History

- **2006** – Comprehensive Plan Adopted and Appealed.
- **2007** – Growth Management Hearings Board (GMHB) remanded the Plan back to the County for revisions on 14 issues.
- **2008** – GMHB 1st compliance order – noncompliant on 9 issues and abeyance of compliance on 3 issues.
- **2009** – GMHB 2nd compliance orders (partial 1 and partial 2) – continuing noncompliance on 9 issues and abeyance of compliance on 3 issues.
- **2009** – County hired consulting firm to assist staff.
- **2009** – GMHB 3rd compliance order – continuing noncompliance on 9 issues and abeyance of compliance on 3 issues.
- **2010** – GMHB 4th compliance order – continuing noncompliance on 5 issues and abeyance of compliance on 3 issues.
Snoqualmie Pass MPR designation
Growth Hearing Board Issues:

- MPR boundary includes developments outside Summit-at-Snoqualmie Resort that do not appear to be integrated with the Resort.

- MPR boundary includes areas outside Summit-at-Snoqualmie Resort that do not appear to be developed as of 7/1/1990.

- The Sub Area Plan does not contain the required specificity and it cannot be a transient document.

- A “Resort Plan” must be adopted before the MPR is designated.
Characteristics

- 2000 Census estimates 201 residents and 330 dwelling units
- 2000 Census estimates 242 vacant dwelling units, indicating seasonal use
- Recreational focus, including snow sports, hiking, climbing, and fishing
- Developed commercial center primarily supports existing ski resorts
- Water and sewer available, except in the eastern portion

Option S1

Rural Activity Center LAMIRD (Type 1)
Designate existing developed areas along the ski resorts as a Rural Activity Center

Rural Recreational Center LAMIRD (Type 2)
Designate existing recreational cabin development as a Rural Recreational center

- Combined area of 474 acres
- Combined capacity for an additional 1,254 residences and 120 new jobs
current zoning
Snoqualmie Pass Water and Sewer Service Area
Vantage designation
Growth Hearing Board Issues:

- The undeveloped land (about 150 acres) in western half results in an excessively large LAMIRD.
- The LAMIRD is not predominantly delineated by the built environment.
- The LAMIRD is capable of allowing impermissible out-fill development.
- The inclusion of such a large amount of undevelopable land is not warranted.
LAMIRD
Type 1
Change

blue boundary is area reduced from LAMIRD

red boundary is new LAMIRD area
City of Kittitas UGA Expansion
Growth Hearing Board Issues:

The addition of 48% residential population over the original allocation seems excessive.

The population allocation was changed, not the non-compliant UGA boundary.

The land capacity analysis was performed for the expanded area, not pre-expanded UGA.

The support for commercial and industrial lands relied too much on residential needs.
City of Kittitas UGA Option 2 -

Consider adopting in 2010
Difference Between Options 1 and 2
What’s Next?

• 8/10 - Planning Commission Public Hearing
• 8/30 – Issue SEPA
• 9/22 – Kittitas County Conference of Governments meeting
• 10/5 – Board of County Commissioners Public Hearing
• 11/22 – GMHB deadline for decision
Submit Written Comments to:

Community Development Service
Attention: Dan Valoff
411 North Ruby Street, Suite 2
Ellensburg, WA 98926

Before 8/10 for Planning Commission consideration
Before 10/5 for Board of County Commissioners consideration