

RELEVANT KITTITAS COUNTY COMPREHENSIVE PLAN SECTIONS

2.1.1 Growth Management Act Goals

Urban Growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner. (RCW 36.70A.020 (1))

NOTE: Within UGA Boundaries it may take decades to realize manifest destiny within the UGA Boundaries. Interim measure must exist to all infill in the interim or the acreage within the UGA for maturing land use will not occur and growth will not adequately occur within a City/County UGA.

Table 2-1 Land Use Designations and Corresponding Zoning Classifications With Acreage From Table:

Urban	Urban Residential	2,382.7 Acres
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NOTE: Much o the City/County UGA incorporates lands previously developed on well and septic tank that will not annex to the City or redevelop for more than 20 years or longer. Current code provisions deprive landowners from infill solutions on properties that are served by well and septic tank, too small to economically build to full city standards, are restricted in density by airport overlay, have no proximate utilities, are not adjacent for annexation, are surrounded by properties that have existing improvements utilizing private water and sewer, but are large enough to do infill with private utilities in the interim and contribute to growth in the UGA that otherwise will be pushed into the County outside the City/County UGA.

2.1.1 General Goals and Policies

GPO 2.5 Encourage zoning and development regulations in the UGAs that ensure the cost of new housing in these areas will not be substantially higher than equivalent housing outside these areas.

2.2 Urban Growth Areas

To ensure both consistency and coordination with the future annexing jurisdiction, planning for these areas will be done in concert with the respective cities

Inter-local Agreements

1) Unified or consistent subdivision Code

4) Unified or consistent zoning code with provisions for urban zoning, transitional zoning

GPO 2.29 Kittitas County shall seek consistency in development regulations in urban growth areas with adjacent cities.

GPO 2.34 The UGAs shall be consistent with the following criteria:

g. Encourage the conversion of undeveloped lands into urban densities (infill).

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GPO 2.46 D The County should adopt the following safety zones within the Airport overlay zone:

- Inner Safety Zone**
- Inner Turning Zone**
- Outer Safety Zone**
- Sideline Zone**
- Traffic Pattern Zone**

NOTE: The City and County passed overlay zones. The City and County ordinance differ and are inconsistent. The limitation to zoning in place at the time was not based on safety in the inner and outer turning zones and should be changed at this time to a consistent standard.

3.5 Kittitas County Housing Strategies

Strategy 3.4 Eliminate Barriers to infill residential development in urban growth areas and development strategies

NOTE: In the past three years the Washington State Legislature has passed several bills requiring counties and cities planning under GMA to review and change codes and regulations that hamper development within urban growth areas and within city boundaries.

DEFINED TERMS:

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.

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

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RELEVANT STATE LAW ON COMPREHENSIVE PLANS AND CODES

WAC 365-196-50

Internal Consistency

- 1) Comprehensive Plans must be internally consistent. This requirement means that differing parts of the Comprehensive Plan must fit together so that no one feature precludes the achievement of any other.**
- 2) Use of Compatible Assumptions. A County and City must use compatible assumptions in different aspects of the Plan.**
- 3) The Development Regulations must be internally consistent and be consistent with and implement the Comprehensive Plan.**
- 4) Consistency Review. Each Comprehensive Plan should provide mechanism for ongoing review of its implementation and adjustment of its terms whenever internal conflicts become apparent.**

RCW 36.70A.130

Comprehensive Plans - Review Procedures and Schedules - Amendments

(1) (9) Each Comprehensive Land Use Plan and Development Regulations shall be subject to continuing review and evaluation by the County or City that adopted them. Except as otherwise provided, a County or City shall take legislative action to review and, if needed, revise its Comprehensive Plan and Development Regulations to ensure the Plan and Regulations comply with the requirements of this chapter.

RCW 36.708.080 Development Regulations - Requirements - Report on Implementation Costs

RCW 36.70A.215 Review and Evaluation Program

3) At a minimum, the evaluation component of the Program required by Section (1) of this section shall:

(b) An evaluation and identification of land suitable for development or redevelopment shall include:

(1) A review and evaluation of the land use designation and zoning/development regulations; development; and other regulations that could prevent assigned densities from being achieved; infrastructure gaps (including but not limited to transportation, water, sewer, and storm water).

RELEVANT SECTIONS OF THE CITY OF ELLENSBURG COMPREHENSIVE PLAN

SECTION. FUTURE LAND USE

The Land Use patterns and policies discussed in this chapter apply to the Ellensburg City limits. Areas outside of the City limits and within Ellensburg's urban growth area, which change from time to time with annexations, are included to inform private and public parties of the desired pattern for development as the City grows. The land use designations outside the City limits (within the UGA) are not binding in nature until lands are incorporated within the municipal boundaries. The process of looking beyond the City limits and planning for 20 years of growth within the urban growth area helps to facilitate City-County coordination in land use planning and related issues, and provides a greater level of predictability to landowners and interested parties.

NOTE: Since the creation of the urban growth area over 20 years ago, no update to consistency and revision of development regulations has been undertaken to solve problems of conflicts in City/County regulations that frustrate property rights and development infill in the UGA.