dominate natural feature of the subarea. The river is joined by Denny Creek, flowing from the west, Rockdale Creek which flows from the east and Olallie Creek which enters the river near the southern subarea boundary. Franklin Falls, on the South Fork, is an attractive and popular natural feature.

The valley is heavily treed with a variety of evergreen species and associated understory vegetation. The vegetative cover effectively obscures the visual presence of the freeway for most of the valley.

**Existing Land Use and Ownership**

With approximately 3 square miles of land area, Denny Creek is the smallest of the five sub-units in the study area. About two thirds of the land is National Forest System Land, and the right-of-way for Interstate 90 also represents a large, lineal land ownership. The Forest Service operates and maintains the Denny Creek Campground, which contains 64 tent and trailer camp sites. There are private cabins on Forest System Land across the river from the campground.

Private land holdings range in size from less than one acre to about 80 acres. Several houses and cabins provide both permanent and seasonal residences.

**Access and Utilities**

Access to Denny Creek is available from the south from Exit 47 of Interstate 90. This road provides primary access to the Denny Creek Campground and is a two-lane paved roadway from Exit 47 to the campground. Beyond the campground, the road narrows and the surface becomes variable. This portion of the roadway is on the route of the first permanent roadway over the pass, which was dedicated in 1915. Along this route are remnants of the old cross-pass wagon road dating from the 1880's. This winding road connects to the north near Alpental Road and Exit 52.

Sewer and water services are not provided to the Denny Creek area. Individual septic systems and wells serve the area. Telephone and electricity are provided to most dwellings.

**Development Constraints**

The small amount of private lands which exist in this subarea would not justify the expense of extending sewer and water service to the area. The absence of these utilities present a development constraint, which will preclude the development of small lot subdivisions. The primary zoning of this area (Forest Production) also limits development potential.

C. SUBAREA “C”
Eastbound traffic on Interstate 90 can access the summit at Exit 52 or Exit 53. Westbound traffic can exit at Exit 53 or access the area via SR906 from Exit 54. (Prior to the opening of Interstate 90, SR906 was part of U.S. Highway 10, or the Sunset Highway, which was the primary route over the pass from the 1930's through the 1960's.) SR906 remains the arterial connector, which links all areas of the pass and is accessible from all three Interstate 90 interchanges. At the summit, between Exits 52 and 53, the roadway is two lanes with extremely wide shoulders on each side. Near Exit 53, the shoulders become narrow with some open roadside drainage.

The area is provided sewer and water by the Snoqualmie Pass Sewer and Water District. Electricity, telephone and cable television are provided by private purveyors.

Development Constraints

Hyak Creek and two other unnamed creeks, which flow from the ski slopes, together with Coal Creek, which flows through the Yellowstone Road area, present development constraints. Wetlands and other sensitive areas associated with the streams must also be identified and protected as development occurs.

D. SUBAREA “D”

Location and General Description

Subarea D is the most eastern portion of the planning area. Gold Creek Valley begins at the head of Keechelus Lake and stretches to the northeast, over seven miles, to Chikamin Ridge. The upper reaches of the valley (outside of this subarea) are within the Alpine Lakes Wilderness. The eastern boundary of the subarea coincides with the Wilderness boundary.

Nearly three lineal miles of the valley are included in the subarea, which encompasses about 6.5 square miles. The valley floor is wide and flat at its entrance and tapers gradually to the study area boundary, beyond which the valley becomes narrow and rugged. Steep slopes rim both sides of the valley.

Interstate 90 crosses perpendicular to the valley and separates the valley from Keechelus Lake and the Summit area.

Natural Features

The valley offers some of the most spectacular scenery in the Pass area including Rampart Ridge, Chikamin Peak and Kendall Peak.

Gold Creek flows year around into Keechelus Lake. In the flatter portions of the valley floor, the creek bed becomes broad and, in dry summer months, part of the creek flows under ground. The lower reaches of the creek are a designated flood plain in the Kittitas County Comprehensive Plan.

There are extensive wetlands near the valley entrance. Some are associated with Gold Creek and others with Mardee Lake and Coal Creek.

Existing Land Use and Ownership

Three square miles within this subarea is Forest Service Land. Nearly two square miles are held by Plum Creek Timber Company, including the northwest corner and south of the subarea, which are steep slopes outside the valley floor. The remaining properties are privately owned primarily in five individual holdings. Most of the privately owned land is within the floor of the valley.
Existing Land Use and Ownership

Over five square miles (fifty percent) of the planning area is Forest Service land and over two square miles is owned by Plum Creek Timber Company. Keechelus Lake, which covers over one square mile of the subarea, is managed by the Federal Bureau of Land Management.

The remaining land is owned by numerous private owners and public agencies, with varying uses. Hyak Estates is located east of the Summit East ski area, and the Suncrest and Sundance Condominiums are located at the base of the ski area. There is also an approved Hyak PUD for a 25 lot development. The Snoqualmie Pass Sewer and Water District's sewage treatment plant is located near Hyak Division 4, and the District's effluent spray field is located on Forest Service and owned land farther to the south. The Washington State Department of Transportation operates a highway maintenance facility near the head of Keechelus Lake, which includes maintenance shops, garages and areas to stockpile sand and gravel.

The Iron Horse State Park (and John Wayne Trail) is located on the abandoned Milwaukee Railroad right-of-way. The State Parks Department also owns some small parcels of adjacent land.

The Summit East Ski Area is located on a combination of Forest Service and private land. The base of the ski area, including its support buildings and services, is on private land.

Access and Utilities

The Hyak area has access from Interstate 90 at Exit 54 and SR906. SR906 provides a direct route to other areas near the summit.

Sewer and water, together with all private utilities, are readily available in the privately developed portions of the area north of the sewage treatment plant. Sewer and water utilities do not extend south from the treatment plant.

Development Constraints

There are few development constraints in the privately owned area near Exit 54, where most development in this sub-area is likely to occur. Privately owned land to the southwest, which is now part of the ski slopes, would face constraints of topography and the availability of sewer and water. Privately owned lands in the southernmost end of the planning area contain some steep slopes. The cost of extending utilities to this area may be prohibitive, so soil suitability for on-site water and septic systems may limit development potential.

III. LAND USE

A. OVERVIEW

This updated comprehensive plan addresses many issues related to land use in the Planning Area, including setting goals and objectives for different land uses and integrating the land use policies and objectives of various entities and groups including Kittitas County, King County, the Forest Service, the Pass community, the ski area, and private landowners.

At the start of the current process, existing plans, documentation and information related to land use at the Pass were reviewed for continued relevance and applicability to present and expected future land use situations to be guided by an updated Comprehensive Plan. The items reviewed included:
The Summit Ski Areas produced a combined 503,000 skier visits during the 1998/99 season, or roughly 30 percent of all visits recorded at Washington ski areas. An additional 50,000 visits were generated for the Nordic and tubing areas. This total of alpine visitation ranks the Summit as the largest ski area in the State of Washington, second only to Mt. Bachelor in the Washington/Oregon/Idaho region. It ranks within the upper five percent of ski areas of the United States.

It has been estimated by the ski areas that, by the 2004/05 ski season, annual skier visits will grow to 548,000, and Nordic and tubing visits will expand to 75,000 visits, with substantial increases in non-ski “other” winter visits, as well. Design peak-capacity of the four areas will increase from approximately 10,000 skiers at one time (SAOT) currently to 15,070 SAOT after the planned improvements are completed.

These improvements will continue to increase the number of recreational users coming to the Pass area for the foreseeable future.

5) Regional Growth Trends

The Snoqualmie Pass area, with its proximity to the rapidly growing Seattle-Tacoma metropolitan area with an estimated King County 1998 population of approximately 1.67 million, is situated in the “path of progress”, and will provide both second home and year-round housing opportunities over the next ten to fifteen years. Development pressure has increased significantly along the I-90 corridor in east King County, with Issaquah and North Bend growing significantly throughout the 1990s.

Development pressures have already begun to unfold in rural Kittitas County as a result of spillover demand from Seattle. The 1998 population of Kittitas County was estimated at approximately 31,400 and is growing at the high end of the State’s projected growth rate. It is currently estimated that up to 2,000 persons are commuting from Kittitas County to King County and this number will expand considerably over the next fifteen years time frame. The increasing ability of the work force to telecommute, especially within the high tech sectors prevalent in the Seattle-Tacoma region, will further enable the resident labor force to find high quality environments in which to live somewhat remote from their places of employment.

The capacity of East King County, including Issaquah and North Bend, to absorb the anticipated growth over the decade will be limited. The Snoqualmie Pass area, and communities to the east, represent the next logical steps along the I-90 corridor, and are already being impacted by development pressures emanating from the Greater Seattle-Tacoma metropolitan area. It is, in part, these regional growth pressures that are motivating the Snoqualmie Pass community to protect the scenic and environmental quality of the Pass by planning for this growth.

6) Summer Recreational Growth

While the Pass area has an established base of winter recreation and tourism, the summer season has not matured to its potential. Although the area is quite scenic, and offers a diversity of hiking, biking and passive recreational functions and activities for current owners and visitors, there is a shortage of other developed recreational facilities, such as golf, tennis, play fields, and equestrian facilities. As efforts are made to promote and utilize this resource, additional; demands will be made on Pass infrastructure and facilities.
It is projected that demand for an additional 40 to 90 “year-round” dwelling units will be in place by the year 2005 and another 67-217 year-round dwellings will be desired by the year 2015. A rather conservative growth assumption was used, for planning purposes, of 55 permanent home units, or an average of 8 new dwellings per year through 2005, and an additional 112 permanent home residences, or an average of 11 per year, through the 2006-2015 period. In total, 167 new primary home residences are projected through the 1998 - 2015 planning period.

The demand for second homes was projected (using various factors such as population growth within two hours of the Pass, the estimated growth rate of mountain second homes, and the rate of expected buyers at the Pass) at an average of between 39-89 second homes per year between 1998 and 2005 and 50 to 120 per year between 2006 and 2015. Again using a conservative growth assumption, it is projected that over the 1998-2005 planning period, 380 new second homes will be constructed within the area. This entails an annual average of approximately 54 new second homes per year. During the 2006-2015 period, as the environment continues to improve related to ski area and summer facility upgrades, it is projected that an additional 710 second homes will be constructed, an annual average of 71 new second home dwellings.

Under those assumptions, over the approximately 15 year time frame for the planning period, a combined primary and second home total of 1,257 new units, or an annual average of 74 dwellings per year will be constructed within the Snoqualmie Pass area.

In comparison, over the past few years, (1995-97) an average of 13 dwellings were constructed within the Snoqualmie Pass area. The conservative estimate of demand represents a significant increase in building rate and maturation of the community over the next planning period. It should be noted that demand over time may vary considerably as various unanticipated economic and social factors occur. (A potential range in demand for residential dwellings was projected, from a low of 882 new residential units to a high of 2,132 new residential units within the planning area.)

Under any of these projections, the Pass has sufficient residential land capacity to meet the estimated demand.

Commercial Development Capacity and Demand

A similar analysis was conducted for commercial land area. Currently, there exists 30,000 square feet of commercial development on 8.22 acres of land in the Snoqualmie Pass area. The potential exists for 112.64 additional acres of commercial development in the area, including land for hotels, which could accommodate over one million square feet of commercial space (assuming four square feet of land are required for each square foot of building). Most of the existing commercial acreage is concentrated in the Summit West area, while much of the potential additional acreage is located in the Summit Central and Gold Creek areas.

An analysis of demand for retail commercial square footage within the Snoqualmie Pass Planning Area was also undertaken, consisting of estimating demand related to “spending factors” of the projected permanent residents, second homeowners, overnight lodging guests, day visitors to the area, and regional pass-through traffic. Standards for per capita spending by each of these groups of consumers were developed and applied to various commercial categories, including: high turnover restaurants, quality restaurants, supermarkets, convenience retail, specialty retail, gas stations, and hotels and motels.
considerable visual and noise pollution and is a serious safety hazard. It is clear that the Interstate 90 corridor, which dominates portions of the Snoqualmie Pass area, brings a complex set of beneficial and detrimental impacts related to regional accessibility along with associated design, noise, and air pollution. These issues must be considered in order for the overall residential and resort environment to be substantially enhanced. The Comprehensive Plan recommends a number of additional road system improvements to SR 906 and the interchanges to upgrade the internal transportation network.

A set of voluntary design guidelines has been developed for development in the Pass area. The design guidelines were developed by members of the Pass community in recognition of the dramatic beauty, recreational assets and environmental sensitivity of this mountainous area and the critical relationship between protection of these natural qualities and the ongoing economic and scenic health of the Pass area. The Guidelines describe a range of physical characteristics for new development that will make positive contributions to visual quality and to the quality of life at the Pass.

These advisory Guidelines are meant to aid all those involved in the planning, design, and approval processes for development at the Pass. They are a tool to inform property owners and their environmental and design consultants and engineers of the design characteristics that are both functional and aesthetic. These voluntary guidelines provide both general and specific information that, together, create a shared basis for understanding and enhancing development proposals. The guidelines contain information applicable to single family residences, plats, multi-unit residential and commercial developments. By recognizing the existence of these guidelines, the County is merely acknowledging that the guidelines have been developed and is not adopting them as a regulatory document.

The planning effort has identified key open spaces and scenic vistas with the intention of preservation of those invaluable resources through the observance of these vistas in the Development Review process. The alpine environment, of which Snoqualmie Pass is a part, is a critical component to maintain the quality of life, which is so desirable to the residents and second homeowners of the area.

A community center was identified as the top priority community facility by respondents to the Pass. Further, respondents identified Summit West as the preferred location for the Community Center. Through cooperative planning and management among the Forest Service, WSDOT and the community, a facility could be developed in this area that would serve visitors and residents alike. Such a facility might include a meeting room, visitor’s information area, public restrooms, a museum of Pass history and artifacts, and other services for Cascade Trail hikers and I-90 travelers.

Other issues were identified as well, which are set forth in the Comprehensive Plan in various areas, including land use, design, open space, recreation, transportation, and utilities.

D. OVERALL GOALS

After the review above and extensive community input, the following overall goals were identified:
2. Access roadways should be kept to a minimum (both in number and dimension) consistent with safety and efficient maintenance. Roadways should follow terrain contours with a minimum number of straight segments.

3. All residential areas should be connected, where practical, by a public trail system suitable for all-season use.

4. Appropriate non-residential uses should be accommodated in residential areas.

5. All residential uses should provide adequate off-street parking.

6. All utilities in new residential developments should be underground.

Community Uses

III.3 Goal: Encourage the development of community uses in appropriate areas. Uses could include security/emergency services, clinics and medical/dental offices, places of worship, a community center, a recreation center, visitor information center, recycling center, post office, library, nature center/museum.

Objective: Similar and complimentary uses should be placed in close proximity to each other in a location, which is convenient to the community and visiting public.

Commercial Uses

III.4 Goal: Provide for commercial development in appropriate locations to serve the needs of the community, visitors and traveling public and to enhance the economic vitality of the Pass.

Objectives:
1. Commercial development should be clustered along Highway 906 near Exits 52, 53 and 54, rather than in a linear strip along the highway.

2. Neighborhood commercial centers should be conveniently located to meet local shopping needs.

3. Commercial activities should be located in proximity to principal resort and transportation facilities, such as near the bases of ski slopes and freeway interchanges.

4. All roadside parking should be limited to short-term service and delivery vehicles. Customer parking for commercial uses should be located either under-structure or in designated lots with practical visual screening. Joint use of off-street parking areas should be encouraged. Pedestrian/skier access between uses should not be obstructed by vehicular parking.

5. Signage and advertising should follow a consistent design theme with an alpine or Cascadian nature matching the Pass architecture.

6. A mixture of uses, including residential and community services, should be encouraged in conjunction with commercial development.
Goal: Foster the development of multi-use facilities, which can adapt with changing seasons, to serve a variety of educational/cultural needs.

Objectives:
1. Building space should be created or allocated for a community center, a nature center, library and museum.
2. A variety of conference centers, retreat facilities and other buildings used for public purposes should be encouraged in the Pass area.

Government Uses

Goal: Facilitate cooperation and participation of Federal, State and local agencies in planning and implementation.

Objectives:
1. In cooperation with other interested parties, agreements should be sought with the USFS to ensure that logging on federal land in the greater Snoqualmie Pass area will be limited to selective thinning that will not impact the principal view corridors.
2. All stakeholders in the Pass area encourage USFS to approve expansion of ski area facilities and groomed terrain around Mt. Catherine, and other winter and year-round recreational improvements.
3. The Department of Transportation should be encouraged to install landscaping around their Hyak facility and to maintain the facility in a clean and attractive manner.
4. Participation and cooperation should be sought with the Army Corps of Engineers, U.S. Forest Service, Bureau of Land Management, State Department of Wildlife and Department of Natural Resources for the visual improvement (stump removal) and recreational enhancement of the western portion of Lake Keechelus.

Natural Resource Uses

Goal: Recognize the economic importance of the area’s natural resources and promote the optimal use of these resources by public and private interests.

Objectives:
1. Along with other interested parties, agreements should be sought with the USFS and private logging interests to ensure that timber harvesting in the greater Snoqualmie Pass area will be conducted so as to minimize adverse visual impact and environmental damage to surrounding land.
2. Recognize the natural beauty of the Pass as its most important natural resource, and promote continued expansion of recreational opportunities available due to the unique natural attributes of the Pass area, to insure continued recreational opportunity for all interested users.
III.11 Goal: To encourage the use of site planning, landscaping and architectural principles which enhance the mountain character of the community and harmonize with the alpine environment.

Objectives:
1. Encourage “village centers” with high density areas of closely clustered buildings, with narrow walking streets (where practical) and common walls between businesses, at the Summit, Summit Central, Exit 54, and Alpental.

2. Each village center should feature a recreational activity such as tennis, ice skating, curling, swimming pool that is open to the public and located near the center of the village.

3. Lines of sight in village centers should be broken to give a sense of small scale and invite pedestrian wandering and exploration.

4. High density housing close to, or in, each village center should be encouraged.

5. Village centers should be connected with footpaths where practical.

III.12 Goal: Keep vehicular traffic and automotive impact at a minimum in village centers.

Objectives:
1. Emphasize foot traffic and foot access where practical. Sidewalks and footpaths should serve as a main mode of transport within each village center.

2. Buildings at the street side of a village should be required to front on the sidewalk and as close to the road as practical.

3. Streets near village centers should be relatively narrow (but wide enough to accommodate winter snow plowing requirements) to slow traffic and have sidewalks or paths for pedestrians.

4. Parking should be: behind village centers and businesses, and screened from sight (especially along I-90), where practical.

III.13 Goal: Buildings within village centers should be compatible with the character of the mountain environment and meet the year-round needs of the community.

Objectives:
1. Natural materials should be encouraged on the exterior of all buildings.

2. A Northwest-Cascadian Style of architecture should be encouraged. Design guidelines should be developed and publicized to ensure consistent architectural design and signage throughout the Pass.

3. Year-round foot access on covered or cleared paths and sidewalks should be encouraged.
The non-residential area of Alpental should be primarily oriented toward serving skiers. Overnight lodging, consistent with a destination resort area, may be added and accessory uses such as restaurants, lounges, equipment and clothing shops might be expected. Commercial activity would be concentrated at or near the base of the ski slopes.

**Snoqualmie Summit**
The Summit will continue to develop as the recreational and community center point of the Pass. New development should be primarily focused toward providing commercial and community services for the year round recreational visitor, other tourists and community residents. Both Forest Service activities and private development should cater to visitor needs by providing information, services and products. Recreation related services should be coordinated to complement each other and provide a complete range of activities, i.e. skiing/hiking, shopping, dining, and lodging. Community needs should be identified and provided to project proponents, land owners and governmental agencies.

**Summit Central**
Summit Central should be similar in use to Alpental in that it will be oriented toward providing recreational facilities and services. A mixed use facility could be developed which could be sited to be accessible to the general traveler and the resident population; facilities might include conference facilities within a hotel/motel complex.

**Exit 54**
Because of its visibility and land base, the commercial area at Exit 54 could provide services directed toward the traveler on I-90 (its location makes this area less conducive to ski related services). Over time, as Gold Creek Valley, Hyak and other residential areas develop, or as the Summit is built-out, Exit 54 may become a convenient place for such uses as a community center, post office, and/or general store or supermarket.

**General**
All activity centers should inform visitors about the entire range of Pass areas and activities. Directional signs and maps should be used at each. Activity centers should be connected, where practical, by trails.

**Design Guideline Outline**

**Site Planning**
- Environmental Conditions (solar access, wind, vegetation)
- Grades (cuts and fills)
- Drainage
- Utilities
- Circulation (vehicle and pedestrian)
- Storage (firewood, snow, trash)
- Parking
- Public spaces

**Building Location**
- Site Characteristics (soils, slope, drainage, wetlands)
5. The above Committees should promote the design and development of landscaped entry ways and corridors into and through the Pass, seeking the cooperation and funding support of the Washington State and Federal Departments of Transportation, the U.S. Forest Service and the Mountains to Sound Greenway Trust.

6. In conjunction with the EDLU Committee, the Community Design and Aesthetics Committee should work with local business operators, the U.S. Forest Service, WSDOT and the counties to develop an attractive and coordinated directional and informational sign program for the Pass.

7. The CDA and EDLU Committees should work with Mountains to Sound Greenway Trust to reduce or eliminate commercial signage that is oriented towards Interstate 90. For this to be possible, WSDOT needs to encourage and enable the use of sufficient standard highway signs to help identify businesses in the Pass area.

8. The committees should work with Mountains to Sound Greenway Trust to develop recommended sign regulations for adoption by King and Kittitas Counties and WSDOT that recognizes the scenic quality of the Interstate 90 corridor through the Pass and the designation of Interstate 90 as a National Scenic Byway.

9. The committees should work with Booth Creek Holdings and other business owners to develop a consistent signage plan and design that would be unique to Snoqualmie Pass and would help to create an identity for the Pass area.

10. The committees should work with King and Kittitas Counties and WSDOT to develop a lighting plan that establishes standards for street lighting design and location. The lighting plan should strive to provide adequate lighting for public safety, without contributing to light pollution from excessive lighting.

G. LAND USE PLANS

There are two levels of land use plans presented in this comprehensive plan.

The first is an overall concept plan for the entire planning area. This plan is the more general of the two. General land use activities are identified for the purpose of showing the interrelationship of these activities to each other and to other plan elements such as transportation, utilities and open space corridors. This level of concept plan presents the overall picture.

The second level of concept plan is presented for each of the five subareas of the Pass. Land use designations are more specific in terms of location and use type. Particular planning goals or special conditions may be indicated for land use designations at this concept level.

As an example, the overall concept plan may indicate an activity center in a general location. The subarea concept plan further details the type of activity which is desired in that activity center, such as highway oriented commercial, lodging and tourism activities, and so forth.

The subarea concept plans, although more specific, are nonetheless, still guidelines. Boundaries are general by necessity, and are not meant to imply that all the land within a specific land use boundary is suited for the designated use. For example, portions of land within a residential designation may be environmentally sensitive and will be more appropriately allocated as open...
Utilities and public works uses are to be accommodated in small light industrial areas near Exit 54. Planned commercial uses should also be permitted on private land in light industrial areas subject to Planned Unit Development review.

**Community/Public**

Public and community support uses such as emergency and medical services, community/recreation center, post office, visitors information center, playfields/parks and places of worship are encouraged uses in community/public areas. Historic and cultural uses including a library, museum or historic interpretive display should be accommodated as well.

**Active Recreation**

Active recreation areas are those where considerable preparation and maintenance are required to provide recreational facilities and where machinery and equipment are used for operation and maintenance. These include alpine ski areas, snow play activity areas, golf courses and sports fields. A variety of associated support uses may be included, such as lodges, clubhouses, restaurants and lounges, equipment sales and repair, instructional facilities, locker rooms, maintenance and storage buildings and administrative offices. Residential development, which does not preclude active recreational uses is allowed.

**Forest Recreation**

The forest recreation designation is applied to areas which are intended for long-term timber production, but which are desirable for passive or remote recreation activities such as hiking, Nordic skiing or mountain biking. Access to and use of these areas may be restricted as necessary for the protection of the forestry resource or to protect the public during times of forest operations. Many of these areas are integral to the recreation network of the Pass and their long term availability, through use agreements, is encouraged. Residential/commercial lodging uses are permitted, provided the development is compatible with the primary use of long term timber production.

**Open Space**

Undisturbed areas and environmentally sensitive areas, such as large wetlands and floodplains, are included in the open space designation. Much of the land in this category is Forest Service Land. Designation as open space is not intended to preclude access, but to encourage conservation while providing controlled or managed access for passive recreational activities like hiking, camping, Nordic skiing and fishing, consistent with the SPAMA Plan. Open space areas are critical to the natural beauty of the Pass area and provision of open space should be a consideration on public and private land in all land use designations.

**Subarea A Land Use Plan**

A majority of Subarea A is designated as Open Space because of ownership and development constraints.

The area at the base of the Alpental Ski Area is designated as Commercial Lodging. At the present time, the base of the ski area contains two day lodges and other support facilities for skiers. The plan envisions the development of overnight lodging facilities, recreation condominiums, restaurants and retail shops, which could enhance the recreational asset provided by the ski slopes. Due to limited land area available, development should be compactly designed.
Because Highway 906 presents a lineal orientation, it is recommended that developments be planned to provide perpendicular movement, connecting the base of the ski areas to the commercial activities and lodging across the highway.

Along Highway 906, at the base of the ski slopes, areas designated for Commercial Lodging could provide accommodations for recreational visitors year around. Additional Commercial Lodging is proposed east of the freeway near Exit 53.

As the recreational hub of the Pass, the summit is also the logical first stop for visitors to the area. The plan recommends that the U.S. Forest Service expand their present activities and hours of operation in a new, larger visitor center which could include, in addition to recreation information, such things as a display on Pass history, information regarding available lodging, picnic areas, and a message center for hikers on the John Wayne/Pacific Crest Trail.

In addition, the Forest Service should provide enhanced public facilities for travelers in the Pass area, together with adequate safe parking. This could be incorporated in the new visitor center or in a stand-alone facility.

The plan designates two alternative locations for the visitor center. The first is between Interstate 90 and Highway 906 near Exit 52. This site has the advantage of being in the center of summit activities, where visitors could easily walk to other facilities nearby. However, available land may be too small to accommodate a well designed center and the required parking. The second suggested site is east of Interstate 90, near Exit 52. This site's advantages include a forest setting and ample available land; however, the site is much less convenient and access would be more difficult.

Subarea C also includes some established residential areas on both sides of Interstate 90. Conifer Estates, located between the two activity nodes at the Summit and Ski Acres, which would appear to be an ideal location for commercial lodging uses. However, the number of longstanding private residences in the development warrants the continuation of residential use. The Yellowstone Road area, though near the summit, is somewhat removed from the activities along Highway 906 and is a good location for private residences. New residential development in this area should be planned in clusters in order to preserve natural vegetation and protect streams and wetland areas.

**Subarea D Land Use Plan**

The Gold Creek Valley will likely experience the greatest change of all areas of the Pass. Currently, the valley is relatively undeveloped. However, preliminary plans have been developed for all of the private land holdings in the area. These plans include single family and multiple family residential, restaurants, hotels and motels, conference facilities and recreation.

During the planning process, the idea of "community" became a common thread among the various committees. As future growth in the number of permanent residents was envisioned, the need for common community services, including commercial and personal services, became evident. The Summit is presently the hub of Pass activity; however, it may not have enough land...
the SPAMA. The community will continue to monitor updates to the plan and provide input on any proposed changes to the use of this area.

Lying to the east of Section 10 is a Section of privately owned land, which is, designated Residential. The area is bisected on the diagonal by Gold Creek. Development plans for the majority of the property should reserve a substantial open space greenbelt on both sides of the creek. Development should be clustered on the site to take advantage of views and conserve natural vegetation.

The residential development should be planned with the highest degree of sensitivity to the aesthetic values of the area and the preservation and enhancement of wildlife habitat.

**Subarea E Land Use Plan**

Development in Subarea E is clustered near Exit 54. Uses range from single family residences to public utilities. The WSDOT highway facility and the Snoqualmie Pass Sewer and Water District's sewage treatment plant are designated Light Industrial, as is a partially vacant area west of the WSDOT property. This is the only Light Industrial classification on the Pass and it is intended to recognize the existing uses and provide a small area for other light manufacturing activities.

Approximately 17 acres between the sewage treatment plant and Keechelus Lake is proposed in the plan as commercial lodging. The site’s location and characteristics may make it well suited for a Recreational Vehicle park, a facility which the Pass is currently lacking.

The majority of the Hyak sub area is used for recreation, including alpine and Nordic skiing, mountain biking, hiking and water sports. The Summit East Ski Area plans to expand considerably the area available for alpine skiing by constructing an additional chair lift to higher elevations.

**IV. OPEN SPACE AND CRITICAL AREAS**

**Scenic Vistas and View Corridors**

The grandeur of the North Cascade Mountains is equal to that of any other range in North America. And Snoqualmie Pass, because of intersecting valleys at the summit, provides a unique combination of vistas, from a looming “up-close” view of Guye Peak, to the distant view, up Gold Creek Valley, of Chikamin Peak. There can be no doubt that mountain scenery, and the visual and physical open space it provides, is an important asset to the Snoqualmie Pass community that needs protection and enhancement.

There are several ways to approach scenic vistas and view corridors, including:

1) Address the issue at ground level; that is, protect the sight-line of the viewer at a specific location (i.e., a viewpoint or residence);

2) Protect the “content” of the view; that is, control activities that occur in the view corridor or vista so that the quality of the view is not reduced. Obvious activities include logging
1. Vegetative buffers should be required between different uses and along trails and roadways.

2. Green belt areas should be designated between clustered uses.

3. Well designed entry ways to new developments should be encouraged.

4. Plans should be developed which will preserve or enhance native flora, fauna and sensitive areas.

5. Implementation approaches should include:
   a. Development of an inventory of indigenous plants to be used in new landscaping.
   b. Encourage project covenants, conditions & restrictions to include open space/critical areas guidelines.
   c. Work to create an incentive system for preserving open spaces and critical areas.

IV.4 Goal: Policies and regulations should be developed which recognize the special requirements of critical areas, as defined by Kittitas and King Counties, in the mountain environment of the Pass. Critical areas include:
   a. Wetlands;
   b. Areas with a critical recharging effect on aquifers used for potable water;
   c. Fish and wildlife habitat conservation areas;
   d. Streams, rivers and lakes;
   e. Frequently flooded areas; and
   f. Geologically hazardous areas.

IV.5 Goal: There should be no net loss of wetland habitat.

IV.6 Goal: Have appropriate agencies identify the functional characteristics of wetlands, which may be impacted by development or human intrusion.

Objectives:
1. Identify the existing or potential use of the wetland as a surface-water or groundwater supply and the extent to which the area serves as a recharge area or purifier of surface water or groundwater.

2. Identify the wetlands function as part of the natural drainage system for the watershed and its importance in preventing flooding, leaching, erosion or otherwise affecting water quality.

3. Assess the importance of the wetland habitat as a natural wildlife feeding or breeding area and if there is a rare or unusual concentration of botanical species.

4. Assess the existing, potential or allowed use of the wetland areas for recreational purposes and their importance as open space.

IV.7 Goal: Wetlands shall be managed in accordance with the latest Federal and Washington State regulations and guidelines.
Objectives:
1. Modification of natural terrain and removal of natural vegetation should be minimized. Large flat building pads should be avoided in favor of terraced or piersed structures.

2. Consideration should be given to the geological stability of the soil and slope well above and below a proposed building site, including the vulnerability of the site to avalanches or debris deposition in periods of rapid water runoff.

3. Disturbed terrain should be restored and revegetated as soon as feasible. Restoration should conform to the natural surface relief. Straight steep planes in cuts should be avoided. Natural drainage channels and swales should be restored.

4. Road and trail construction should follow topography as much as feasible to reduce the need for excavation and fills. Cuts and fills should be stabilized and regraded to resemble natural terrain, or terraced, rather than restrained with straight walls or bulkheads.

5. Site specific geotechnical information should be required for construction on slopes greater than 3:1.

IV.15 Goal: Identify the "viewshed;" that is, scenic areas, which are visible from places of frequent human activity.

IV.16 Goal: Important scenic views and viewlines should be identified, preserved and, where appropriate, enhanced.

Objectives:
1. The enhancement of the island area in Keechelus Lake should be strongly encouraged, to enhance the wildlife habitat and visual quality of the lake.

2. Where appropriate, a program of thinning or removal of vegetation in view corridors should be considered.

3. Careful site planning should consider the impact of the placement and height of new structures on views from adjacent developed properties and public roads and trails.

4. The removal of vegetation for view enhancement should be balanced with the aesthetic and environmental importance of maintaining natural vegetation and open spaces.

5. Development of hillsides should be designed to respect and conform to the natural terrain so as to not be visually intrusive.

6. Where feasible, forestry practices which seek to replicate natural processes, enhance wildlife habitat, conserve biodiversity and blend with the surrounding landscape should be employed in viewed areas.
4. In designing and implementing strategies to encourage the sensible use and control of all air pollution sources at the Pass, the assistance of staff from regional air quality control authorities should be sought.

**IV.23 Goal: Prevent or reduce the intrusion of sources of high noise levels into the Pass area.**

**Objectives:**

1. Options for altering the jet flight pattern for high speed, low altitude military maneuvers in Gold Creek Valley should be researched.

2. The use of non-muffled compression brakes on Interstate 90 should be prohibited. (???)

**OPEN SPACE AND CRITICAL AREAS**

**Recommended Actions**

1. The EDLU Committee should work with Kittitas and King Counties to insure clearing and grading regulations restrict such activities prior to site plan approval.

2. The Committee should enlist the assistance of appropriate agencies and knowledgeable individuals to further identify highly sensitive environmental areas including high quality wetlands and riparian corridors, old growth forests, sensitive wildlife habitats and wildlife corridors. The Committee should review the Counties' critical areas maps and regulations to ensure that these sensitive areas are adequately identified and protected, considering the special requirements of the mountain environment.

3. Working with the CDA Committee and the Mountains to Sound Greenway Trust, the EDLU Committee should identify the significant view-shed areas of the Pass and recommend actions to protect or enhance their visual quality.

4. The EDLU Committee should work with the Forest Service, Mountains to Sound, the Mountaineers and others to identify funding sources for the planning and implementation of a system of open space trail corridors which will provide functional transportation alternatives, recreational opportunities, visual enhancement, and preservation of sensitive and unique areas.

5. The Committee should provide recommendations, assistance and support for potential land exchanges, which will protect open space and sensitive areas on the Pass.

6. The Committee should seek assistance to prepare an informational brochure for distribution to all Pass residents which explains the typical weather conditions under which temperature inversions occur and encourages voluntary restraint or limitation of wood burning during these conditions. The Committee should seek the assistance of staff from regional air quality control authorities to develop and implement this and other strategies to encourage the sensible use and control of air pollution sources at the Pass.
6. Expand the existing mountain biking trail system.

7. Provide a separate equestrian trail system.

8. Site trails away from wildlife corridors and archaeologically important areas.

V.4 Goal: Encourage careful, consistent, multi-season development of ski areas comprising The Pass complex.
Facilitate the expansion and upgrading of existing facilities - including, but not limited to, properties conveniently attainable from the existing facilities - thereby providing improved recreational opportunities in a manner consistent with the applicable Master Plan in effect for The Pass ski area.

Objectives:
1. Develop base facilities into all-season, multi-use complexes.

2. Encourage upgrade of existing facilities to properly accommodate present and future demand.

3. Provide additional recreational opportunities to local and statewide recreational users.

4. Encourage aesthetically and environmentally sound development of chairlift placement, alpine and Nordic trails, runs and summer use to be compatible with view-sheds and other recreational uses.

5. Encourage development of extensive summer use trail networks to harmoniously accommodate hikers/sightseers, mountain biking and equestrian use.

6. Encourage adoption of the ski areas for multi-use by those with disabilities.

7. Provide alternative, non-fee based winter use, which is in harmony with other winter recreation uses such as back country access through USFS permitted areas.

V.5 Goal: Provide open space for properly managed festivals, cultural events, theater, athletic events and formal public parks. Such open space and events should be appropriately scaled to be harmonious with the mountain environment and its other recreation attributes. The following issues should be addressed:

a. Traffic impact;

b. Sound impact;

c. Effective event and off-site security;

d. Sufficient event parking and spill-over parking in controlled areas;

e. Litter control and clean-up;

f. Overnight camping only in legal camping areas;

g. Sufficient community support services (e.g. medical, fire);

h. Sufficient sanitation capacity;

i. Adequate provisions for safe pedestrian routes; and,

j. Should not impair or reduce the natural setting.
very disrupting effect on the scenic mountain environment. WSDOT should continue to work with the community to identify means to reduce or eliminate truck parking on SR906. If, notwithstanding the community’s wishes, trucks cannot be prohibited from SR 906, cooperative planning efforts among WSDOT, the Forest Service and the community towards selecting an alternative truck parking site and developing an implementation plan would be a significant step towards the elimination of the serious problem of truck parking on SR-906.

2) Pass Closures and Pass Access

Interstate 90 was closed 66 times between the summer of 1996 and the summer of 1997 alone. Forty five of these closures where due to an avalanche or avalanche control. While recent closure numbers have been down, some of the closure durations were very significant.

I-90 road closures are determined and regulated by (WSDOT) in coordination with the Washington State Patrol (WSP). WSDOT and WSP will close I-90 when there is a serious safety concern for the motorist. Typically, closures occur all the way from North Bend to Cle Elum, but each situation is evaluated to determine the level of closure required.

Closure of the road has an economic and social impact on the Pass community, and is particularly frustrating to skiers and residents alike when eastbound traffic is prohibited from reaching the summit when the safety hazards occur east of Exit 54.

While WSDOT and the State Patrol may allow access during closures, there is no adopted plan or policy that accommodates Pass residents and businesses. While such a plan would not eliminate all future inconvenience, it would provide some certainty of access for Pass residents.

In the meantime, Pass residents have established a good working relationship with a member of WSP, who helps residents get home, when it is safe, during I-90 closures. The residents meet in North Bend, and then are led by caravan to the pass by uniformed officers. This was a new arrangement in the winter of 1998/1999. However, one officer cannot be on duty at all hours.

WSDOT should work with the community, through SNOPAC, and WSP to prepare a Closure/Access plan which includes a system whereby residents can be identified easily and allowed access to at least Exit 52 (eastbound) when safe.

Transportation Study

A transportation study was prepared as part of this planning effort and is available as a separate document. The study includes background information and descriptions of existing conditions, and includes trip generation based on the allocation of land uses for the years 2005 and 2015 as briefly described in the Land Use section. This section presents a summary of the transportation findings for future conditions, recommendations for improvements that may be necessary to mitigate growth impacts, and improvements that could presently be made to mitigate existing problems.

The computer traffic model used in analyzing conditions at the Pass distributes and assigns traffic to area intersections and roadways. The modeling program is supplied the trip generation information, through-traffic volumes on area roadways (in this case, I-90), information on relative land use locations, and “network” information - capacity, where the roads are, and how many lanes per road. The model programmer also provides information on average observed speeds, congestion points, stop sign or signal locations, and other data needed to run the traffic model.

For this project, the program also included information to restrict traffic flow due to adverse weather conditions. This is done by reducing the capacity (ability of cars to flow) on each road.
bring the road as close as possible to WSDOT standards. If WSDOT still has concerns, then the ski area should apply for a variance.

It is understood that the ski area intends to fund the engineering, design and construction of the improvement. Sufficient time for review and approval by WSDOT should be included in the schedule for the project. WSDOT approvals can take from 6 to 18 months. The road design should include a 40 mph design speed, and maintain adequate snow storage.

2) Alternative Alignment of SR-906 at Summit West

It might be possible to realign SR-906 in the area of Summit West to the northeast, so it lies closer to I-90. Land swaps or right-of-way acquisition might be involved. Doing so would provide and opportunity to develop a “village” master plan that would integrate parking, access and direct pedestrian connections between the ski base and the commercial areas.

This idea has several advantages: Reducing vehicular/pedestrian conflicts by removing most road crossing activity; creating additional areas for parking; making shared ski/commercial use of commercial parking areas feasible; and reducing traffic conflicts on SR-906 for Summit West parking.

Several issues would need to be investigated, including: Right-of-way, slope and road grade issues, impacts to existing commercial development, visual impacts on the I-90 scenic corridor and funding.

If other measures do not solve the traffic and parking problems on SR-906, this alternative could be re-considered; however, a brief initial review indicates that the cost of such a project makes it unfeasible. Accordingly, it will not be considered further or relied upon to solve existing problems at the Pass.

3) Improvements at Exit 53 underpass/SR-906 Intersection

By 2015, traffic in this area will become congested during peak ski arrival and departure times. Speeds could drop to just a few miles per hour. This will be frustrating for drivers, and would create a negative perception in their minds about their recreational experience.

Manual traffic control could help with this problem. If drivers leaving the area can flow freely onto I-90, congestion would be reduced. Those arriving in the morning should be able to flow freely onto SR-906. Manual traffic controls should be tested in the field before becoming policy. Allowing greater movement for off-ramp traffic could create delay problem on SR-906 as it approaches the intersection. Cost and liability issues relating to manual traffic controls should also be investigated.

Another option would be to increase the number of approach lanes at this intersection. For instance, the underpass road could be widened to one left turn lane, and one shared left-turn/right-turn lane. This would necessitate widening SR-906 south of Exit 53 for some distance. This may be possible within the existing pavement width. During snow conditions, pavement markings would not be seen, and so either overhead signage or manual traffic control would be needed to keep traffic flowing.

4) Improvements at Exits 53 and 54

As discussed under the model paragraph, there may be some operational problems at these two exits. The primary issue is traffic queueing on the off-ramps and spilling back onto the

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would be required. The section between Exits 53 and 54 would be even more expensive because it is a longer. Funding for such a roadway would be problematic, with little demonstrated demand and competition for funds with roads that would carry higher volumes of traffic.

6) Traffic and Parking Management

Many of the congestion problems at the Pass can be ameliorated with better traffic and parking management. The following section discuss measures to improve traffic flow, increase parking efficiency, remove conflicts between pedestrians and cars, and provide better shuttle service for both skiers and residents. Many of these measures should be provided by the ski area in response to heightened skier traffic and parking.

A) Summit West

One of the primary problems on SR-906 is the conflict between pedestrians and cars. Currently, there are few pedestrian facilities. Pedestrians walk in and cross SR-906 at Summit West and Summit Central.

The problems at Summit West are related to two activities:
1. People frequenting the restaurant/mini-mart, then crossing to the ski area.
2. Vehicles (especially trucks several vehicles deep) parking along SR-906.

People cross SR-906 at will. There is no organized crossing point. This behavior constantly exposes pedestrians to safety problems. Drivers trying to traverse the area have to stop again and again for pedestrians. At night, the problem gets worse because pedestrians are less visible. For these reasons, some type of pedestrian walkway with marked driveways and pedestrian crossing(s) needs to be created. (Please see below for more discussion about enforcing parking restrictions).

Simply removing the on-street parking at Summit West would exacerbate the parking shortage problem for skiers. More skiers would be trying to find fewer spaces, which could create even greater congestion around parking lots. Several remedies have been analyzed to alleviate this problem, but a workable solution remains to be found.

When the ski area expands, additional parking will be provided. If sufficient parking is provided in lots, then the pedestrian/car conflict should be diminished. However, if skier visits increase beyond ski area parking capacity, or when more commercial development occurs on the north side of SR-906, pedestrian activity will increase and people will want to cross SR-906. To mitigate this problem, a pedestrian overpass or underpass could be created. Such structures are very costly, therefore it might be advisable to manage pedestrian crossings rather than build an overpass or underpass. The pedestrian control option, which would need to be finalized, is recommended at this time. The community and WSDOT can investigate federal funding for an overpass/underpass through the Puget Sound Regional Council and/or other sources. It may take several years to secure such funding, if it is ever available.

B) Summit Central

The problems at Summit Central are related to skiers having to cross the road to reach the lifts. As discussed above, the ski area may reroute SR-906 so that pedestrians do not need to cross the road to reach the lifts. In the meantime, several measures would help with pedestrian/vehicle conflicts:
1. Creating and enforcing a new 300' no-parking zone on SR-906 at the crossing. Cars parked on the road at Summit Central complicate the problem because pedestrians are harder to see as they come from behind parked cars and buses.
2. Active traffic and pedestrian control at the main crossing location, some of which is slated to be installed any time. On prior winter visits to Summit Central, traffic monitors have
WSDOT requires that moveable signs be located outside the SR-906 right-of-way, and cannot be used to direct traffic to Interstate 90. Moveable signs, whether permanent or temporary, should be professionally designed and manufactured and be consistent in design. "Hand-made" signs should be strongly discouraged.

C) SR-906 at I-90

The signs directing drivers to I-90 at Exit 53 are very small and become buried in the snow. Larger, tall signage or moveable signage would be better. Better signage would help reduce driver confusion about access to I-90 at this location. This signage should be provided by WSDOT.

8) Snow Removal and Sanding/Plowing

Snow plowing is a major issue at Snoqualmie Pass. WSDOT plows SR-906. To minimize conflict with parked cars and pedestrians, plowing is generally done between midnight and 8 am. Snow is stored along the roadway. In a cooperative arrangement with Booth Creek Holdings, the plowing provides for selected pedestrian crossings, parking along the highway and no-parking locations.

Strictly from the standpoint of pedestrians and visibility to commercial areas in the vicinity of Summit West and Summit Central, it would be desirable to haul the snow rather than leave it along the roadway; however, snow hauling presents serious issues including: (a) Cost: Considerable heavy equipment and labor could be required, including loaders and dump trucks; (b) Location: There is currently no designated location for storing the hauled snow; and (c) environmental considerations for snow storage locations. While these issues are serious, they may not be insurmountable. A snow management plan that developed priorities and policies for when, where and how often snow removal would occur, could result in a strategy that utilized existing equipment and labor at times when snow plowing was not otherwise necessary. WSDOT, the ski area, and commercial business would have to agree on such a plan, including cost sharing arrangements, before it would be feasible.

The ski area operators plow the Alpental access road. Apparently, in times past the time of plowing sometimes coincides with peak times of arriving traffic. As a matter of policy, this plowing should be done before peak traffic arrives.

9) Parking

A) Future Parking Demand

Total future peak parking demand is estimated at 5,814 vehicles. This parking demand relates to a typically busy Saturday. Parking demand on the very busiest days (e.g., Saturdays of holiday weekends) may be higher.

The Summit at Snoqualmie Master Plan currently shows 39.9 acres of parking. This translates to about 4,948 parking spaces. This will not be enough parking to meet demand. As discussed above, on-street parking may not be available in the future. The parking spaces must also be allocated to demand. Currently, the Alpental area has the biggest parking problem. When the lots fill, drivers park along Alpental Road. This creates problems for plowing, cuts off emergency access and makes traffic flow very difficult.

If the parking areas are not more efficiently managed than today, the parking areas will not be able to park even the 4,948 cars. Therefore, several measures are needed to mitigate parking problems.

(1) Parking Management
Washington State Patrol continues to heavily enforce the no parking restrictions on I-90 and other limited access roads. The Patrol feels that truck drivers are parking on ramps to avoid competing for spaces at formal truck stops (which tend to fill up early), and to try and get a competitive advantage (get on the road faster). Truck violations such as ramp parking are typically enforced by Commercial Vehicle Officers of the Washington State Patrol. These officers differ from Troopers in that they concentrate their efforts on commercial vehicles, and carry special equipment for dealing with truck enforcement. Any State Patrol officer can enforce the Commercial Vehicle code.

It is legal to safely park on some State facilities in unincorporated areas, including SR906 (though some of this road has been previously marked as “no parking from midnight to 8am). However, if drivers park at night on these facilities, they must leave at least their parking lights on for safety. This applies to passenger vehicles and trucks. (Information from Officer Brown, Commercial Vehicle Enforcement Officer, WSP.)

It should be noted that police power enables Troopers to curtail any activity they feel presents a safety problem. This could extend to something like vegetation growing in sight triangles, trucks blocking traffic flow, or parking in areas that may not be posted no parking but where the parking is creating a problem.

From the standpoint of public safety and aesthetics, it may be in the best interest of the community and visitors to make all parking along the road illegal. Removing parking from the highway would result in a significant net loss of parking during the ski season. However, prohibiting “commercial combinations” from using SR906 would significantly improve public safety and aesthetics. (The problems with this approach were discussed in more detail earlier.)

The community will need to continue working with the Washington State Patrol and Washington State Department of Transportation in resolving parking issues on area roadways. Parking restrictions must be enforced, which may mean additional manpower by the Washington State Patrol during peak parking demand days during the winter and summer. In the long run, the best way to resolve on-street parking problems may be a combination of providing sufficient off-street parking, revising SR906 so there is no room for parking, and realigning SR906 at Summit Central so there is no advantage in parking along the road. All of these measures are discussed in other sections of the plan.

11) Drop-Off Areas

As the drop-off areas are generally within the parking lots, they are included here. The current drop-off areas are not big enough for the level of activity. As the Summit at Snoqualmie works to increase its skiing levels, better drop-off areas will become more important. Given its proximity to the Central Puget Sound, many parents drop off kids in the morning and go home, returning in the afternoon.

The Alpental ski school drop off area is a significant problem. The lot is often full of parked cars to the point that cars cannot circulate through to drop off and pick up. Small children dart out from behind parked cars into moving traffic. The lot should be redesigned so the front area is only used for drop-off and pick up. The area needs strict enforcement (people park in it now). The drop-off area should be expanded. All ski school lots should be quite large to accommodate both drop off and parking demand.

Parking monitors not only need to efficiently direct traffic to parking areas, they also need to efficiently direct drop-off activity. Having separate entering lanes for drop-off vehicles would help. Signage will also help sort out traffic.
the next 20 years, which is even less now than before. The excluded projects for 1-90 include widening of 1-90 east of milepost 67.46 (Easton Hill), and this project: (C) Milepost 55.16 to 59.79, Hyak to Resort Creek: Widen to 6 lanes, snowshed widening not included in cost estimate. Cost estimate: $103 - 133.9 million. At over $11 million per lane mile, it is not surprising that this project did not make the Financially Constrained Mobility list. However, extension of the snow shed may occur. This project falls under another category of the Plan: Economic Initiative Strategies. The cost estimate to extend and widen the shed is $20 - $26 million.

About $960 million of the total $1.09 billion worth of Economic Initiative Strategy projects were in the Financially Constrained Plan. This contrasts with the Mobility Strategies, where only about $7 billion of the total $29 billion in improvements could receive funding. Therefore, before I-695 there was a chance the snow shed project would go forward, but little hope for the widening of I-90 along the lake. Expanding and widening the snow shed may reduce the number of Pass closures. This action, combined with improvements in communication between residents and WSP, may reduce Pass access problems during the winter.

WSDOT should be encouraged to develop a project that becomes part of the State Highway System Plan, probably under the Safety Improvements or Economic Initiative category. This project would provide formal status for resolving the access issue not just for residents, but also for those wishing to access the ski area or cross over the Pass.

The only certain thing regarding highway funding is its continued uncertainty. Watch pending referendums and initiatives in this and coming years to keep current on the status of highway funding in the State of Washington.

VI.1 Goals and Objectives

**Goal:** Provide for transportation methods which are safe and serve the residential, recreation, cultural, economic and emergency needs of the area while reducing internal automobile travel and encouraging pedestrian, bicycle and ski circulation within the community.

**Objectives:**

1. Adequate circulation for residents should be provided, even during times of heavy visitor traffic.

2. All transportation corridors, from walkways to roadways should take into account the safety aspects of falling and accumulating snow.

3. Parking along SR 906 should be controlled and coordinated to increase pedestrian safety. Additional off-street parking alternatives should be identified and implemented.

4. The availability of remote or new parking areas should be analyzed, including:

   a. Shuttle from Bandera;

   b. Denny Creek campground; and,

   c. Asahel Curtis picnic area with chairlift/gondola to area of Surveyors lake/ radio tower, connecting to top of Silver Fir.

   d. Additional ski area parking lots.
8. Heated sidewalks or other means of snow removal or clearing should be considered at
commercial centers.

9. Pedestrian sky bridges or underpasses should be considered over high use roads such as SR
906.

10. Crossover trails between ski areas which would encourage people to ski or bike between
ski areas, should be developed or upgraded.

11. Loading zones and ramps for deliveries in commercial centers should be required.

12. Transportation planning should address the needs of potential future uses, such as:
   a. Community center;
   b. Golf courses or other new recreational facilities; and
   c. Competitions or events such as mountain biking, skiing, snow boards, triathlons, and
      shows.

13. Commercial/residential/recreational centers which are developed should be connected by
transportation corridors.

14. The redesign of SR 906 at the Summit to create a pedestrian oriented
    commercial/recreational village should be considered.

15. Whenever possible, auto-oriented business should be separated from pedestrian oriented
    shopping and recreation areas.

16. Both public and commercial cross country skiing are a part of the recreational activities at
    the Pass and should be encouraged. A system of out-back lodges and a longer loop trail
    should be encouraged to increase the desirability of cross country skiing.

17. Scenic hiking trails from the base area through old growth timber, and to local attractions
    and view points should be maintained. A system of trails utilizing the ski lifts should be
    considered.

18. Horseback riding and mountain pack trips should be encouraged on suitable trails. Llama
    trips should also be considered. Trails suitable for this use should be identified and
    mapped.

19. The mountain bike trail system should be expanded and made compatible with walking
    trails.

20. Biking, walking and skiing should be encouraged as attractive transportation alternatives.
    Car/pedestrian conflicts should be reduced.

21. Adequate capacity roads, paths and streets with convenient and carefully planned
    circulation should be developed and maintained.
VI.5 Goal: Create a transportation structure, which is adaptable to changing conditions, be they seasonal, economic, climatological or demographic.

Objectives:
1. Future development, both commercial and residential, should address snow removal with respect to vehicle traffic.
   a. Roads should have adjacent snow storage readily available.
   b. Main roads should be built at a standard, which is compatible with the mountain environment.
2. Contact should be maintained by the EDLU committee and SNOPAC with all strategic policy bodies in King and Kittitas County to advocate for the Pass.

VI.6 Goal: Provide for transportation methods, which blend with and/or enhance the natural mountain environment, inflicting minimum environmental damage to it and contiguous areas.

Objectives:
1. New roads, trails, paths and any improvement to same, should not degrade existing natural environments, water courses, or migratory paths unless no practical alternatives exist. The adverse effects of new crossings should be mitigated.
2. All transportation decisions should seek to protect the environment from adverse impact. All activities that involve hazardous waste recycling or treatment, solid waste landfills, petroleum pipelines or open storage of toxic substances should be prohibited.
3. All roads, trails, parking lots and development of any sort resulting in the clearing of natural ground cover, should have an adequate drainage system designed to handle the projected runoff in an adequate manner per applicable code. Drainage system design should limit downstream effects including scour, bank erosion, siltation, channel capacity and impact on wildlife habitat.
4. Pollutants such as oil, antifreeze and silt should be separated from stormwater runoff.
5. Future transportation additions should not restrict wildlife migration, and modifications should be used to repair existing problems where possible.
6. Enhancement of visual quality of roads and trails should include:
   a. Drainages which replicate natural conditions;
   b. Retention of natural vegetation and installation of landscaping; and,
   c. Regular maintenance to prevent buildup of sand during the winter.
7. The Pacific Crest Trail and the John Wayne Trail should be provided with appropriate scenic buffers, parking areas and trail connections to activity centers.
8. The suitability of the road system east of the Pass, and particularly at the east end of Keechelus Lake for off-road vehicles should be assessed.

TRANSPORTATION
Recommended Actions
VII. CAPITAL FACILITIES AND UTILITIES

The Snoqualmie Pass sewer system is operated in accordance with a Facilities Plan and a State Waste Discharge Permit issued by the Department of Ecology. The Waste Discharge Permit must be renewed every five years. At the time of renewal, a study is conducted to determine the status of the operation of the sewage treatment plant. If the plant is found to be operating at 85% capacity, or greater, DOE requires that additional studies be conducted to do a Plan to Maintain Adequate Capacity, which results in a new or amended Facilities Plan.

Goals and Objectives

VII.1 Goal: Insure that public services, utilities and facilities are adequate to provide a high level of service and reliability for present and future land uses.

Objectives:

1. A program should be developed and monitored which assures that new development will pay its proportionate share in the construction of new facilities and the maintenance of existing facilities.

2. Activities of service providers should be coordinated to assure that all services are installed during a single construction phase to decrease disruption and risk of erosion.

3. Public and private facilities and services should be provided at levels necessary to support anticipated growth and development per the Comprehensive Plan. The facilities and services needed to support this growth and development include: sewage disposal, solid waste disposal, water, surface water management, police and fire protection, parks and open space and other public utilities.

4. The costs of adequate facilities and services should be kept as low as possible, cost-effective relative to the benefit received, and distributed equitably. Extension of services and construction of facilities to support planned growth should:
   a. Be paid for by those who benefit;
   b. Prevent substantially reduced service levels for existing residents; and,
   c. Be timed to prevent problems before they require expensive remedial action, while avoiding the costs of premature excess capacity in facilities and services.

5. Public spending priorities for facilities and services should be as follows:
   a. First, to maintain or upgrade existing facilities and services where necessary to serve existing development at applicable service level standards; and,
   b. Second, to upgrade facilities and services to support planned growth at applicable service level standards.

6. Individual developments should provide all on-site improvements needed to meet adopted service standards for roads, sewage disposal, water supply, surface water management, fire flow, open space and other public utilities.

7. When the off-site capacity of public sewer systems and public water systems is inadequate to meet adopted service standards, individual developments should be deferred until these
4. Whenever possible, utilities should make joint use of utility or road rights-of-way. Underground utilities should be grouped together and easily accessible for maintenance, repair and additions.

5. Underground installation of power and telephone wires should be required, where feasible, particularly in newly developing areas.

6. If underground installation is not feasible due to an engineering or geologic problem, above-ground utility installations should be designed and located to minimize unsightly views and environmental impacts. Power and telephone poles should be as far from right-of-way center lines as possible.

7. Utilities should be located within rights-of-way.

Water Service

1. The District should be encouraged to include conservation measures in their plans as appropriate, as well as development of new sources; to support planned land uses with reliable service at minimum cost; and to assure maximum net benefit in allocating water for fisheries, navigation, hydroelectric power and recreation, as well as domestic and commercial uses.

Sewage Treatment and Disposal

1. Public sewers should be the only method for wastewater treatment for new development.

2. New on-site systems should only be allowed in limited areas for small scale development where public sewers are not feasible.

3. On-site wastewater treatment should be designed and located to protect water quality in lakes, streams, wells and aquifers, in compliance with District standards.

4. Operation and maintenance standards should be established for all areas served by on-site systems. Special programs, including inspections and regular pumping of tanks, should be established in all areas with a high risk of system failure.

5. On-site systems that create health or pollution problems should be repaired or replaced. Provision of public sewers to these areas should be considered an option.

6. On-site wastewater systems should be monitored for evidence of existing or potential failures and the data should be used to correct problems and prevent future problems.

7. Solid waste should be handled and disposed in ways that minimize land, air and water pollution, and protect public health.

Surface Water Management
3. Street names and addresses should be adopted which reflect regional sense of place.

4. Streets should be designed with wide shoulders and shallow side swales or ditches to accommodate snow removal, snow melt, and storm water runoff.

5. For traffic safety during ice and snow conditions, sharp curves and right angle turns should be avoided where possible.

6. Road signs and other objects should be set back a sufficient distance so as not to be an obstacle for snow plows or a danger for motorists in icy conditions. Road signs should be installed at a sufficient height so as to be visible above roadside snow banks.

7. Road design standards should be flexible to permit designs, which can accommodate the mountainous environment and which balance safety, maintainability and environmental impact.

CAPITAL FACILITIES AND UTILITIES
Recommended Actions

1. The EDLU Committee should assist the Snoqualmie Pass Sewer and Water District to ensure that District planning is consistent with the Comprehensive Plan and that services become available in all unserved areas where they are desired, such as Exit 54 and Gold Creek Valley, consistent with the Comprehensive Plan and commensurate with system capacity. The Committee should support applications by the District for needed expansion to ensure that adequate sewage treatment, water storage capacity, and water rights are available in a timely manner.

2. The Committee should work with appropriate agencies with expertise to insure a stormwater management program, which protects property from damage from run-off while at the same time preserving natural drainage systems is developed and implemented.

3. The Committee, in consultation with County agencies, the Sewer and Water District and the Fire District, should consider an impact fee program to ensure that new development contributes its fair share to finance the construction and maintenance of required capital facilities.

4. The Committee should work with Puget Power to ensure a reliable source of electrical power for the Pass.

5. The Committee should encourage the use of fiber optic telecommunication facilities at the Pass.
The Rural Lands exhibit a vibrant and viable landscape where a diversity of land uses and housing densities are compatible with rural character. Many sizes and shapes can be found in the Rural lands, its topography and access variations allow for small to large acreage, economic activities, residential subdivisions, farming, logging, and mining. This rich mix of uses allows the variety of lifestyle choice, which makes up the fabric of rural community life. Some choose a private, more independent lifestyle, or space for small farm activities and children's 4-H projects. Others choose the more compact arrangement found in clustering, with its accompanying open space and close neighbors. The most common uses in rural lands are agriculture and logging, which have been basic industries historically and remain important in terms of employment, income and tax base. Kittitas County will strive to encourage and support these resource-based activities in whatever areas and zones they occur.

Description of Rural Lands

Kittitas County lies within the Upper Yakima River watershed near the geographic center of Washington State. Lands range from coniferous forestlands of the mountains and foothills in the north and west to arid rangeland to the south and east. Mountains and high hills ring an extensive irrigated area known as the Kittitas Valley where most of the County’s residents live. The County Seat and Central Washington University reside on the valley floor in the city of Ellensburg. Other incorporated areas throughout Kittitas County include: Cle Elum, South Cle Elum, Roslyn, and Kittitas. These areas have adopted designated Urban Growth Areas (UGA’s). Additionally, an urban lands status designated the “Urban Growth Node” has been assigned to Snoqualmie Pass, Easton, Ronald, Thorp, and Vantage. Other un-incorporated communities presumably designated as rural areas include: Liberty, Thrall, Lauderdale, Sunlight Waters, Fairview, Denmark, Badger Pocket, Elk Heights, Teanaway, Reecer Creek, and Sky Meadows, as well as others.

A large portion of Kittitas County contains forested lands. Of these lands, 731,348 acres have been designated as forestlands of long-term commercial significance. Further, 357,527 acres of the valley floor’s agricultural land has been designated as agricultural land of long-term commercial significance. Mining resource lands of long-term commercial significance have also been adopted. With the exclusion of stated incorporated areas, UGA’s and UGN’s, all remaining areas will be generally considered to be Rural Lands.

8.3 CURRENT LAND USE PATTERNS - A REVIEW OF EXISTING ZONING

Present rural land uses in Kittitas County are a mixture of diverse development patterns stemming from trends established decades ago. These patterns include those resulting from the county’s zoning code (Title 17, Kittitas County Code). In 1968, an agricultural zone was adopted with a minimum lot size of one acre. Since this time, down-zoning and additions to the code have resulted in minimum lot sizes in agricultural areas of 3 to 20 acres in size. In 1974, the Forest and Range Zone was created which also had a one acre minimum lot size. Minimum lot sizes later increased in this zone to 20 acres and led to the creation of the Rural-3 zone, with a 3-acre minimum lot size. Further, a Commercial Forest zoning designation has recently been adopted which set an 80 acre minimum lot size for lands with this designation. Tables 2.1 and
GPO 8.2B Electric and natural gas transmission and distribution facilities may be sited within and through areas of Kittitas County both inside and outside of municipal boundaries, UGAs, UGNs, Master Planned Resorts, and Fully Contained Communities, including to and through rural areas of Kittitas County.

GPO 8.3 Sprawl will be discouraged if public services and public facilities established under RCW 36.70A.070(S)(d) are limited to just those necessary to serve the developed area boundaries and are not allowed to expand into adjacent Rural Land.

GPO 8.4 Essential public facilities whose nature requires that they be sited outside cities, urban growth areas or nodes must be self-supporting and not require the extension, construction, or maintenance of municipal services and facilities. Criteria shall be established that address the provision of services when siting an essential public facility. Essential public facilities should not be located outside cities, urban growth areas or nodes unless the nature of their operations needs or dictates that they be sited in the rural area of the county.

8.5 GOALS, POLICIES AND OBJECTIVES FOR LAND USES ON RURAL LANDS

The following goals, policies and objectives for Rural Lands are established in an attempt to prevent sprawl, direct growth toward the Urban Growth Areas and Nodes, provide for a variety of densities and uses, respect private property rights, provide for residences, recreation, and economic development opportunities, support farming, forestry and mining activities, show concern for shorelines, critical areas, habitat, scenic areas, and open space while keeping with good governance and the wishes of the people of Kittitas County and to comply with the GMA and other planning mandates.

8.5(A) GENERAL GOALS, POLICIES AND OBJECTIVES

The following GPO's apply to all Rural Lands or uses on those lands:

GPO 8.5 Kittitas County recognizes and agrees with the need for continued diversity in densities and uses on Rural Lands.

GPO 8.6 An expanded public lands element may be added to the comprehensive plan before 1999, which contains strategies for county involvement in decisions and action on public lands within the Rural Lands designated area.

GPO 8.7 Private owners should not be expected to provide public benefits without just compensation. If the citizens desire open space, or habitat, or scenic vistas that would require a sacrifice by the landowner or homeowner, all citizens should be prepared to shoulder their share in the sacrifice.

GPO 8.8 Voluntary, cooperation-seeking, incentive-based strategies will be sought in directing specific uses or prohibitions of uses on Rural Lands.
GPO 8.20 Development standards for access, lot size, and configuration, fire protection, forest protection, water supply and dwelling unit location should be adopted for development within or adjacent to forest lands.

GPO 8.21 During the review of proposed new land uses that have the potential to conflict with commercial mining activities, such as residential subdivision, consideration of both surface and mineral rights ownership should be included in the review.

GPO 8.22 New conflicting uses such as residential and commercial may be required by the County to locate, site and/or be screened away from designated commercial mining activities.

8.5(C) NON-DESIGNATED RESOURCE USES - FORESTRY, FARMING, MINING

Natural Resource activities contribute to the County’s overall economic base, as such, commercial agriculture, forestry and mining in Rural Lands should be encouraged and enhance. The County’s commitment to support the continuation, whenever possible, of agriculture, timber and mineral uses on lands not designated for long-term commercial significance should be achieved through the following policies.

GPO 8.23 Kittitas County will continue to explore incentives for farming and ranching to continue as significant land uses.

GPO 8.24 Resource activities performed in accordance with county, state and federal laws should not be subject to legal actions as public nuisances.

GPO 8.25 Support for right-to-farm ordinances should be continued and expanded.

GPO 8.26 Laws and regulations which unnecessarily restrict farming, logging and mining should be opposed, and laws and regulations which enhance them should be supported.

GPO 8.27 Kittitas County should cooperate in sound voluntary farm conservation or preservation plans.

GPO 8.28 Non-farmers in agricultural areas should be encouraged to meet commonly accepted farm standards.

GPO 8.29 County restrictions on free-running dogs shall be developed and enforced.

GPO 8.30 Look at solutions to the problems of needing to sell house lots without selling farm ground.

GPO 8.31 Portions of Kittitas County are covered by the Open Range Law. If rural residents in Open Range Areas do not want cattle, sheep or other livestock on their property, it is the rural resident’s responsibility to fence the livestock out.
GPO 8.38 Cottage and home occupations should be encouraged. Cottage industries are considered a small industry in or near the operator’s home with a few employees, but with a low impact on neighbors and services.

GPO 8.39 Kittitas County recognizes home occupations and cottage industries as valuable additions to the economic health of the community. In addition, where distances from other employment warrants, limited-dispersed rural business activities (LD-RBA’s) of low impact and with necessary infrastructure will be encouraged on a case by case basis as long as these sustain or are compatible with the rural character of the area in which they operate.

GPO 8.40 Limited-dispersed rural business activities (LD-RBA’s), not necessarily resource-based, including but not limited to: information, legal, office and health services, arts and crafts, clothing, small manufacture and repair, may be located as an overlay zone in all rural areas.

GPO 8.41 Provisions should be made for roadside stands, farmers’ markets, “U-pick,” and customer share cropping operations.

GPO 8.42 The development of resource based industries and processing should be encouraged.

GPO 8.43 To increase commercial, industrial, recreational and tourist opportunities, the County should consider the establishment of areas of more intensive rural development, according to RCW 36.70A.070(5)(d).

GPO 8.44 Kittitas County recognizes the need for neighborhood convenience businesses and motorist services.

GPO 8.45 The County should consider major industrial development in the rural areas according to RCW 36.70A.365.

8.5(E) RESIDENTIAL USES

Rural Lands of Kittitas County are the home sites for thousands of families and provide a very special quality of life for these people. These people vary from being resource producers living and working on their own lands to out-of-state or out-of-area individuals with recreation and vacation homes. These people also could consist of retired people or young families commuting to out-of-area jobs. Residences may be isolated, or in rural neighborhoods, or part of housing developments located on small lots or large land-holdings. These residential lots may be located in dense forest or desert sage, along rivers and lakes or along main thoroughfares to towns and cities. The best description of residential uses on Rural Lands is diverse and varied.

GPO 8.46 Residential development on rural lands must be in areas that can support adequate private water and sewer systems.

GPO 8.47 Insofar as residences are situated where farming, mining, and forestry exits, particular precaution should be taken to minimize the conflict between new residential
The Kittitas County Board of Commissioners created a Recreation Advisory Committee to create a Recreation Plan consisting of the following elements:

1. Economic analysis quantifying the influence of recreation/tourism activities on the local economy.
2. Mapping database identifying formal, informal, and proposed recreational infrastructures in Kittitas County.
3. Plan identifying proposed infrastructure retention, enhancement, and acquisition projects in Kittitas County to include timelines and proposed funding sources.

The 2004 version of the Recreation Plan is adopted by reference into this comprehensive plan subject to the following limitations:

- The Recreation Plan is adopted as a reference document to be used by Kittitas County as an aid in land use discussions and by members of the public wishing to propose recreation projects, pursue grants for projects, or propose agreements with landholders.
- The Recreation Plan may be used as a reference in the development of potential subdivision or zoning codes amendments related to proposed use of density bonuses or mitigation of identified project impacts.
- The Recreation Plan may be used as a part of the Kittitas County Capital Facilities plan for purposes of utilizing REET proceeds for acquisition or expansion of recreational infrastructure.
- Non-compliance or inconsistency with the Recreation Plan shall not be considered non-compliance or an inconsistency with the comprehensive plan or the GMA; nor may any non-compliance or inconsistency with the Recreation Plan be a basis for appeal of any land use decision made by Kittitas County.
- The Recreation Plan shall not be used as evidence of use of property in an action for prescriptive easement or adverse possession.

The Recreation Advisory Committee shall review the plan annually for presentation to the BOCC in an announced public hearing prior to June 1 of each year. The updated plan shall be included in the docket of proposed comprehensive plan amendments.

GPO 8.54 Existing county-owned land should be the preferred location for any new recreation facilities.

GPO 8.55 Kittitas County should direct the greater part of its recreation budget to maintaining access to exiting areas and continuing to emphasize public safety.

GPO 8.56 Private development of recreational opportunities should be encouraged through a predictable, uncomplicated permit process.

GPO 8.57 Open space is a benefit, which must be provided and financed by the public at large, not at the expense of individual landowners or property taxpayers.

GPO 8.58 Greater identification and education is needed for public recreational lands, particularly in regards to private property, access, parking and community notification.
CHAPTER NINE: MOUNTAINSTAR PLANNED RESORT SUBAREA PLAN

9.1 Subarea Defined

(a) The MountainStar Master Planned Resort Subarea shall include the real property shown on the MountainStar Master Planned Resort Subarea Map attached hereto as Exhibit A, and more particularly described in the legal description attached hereto as Exhibit B.

(b) Adjacent lands are not included within the MountainStar Master Planned Resort Subarea. Lands outside the MountainStar Master Planned Resort Subarea boundary have been planned and are regulated by the County’s Comprehensive Plan and development regulations.

9.2 Subarea Policies

The County hereby adopts the Master Planned Resort Policies in Chapter 2.4 of the Comprehensive Plan as the planning policies to guide the development of the MountainStar Master Planned Resort Subarea.

9.3 Land Uses

Land uses within the MountainStar Master Planned Resort Subarea shall be as shown on the Conceptual Master Plan attached hereto as Exhibit C, as may be amended upon approval of the County. Land uses within the MountainStar Master Planned Resort Subarea shall be consistent with (a) any development regulations adopted by the County to implement the MountainStar Master Planned Resort Subarea, (b) the terms and conditions of any MPR Development Permit approved by the County for MountainStar, (c) the terms and conditions of any Development Agreement entered into by the County pursuant to RCW 36.70B.170 through .200, and Ch. 15A.11 KCC, Development Agreements, and (d) RCW 36.70A.360.

9.4 Services and Facilities

Adequate provision for services and facilities to the MountainStar Master Planned Resort Subarea as set forth in the Conceptual Master Plan for MountainStar shall be ensured by the terms and conditions of any MPR Development Permit approved by the County to implement the MountainStar Master Planned Resort Subarea, and by the terms and conditions of any development agreement entered into by the County pursuant to RCW 36.70B.170 through .200, and Ch. 15A.11 KCC, Development Agreements.

9.5 Development Regulations

Development regulations applicable to the MountainStar Master Planned Resort Subarea shall be those established through the Subarea Implementation as set forth in Section 9.6.

9.6 Subarea Implementation
10.1  INTRODUCTION

The economy plays an important role in making sure that Kittitas County is a community where one can live and work. Economic development can be defined as public and private initiatives that promote job creation and business retention and recruitment, increase goods and services to residents and businesses, and provide job training programs, all of which contribute to a strong tax base. Economic Development plays a key role in maintaining the quality of life in Kittitas County. A strong economy creates jobs and opportunities for the citizens. Within Kittitas County there exist resource-based industries, recreation, industrial, and commercial businesses. Supporting such economic development and developing strategies to do so will assist in encouraging and retaining business and industry in Kittitas County.

The purpose of this chapter is to establish the goals and policies for economic growth and vitality that will enhance the County’s character and quality of life.

Element Organization

The Economic Development Element consists of three main sections. The first section, “Economic Conditions and Needs” includes statistics, which support the County’s economic goals and policies. The second section, “Goals and Policies” presents a general set of comprehensive goals and policies to guide the implementation of the Comprehensive Plan. The final section, “Economic Strategies” consists of a set of strategies related to implementation of the Economic Development Element, and to address future issues that may arise.

10.2  ECONOMIC CONDITIONS AND NEEDS

Household Income
The reported median household income in the 2000 Census was $32,546, which is less than reported median household income in Washington (Table 10.1).

Table 10.1 – Household Income, Kittitas County 1999

<table>
<thead>
<tr>
<th></th>
<th>Kittitas Co</th>
<th></th>
<th>Washington State</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Percent</td>
<td>Number</td>
<td>Percent</td>
</tr>
<tr>
<td>Less than $10,000</td>
<td>2,173</td>
<td>16.2</td>
<td>171,863</td>
<td>7.6</td>
</tr>
<tr>
<td>$10,000 to $14,999</td>
<td>1,414</td>
<td>10.5</td>
<td>124,848</td>
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<tr>
<td>$15,000 to $24,999</td>
<td>1,802</td>
<td>13.4</td>
<td>265,131</td>
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<td>$25,000 to $34,999</td>
<td>1,718</td>
<td>12.8</td>
<td>284,630</td>
<td>12.5</td>
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<td>$35,000 to $49,999</td>
<td>2,063</td>
<td>15.4</td>
<td>389,434</td>
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<td>$50,000 to $74,999</td>
<td>2,271</td>
<td>16.9</td>
<td>486,392</td>
<td>21.4</td>
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<tr>
<td>$75,000 to $99,999</td>
<td>994</td>
<td>7.4</td>
<td>264,498</td>
<td>11.6</td>
</tr>
<tr>
<td>$100,000 to $149,999</td>
<td>595</td>
<td>4.4</td>
<td>188,513</td>
<td>8.3</td>
</tr>
<tr>
<td>$150,000 or more</td>
<td>375</td>
<td>2.8</td>
<td>96,952</td>
<td>4.3</td>
</tr>
<tr>
<td>Median household income (dollars)</td>
<td>32,546</td>
<td></td>
<td>45,776</td>
<td></td>
</tr>
</tbody>
</table>

Source: US Census 2000
employed in both the self-employed and less in the private wage and salary classifications.

Table 10.3 – Class of Worker - 2000

<table>
<thead>
<tr>
<th>Class of Worker</th>
<th>Kittitas County</th>
<th>Washington State</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private wage and salary workers</td>
<td>9,857</td>
<td>2,125,029</td>
</tr>
<tr>
<td></td>
<td>63.6</td>
<td>76.1</td>
</tr>
<tr>
<td>Government workers</td>
<td>4,239</td>
<td>459,722</td>
</tr>
<tr>
<td></td>
<td>27.3</td>
<td>16.5</td>
</tr>
<tr>
<td>Self-employed workers in own not incorporated business</td>
<td>1,246</td>
<td>199,827</td>
</tr>
<tr>
<td></td>
<td>8.7</td>
<td>7.2</td>
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<tr>
<td>Unpaid family workers</td>
<td>67</td>
<td>9,144</td>
</tr>
<tr>
<td></td>
<td>0.4</td>
<td>0.3</td>
</tr>
</tbody>
</table>

Source: US Census 2000

In a market study for the Ellensburg 2006 Comprehensive Plan Update, ECONorthwest made four primary findings concerning employment growth and distribution:

- Population in Kittitas County grew at an average rate of 2.1% per year from 1990 through 2003, substantially higher than the average rate of 0.7% per year experienced in the 1980’s. Population growth in Kittitas County lagged behind the rate in Washington in the 1980’s, but it has been above the state rate since 1990.

- Total covered employment in Kittitas County grew at an average rate of 2.5% per year during 1990 through 2003, slightly faster than population in the same period. Population and employment growth tend to grow at similar rates. Employment growing faster than population may indicate a decrease in unemployment, an increase in the labor force participation rate, or increased level of workers commuting from outside of Kittitas County.

- Population in Kittitas County is expected to grow at an average annual rate of 0.6% (low), 1.3% (intermediate), or 1.8% (high) over during 2005 to 2025.

- Employment in Kittitas County is expected to grow at an average annual rate of 1.4% over the ten years from 2002 to 2012.

Employment in Kittitas County may continue to grow slightly faster than population as it has since 1990, or it may grow slightly slower than population if the labor force participation rate declines due to an aging population. Given the range of growth rates in the State’s population forecast for Kittitas County over the 2005 – 2025 period, this suggests employment growth at a rate of 0.5% to 2.0% per year over the next 20 years. The low end of this range, however, is unlikely to occur unless the US or Washington State experiences a severe economic recession. While this scenario is possible, it is unlikely and not a useful scenario for planning purposes.

10.3 GOALS, POLICIES AND OBJECTIVES

Kittitas County has established the following goals and policies to guide future economic development. These goals and policies were developed in response to existing economic
Strategy 10.3A  Develop an economic development vision and implementation strategy.

Strategy 10.3B  Establish opportunities for commemoration and recognition of farming and ranching in the community.

Strategy 10.4  Determine what business types are needed that fit the character of the County.

Strategy 10.5A  Development and upkeep of a website that includes resources to links highlighting tourism and tourism based business and information.

Strategy 10.5B  Support and establish regulations for tourism and tourist based businesses.

Strategy 10.6  Consider economic development in the processes of land use planning, transportation planning, infrastructure planning and determination of Urban Growth Areas.

Strategy 10.7  Support and establish opportunities for affordable housing, and establishment of a balanced ratio of jobs to housing available in the County.

Strategy 10.8  Coordinate with the university to shape local economic development strategy.

Strategy 10.9A  Develop intergovernmental cooperation for developing new activities.

Strategy 10.9B  Coordinate with regional service providers.

Strategy 10.9C  Coordinate and support activities and opportunities available through the Economic Development Group.

Strategy 10.10  Create site-ready business parks and pre-zone land that can support business activities, and provide supporting infrastructure and utilities.

Strategy 10.11  Address and develop a strategy for uses of the airport property.
Various park projects have been processes and developed. The Coal Mines Trail is an example of the development of a multi-jurisdiction regional trail, which follows the old rail corridor between Cle Elum, Roslyn to Ronald. While the trail is managed by a six member Trail Commission, the trail is owned by the three jurisdictions through which it passes: Cle Elum, Roslyn and Kittitas County. The property was acquired in 1994. Development of the trail and trailheads is underway and improvements are continuing.

Washington State Parks and Recreation Commission operate and maintain a number of parks in Kittitas County, including, but not limited to, the Easton, Olmsted, and Ginko State Parks. Also, the John Wayne Trail is operated and maintained by the Washington State Parks and Recreation Commission. The John Wayne Trail provides citizens of Kittitas County with a non-motorized transportation route.

**Fall/Winter Opportunities**

Large areas of Kittitas County provide excellent opportunities for County residents as well as non-residents to hunt with modern firearms, muzzleloaders and archery equipment for a variety of big and small game animals, migratory waterfowl and numerous other game birds as defined by the Washington Department of Fish and Wildlife. There are ten Game management Units in Kittitas County designated by the WDFW for hunting deer, elk, bear and cougar as well as special permit areas for deer, elk, bighorn sheep and mountain goat. The various hunting seasons begin in August and end in March with defined time periods for each species of game animals and game birds. The Yakima River also provides ample opportunities for the winter sport of fishing for whitefish which are abundant.

Other popular fall and winter recreational activities in Kittitas County are downhill and cross-country skiing. There are three private ski facilities located at Snoqualmie Pass, offering downhill and cross-country skiing and snow boarding areas for the public.

Sno-parks provide County residents and tourists with parking areas to access snow mobile, snow shoeing, and cross-country skiing areas. The Washington State Parks Department currently provides a number of sno-parks within Kittitas County. Under a maintenance agreement with Washington State Parks Department, Kittitas County maintains five (5) of these sno-parks. This includes: Kachees Lake Road, Salmon La Sac Road, Teanaway Road, Reecer Creek Road, and Naneum Road.

11.3 **RECREATIONAL SAFETY**

According to the Kittitas County Sheriffs Department, the Cle Elum River drainage is the number one recreational destination in the Pacific Northwest and Kittitas County as a whole is the number one snow mobile destination during the winter months. In order to provide a public safety and law enforcement to remote areas of the County, the Sheriff's Department has a variety of equipment to support the various recreation activities available in Kittitas County.

11.4 **FUTURE RECREATIONAL OPPORTUNITIES**
Kittitas County shall consider recreation needs and the services, which the County is able to provide by developing a countywide recreation plan in coordination with other agencies and jurisdictions within Kittitas County. Recreation opportunities and facilities include, but are not limited to parks, trails, river access, public lands access, campgrounds and picnic facilities.
Concurrency- Concurrency means that road improvements are made at the time of new development or planned in a predictable and coordinated manner to coincide with new development.

Consistency- that no feature of the plan or regulation is incompatible with any other feature of a plan or regulation. Consistency is indicative of a capacity for orderly integration or operation with other elements in a system.

Coordination- consultation and cooperation among jurisdictions.

Contiguous Development- development of areas immediately adjacent to one another.

Critical Areas- include the following areas and ecosystems: (a) wetlands; (b) areas with critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas. Please see title 17.A. of the Kittitas County Code.

Density- a measure of the intensity of development, generally expressed in terms of dwelling units per acre; it can also be expressed in terms of population density (i.e. people per acre) and is useful for establishing a balance between potential local service use and service capacities.

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

Development Standards- means any required minimal functional standards, which describe or define how development is to occur. Development standards are intended to serve as an established level of expectation by which development is required to perform.

Domestic Water System- any system providing a supply of potable water for the intended use of a development which is deemed adequate pursuant to RCW 19.27.097

Essential Public Facilities- include those facilities that are typically difficult to site, such as airports, state education facilities, and state or regional transportation facilities, state and local correctional facilities, solid waste handling and disposal facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, hospitals and other health facilities.

Fair Share Distribution- means all jurisdictions shall serve in the responsibility of providing locations for regional and essential public facilities.

Financial Commitment- that sources of public or private funds or combinations thereof have been identified which will be sufficient to finance capital facilities necessary to support development and that there is assurance that such funds will be timely put to that end.
transportation facilities are commonly measured in terms of intersection delay, travel speed, or roadway capacity. Other measures are discussed in the Transportation element.

Limited Areas of More Intense Rural Development (LAMIRD) - "Limited Areas of More Intense Rural Development," or LAMIRDs, are areas within the unincorporated rural area that are developed at densities too intense to be considered rural development. The State Growth Management Act (GMA) requires LAMIRD designation to prevent additional low-density sprawl in the rural area by minimizing and containing the higher density areas. LAMIRDs shall be consistent as set forth in RCW 36.70A.070(5)(d).

Local Road- a roadway providing service which is relatively low traffic volume, short average trip length or minimal through traffic movements.

Local Improvement District- means the legislative establishment of a special taxing district to pay for specific capital improvements.

Long-term Commercial Significance- includes the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land.

Manufactured Housing- a manufactured building or major portion of a building designed for long-term residential use. It is designed and constructed for transportation to a site for installation and occupancy when connected to required utilities.

Master Planned Resort - a self-contained and fully integrated planned unit development, in a setting of significant natural amenities, with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor and outdoor recreational facilities.

Minerals- include gravel, sand and valuable metallic substances.

Mobile Home- a single portable manufactured housing unit, that is:
   a. designed to be used for living, sleeping, sanitation, cooking, and eating purposes by one family only and containing independent kitchen, sanitary, and sleeping facilities;
   b. designed so that each housing unit can be transported on its own chassis;
   c. placed on a temporary or semi-permanent foundation;
   d. is at least eight hundred and ninety-six square feet in size not including the tongue; and
   e. meets the minimum standards adopted by RCW 43.22, Sections 340 and 440 and does not meet the minimum standards of the Uniform Building Code.

Multi-Family Housing- as used in this plan, multi-family housing is all housing which is designed to accommodate two or more households.

Municipal Services- are those services in keeping with and/or required in incorporated cities and urban growth nodes such as, but not limited to, centralized sewage collection and treatment,
Resident Population- inhabitants counted in the same manner utilized by the US Bureau of the Census, in the category of total population. Resident population does not include seasonal population or in some cases students as qualified in the Census.

Resource Lands- those lands as designated by the county.

Right-of-way- land in which the state, a county, or municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use.

Road Fund- that portion of the state gas tax and local property tax, which is dedicated to road construction and maintenance.

Road Standards- refers to Title 12 of the Kittitas County Code, which describes the specifications for roads, bridges and accesses, roadside features, and utility installations within the county road rights-of-way.

Rural Lands- those lands outside of cities, urban growth areas, urban growth nodes, and resource lands.

Sanitary Sewer Systems- all facilities, including on-site disposal facilities, used in the collection, transmission, storage, treatment or discharge of any waterborne waste, whether domestic in origin or a combination of domestic, commercial or industrial waste.

Self-Contained Communities- are those mixed land use planned unit developments proposed for location outside of the urban growth areas and which are fully self-contained with utilities, roads, and other municipal services.

Shadow Platting- a planning tool where by initial low-density development of property is accomplished according to a site plan which makes it easier to further subdivide and develop the property at urban density levels. The shadow plat generally includes provisions for future roadways, water and sewer line extensions, and other infrastructure associated with urban development.

Shall- a directive or requirement.

Should- an expectation.

Single-Family Housing- as used in this plan, a single-family unit is a detached housing unit designed for occupancy by not more than one household. This definition does not include mobile homes, which are treated as a separate category.

Solid Waste Handling Facility- any facility for the transfer or ultimate disposal of solid waste, including landfills and municipal incinerators.
Utilities- Utilities means the supply, treatment and distribution, as appropriate, of domestic and irrigation water, sewage, stormwater, natural gas, electricity, telephone, cable television, microwave transmissions and streets. Such utilities consist of both the service activity along with the physical facilities necessary for the utilities to be supplied. Utilities are supplied by a combination of general purpose local governments as well as private and community based organizations.

Visioning- a process of citizen involvement to determine values and ideals for the future of a community and to transform those values and ideals into manageable and feasible community goals.

Water System- any system providing a supply of potable water for the intended use of development, which is deemed adequate pursuant to RCW 19.27.097.

WSDOT- Washington State Department of Transportation. Kittitas County is located in the South Central Region whose office is in Union Gap.

Zoning- the demarcation of an area by ordinance (text and map) into zones, and the establishment of regulations to govern the uses within those zones and the location, size, height, and coverage of structures within each zone.