

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.

- GPO 3.8 Provide housing options to allow residents with special housing needs to live as independently as possible throughout the County.
- GPO 3.9 Provide housing which is supportive of economic opportunities.
- GPO 3.10 Encourage mixed use, commercial and residential development, in areas, which need to provide housing for employees.
- GPO 3.11 Encourage the development of temporary housing for farm workers.
- GPO 3.12 Encourage the development of innovative applications of technology in housing.
- GPO 3.13 Provide for housing to be developed which is affordable to all economic groups.
- GPO 3.14 Designate high-density residential land use zones such as PUDs, cluster development, and MPRs outside of Urban Growth Areas and Urban Growth Nodes.
- GPO 3.15 Provide for a range of housing types within Kittitas County.
- GPO 3.16 Evaluate the impact of proposed policies and procedures on the cost of developing, preserving or maintaining of residential units prior to adoption.
- GPO 3.17 Provide a sufficient number of housing units for future populations while maintaining the rural character of Kittitas County.
- GPO 3.18 Provide sufficient housing units while maintaining environmental quality.
- GPO 3.19 Provide housing options to allow residents with special housing needs to live as independently as possible throughout the County.
- GPO 3.20 Provide housing which is supportive of economic opportunities.
- GPO 3.21 Allow for the placement of Accessory Dwelling Units as a permitted use within the Urban Growth Areas and as a Conditional Use in the areas outside the UGAs.
- GPO 3.22 Encourage and allow for mixed-use development and high-density development within the Cities and Urban Growth Areas.
- GPO 3.23 Kittitas County shall support policies that increase and maintain the availability of affordable housing, throughout the County. Affordable housing definitions shall be consistent with the definition in state law.
- GPO 3.24 Kittitas County shall employ a variety of strategies to increase and maintain the availability of affordable housing.

2.2, contained in Chapter 2 of this document, list the permitted uses in these zones and those uses available through the conditional use permit process.

The aforementioned range of rural densities and uses has created and contributed to a successful landscape which contributes to an attractive rural lifestyle. The exception to this landscape can be seen in areas where individuals have had to acquire larger lots than desired in order to obtain a building site. This has created the effect of "rural sprawl." This current mix of rural uses and densities has not increased the cost to taxpayers for road and utility improvements, police and fire protection, or the education of school populations beyond the means of the local people to finance such infrastructure. The mix of rural uses and densities has allowed rural growth to be accommodated in a variety of areas where it is appropriate. This has been compatible with both resource activities and urbanization.

8.4 GOVERNMENT SERVICES IN RURAL LANDS

Government services, which should be available in rural areas, are those which are necessary to protect the public health and safety, such as police protection, public roads, domestic water systems and provisions for public health. Municipal or urban services such as centralized sewage collection and treatment, urban street infrastructure, and storm water systems will not generally be provided by government entities in rural areas. Cities may provide water service beyond a designated urban growth area if the service area is required by agreement through a Coordinated Water Supply Plan. For areas of more intensive rural development established under RCW 36.70A.070(5)(d), public services and facilities necessary to service these areas would be permitted.

Rural residents should expect that public services will not be supplied at the same level that city governments provide. Emergency response times for sheriff, fire departments, medical care, snow removal, etc. will be greater as the distance from urban areas increases. Those choosing to live in rural rather than urban areas must understand and accept these differences in urban and rural services.

GPO 8.1 Municipal, or public urban services should not be extended outside of urban growth areas in Rural Lands. However, municipal services may be provided to 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 directly attributable to the extension of such services to the resort or community, including capacity increases, are fully borne by the resort or community.

GPO 8.2A 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 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(5)(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 8.9 Projects or developments which result in the significant conservation of rural lands or rural character will be encouraged.

GPO 8.10 Factors within municipalities that encourage movement onto Rural Lands should be identified and referred to the municipality.

GPO 8.11 Existing and traditional uses should be protected and supported while allowing as much as possible for diversity, progress, experimentation, development and choice in keeping with the retention of Rural Lands.

GPO 8.12 Reserved

GPO 8.13 Methods other than large lot zoning to reduce densities and prevent sprawl should be investigated.

GPO 8.14 Reserved

8.5(B) RURAL USES ADJACENT TO DESIGNATED RESOURCE LANDS

As required under the Growth Management planning process, Kittitas County has adopted Kittitas County Codes 17.31 - Commercial Agriculture and 17.57 - Commercial Forest, which designates natural resource lands of long-term commercial significance. In addition, Kittitas County adopted Resolution 94-152, adopting the classification and designation for mineral lands of long-term commercial significance. The following policies are intended to minimize potential conflicts between activities on state designated lands and rural lands activities.

GPO 8.15 All conveyance instruments including plats, short plats as well as other development activities of a residential nature on or within 1,000 feet of land designated as resource lands, shall contain a notice which states: "The subject property is within or adjacent to existing resource areas on which a variety of activities may occur that are not compatible with residential development for certain periods of limited duration. Resource activities performed in accordance with county, state, and federal laws are not subject to legal action as public nuisances. Kittitas County has adopted Right to Farm provisions contained in Section 17.74 of the Kittitas County Code."

GPO 8.16 Growth in the Rural Lands should be managed in a manner that minimizes impacts on adjacent natural resource lands.

GPO 8.17 Support for right-to-farm ordinances should be continued and expanded.

GPO 8.18 Irrigation delivery facilities should be managed and maintained to facilitate the unimpeded delivery of water to agricultural lands.

GPO 8.19 Clustering of residential development adjacent to commercial forest and agricultural land should be encouraged. The open space in the clustered development may buffer adjacent natural resource land from development.

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 exists, particular precaution should be taken to minimize the conflict between new residential