



Kittitas County 20-year Comprehensive Plan Update - 2037

Comprehensive Plan Audit – Rural Lands Element

Rural Lands Element

*See Audit Reference Guide for explanation and instructions

GPO #	General Goals Policies	Remove	Move	Revise	Goal/Policy	Justification	Implementation
Goals							
8.1	Preserve and protect rural lands characterized by a lower level of services; <u>mix of ed</u> -residential, agricultural and open space uses; broad visual landscapes and parcels of varying sizes, a variety of housing types and small unincorporated communities, and rural commercial activities.				G		<u>To clarify what is meant by “mixed” residential.</u>
8.13	Encourage development activities and development standards which enhance or result in the preservation of rural lands.				G		
8.18	Limit development in rural areas through density requirements that protect and maintain existing rural character, natural open space, critical areas, and recreation areas.				P		<u>Density requirements implemented with Zoning map and related Zoning Code standards.</u>
8.40	Research new land use techniques that provide economic incentives to encourage continuation of agriculture				P		



Kittitas County 20-year Comprehensive Plan Update - 2037

Comprehensive Plan Audit – Rural Lands Element

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	activities.						
8.47	Kittitas County will encourage voluntary farm conservation and agriculture preservation activities, and support activities engaged in agriculture preservation.				G		
Policies							
8.2	Rural lands shall be limited to service provided by septic systems, individual wells small community water systems, or mitigated water.				P		Also see Land Use 2.32A
8.3	The County shall establish Comprehensive Plan categories and zoning classifications that preserve rural character identified to Kittitas County .				P		Revisit PUD criteria for potential amendments to preserve rural character. Consider not including density for lands that are otherwise protected (e.g., critical areas). Consider buffers and greater separation at perimeter of property. Consider clustering requirements. Consider tradeoffs of larger open space areas and clustered housing (e.g., more undisturbed areas for wildlife).
8.4	When considering development in rural areas continuation and preservation of all agricultural and recreational activities within the County shall be central in land use decisions				P	Policy for Goal 8.1 and 8.18	Covered in many other goals and policies. Consider adding aspects of this to other policies.



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Comprehensive Plan Audit – Rural Lands Element

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8.7	<u>Encourage</u> innovative land use that preserves rural character and resource land uses. are encouraged.				G	<u>Consider adding back in language about clustering platting from current GPO 8.7.</u>	
8.10	Allow for extraction of adequate supply of rock and gravel resources which does not negatively impact rural character.				P		
8.14	Allow for a variety of rural densities which maintain and recognize rural character, agricultural activities, rural community and development patterns, open spaces and recreational opportunities.						
<u>NEW</u>	<u>When reviewing innovative land use developments, exclude critical areas from rural density calculations.</u>						<u>Exclude steep slopes, flood plains, wetlands from density calculations.</u>
8.15	Uses encumbering priority land uses commonly found in rural areas of Kittitas County, such as agriculture uses in Lower Kittitas and recreation uses in Upper Kittitas shall be allowed only after land use review.						
8.19	Adequate buffer distances and appropriate vegetation shall be considered for proposals in order to				P		<u>Need stronger regulations to implement this policy. Consider separation between innovative developments (i.e., no closer than</u>



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	reduce incompatibility between differing rural land uses.						<u>XX miles from another PUD development).</u>
8.20	Cottage and home occupations which are rural in nature and have minimal impact upon the rural nature of the county should be encouraged within all rural land use designations.				P		
8.22	Encourage agricultural activities which sell and market local agricultural products and tourist activities.				P		
8.23	Municipal, or public urban services will not be extended outside of urban growth areas except to a Master Planned Resort which is approved by the County and when expenses for such extension are fully borne by the resort or community.				P	<u>May need to keep in Rural element due to prohibit for extension into rural areas</u>	
8.24	Capital Facilities and Utilities may be sited, constructed, and operated within a Master Planned Resort (MPR), or Limited Area of More Intensive Rural Development (LAMIRD)) on property located outside of urban growth areas if such facilities and utilities are located within the boundaries of such				P	<u>May need to keep in Rural element due to prohibit for extension into rural areas</u>	



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Comprehensive Plan Audit – Rural Lands Element

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	approved resort or community. Per RCW 36.70A 070 (5)(d).						
8.28	Clustering of development can only occur where it results in the protection of open space and will not negatively impact farming activity or preservation of other resource lands.					<u>Revise to one policy with all the aspects listed in the two below. Consider use of bullets</u>	
8.28	When clustering of development is proposed on land that shares boundaries with public lands and provides existing public access to recreational uses on adjacent public lands, easements for public access connections shall be considered during development review.					<u>See above</u>	
8.28	The open space portion of the cluster development shall be located to protect wildlife habitat and migration corridors and <u>stewardship of the open space</u> shall be the responsibility of potential residents.					<u>See above</u>	
8.30	Residential development on rural lands will not be approved without adequate water and sewer/septic systems as required by the State and local standards.					<u>No necessary since required.</u>	



Kittitas County 20-year Comprehensive Plan Update - 2037

Comprehensive Plan Audit – Rural Lands Element

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8.31	Residential uses, where permitted, shall be located where farming and forestry activities and opportunities are not negatively impacted.					<u>Consider adding forestry to other similar policies.</u>	
8.33	Planned Unit Developments (PUD) in rural areas can only be established where such developments will not require urban services and reduce maintenance of rural character.					<u>Review with Working Group</u>	
8.37	Plats and short plats, development permits and building permits, within 500 feet of land designated as Rural Working lands or Resource Lands shall contain a notice to potential buyers and residents as directed within RCW 36.70A.060(1)(b).						
8.44A	Development in rural areas considered commercial or industrial shall be compatible to the rural environment, and must be developed as determined necessary to <u>mitigate any not significantly impacts to</u> surface and groundwater.						
8.44C	New commercial/industrial development shall be required to meet any measures found needed to protect					<u>Duplicative</u>	



Kittitas County 20-year Comprehensive Plan Update - 2037

Comprehensive Plan Audit – Rural Lands Element

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	existing surface and groundwater users from impairment and contamination.						
8.48	Encourage education activities for non-farming residents on the practices of resource land uses <u>farming</u> so that citizens <u>they</u> are aware of the non-urban activities and impacts that occur in the resource and rural agricultural environment.				G		
8.53	Future development in the Liberty historic district shall be residential and be consistent with any existing or new design review standards.						
<u>NEW</u>	<u>Major alternative energy facilities shall be prohibited on prime farm lands.</u>					<u>LAND USE ADVISORY GROUP COMMENTS:</u> <u>Potential new policy based on Citizen Amendment Request. Topic is broader than solar farms.</u> <u>Need to define “prime farm lands” in the context of Kittitas County.</u> <u>Provides further support for protection of prime agricultural lands.</u> <u>Consider a moratorium while issue is being discussed.</u> <u>Consider keeping CUP decision making process and adding criteria regarding</u>	



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						<p><u>protection of prime agricultural lands.</u> <u>RESOURCE ADVISORY GROUP:</u> <u>Need to consider what is “prime” farm lands and add a definition to Comp Plan. Might be zoned Ag 20 or Commercial Ag, but has constraints for farming (e.g., water, soils).</u> <u>Wind facilities could be located to not interfere with farming.</u> <u>Consider a separation requirement (i.e., XX feet from another major alternative energy facility).</u> <u>Conditional Use Permit process provides for individual analysis vs. a blanket prohibition.</u> <u>Consider additional design criteria to ensure compatibility.</u> <u>Consider a threshold on the overall allowed acreage for conversion of ag lands.</u> <u>Could a biomass facility be allowed under the current Comp Plan or code?</u></p>	
8.54	Convenience and motorist services, when permitted near highway, freeway and major arterial intersections, shall be designed to be compatible with surrounding rural character.						
8.56A	Proposals in Rural Recreation areas						



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Comprehensive Plan Audit – Rural Lands Element

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	within any land use shall have design or buffering provisions to assure compatibility with adjacent rural environments.						
8.57	Developers shall design new projects a to visually enhance the rural environment character of Kittitas County which may include preserving open spaces, providing adequate buffering between development and natural areas, and preserving critical areas and forested lands.						
8.58	Promote rural recreation development where there is potential for limited infill of seasonal recreation structure, in areas where seasonal structures are not uncommon, and upon soils and geologic conditions which can support structural development.						
8.60	Consider incentive programs that create active and passive open space.						
8.61	Uses proposed for development to service recreational tourists and residents will be permitted in spaces when found to be suitable to surrounding rural areas.						



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Comprehensive Plan Audit – Rural Lands Element

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8.62	International Wildland-Urban Interface Code shall be enforced when approving a recreational residential structure for greatest protection of life and property.						
8.65	Potential impacts from natural hazards in rural recreation areas shall be evaluated before allowing habitable or residential structure.						
8.92	A full-range of commercial services should only be provided within the urban growth areas of the surrounding region.						
8.106	Allow for designation of LAMIRDs in the rural area, consistent with the requirements of the GMA.						
8.107 (a)	<p>The following factors shall be considered in designating a LAMIRD and establishing boundaries:</p> <ul style="list-style-type: none"> a) Existing development pattern, potential for redevelopment and infill, and for Type 1 LAMIRDs the ability to establish a logical outer boundary; b) Rural character of the potential 						



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	<p>LAMIRD and surrounding area;</p> <ul style="list-style-type: none"> c) Existing and potential mix of uses, densities and intensities and potential impacts to the surrounding area; d) Presence/location of infrastructure and other “man-made” facilities e) Distance from other LAMIRD, UGA, designated resource land or other special land use designation. If in close proximity, consider the potential for sprawl, and/or land use conflicts; f) Feasibility, cost and need for public services; g) Significant natural constraints or features to be preserved; and h) Public input and comment. 						
8.108	<p>Once LAMIRD boundaries are established, geographic expansion is not permitted unless needed based on one or more of the following criteria:</p> <ul style="list-style-type: none"> a) to correct for mapping errors, 						



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	<ul style="list-style-type: none"> or b) to correct for other informational errors, or c) when otherwise consistent with the requirements of GMA. 						
8.109	Allow inclusion of undeveloped land in LAMIRDs for limited infill, development or redevelopment when consistent with rural provisions of the Growth Management Act.						
8.113	The LAMIRD designation will not be applied to designated resource lands. Development within the LAMIRD designation and adjacent to designated resource lands will minimize potential conflicts and not lead to potential conversion of farm and forest land to non-resource uses.						
8.115 (a)	Designation and development standards in Type 1, Rural Activity Centers: <ul style="list-style-type: none"> a) For the purpose of establishing the outer boundary, existing development is considered to be any commercial, industrial, residential or mixed-used 						



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	<p>development in existence on July 1, 1990.</p> <p>b) The scale and type of new development and redevelopment should be primarily to serve local residents and secondarily to support the traveling public.</p>						
8.116 (a)	<p>Type 2 LAMIRDs, Rural Recreation Centers should allow:</p> <p>a) Intensification of development or new development of small scale recreational or tourist uses that rely on a rural setting is permitted;</p> <p>b) Proposed uses which may serve the limited surrounding rural population and the traveling public;</p> <p>c) Facilities that may not adversely impact natural resource production in the surrounding vicinity;</p> <p>d) Proposed uses consistent with the surrounding rural character, not leading to low-</p>						



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Comprehensive Plan Audit – Rural Lands Element

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	density sprawl.						
8.117 (a)	Designation and development standards in Type 3, Rural Employment Centers should allow: <ul style="list-style-type: none"> a) Intensification of development on lots containing isolated nonresidential uses or new development of isolated small scale businesses; b) Businesses should providing job opportunities for rural residents, and local residents; c) Small scale employment uses appropriate in a rural community, such as (but not limited to) independent contracting services, incubator facilities, home-based industries, and services which support agriculture; and d) Development conforming to the rural character of the surrounding area. 						
8.118	Conserve important natural resource lands with the implementation of a Transfer of Development Rights						



Kittitas County 20-year Comprehensive Plan Update - 2037

Comprehensive Plan Audit – Rural Lands Element

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	program, or other a market-based tools which may encourage conservation of natural resource lands.						
8.127	Support activities which educate populations on rural living and agricultural activities of long term significance.						
8.129	Allow development projects which promote or enhance conservation of farmlands and natural resources.						
8.153	New uses, such as residential and commercial uses, conflicting with existing commercial mining activities in designated mineral resource areas shall be required to locate away from such mining activities.						