



# Kittitas County 20-year Comprehensive Plan Update - 2037

## Comprehensive Plan Audit – Land Use Element

### Land Use Element

\*See Audit Reference Guide for explanation and instructions

GPO #	General Goals   Policies	Remove	Move	Revise	Goal/Policy	Justification	Implementation
<b>Introduction</b>							
<u>New</u>	<u>References to recreation and open spaces</u>					<u>RCW 36.70A.070(1), response to visioning process, topic raised in visioning process</u>	
2.34	<p>The UGAs shall be consistent with the following criteria:</p> <ul style="list-style-type: none"> <li>a. Each UGA shall provide sufficient urban land to accommodate future population/employment projections through the designated planning period;</li> <li>b. Lands included within UGAs shall either be already characterized by urban growth or directly adjacent to such lands;</li> <li>c. Existing urban land uses and densities should be included within UGAs;</li> <li>d. UGAs shall provide a balance of industrial, commercial, and</li> </ul>						



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## Comprehensive Plan Audit – Land Use Element

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	residential lands; e. Each UGA shall have the anticipated financial capability to provide infrastructure/services needed in the areas over the planning period under adopted concurrency standards; f. Protect natural resource and critical areas; g. Encourage the conversion of undeveloped lands into urban densities (infill); h. Provide for the efficient provision of public services; i. Promote a variety of residential densities; and, j. Include sufficient vacant and buildable land.						
<b>Land Use Goals</b>							
2.7	Maintain a flexible balance of land uses which will protect, preserve, and enhance the rural character, historical forest lands, agricultural industries, mineral lands, and high quality environment.						
2.10B	<del>Identify specific geographic study areas, for</del>				<u>P</u>	<u>Sub-area planning is important</u>	



# Kittitas County 20-year Comprehensive Plan Update - 2037

## Comprehensive Plan Audit – Land Use Element

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	<u>Encourage</u> future subarea planning <u>efforts</u> to more directly implement land use and economic development measures.						
2.11	Provide adequate and efficient fire services to all areas of the County. <u>Participate in the Community Fire Wise Programs.</u>					<u>Duplication of policy below 2.11 (page 4, third down)</u>	
2.12A	Collaborate with cities to <del>develop</del> <u>participate in the County's</u> transfer of development rights (TDR) program, to encourage and promote the protection of Rural Lands, <del>Natural Resource Lands</del> <u>and frequently flooded areas.</u> , <del>Forest Lands and Agriculture Lands.</del>				<u>G</u>	<u>Check County's current TDR program; amend natural resource lands definition to be consistent with CPPs.</u>	<u>17.13 County Code</u>
2.43B	Promote the development of large-scale, high-intensity urban land uses within the UGA where there is supporting infrastructure.						
2.43C	Development outside of UGAs should be low-intensity, minimally impactful, and small-scale in nature."						
RRL 8.112	Development densities, intensities or uses that require urban level of services should not be allowed outside of urban areas.					<u>CPP citation; RCW 36.70A.030(17) for rural govt services</u>	
RRL 8.130	Identify, designate, and protect agriculture transportation corridors that facilitate farm use.		<u>X</u>			<u>Move to Transportation Element;</u>	



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<b>General Land Use Policies</b>							
2.4	Minimize the cost of providing public services and utilities by directing urban growth and development to areas where public roads and services can support such growth, <del>and where development will cause minimal environmental degradation. Reduce the conversion of land for development, and concentrate future growth in urban growth areas.</del>					<u>New policy from last sentence; natural env language covered in NE Element</u>	
<u>NEW</u>	<u>Reduce the conversion of land for development, and concentrate future growth in urban growth areas.</u>						
2.11	<del>Continue to implement the most current version of the International Fire Code including the Urban—Wildland Interface Code (UWIC)</del>	X				<u>Unnecessary language</u>	
2.11	<u>Encourage Develop</u> Community Fire Wise Plans.					<u>Research Community Fire Wise</u>	<u>Check with Fire Marshall and Building dept.</u>
2.11	<del>Encourage coordination with and between Fire Districts</del>		X			<u>Move to CFP, not directly land use related</u>	
2.11	<del>Encourage coordination with the Washington State Department of Natural Resources.</del>	X				<u>Unnecessary</u>	
2.21 D	<del>Identify</del> <u>Promote</u> areas where compatible mixed commercial and industrial uses can					<u>Job creation;</u>	



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	be sited.						
2.29	Pursue consistency in development regulations in urban growth areas with adjacent cities. This may be accomplished through: <ul style="list-style-type: none"> <li>• Potential Annexation Areas (PAAs)</li> <li>• Coordination through the Conference of Governments</li> <li>• Development of Interlocal agreements</li> <li>• Use of overlay zones such as Rural Transition Zones</li> </ul>						
2.30B	Expansion of a UGA shall be characterized by urban development and be supported by population forecasts and land capacity analysis. <del>Any UGA expansions should preserve rural areas.</del>						
	<u>Any UGA expansions should preserve rural areas.</u>					<u>Consider deletion based on COG process regarding population allocation. May not be needed for this update cycle.</u>	
2.32A	Accommodate future expansion of utilities and roadways in a <del>logical</del> manner <u>consistent with planned densities and uses</u> for new development in UGAs.						
2.32A	<del>Expansion of utilities and roadways shall not</del>					<u>Consider deletion as this issue is</u>	



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## Comprehensive Plan Audit – Land Use Element

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	<del>be made exclusively to accommodate new development outside of urban growth areas.</del>					<u>covered in RCW and WAC and may be better addressed in Rural Element (see 8.23).</u>	
2.33	Develop a study area around each Urban Growth Area that may lead to the development of a Rural Transition Zone overlay. The study area should consider but not be limited to: <ul style="list-style-type: none"> <li>• Strategies to accommodate urban development in the 20-to-50-year planning horizon</li> <li>• Shadow platting to plan for and accommodate future development</li> <li>• Transfer of Development Rights receiving areas</li> <li>• Use of Cluster Development</li> <li>• <u>Urban design standards consistent with adjacent or nearby cities</u></li> <li>• <u>Development of a Rural Transition Zone overlay.</u></li> </ul>						
2.40	<del>Encourage the location of retail uses (general merchandise, clothing, appliance, auto, sporting goods) in or near existing business districts.</del>					<u>Unnecessary. This can happen without the policy. Consider policy to promote and allow neighborhood scale retail services in and within walking distance of neighborhoods, as an alternative to</u>	



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						<a href="#">driving to existing business districts.</a>	
NEW	<del>Target</del> <a href="#">Promote infill development of vacant or under-tilized properties for infill development</a>						
NEW	<del>Ensure regional consistency with Countywide Planning Policies (CPPs)</del>					<a href="#">Required without policy</a>	
NEW	<del>Develop a process</del> <a href="#">Have a process</a> for the siting of Essential Public Facilities					<a href="#">Required.</a>	<a href="#">New development regulations.</a>
NEW	<del>Address flexible parking requirements in targeted areas (reduction in parking requirements to support development)</del>					<a href="#">Already flexible as there are limited parking requirements in the Kittitas County Code</a>	
NEW	<del>Promote</del> <a href="#">Green building and incentives/environmental stewardship through development regulations.</a>					<a href="#">Can do this voluntarily and existing programs address these issues. Premature to provide more specific policy direction.</a>	
NEW	<del>Designate areas (if any) in the County that should be targeted for specific redevelopment or additional planning focus</del>					<a href="#">Could be done as an annual Comp Plan update.</a>	
NEW	<del>Promote neighborhood character; outline desired neighborhood design in certain districts, if any (e.g. desired densities; pedestrian scale, etc.)</del>					<a href="#">Consider at City level and in interlocal agreements.</a>	
NEW	<del>Encourage pedestrian scaled design of commercial areas (or other land uses)</del>					<a href="#">Consider at City level and in interlocal agreements.</a>	
NEW	Walkability/public health					<a href="#">Incorporate this in policies in Land Use</a>	



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						<a href="#">this and other Elements.</a>	
NEW	<del>Groundwater protection</del>					<a href="#">Addressed in other elements</a>	
NEW	<del>Discourage the conversion of designated industrial lands to other uses in order to protect and maintain industrial land supply.</del>					<a href="#">Covered in 2.21A</a>	
<b>Industrial Lands</b>							
2.21A	Ensure an adequate supply of appropriate land in parcel sizes adequate to allow for future development as industrial uses or the expansion of existing industrial uses.						
2.21B	Plan capital facility <a href="#">and infrastructure investments expenditures</a> to facilitate the development of lands designated for industrial uses.						
2.44	Designate industrial land in areas convenient to utilities, fire protection, and to major transportation facilities (air, rail, freeway). Industrial developments may be located beyond UGAs.						
2.45	Industrial uses located adjacent to residential areas or along scenic routes should be situated so as to minimize impacts on those areas. These industrial uses should provide screening and other measures to achieve compatibility.						<a href="#">What regulation implements this? Should this be narrowed to designated scenic routes?</a>
<b>Historical and Cultural Lands</b>							





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## Comprehensive Plan Audit – Land Use Element

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2.23	Collaborate with the Department of Archaeology and Historic Preservation and the Yakama Nation to protect historic lands and cultural resources in the County.						
2.24	Support initiatives to improve public awareness of historic lands and cultural resources, for example, interpretive exhibits, signage, or formal designation on local, <u>State</u> , or federal registries.						
RRL 8.80	<del>Historic and archeological features designated by the County shall be preserved and protected from any development.</del>					<u>Need to research if any have been designated. Delete as this is covered by 2.23.</u>	
<b>Commercial Lands</b>							
2.43A	<del>Evaluate, monitor, and improve development standards to ensure compatibility between adjacent commercial and non-commercial uses through bulk, height, and scale standards.</del>						
2.43A	<del>Evaluate, monitor, and improve development standards to promote compatibility between adjacent land uses.</del>					<u>Covered in revised 2.43A</u>	
2.43 D	Ensure the adequate supply of developable property to accommodate the siting of new, and the expansion of existing, commercial uses.						



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## Comprehensive Plan Audit – Land Use Element

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<b>Airports</b>							
2.46A	Maintain an Airport Layout Plan for the Kittitas County Airport (Bowers Field) in conformance with the Federal Aviation Administration and Washington State Department of Transportation Aviation Division..						
2.46B	Consider aviation easements in the <a href="#">Airport Overlay Zone(s)</a> where appropriate to ensure compatibility.						
2.46D	<p>The County will continue to implement the following <a href="#">Federal Aviation Administration</a> safety zones within the <a href="#">Airport Overlay Zone(s)</a> to protect airport operations and reduce safety risks:</p> <ul style="list-style-type: none"> <li>• Inner Safety Zone</li> <li>• Inner Turning Zone</li> <li>• Outer Safety Zone</li> <li>• Sideline Zone</li> <li>• Traffic Pattern Zone</li> </ul>						
2.46E	Encourage aviation-related land uses in the <a href="#">Airport Overlay Zone(s)</a> , provided that the FAA airport design criteria are met.						
2.46F	Promote economic development and employment opportunities for the Airport Industrial Zone and Bowers Field Overlay					<a href="#">Check zone district reference.</a> <a href="#">Coordinate with the Airport Master Plan update process.</a>	



# Kittitas County 20-year Comprehensive Plan Update - 2037

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	Zone through the Airport Master Plan.						
2.46 G	Establish zoning standards which will ensure that industrial uses will not impact airborne aircraft because of height structures, smoke, glare, lights which shine upward, and radio transmissions, nor any water impoundments or sanitary landfills which would create hazards from waterfowl to airborne aircraft.					<a href="#">Investigate Mercer Creek flooding issues.</a>	
2.46 H	Promote renewable energy developments and industries within the Bowers Field Overlay Zone.						
<b>Master Planned Resorts - <a href="#">Check if any revisions are necessary given only one MPR exists in County.</a></b> <b><a href="#">Consider policy to limit any future MPRs.</a></b>							
RRL 8.70	A MPR must be planned and designed to minimize impact upon the rural character of Kittitas County by examining the entire site or area and adjacent lands and communities, and shall avoid significant negative impacts upon surrounding areas.						
RRL 8.72	A variety of urban residential densities should be included in a MPR site design, providing efficient, compact residential land use. Residential uses may include single-family detached lots and multi-family and attached residential structures. Clustering of						



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	residential units shall be done in a manner that preserves open space. Overall MPR density shall not exceed an average of one unit per acre over the entire site of the MPR.						
RRL 8.75	A MPR should be physically and visually separated from the nearest developed area.						
RRL 8.76	A substantial physical buffer should be included in a MPR's internal site design, allowing adjacent lands to be separated from the MPR so that activities within the MPR create no significant increases in ambient noise, reductions in air quality, or visual alterations outside the MPR. <u>Natural features such as water bodies, vegetation cover, slopes, or existing man-made features should be utilized as the MPR's buffer. The actual width of a MPR's buffer shall be evaluated to determine the appropriate separation from adjacent lands.</u>						
RRL 8.76	<del>Natural features such as water bodies, vegetation cover, slopes, or existing man-made features should be utilized as the MPR's buffer.</del>						
RRL 8.76	<del>The actual width of a MPR's buffer shall be evaluated to determine the appropriate separation from adjacent lands.</del>						



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RRL 8.78	A MPR should maintain and enhance the surrounding and critical area physical environment. Planning for a					<a href="#">Add missing text from this policy.</a>	
RRL 8.80	Historic and archeological features designated by the County shall be preserved and protected from any development.						
RRL 8.82	Natural and man-made recreational facilities and opportunities shall be the central focus of a MPR.						
RRL 8.83	Recreational facilities must be included with initial development phases of a MPR.						
RRL 8.84	Recreational facilities and visitor accommodations should be phased along with other types of development within a MPR.						
RRL 8.86	A MPR should have a primary focus on short-term visitor accommodations, including vacation and second homes. Other residential uses may be permitted within a MPR.						
RRL 8.89	An adequate supply of affordable employee housing within a MPR, or within a reasonable distance of a MPR, should be demonstrated. If this supply cannot be demonstrated, steps should be taken to						



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	mitigate the lack of affordable housing supply, so that an unreasonable burden is not placed on the affordable housing markets of surrounding communities.						
RRL 8.90	Retail and commercial services shall be designed to serve only the users of the MPR, and should be limited in scope and location to serve only as ancillary uses within the MPR.						
RRL 8.91	Retail and commercial services offered on-site by a MPR should not duplicate the full range of commercial services available in adjacent communities.						
RRL 8.91	Retail and commercial services offered on-site by a MPR should be designed to discourage use from outside the MPR by locating such services well within the MPR site rather than on its perimeter.						
RRL 8.94	MPR community sewer, water and stormwater facilities (including associated treatment facilities) will be provided on-site and should be limited to only meeting the needs of the MPR.						
RRL 8.95	Public facilities, utilities, and services will be provided to the MPR so long as all costs associated with such extensions, capacity						



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	increases, and services are borne by the MPR. Such public facilities, utilities, and service providers may include the County, the cities and towns within the County, water and sewer districts, and owners of water systems.						
RRL 8.97	MPR facilities, utilities, and services shall be designed to accommodate only the projected needs of the resort users.						
RRL 8.98	Construction of a MPR and all necessary on-site and off-site capital facilities and utilities infrastructure must be concurrent.						
RRL 8.100	All school district facility and service impacts shall be mitigated by the MPR on a fair and proportionate basis, and review and mitigation of impacts on affected school districts may take into consideration the relatively low student population typically generated by a MPR.						
RRL 8.101	County road standards shall be followed for on-site and off-site roadways and access points.						
RRL 8.102	MPR road standards must meet the minimum safety standards adopted by the County Fire Marshal.						
RRL	On-site roadway and access costs shall be						



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8.103	fully borne by the MPR, and off-site road impacts should be mitigated by the MPR in proportion to its demonstrated impacts, including secondary impacts.						
RRL 8.104	Traffic impacts of the MPR, on-site and between the MPR and nearby areas of interest, may be mitigated by appropriate measures, e.g., transit/shuttle services, pedestrian and bicycle trails, etc.						
RRL 8.105	All external road connection points with the MPR shall be determined through review agreements with affected agencies and local governments in the region.						