2010 Comprehensive Plan Map and Text Amendments

Docket 10-02

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Project Name</th>
<th>Brief Description of Suggested Amendment</th>
<th>Who Suggested Amendment</th>
<th>Staff Lead</th>
<th>Staff Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>10-02</td>
<td>Thorp Resource Lands</td>
<td>Evaluation of former Thorp UGN lands designated rural (A G 20) for Commercial Agricultural potential.</td>
<td>County Staff as part of the 2009 compliance process</td>
<td>Jeff Watson</td>
<td>Re-docket following the development of the Critical Areas Ordinance and Ag Industry needs Analysis</td>
</tr>
</tbody>
</table>

Kittitas County Community Development Services examined proposed land use and zoning map amendments. These amendments were docketed by CDS prior to the June 30th docketing deadline.

The following Goals, Policies, and Objectives (GPOs) from the Kittitas County Comprehensive Plan should be considered:

None at this time

The following Kittitas County Countywide Planning Policies should be considered:

None at this time

The following Kittitas County Code should be considered:

None at this time
Staff Analysis:

This proposal is for possible land use and zoning map amendments. This item was docketed for the purpose of informing and updating the Planning Commission, Board of County Commissioners, and the general public on the status of this body of work, docketed for the 2010 amendments during the 2009 compliance process.

Proposal: In August of 2007 the Eastern Washington Growth Management Hearings Board found that the designation of “Urban Growth Node” utilized by Kittitas County in its comprehensive plan for the developed but unincorporated areas of Thorp, Vantage, Easton, Snoqualmie Pass, and Ronald were not consistent with the provisions and designations outlined in the Growth Management Act. The Thorp element of the 2009 Comprehensive Plan compliance re-designation measures delineated a portion of the former UGN as a Type 1 LAMIRD (63.5 acres) and a portion as a Type 3 LAMIRD (34.7 acres). In so doing, the remaining approximately 350 acres of potentially Commercial Agriculture quality land was shifted to a “Rural” land use designation and an “Agriculture 20” zoning designation. This land, because of its UGN status, was excluded from all resource lands analysis during the first Comprehensive Plan development and adoption process (1996). In recognition of this fact County Staff and members of the consultant team assembled for the compliance process, felt it prudent and necessary for an analysis to be performed to determine whether any of this land meets the criteria for Agricultural Lands of long term significance (Commercial Agriculture land use and zoning). An Agricultural Study Overlay Zone for the area was created and temporary protection language was adopted to supplement the zoning code (Title 17) pending the outcome of the analysis.

Analysis: Kittitas County Community Development Services and Kittitas County Department of Public Works are in the process of developing and implementing several major long term planning projects, including:

- All Hazards Mitigation Planning
- Flood Task Force Work Program
- FEMA Floodplain Insurance Rate Map update
- Critical Areas Ordinance
- Shoreline Master Program Update
- Agricultural Industry Needs and Nature Analysis

Many aspects of these work programs dovetail, overlap, or run congruent with each other. In the interest of utilizing the limited staff and resources available in the most cost efficient and productive manner, it is imperative that the county develop and implement a deliberately constructed timeline of events. A carefully

1 Case No. 07-1-0004c Final Decision and Order; Issue no. 5; pg 34 (August 20, 2007)
2 Limited Area of More Intense Rural Development
designed natural progression of research and data collection will allow each program to build upon the other, minimizing redundancy and insuring that decision makers and the public as a whole have a complete picture for policy formulation. In the final report submitted to the Board of County Commissioners regarding compliance last year, county staff and the consultants were careful to point out that the resource lands analysis for Thorp was to be done “... in conjunction with its consideration of its critical areas regulations update...” and recognized the intent to “... study the needs and nature of the agriculture industries...”. During the implementation of the 2009-2010 work program, staff from the Department of Public Works and Community Development Services launched the first two studies on the above list which are the building blocks for the subsequent projects. Information gathered during these processes represents the beginnings of the natural progression which will lead to a Critical Areas Ordinance Update, and a new Master Shoreline Program at its culmination which must be completed by 2013. In all likelihood the research and data required for this analysis will be assembled within the next year and this item will appear on the 2011 comprehensive plan amendment process. In the meantime all provisions put in place in the Agricultural Study Overlay Zone will continue to protect this area.

**Recommendation: No action is required for this docketed item.**

**Suggested Findings of Fact:**

No findings are required.

---

3 \Ardale\teams\CDS\Document\Comp Plan\Comp Plan Compliance\the record\KittitasCompPlan_BOC\final\documents 12-22-09\q_complete.pdf
Figure 14. BOCC Approved Agriculture Study Overlay Zone
Thorp Study Area

Kittitas County Comprehensive Plan Compliance 2009
December 2009
Agriculture Study Overlay Zone

The County’s revised designation and de-designation criteria for Agricultural and Forest Lands of Long Term Commercial Significance is included in the recommended Comprehensive Plan revisions (see Attachment A).

Some portions of the Thorp study area meet some, though not all, of the proposed criteria for designation of agriculture lands of long-term commercial significance. The County intends to study the needs and nature of the agriculture industries and the designation criteria in conjunction with its consideration of its critical areas regulations update. In the interim, an agriculture study overlay zone is adopted for the Thorp study area; and standards proposed under Title 17 that would be applied to the overlay zone (see Attachment D). The overlay zone consists of the following.

- **Agriculture Study Overlay Zone** – Properties containing prime farmland soils, as defined by United States Department of Agriculture Soil Conservation Service in Agriculture Handbook No. 210, and located in the former Thorp Urban Growth Node Boundaries and outside of LAMIRD boundaries.

Figure 14 presents the Agriculture Study Overlay Zone.
Chapter 17.08 Definitions

17.08.035 Agriculture Study Overlay Zone

Properties containing prime farmland soils, as defined by United States Department of Agriculture Soil Conservation Service in Agriculture Handbook No. 210, and located in the former Thorp Urban Growth Node Boundaries and outside of LAMIRD boundaries.

Chapter 17.29 A-20 Agricultural Zone

17.29.020 Uses permitted.

A. The following uses are permitted:

1. One-family or two-family dwellings;
2. Parks and playgrounds;
3. Public and parochial schools, public libraries;
4. Single family homes not including mobile homes or trailer houses;
5. Duplexes and residential accessory buildings;
6. All types of agriculture and horticulture not otherwise restricted or prohibited herein;
7. Agriculture, livestock, poultry or swine or mink raising, and other customary agricultural uses, provided that such operations shall comply with all state and/or county health regulations and with regulations contained in this title related to feedlots;
8. Community clubhouses, parks, playgrounds, public utility buildings, pumping plants and substations;
9. Commercial greenhouses and nurseries;
10. Roadside stands for the display and sale of fruits and vegetables raised or grown on the premises when located not less than forty-five feet from the centerline of a public street or highway;
11. Existing cemeteries;
12. Airport;
13. Processing of products produced on the premises;
14. Forestry, including the management, growing and harvesting of forest products, and including the processing of locally harvested forest crops using portable equipment;
15. Home occupations that do not involve outdoor work or activities, which do not produce noise.
16. Gas and oil exploration and construction;
17. Uses customarily incidental to any of the above uses;
18. Any use not listed which is nearly identical to a listed use, as judged by the administrative official, may be permitted. In such cases, all adjacent property owners shall be given official notification for an opportunity to appeal such decisions to the county board of adjustment within ten working days of notification pursuant to Title 15A of this code, Project permit application process.
19. Accessory Dwelling Unit (if in UGA or UGN)
20. Accessory Living Quarters
21. Special Care Dwelling
**B. Agriculture Study Overlay Zone:** The list of permitted in subsection A shall apply, except that the following uses are not permitted:

1. Parks and playgrounds;
2. Public and parochial schools, public libraries;
3. Duplexes and residential accessory buildings;
4. Community clubhouses, parks, playgrounds, public utility buildings, pumping plants and substations;
5. Airport;
6. Gas and oil exploration and construction;

**17.29.040 Lot size required.**

**A.** Minimum lot (homesite) requirements in the agricultural (A-20) zone are:

1. Twenty acres for any lot or parcel created after the adoption of the ordinance codified in this chapter, except that one smaller lot may be divided off any legal lot; provided such parent lot is at least eight acres in size; and provided, that such divisions are in compliance with all other county regulations (e.g., on-site septic system). Parcels must be located within the Agriculture-20 zone at the date of the adoption of this code. Once this provision has been applied to create a new parcel, it shall not be allowed for future parcel subdivision, while designated commercial agricultural zone. Onetime splits shall be completed via the short plat process. The onetime parcel split provision should be encouraged where it is adjacent to ongoing commercial agricultural practices, especially since the intent of this provision is to encourage the development of homesite acreage rather than removing commercial agricultural lands out of production.

2. In no case shall there be more than two dwellings (residences) on any lot or tax parcel unless such parcel is twice the required minimum (twenty-acre) size. (Ord. 2007-22, 2007; Ord. 96-15 (part), 1996; Ord. 95-13 (part), 1995: Ord. 83Z-2 (part), 1983; Res. 83-10, 1983)

**B. Agriculture Study Overlay Zone:** Properties containing prime farmland soils with capability grades between 1 and 4 shall be a minimum of 20 acres in size.