PLANNING COMMISSION
FINDINGS OF FACT

2011 Annual Kittitas County Comprehensive Plan Amendment

The Planning Commission submits the following findings of fact, conclusions at law, and recommendations to the Kittitas County Board of County Commissioners related to the 2011 Annual Kittitas County Comprehensive Plan Amendment:

1. The Planning Commission finds that Kittitas County Community Development Services held two open houses on the 2011 Comprehensive Plan amendments on August 23, 2011 in Cle Elum and on August 25, 2011 in Ellensburg. Notice of these open houses was provided in a County annual Comprehensive Plan newsletter which, on August 5, 2011, was posted on the County website and distributed to parties pursuant to KCC 15B. The dates for the open houses also appeared in the Daily Record and the Northern Kittitas County Tribune.

2. The Planning Commission finds that, pursuant to KCC 15A and KCC 15B, there was notice for the September 13, 2011 Planning Commission hearing to consider the annual docket. This notice was published in the official county newspaper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. Further, legal notices were published in the Daily Record and the Northern Kittitas County Tribune on August 25, 2011.

3. The Planning Commission finds that public hearing was held on September 13, 2011. Testimony was taken from those persons present at said hearing that wished to be heard and the necessary inquiry has been made into the public interest.

4. The Planning Commission finds that on October 11, 2011, deliberations and decisions were made on the 2011 Annual Kittitas County Comprehensive Plan Amendment.

5. The Planning Commission forwards to the Board of County Commissioners their recommended Findings of Fact for the 2011 Annual Kittitas County Comprehensive Plan Amendment:

11-01 Columbia Plateau Energy Facility LLC/Amend KCC 17.61A.035 for pre-identified areas for siting of wind farms to add area located in several Sections in Township 18N, Range 20E and Township 19N, Range 20E.

1. The Planning Commission finds that on June 29, 2011, Kittitas County Community Development Services received an application from Columbia Plateau Energy Facility LLC, for a proposed map and text amendment to KCC 17.61A.035 and related mapping for pre-identified areas for siting of wind farms to add area located in several Sections in Township 18N, Range 20E and Township 19N, Range 20E.

2. Testimony was given by the proponent.

3. Oral adverse testimony was given on this proposal.
4. The Planning Commission finds that staff forwarded the proposed application without recommendation

5. On October 11, 2011 the Planning Commission did not recommend approval to the Board of County Commissioners the application based on the information submitted by a vote of 5 to 0.

11.02 Swauk Valley Ranch, LLC/Amend Chapter 17.12 to include a Wind Farm Site Overlay zone and add a new Wind Farm Site Overlay for 380 acres located within the “Swauk Ranch.”

1. The Planning Commission finds that on June 30, 2011, Kittitas County Community Development Services received an application from Swauk Valley Ranch, LLC, for a proposed map amendment to add a Wind Farm Overlay Zone at the Swauk Ranch and proposed Wind Farm Site Overlay. The specific amendments to Chapter 17.12, Zones Designated Maps, and amendments to the County’s “Official Zoning Map”.

2. Testimony was given by the proponent.

3. Oral adverse testimony was given on this proposal.

4. The Planning Commission finds that staff forwarded the proposed application without recommendation.

5. On October 11, 2011 the Planning Commission recommended approval to the Board of County Commissioners the application based on the information submitted by a vote of 5 to 0.

11.03 Sustainability Strategy/Comprehensive Plan amendments for renewable energy projects, such as solar facilities

1. The Planning Commission finds that on June 30, 2011, Kittitas County Community Development Services proposed text amendments to Kittitas County Comprehensive Plan, Chapter 6. Utilities, for solar facilities. Specific text amendments were prepared and posted on the County website on August 5, 2011.

2. Testimony was given by the proponent.

3. Adverse testimony was not given on this proposal.

4. The Planning Commission finds that staff recommended approval of the proposed application.

5. On October 11, 2011 the Planning Commission recommended approval to the Board of County Commissioners the application based on the information submitted by a vote of 5 to 0.

11-04 Bowers Field Overlay Zone/Amend Comprehensive Plan text for the Kittitas County Airport and Title 17 to establish a regulatory zoning overlay for the portion of the Innovative Partnership Zone in the County and the County airport property, and include renewable energy resources as an
The Planning Commission finds that on June 30, 2011, Kittitas County Community Development Services prepared a proposed map and text amendments to include a new overlay zone on the zoning map and related Comprehensive Plan and Zoning Code text amendments.

2. Testimony was given by the proponent. Staff gave a summary of the amendment in a presentation to the Planning Commission.

3. Adverse testimony was not given on this proposal.

4. The Planning Commission finds that staff recommended approval of the proposed application.

5. On October 11, 2011 the Planning Commission recommended approval to the Board of County Commissioners the application based on the information submitted by a vote of 5 to 0.

11-05 Capital Facilities Plan/ General rewrite and reorganization of Capital Facilities element of the Comprehensive Plan (i.e., include a summary facilities chart). Postpone more comprehensive amendments to future year(s)

1. The Planning Commission finds that on June 30, 2011, Kittitas County Community Development Services prepared a proposed text amendment for the general rewrite and reorganization of Capital Facilities element of the Comprehensive Plan.

2. Testimony was given by the proponent. Staff gave a summary of the amendment in a presentation to the Planning Commission.

3. Adverse testimony was not given on this proposal.

4. The Planning Commission finds that staff recommended approval of the proposed application.

5. On October 11, 2011 the Planning Commission recommended approval to the Board of County Commissioners the application based on the information submitted by a vote of 5 to 0.

11-06 Electric Vehicle Infrastructure/ Amend sections of Title 10; Title 12; Title 15; and Title 17 to adopt new regulations for electric vehicle charging stations, parking spaces, signs, and land use review and zoning.

1. The Planning Commission finds that on June 30, 2011, Kittitas County Community Development Services proposed text amendments to sections of Title 10; Title 12; Title 15; and Title 17 to adopt new regulations for electric vehicle infrastructure. Specific text amendments were prepared and posted on the County website on August 5, 2011.
2. Testimony was given by the proponent. Staff gave a summary of the amendments in a presentation to the Planning Commission.

3. Adverse testimony was not given on this proposal.

4. The Planning Commission finds that staff recommended approval of the proposed application.

5. On October 11, 2011 the Planning Commission recommended approval to the Board of County Commissioners the application based on the information submitted by a vote of 5 to 0.

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11-07 KCC 14.08: Flood Damage Prevention/ Amend provisions for flood hazard reduction to include standards for filling, grading, and other development activities that may increase flood damage

1. The Planning Commission finds that on June 30, 2011, Kittitas County Community Development Services prepared a proposed text amendment to KCC 14.08.

2. Testimony was given by the proponent. Staff gave a summary of the amendment in a presentation to the Planning Commission.

3. Testimony was not given on this proposal.

4. The Planning Commission finds that staff recommended approval of the proposed application.

5. On October 11, 2011 the Planning Commission recommended approval to the Board of County Commissioners the application based on the information submitted by a vote of 4 to 1 with Commissioner Cullinane voting no.

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11-08 KCC 15.04: SEPA/ Amend for consistency with WAC 173-806 (Model Ordinance) and SEPA WACs; clarify third-party EIS procedures; change process so SEPA appeals are judicial.

1. The Planning Commission finds that on June 30, 2011, Kittitas County Community Development Services prepared a proposed text amendment to KCC1 15.04.

2. Testimony was given by the proponent. Staff gave a summary of the amendment in a presentation to the Planning Commission.

3. Adverse testimony was not given on this proposal.

4. The Planning Commission finds that staff recommended approval of the proposed application.
5. On October 11, 2011 the Planning Commission **recommended approval** to the Board of County Commissioners the application based on the information submitted by a vote of 5 to 0.

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**11-09 KCC 15A: Permit Application Process/ Minor consistency and clarity amendments; amendments for permit review efficiencies, including mandating pre-application meetings for some types of applications (e.g., conditional use permits, shoreline permits).**

1. The Planning Commission finds that on June 30, 2011, Kittitas County Community Development Services prepared a proposed text amendment to KCC 15A.030.020 Pre-application conference.

2. Testimony **was not** given by the proponent. Staff gave a summary of the amendment in a presentation to the Planning Commission.

3. Adverse testimony **was not** given on this proposal.

4. The Planning Commission finds that staff recommended approval of the proposed application.

5. On October 11, 2011 the Planning Commission **recommended approval** to the Board of County Commissioners the application based on the information submitted by a vote of 5 to 0.

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**11-10 KCC 15B: Comprehensive Plan Amendments Process/ Establish submittal requirements, including SEPA environmental checklists.**

1. The Planning Commission finds that on June 30, 2011, Kittitas County Community Development Services prepared a proposed text amendment to KCC 15B Comprehensive Plan Amendment Process.

2. Testimony **was** given by the proponent. Staff gave a summary of the amendment in a presentation to the Planning Commission.

3. Adverse testimony **was not** given on this proposal.

4. The Planning Commission finds that staff recommended approval of the proposed application.

5. On October 11, 2011 the Planning Commission **recommended approval** to the Board of County Commissioners the application based on the information submitted by a vote of 5 to 0.
11-11  **KCC 16: Administrative Segregations Process/ Revise sections of KCC 16 to create a clear review process for administrative segregations.**

1. The Planning Commission finds that on June 30, 2011, Kittitas County Community Development Services prepared a proposed text amendment to KCC 15B Comprehensive Plan Amendment Process.

2. Testimony **was given by the proponent.** Staff gave a summary of the amendment in a presentation to the Planning Commission.

3. Adverse testimony **was not given** on this proposal.

4. The Planning Commission finds that staff recommended approval of the proposed application.

5. On October 11, 2011 the Planning Commission **recommended approval** to the Board of County Commissioners the application based on the information submitted by a vote of 5 to 0.

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11-12  **KCC 16: Short Plat Amendment Process/ Revise sections Title 15A and add new subsection (KCC 16.32.100) to establish a simple process for amending recorded short plats**

1. The Planning Commission finds that on June 30, 2011, Kittitas County Community Development Services prepared a proposed text amendment to KCC 16.32 to allow a process to amend recorded short plats.

2. Testimony **was given by the proponent.** Staff gave a summary of the amendment in a presentation to the Planning Commission.

3. Adverse testimony **was given from a representative of the Yakama Nation on this proposal.**

4. The Planning Commission finds that staff recommended approval of the proposed application.

5. On October 11, 2011 the Planning Commission **recommended approval** to the Board of County Commissioners the application based on the information submitted by a vote of 5 to 0.

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11-13  **KCC 16.05: Binding Site Plan/ Revise sections of Title 16 to fix inconsistencies in current process. Amendments to include line edits based on Prosecutor’s Office direction**

1. The Planning Commission finds that on June 30, 2011, Kittitas County Community Development Services prepared a proposed text amendment to KCC 16.05 Binding Site Plan.

2. Testimony **was given by the proponent.** Staff gave a summary of the amendment in a presentation to the Planning Commission.

3. Adverse testimony **was not given** on this proposal.
4. The Planning Commission finds that staff recommended approval of the proposed application.

5. On October 11, 2011 the Planning Commission recommended approval to the Board of County Commissioners the application based on the information submitted by a vote of 5 to 0.

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11-14 KCC 16: Fire Protection and Access for Subdivisions/ Revise Sections KCC 16.12.150 and KCC 16.12.160 to provide clarity for the County’s ability to require a second access for fire protection (i.e. reference and coordinate with amendments to Fire Code and Road Standards updates)

1. The Planning Commission finds that on June 30, 2011, Kittitas County Community Development Services prepared a proposed text amendment to KCC 16 Subdivision.

2. Testimony was given by the proponent. Staff gave a summary of the amendments in a presentation to the Planning Commission.

3. Adverse testimony was not given on this proposal.

4. The Planning Commission finds that staff recommended approval of the proposed application.

5. On October 11, 2011 the Planning Commission recommended approval to the Board of County Commissioners the application based on the information submitted by a vote of 5 to 0.

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11-14 KCC 16: Fire Protection and Access for Subdivisions/ Revise Sections KCC 16.12.150 and KCC 16.12.160 to provide clarity for the County’s ability to require a second access for fire protection (i.e. reference and coordinate with amendments to Fire Code and Road Standards updates)

1. The Planning Commission finds that on June 30, 2011, Kittitas County Community Development Services prepared a proposed text amendment to KCC 16 Subdivision.

2. Testimony was given by the proponent. Staff gave a summary of the amendments in a presentation to the Planning Commission.

3. Adverse testimony was not given on this proposal.

4. The Planning Commission finds that staff recommended approval of the proposed application.

5. On October 11, 2011 the Planning Commission recommended approval to the Board of County Commissioners the application based on the information submitted by a vote of 5 to 0.
11-15  GPO 2.94C Establish Urban Reserve Policy/ New Comprehensive Plan policy text for “Urban Reserve”.

1. The Planning Commission finds that on June 30, 2011, Kittitas County Community Development Services prepared a proposed text for a new Urban Reserve Comprehensive Plan Policy.

2. Testimony was given by the proponent. Staff gave a summary of the amendment in a presentation to the Planning Commission.

3. Adverse testimony was not given on this proposal.

4. The Planning Commission finds that staff recommended approval of the proposed application.

5. On October 11, 2011 the Planning Commission recommended approval to the Board of County Commissioners the application based on the information submitted by a vote of 5 to 0.

11-16  KCC 17.13: Transfer of Development Rights/ Revise Chapter 17.13 related to eligibility of sending sites. Clarity amendment for related Comprehensive Plan policy

1. The Planning Commission finds that on June 30, 2011, Kittitas County Community Development Services prepared a proposed text amendment to Kittitas County Code Chapter 17.13 Transfer of Development Rights (TDR).

2. Testimony was given by the proponent. Staff gave a summary of the amendment in a presentation to the Planning Commission.

3. Adverse testimony was not given on this proposal.

4. The Planning Commission finds that staff recommended approval of the proposed application.

5. On October 11, 2011 the Planning Commission recommended approval to the Board of County Commissioners the application based on the information submitted by a vote of 5 to 0.

11-17  Central Cascades Property Rezone/ Amend zoning map from Forest and Range (F-R) to General Industrial (G-I) to address inconsistency with Comp Plan following Ordinance 2007-38, which approved a Comp Plan map amendment to General Industrial.

1. The Planning Commission finds that on June 30, 2011, Kittitas County Community Development Services received an application from Central Cascades Land Company, Inc., for a proposed map amendment from Forest & Range to General Industrial.

2. Testimony was given by the proponent. Staff gave a summary of the amendment in a presentation to the Planning Commission.
3. Adverse testimony **was not** given on this proposal.

4. The Planning Commission finds that staff recommended approval of the proposed application.

5. On October 11, 2011 the Planning Commission **recommended approval** to the Board of County Commissioners the application based on the information submitted by a vote of 5 to 0.

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Grant Clark, Chairman, Kittitas County Planning Commission  Date

10/14/14