

Staff Recommendations

Kittitas County Comprehensive Plan Compliance 2010

Introduction

This document summarizes preliminary staff recommendations for compliance with the Growth Management Hearings Board for Eastern Washington findings regarding:

- Land use designation in Snoqualmie Pass and Vantage unincorporated study areas
- Urban Growth Area (UGA) boundary and land use designations for the City of Kittitas

The staff recommendations provided in this document will be presented to the Planning Commission at the public hearing scheduled for August 10, 2010. Recommendations reflect the Fourth Order finding continuing noncompliance and invalidity as to legal issues 2, 5, 6, 12, and 14, issued by the Growth Management Hearings Board for Eastern Washington. Public meetings were held on July 27, 2010 and July 29, 2010 to inform the public on the Growth Management Hearings Board's findings and the County's considerations in response to the findings.

The first part of this report contains specific recommendations and discussion of options for the two study areas and the City of Kittitas UGA. This discussion is followed by recommended changes to the Kittitas County Countywide Planning Policies, the Kittitas County Comprehensive Plan, and the Kittitas County Code that are generally applicable to the study areas.

Study Area Recommendations

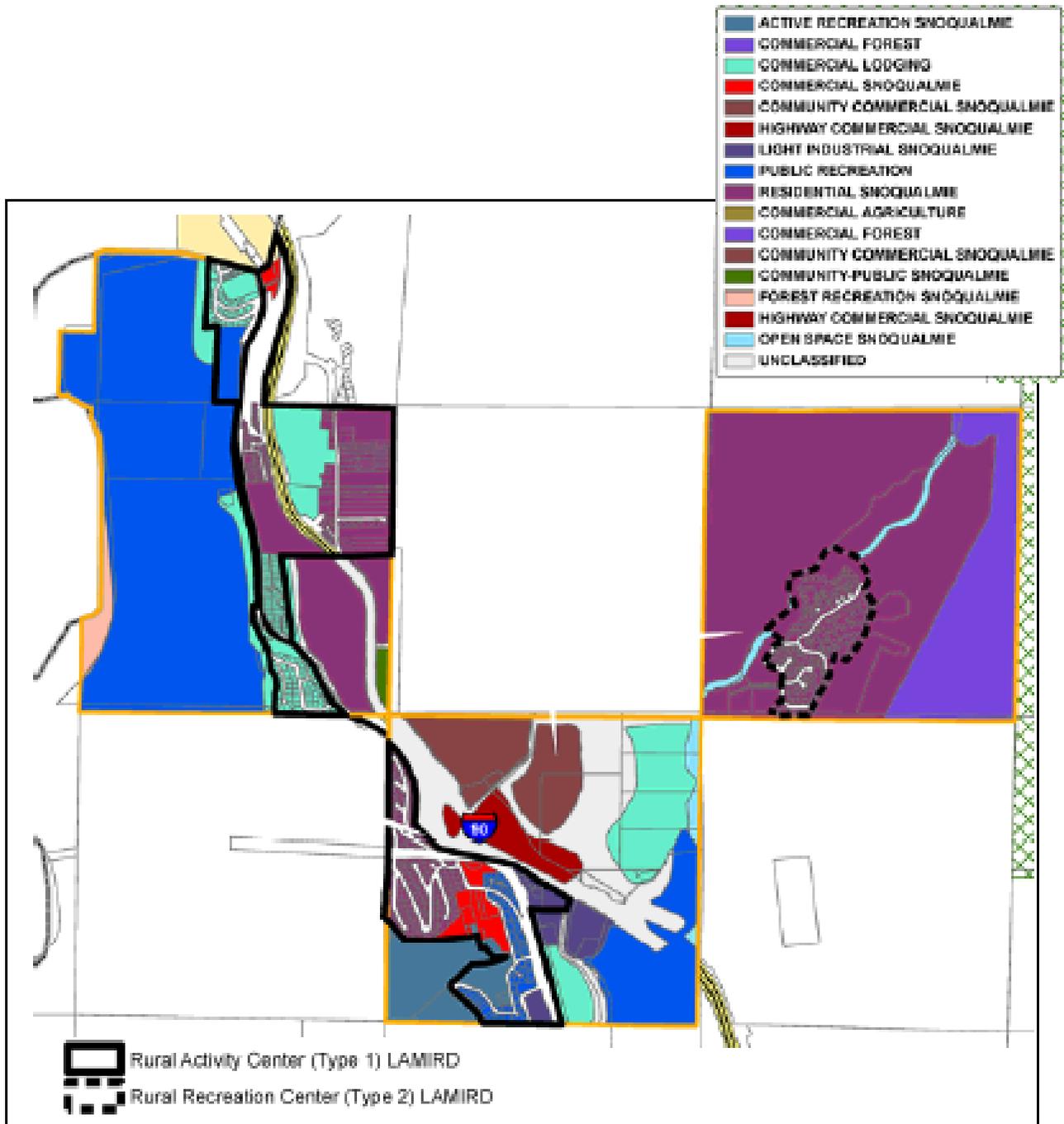
The following section describes the specific recommendations for the Snoqualmie Pass and Vantage unincorporated study areas and the City of Kittitas UGA expansion.

Snoqualmie Pass

Designate the existing developed areas along the ski resorts as Rural Activity Center (Type 1) and the area with existing cabins in the eastern portion of the study area as Recreational Center (Type 2) LAMIRDs. Type 1 recognizes historical rural towns, allows for infill and redevelopment, but not new growth and would constrain future expansion and sewer service delivery outside the boundaries defined by pre-1990 development. Type 2 is consistent with recreational and resort uses and allows for infill, redevelopment, and limited new growth. They can provide higher level of public services, but cannot contribute to rural sprawl. They must be defined by a logical outer boundary and once established, the LAMIRD boundary is fixed.

- Combined LAMIRD I and II are 474 acres.
- LAMIRD designations have the capacity for an additional 2,859 persons, 1,254 residences, and 120 jobs.
- Designation is consistent with the adjoining Rural Village LAMIRD in King County.

Figure 1. Snoqualmie Pass LAMIRD Type 1 and Type 2 proposal

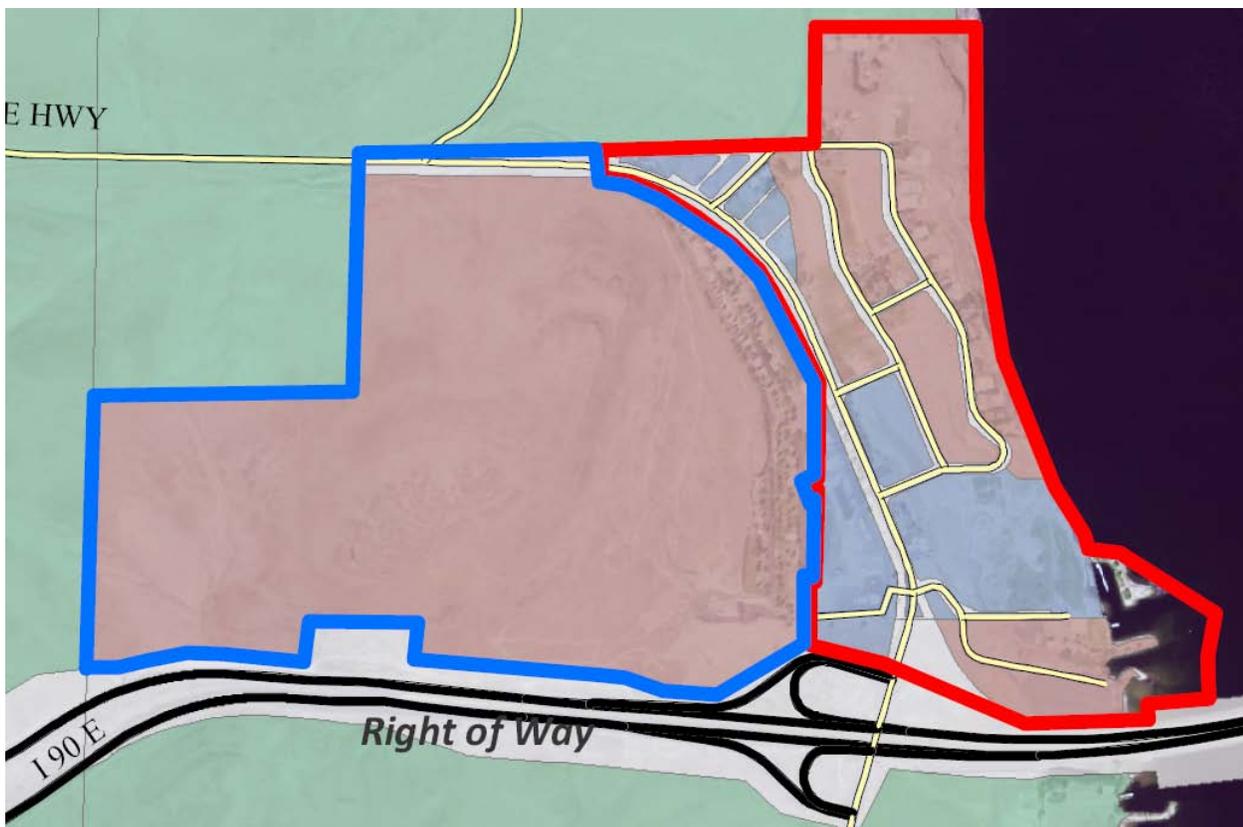


Vantage

The Rural Activity Center (Type 1) LAMIRD boundary has been reduced to the size shown in red in the figure. This reduction excludes the undeveloped land (about 150 acres) in the western half as shown within the blue boundary in the figure below. The area within the blue boundary is predominately undevelopable steep sloped land.

The Type 1 LAMIRD recognizes historical rural towns, allows for infill and redevelopment, but not new growth. A higher level of public services can be provided, but this cannot contribute to rural sprawl.

Figure 2. Vantage LAMIRD Type 1 Revised Boundary



City of Kittitas UGA

The City of Kittitas UGA expansion area has been reduced as illustrated in Figure 3 below and described as follows:

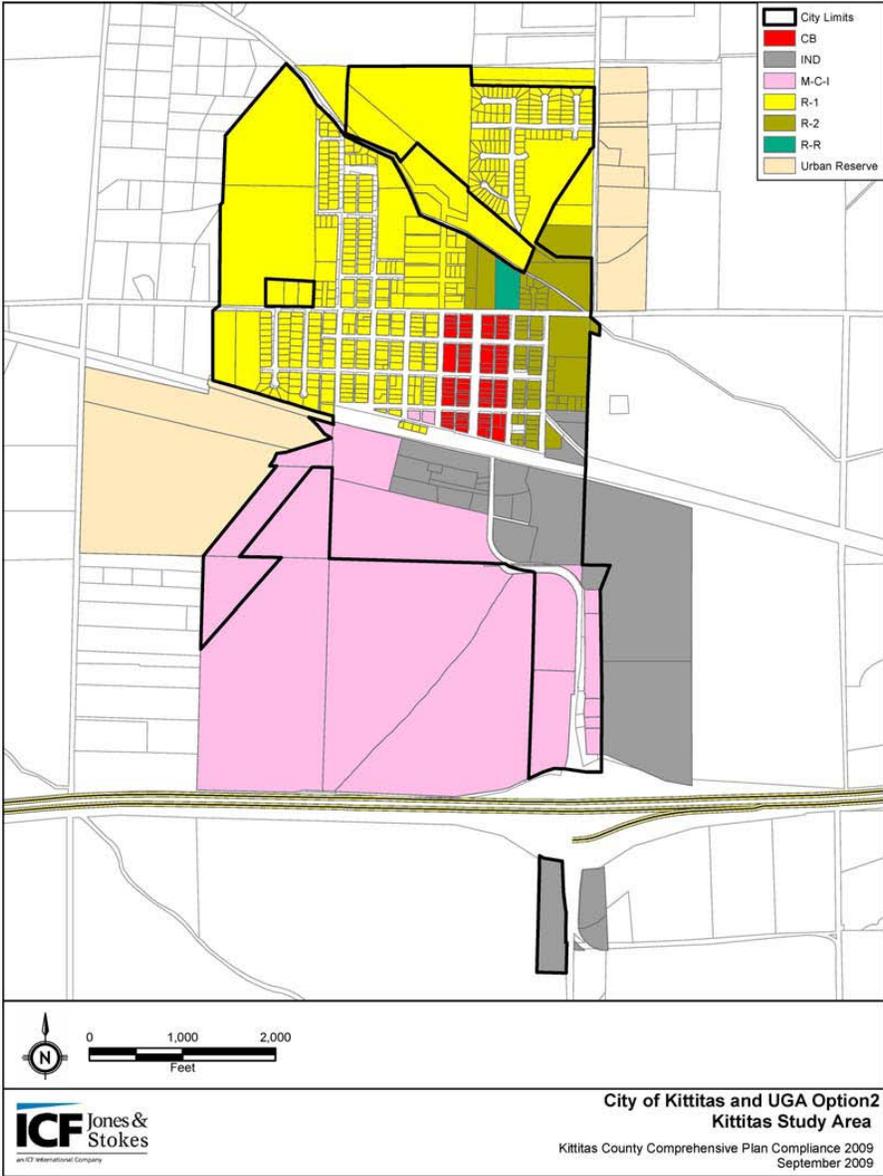
- Revise the UGA boundaries with the revised land capacity analysis.
- Future population of 2,056 based on Residential land capacity analysis.
- Addition of 370 homes based on capacity of land.
- Addition of 885 employees based on employment method 4.
- Urban reserve designation for areas removed from consideration as UGA.

This reduced UGA expansion is referred to as Option 2 in the technical memorandums prepared by Jones and Stokes, ICF and Berk and Associates (Attachment A). This option has been studied for capital facility and transportation implications. This option can be served based on the capital facility and transportation standards and facilities proposed, with option 2 having a population growth that is similar to that studied in the City's capital facility plans and is more compatible with the City's water plan.

UGA boundaries exclude the area east of No. 81 Road and the area west of the wastewater facility. These two areas will be designated as Urban Reserve. Thus, if future growth in the City indicated that UGA boundary expansion is warranted, these are the areas that would be first considered for expansion.

This reduced expansion area allows for future commercial development to be focused in the area of highest importance to the City, which is the area to the east of the wastewater facility and north of I-90. This change is also a more measured approach that allows for priority areas to be developed first, and if there is a greater demand, to expand the UGA as needed.

Figure 3. City of Kittitas UGA boundary Revised Expansion



Countywide Planning Policies

Proposed amendments to the Countywide Planning policies are as follows:

In 2010, the Eastern Washington Growth Management Hearings Board determined that the sizing of the Kittitas UGA remains invalid and directed Kittitas County to appropriately size the Kittitas UGA based on the urban growth projected to occur in the succeeding 20-years. Therefore, Kittitas County requested that the KCCOG adopt a revised population allocation as shown in Table 3:

Table 3. 2010 Population Allocation

<u>Jurisdiction</u>	<u>% of total</u>	<u>Population Allocation</u>	<u>Reserve Population Allocation**</u>	<u>Total Countywide Allocation</u>
<u>Roslyn/UGA</u>	<u>3%</u>	<u>1,584</u>	<u>159</u>	
<u>South Cle Elum/UGA</u>	<u>1.5%</u>	<u>792</u>	<u>79</u>	
<u>Kittitas/UGA</u>	<u>4.26%</u>	<u>2,056</u>	<u>194</u>	
<u>Cle Elum/UGA</u>	<u>19%</u>	<u>10,034</u>	<u>1,008</u>	
<u>Ellensburg/UGA</u>	<u>45%</u>	<u>23,764</u>	<u>2,387</u>	
<u>Kittitas County Rural</u>	<u>18.5%</u>	<u>9,771</u>	<u>982</u>	
<u>Reserve Population Allocation</u>	<u>8.74%</u>			
	<u>Total</u>	<u>48,001</u>	<u>4,809</u>	<u>52,810</u>

**The Reserve Population Allocation is the balance of population reallocated from the former Urban Growth Nodes to cities/UGAs and Kittitas County rural based on existing distribution percentages, excluding the City of Kittitas. Population reserve allocations should be incorporated into local government comprehensive plans after further detailed planning is conducted consistent with GMA and SEPA, addressing topics such as land use, capital facilities, and environmental conditions. This review would occur as part of a local government's docket or Comprehensive Plan review process.

This proposed change reflects the changed population allocation for the City of Kittitas UGA from 2,250 to 2,056. The remaining 194 population allocation was moved to the "reserve population allocation" column and will only be allowed after further detailed planning is conducted that is consistent with GMA and SEPA, addressing topics such as land use, capital facilities, and environmental conditions.

Comprehensive Plan

Proposed amendments to the Comprehensive Plan text are as follows:

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). A rural lands designated "Limited Area of More Intensive Rural Development" (LAMIRD) has been assigned to [Snoqualmie Pass](#), Easton, Ronald, Thorp, and Vantage; ~~and Snoqualmie Pass has been designated as an existing Master Planned Resort (MPR).~~ 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.

Kittitas County Code

Revisions to the Kittitas County Code (KCC) that are recommended to implement the recommendations presented in this document are as follows:

Chapter 15A.13 SITE PLAN REVIEW

Sections

[15A.13.010](#) Purpose.

[15A.13.020](#) Applicability.

[15A.13.030](#) Procedures.

[15A.13.040](#) Criteria for approval.

[15A.13.050](#) Amendments to approved site plans.

[15A.13.060](#) Appeals of site plan determinations.

15A.13.010 Purpose.

Site plan review is an evaluation of development plans to identify compliance with applicable regulations, requirements and standards; to ensure that the proposal is coordinated with known and planned development on adjacent sites and within the subarea; to determine whether roads, access, capital facilities and utilities are adequate to serve the proposed development; and to ensure that development will protect the health, safety and general welfare of County residents. (Ord. 2009-25, 2009)

15A.13.020 Applicability.

Site plan review and approval is required prior to the development, occupancy or use of any site within the [Snoqualmie Sub](#)area. Site plan review shall apply to all new development, redevelopment, expansion or site improvements that will change the physical conditions of a site and is required prior to issuance of building permit. Site plan review is not intended to review and determine the appropriateness of a given use on a particular site. (Ord. 2009-25, 2009)

15A.13.030 Procedures.

1. The process for review of a site plan shall be as follows:
 - a. Review of proposals that are consistent with the applicable land use designation in the Comprehensive Plan, [Resort Plan](#), and ~~Snoqualmie Pass~~-Subarea Plan, and with the applicable zoning designation shall be processed as an administrative decision and shall be determined by the Director of Community Development Services pursuant to [KCC 15A.07](#).
 - b. Review for proposals that also require preliminary subdivision approval or zoning reclassification shall be heard and decided by the Hearing Examiner, consistent with the procedures rezones specified in [KCC 15A.03](#).

2. Site plan review may be conducted independently or concurrently with any other development approval or permit required by this title.
3. Preapplication conference. A preapplication conference between the applicant and County staff is optional but is recommended. Refer to [KCC 15A.03.020](#).
4. Application Requirements. An application for site plan review shall include the following:
 - a. Narrative description of the proposal including: (a) site size, building size, and impervious surface coverage, and amount of area devoted to open space and recreation, landscaping and parking; calculations of gross and net density (b) designations of the property in the Comprehensive Plan, Snoqualmie Subarea Plan and zoning; (c) elevations and perspective drawings of proposed structures and other proposed improvements; (d) any agreements, covenants or other provisions that affect the proposal; and (e) signatures, mailing addresses and phone numbers of all owners of record or agents of the subject property.
 - b. Vicinity map, showing site boundaries and existing roads and accesses within and bounding the site;
 - c. Site plans, drawn to a scale no less than one inch equals fifty feet, showing the location and size of uses, buffer and open space areas, landscaped areas, areas of disturbance outside building footprints, and any existing structures, easements and utilities;
 - d. Topographic map, based on a site survey, delineating existing contours at no less than 5-foot intervals, and which locates existing streams, wetlands and other natural features;
 - e. Conceptual landscape plan;
 - f. Parking and circulation plan;
 - g. Preliminary stormwater management plan;
 - h. Preliminary utilities plan;
 - i. Other reports or studies as determined applicable by the Director, including but not limited to geotechnical, critical areas, and/or traffic;
 - j. SEPA environmental checklist unless the proposal is categorically exempt per KCC 15.04, Environmental Policy, or the applicant has agreed to prepare an environmental impact statement;
 - k. A list of the names and addresses of property owners of record within 500 feet of the project boundaries. The Director of Community Development Services may modify these requirements based on the size, scope and complexity of the proposal.
5. Review and processing of applications for site plan review shall follow the procedures for review of other project permits as specified in [KCC 15A.03](#). (Ord. 2009-25, 2009)

15A.13.040 Criteria for approval.

To be approved, or approved with conditions, a site plan must be consistent with the County's Comprehensive Plan, [Resort Plan](#), and the ~~Snoqualmie Pass~~ Subarea Plan, and with all applicable development regulations, codes and other County requirements. A proposed site plan shall also satisfy the criteria of [KCC 17.60B.050](#). (Ord. 2009-25, 2009)

15A.13.050 Amendments to approved site plans.

Proposed alterations to an approved site plan shall be processed consistent with KCC [17.36.070](#). (Ord. 2009-25, 2009)

15A.13.060 Appeals of site plan determinations.

Appeals of decisions on site plans shall follow the procedures of [KCC 15A.07](#). (Ord. 2009-25, 2009)

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Table A

Step 1 Step 2 Step 3 Step 4 Step 5 Step 6

	Public Comment Period	Open Record Hearing	Decision	Open Record Appeal	Closed Record Appeal	Judicial Appeal*
ADMINISTRATIVE						
Site Plan Review:	15 days	None	Staff	BOCC	None	Sup. Court
Zoning Variance:	15 days	None	Staff	BOA	None	Sup. Court
Zoning Administrative Conditional Uses ⁵ :	15 days	None	Staff	BOA	None	Sup. Court
Short Plats:	15 days	None	Staff	BCC	None	Sup. Court
Segregations/Lot Line Adjustments:	None	None	Staff	BCC	None	Sup. Court
SEPA Actions: Appeals of threshold determinations:	15 days	None	Staff	BOA/HE	None BCC	Sup. Court
SEPA Actions: The exercise of substantive SEPA authority and adequacy of an EIS ¹ :	15 days	None	Staff	BOA/BCC ²	None	Sup. Court
Independent administrative rulings:	None	None	Staff	BOA/BCC ³	None	Sup. Court
QUASI-JUDICIAL						
Zoning Conditional Uses:	15 days	BOA	BOA	None	None	Sup. Court
Long Plats:	15 days	HE	BCC	None	None	Sup. Court
Shorelines Substantial Development/Cnd. Use:	15 days	BOA	BOA	None	None	Shorelines Board
Shorelines Setback Variance:	15 days	HE	BOA	None	None	Shorelines Board
Site-Specific Rezone to Zoning Map (Including PUD) ⁴ :	30 days	HE	BCC	None	None	Sup. Court
Development Agreement:	30 days	BCC	None	None	None	Sup. Court

(Ord. 2009-25, 2009; Ord. 2000-07; Ord. 98-10, 1998)

¹ See [KCC 15A.01.040](#) for clarification of roles and responsibilities.

² Open record appeals of SEPA actions are heard by the hearing body making the decision on, or hearing the appeal of, the underlying application.

³ BOA for all actions associated with a project before them, all independent actions regarding [KCC Title 17](#), Zoning; BCC for all actions associated with a project before them, and for independent actions regarding all county policies, codes, and standards not associated with [KCC Title 17](#), Zoning.

⁴ Unless the rezone requires a comprehensive plan amendment which would then follow the comprehensive plan amendment process as outlined in [KCC Title 15B](#).

⁵ In the event that a procedural appeal is filed pursuant to Chapter [15A.04 KCC](#), the BOA shall consider and issue a final decision on both the administrative appeal and the underlying project permit application under a single consolidated open record hearing. In such an event, the BOA's decision on the underlying application shall be quasi-judicial.

Legend:

- BCC - Board of County Commissioners
- BOA - Board of Adjustment
- HE - Hearing Examiner
- PC - Planning Commission
- Staff - County administration

NOTE: In the case of combined applications which require public hearings before the planning commission and the board of adjustment, a joint hearing shall be held, and the board of adjustment decision shall be final and the planning commission recommendation transmitted to the board of commissioners for decision.

NOTE: In the case of application requiring combined legislative and quasi-judicial actions, a development agreement may provide for appropriate review and hearing body.

* Please review state revised and administrative code for appropriate judicial reviewing bodies.

17.37.050 Applications/approvals required for existing resorts.

1. Designation. An existing resort may be designated by the county as a master planned resort, consistent with [RCW 36.70A.362](#), through approval of a sub-area plan, [resort plan](#), and adoption of an MPR zoning overlay. The sub-area plan, [resort plan](#), and applicable zoning shall establish the range of uses, and the density, intensity and character of development that is permitted within the resort.
2. Development applications. Following designation of the site as an MPR, a property owner may submit a site-specific development application to the County which shall include an application for site plan review per [KCC 15A.13](#). A development agreement, consistent with [KCC 15A.11](#) and [RCW 36.70B.170](#), may be submitted in conjunction with each development application.
3. Environmental review pursuant to the State Environmental Policy Act (SEPA, [RCW 43,21C](#)), shall occur and shall address significant impacts associated with development and redevelopment of the existing resort. (Ord. 2009-25, 2009)