

## Summary of Kittitas County population and land capacity analysis study

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**To:** City/Town Council and Planning Commission

**From:** Angela San Filippo, Kittitas County Community Development Services

**RE:** Joint Planning Commission and City/Town Council work sessions

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### Overview

Kittitas County and the Cities/Town within the County entered into interlocal agreements to jointly fund a consultant (BERK) to review 2012 population growth projections provided by the Office of Financial Management (OFM) and to conduct additional research to inform the comprehensive plan updates.

This joint planning effort was initiated in Fall 2015 through the Kittitas County Conference of Governments. As the collaborative body the KCCOG has responsibility for three key policy decisions that will affect all the jurisdictions in Kittitas County. These include:

- 1) Picking a population projection to Select a countywide population projection
- 2) Determine how that population growth will be split between urban and rural areas
- 3) Allocate future urban growth among UGAs

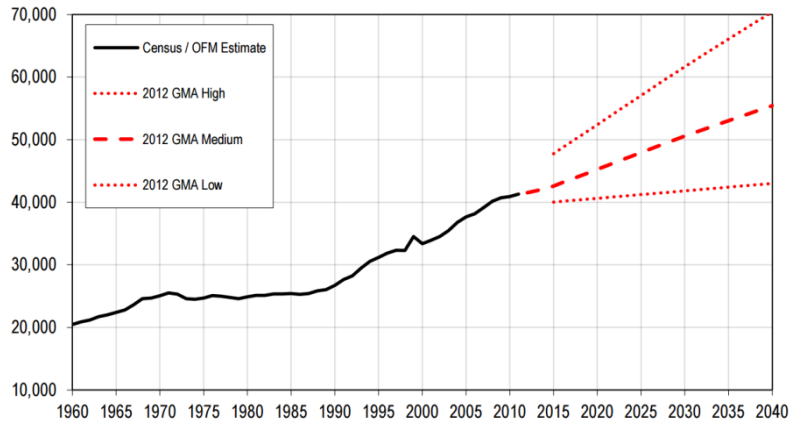
The County and the Cities/Town of Kittitas County are all scheduled to update their comprehensive plans by June 30, 2017. The key policy decisions that are listed above will provide the foundation for all the comprehensive plan updates in Kittitas County.

### Summary of BERK Study

OFM develops population growth projections for all counties in Washington State using a top down approach, which begins with statewide projections and then allocates shares of statewide population growth to individual counties. OFM provided three population growth projections for Kittitas County: low, medium, and high. The medium projection is considered by OFM to be the most likely outcome based on historic trends. The Washington State Growth Management Act (GMA) requires counties to consider 20-year population allocation in the range of OFM's low, medium, and high projections in their comprehensive plans.

Figure 1 shows Kittitas County population between 1960 and 2011 along with OFM's low, medium, and high growth projections.

**Figure 1. Kittitas County Population and Projected Growth**



\*Source: Washington State Office of Financial Management, 2012

Figure 2 shows Kittitas County average annual growth rates for growth periods between 1960 and 2015 compared to average annual growth rates based on OFM’s high, medium, and low population projections.

**Figure 2. Kittitas County Average Annual Growth Rate, Historic and Projected**

Period	Average annual growth rate
1960 - 2015	1.34%
1970 - 2015	1.15%
1980 - 2015	1.55%
1990 - 2015	1.89%
2000 - 2015	1.65%
2010 - 2015	0.84%
<b>OFM Projections (2015 – 2037)</b>	
OFM High	2.13%
OFM Medium	1.08%
OFM Low	0.00%

\*Source BERK 2016

BERK analyzed population growth trends between 2000 and 2015 in each study area as well as other rural lands in the upper and lower basins (see Figure 4) in order to estimate average annual growth rates and relative shares of countywide population growth during the same period. Based on this analysis, BERK developed two scenarios for allocating countywide population growth to study areas within the County. The first scenario assumes that growth will follow historic trends and the second allocates growth according to current shares of population.

BERK also developed a residential land supply and capacity analysis. This analysis indicates the supply of vacant, partially developed, and underutilized land and is based on available spatial data including parcel boundaries, county assessor files, critical area mapping, city and county zoning, planned unit developments (PUDs), master plan resort agreements, and other data. Figure 3 compares population capacity to the allocation scenarios.

**Figure 3. Allocation Scenarios Compared to Population Capacity**

	Scenario 1: Historic Trends			Scenario 2: Current Shares			Population Capacity
	Share of growth	Scenario 1a (OFM Medium)	Scenario 1b (OFM High)	Share of growth	Scenario 2a (OFM Medium)	Scenario 2b (OFM High)	
<b>Kittitas County</b>	100%	11,331	25,116	100%	11,331	25,116	
<b>UGA Study Areas</b>							
<b>Cle Elum</b>	1.1%	129	286	4.4%	498	1,104	5,434
<b>Ellensburg</b>	42.8%	4,855	10,761	48.7%	5,519	12,233	11,757
<b>Kittitas</b>	3.5%	395	876	3.5%	393	872	807
<b>Roslyn</b>	0.0%	0	0	2.1%	238	527	307
<b>South Cle Elum</b>	0.5%	57	127	1.4%	157	348	467
<b>All UGAs (combined)</b>	<b>48.0%</b>	<b>5,436</b>	<b>12,049</b>	<b>60.1%</b>	<b>6,805</b>	<b>15,084</b>	<b>18,772</b>
<b>Non-UGA Study Areas</b>							
<b>Easton</b>	0.3%	29	64	1.1%	126	279	19
<b>Ronald</b>	0.9%	106	234	0.9%	96	214	408
<b>Thorp</b>	1.7%	194	430	0.9%	98	216	48
<b>Snoqualmie Pass</b>	0.0%	0	0	0.6%	65	144	1,674
<b>Vantage</b>	0.0%	5	11	0.2%	20	44	306
<b>Nelson Siding Rd/ Westside Rd</b>	<b>0.5%</b>	55	121	1.5%	176	389	267
<b>Ranch on Swauk Creek</b>	1.1%	125	277	0.4%	40	88	910
<b>Salmon La Sac Rd</b>	2.3%	264	585	1.1%	120	266	61
<b>Suncadia</b>	0.5%	54	119	0.2%	24	53	379
<b>Rural lands outside of study areas</b>	44.7%	5,064	11,225	33.2%	3,762	8,339	

### Next Steps

The KCCOG has been meeting monthly to stay abreast of BERK's progress. The May and June KCCOG meetings focused on how the BERK study will be used to inform the three key policy choices discussed in the overview of this memo. KCCOG members recommended bringing this information to the City/Town Councils and Planning Commissions to gather information and ask that input be relayed to their KCCOG representatives before the July 20, 2016 KCCOG meeting.

Joint City/Town Council and Planning Commission meetings will be held on the following dates:

**July 5, 2016: Upper County Joint Planning meeting**                      **City of Cle Elum Council Chambers**

**July 11, 2016 Lower County Joint Planning meeting**                      **City of Ellensburg Council Chambers**

These meetings will focus on a summary of the BERK study and an explanation of the population allocation tool that was developed by BERK to facilitate decision making.

Figure 4. Kittitas County Study Areas

