



“Building Partnerships – Building Communities”

Land Use Element Advisory Group Packet

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Land use existing conditions fact sheet

County Land Base¹

Land Use	Land Use Designations	Zoning Classification	Acres (approx.)
Resource	Commercial Agriculture	Commercial Agriculture	291,614.3
	Commercial Forest	Commercial Forest	800,511.3
	Mineral (includes forest lands and some ag)	Zoning Classification Varies	5,750.7
Rural	Rural Residential	Agriculture 5	11,932.5
		Rural 5	18,228.2
		General Commercial	4.5
		Planned Unit Development	0
	Rural Working	Agriculture 20	113,251.6
		Forest and Range	220,236.6
	Rural Recreation	Master Planned Resort	6,445.5
		General Commercial	17.4
		Highway Commercial	0
		Rural Recreation	3,938.8
		Planned Unit Development	107.1
	LAMIRDS	Residential	384.1
		Residential 2	41.9
		Agriculture 3	34.7
		Agriculture 20	22.8
		Rural 3	18.6
		Rural 5	141.3
		Limited Commercial	12.9
		General Commercial	193.5
		Highway Commercial	18.8
Light Industrial		36.3	
General Industrial		4.7	
Forest and Range		77.5	
Rural Recreation	12.9		
Planned Unit Development	139.6		
Urban	Urban	Residential	140.3
		Rural Residential	0
		Urban Residential	2,522.9
		Historic Trailer Court	24.2
		Agriculture 3	213.8
		Rural 3	408
	Rural 5	14.1	

¹ Table 2-1 March 2016 Kittitas County Comprehensive Plan, page 2-3

Land Use	Land Use Designations	Zoning Classification	Acres (approx.)
		Limited Commercial	3.8
		General Commercial	103.6
		Highway Commercial	50.6
		Light Industrial	1,645.9
		General Industrial	607.9
		Forest and Range	596
		Planned Unit Development	13.5

Background on the Growth Management Act

The comprehensive plan is the centerpiece of local planning in Washington State. Comprehensive plans provide the framework for how our communities will grow and they must evolve over time to be effective. Kittitas County annually amends the County Comprehensive Plan and implementing development regulations through a docket process.

The Washington State Growth Management Act requires counties and cities to periodically conduct a thorough review of their plan and regulations to bring them up to date with any relevant changes in the GMA and to respond to changes in land use and population growth. Kittitas County last went through the periodic update process in 2006. This update process has a target deadline of June 30, 2017.

State of Washington land use element requirements

[RCW 36.70A.020](#): State Planning Goals

(1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

(2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

(13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

[RCW 36.70A.070\(1\)](#): Comprehensive plans – mandatory elements

A land use element designating the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses. The land use element shall include population densities, building intensities, and estimates of future population growth. The land use element shall provide for protection of the quality and quantity of groundwater used for public water supplies. Wherever

possible, the land use element should consider utilizing urban planning approaches that promote physical activity. Where applicable, the land use element shall review drainage, flooding, and storm water run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters entering Puget Sound.

[WAC 365.196.405](#): Land use element

- 1) Requirements. The land use element must contain the following features:
 - a) Designation of the proposed general distribution and general location and extent of the uses of land, where appropriate, for agricultural, timber, and mineral production, for housing, commerce, industry, recreation, open spaces, public utilities, public facilities, general aviation airports, military bases, rural uses, and other land uses.
 - b) Population densities, building intensities, and estimates of future population growth.
 - c) Provisions for protection of the quality and quantity of ground water used for public water supplies.
 - d) Wherever possible, consideration of urban planning approaches to promote physical activity.
 - e) Where applicable, a review of drainage, flooding, and storm water runoff in the area covered by the plan and nearby jurisdictions, and guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters entering Puget Sound.
- 2) Recommendations for meeting requirements. The land use assumptions in the land use element form the basis for all growth-related planning functions in the comprehensive plan, including transportation, housing, capital facilities, and, for counties, the rural element. Preparing the land use element is an iterative process. Linking all plan elements to the land use assumptions in the land use element helps meet the act's requirement for internal consistency. The following steps are recommended in preparing the land use element:
 - a) Counties and cities should integrate relevant county-wide planning policies and, where applicable, multicounty planning policies, into the local planning process, and ensure local goals and policies are consistent.
 - b) Counties and cities should identify the existing general distribution and location of various land uses, the approximate acreage, and general range of density or intensity of existing uses.
 - c) Counties and cities should estimate the extent to which existing buildings and housing, together with development or redevelopment of vacant, partially used and underutilized land, can support anticipated growth over the planning period. Redevelopment of fully built properties may also be considered. (i) Estimation of development or redevelopment capacity may include: (A) Identification of individual properties or areas likely to convert because of market pressure or because they are built below allowed densities; or (B) Use of an estimated percentage of area-wide growth during the planning period anticipated to occur through redevelopment, based on likely future trends for the local area or

- comparable jurisdictions; or (C) Some combination of (c)(i)(A) and (B) of this subsection. (ii) Estimates of development or redevelopment capacity should be included in a land capacity analysis as part of a county-wide process described in WAC [365-196-305](#) and [365-196-310](#) or, as applicable, WAC [365-196-315](#).
- d) Counties and cities should identify special characteristics and uses of the land which may influence land use or regulation. These may include: (i) The location of agriculture, forest and mineral resource lands of long-term commercial significance. (ii) The general location of any known critical areas that limit suitability of land for development. (iii) Influences or threats to the quality and quantity of ground water used for public water supplies. These may be identified from information sources such as the following: (A) Designated critical aquifer recharge areas that identify areas where potentially hazardous material use should be limited, or for direction on where managing development practices that influence the aquifer would be important; (B) Watershed plans approved under chapter [90.82](#) RCW; ground water management plans approved under RCW [90.44.400](#); coordinated water system plans adopted under chapter [70.116](#) RCW; and watershed plans adopted under chapter [90.54](#) RCW as outlined in RCW [90.03.386](#). (C) Instream flow rules prepared by the department of ecology and limitations and recommendations therein that may inform land use decisions. (iv) Areas adjacent to general aviation airports where incompatible uses should be discouraged, as required by RCW [36.70A.510](#) and [36.70.547](#), with guidance in WAC [365-196-455](#). (v) Areas adjacent to military bases where incompatible uses should be discouraged, as required by RCW [36.70A.530](#) with guidance in WAC [365-196-475](#). (vi) Existing or potential open space corridors within and between urban growth areas as required by RCW [36.70A.160](#) for recreation, wildlife habitat, trails, and connection of critical areas as defined in RCW [36.70A.030](#). Counties and cities may consult WAC [365-196-335](#) for additional information. (vii) Where applicable, sites that are particularly well suited for industry. Counties and cities should consult WAC [365-196-310](#) (3)(c)(iv) for information on industrial land uses. For counties, the process described in WAC [365-196-465](#) and [365-196-470](#) may be relevant for industrial areas outside of an urban growth area. (viii) Other features that may be relevant to this information gathering process may include view corridors, brownfield sites, national scenic areas, historic districts, or other opportunity sites, or other special characteristics which may be useful to inform future land use decisions.
- e) Counties and cities must review drainage, flooding, and storm water runoff in the area or nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters entering Puget Sound. Water quality information may be integrated from the following sources: (i) Planning and regulatory requirements of municipal storm water general permits issued by the department of ecology that apply to the county or city. (ii) Local waters listed under Washington state's water quality assessment and any water quality concerns associated with those waters. (iii) Interjurisdictional plans, such as total maximum daily loads.
- f) Counties and cities must obtain twenty-year population allocations for their planning area as part of a county-wide process described in WAC [365-196-305](#)(4) and [365-196-310](#). Using

information from the housing needs analysis, identify the amount of land suitable for development at a variety of densities consistent with the number and type of residential units likely to be needed over the planning period. At a minimum, cities must plan for the population allocated to them, but may plan for additional population within incorporated areas.

- g) Counties and cities should estimate the level of commercial space, and industrial land needed using information from the economic development element, if available, or from other relevant economic development plans.
- h) Counties and cities should identify the general location and estimated quantity of land needed for public purposes such as utility corridors, landfills or solid waste transfer stations, sewage treatment facilities, storm water management facilities, recreation, schools, and other public uses. Counties and cities should consider corridors needed for transportation including automobile, rail, and trail use in and between planning areas, consistent with the transportation element and coordinate with adjacent jurisdictions for connectivity.
- i) Counties and cities should select land use designations and implement zoning. Select appropriate commercial, industrial, and residential densities and their distribution based on the total analysis of land features, population to be supported, implementation of regional planning strategies, and needed capital facilities. (i) It is strongly recommended that a table be included showing the acreage in each land use designation, the acreage in each implementing zone, the approximate densities that are assumed, and how this meets the twenty-year population projection. (ii) Counties and cities should prepare a future land use map including land use designations, municipal and urban growth area boundaries, and any other relevant features consistent with other elements of the comprehensive plan.
- j) Wherever possible, counties and cities should consider urban planning approaches that promote physical activity. Urban planning approaches that promote physical activity may include: (i) Higher intensity residential or mixed-use land use designations to support walkable and diverse urban, town and neighborhood centers. (ii) Transit-oriented districts around public transportation transfer facilities, rail stations, or higher intensity development along a corridor served by high quality transit service. (iii) Policies for siting or colocating public facilities such as schools, parks, libraries, community centers and athletic centers to place them within walking or cycling distance of their users. (iv) Policies supporting linear parks and shared-use paths, interconnected street networks or other urban forms supporting bicycle and pedestrian transportation. (v) Policies supporting multimodal approaches to concurrency consistent with other elements of the plan. (vi) Traditional or main street commercial corridors with street front buildings and limited parking and driveway interruption. (vii) Opportunities for promoting physical activity through these and other policies should be sought in existing as well as newly developing areas. Regulatory or policy barriers to promoting physical activity for new or existing development should also be removed or lessened where feasible.

- k) Counties and cities may prepare an implementation strategy describing the steps needed to accomplish the vision and the densities and distributions identified in the land use element. Where greater intensity of development is proposed, the strategy may include a design scheme to encourage new development that is compatible with existing or desired community character.
- l) Counties and cities may prepare a schedule for the phasing of the planned development contemplated consistent with the availability of capital facilities as provided in the capital facilities element. WAC [365-196-330](#) provides additional information regarding development phasing.
- m) Counties and cities should reassess the land use element in light of: (i) The projected capacity for financing the needed capital facilities over the planning period; and (ii) An assessment of whether the planned densities and distribution of growth can be achieved within the capacity of available land and water resources and without environmental degradation.

Kittitas County land use related plans

- **Kittitas County Capital Improvement Program**
November 2014
<https://www.co.kittitas.wa.us/uploads/documents/public-works/capital-improvement/2015-capital-improvement-program.pdf>
- **Kittitas County Multi-Jurisdictional Hazard Mitigation Plan**
October 2012
<https://www.co.kittitas.wa.us/public-works/hazard-mitigation-plan/default.aspx>
- **Kittitas County 2012 Solid Waste and Moderate Risk Waste Management Plan Update**
<https://www.co.kittitas.wa.us/solid-waste/documents/kittitas-county-solid-waste-management-plan.pdf>
- **Kittitas County Capital Facilities Plan**
2005-2010
<https://www.co.kittitas.wa.us/cds/comp-plan/historical/2006/documents/Capital%20Facilities%20Plan.pdf>
- **Bowers Field Airport – Airport Master Plan Update** (*update in development*)
June 2004
<https://www.co.kittitas.wa.us/public-works/airport/AirportMasterPlanUpdate/AirportMasterPlanUpdate.pdf>

Other relevant land use plans

- **Cle Elum Pool Raise Environmental Impact Statement - May 8, 2015**
<http://www.usbr.gov/pn/programs/eis/cleelumraise/index.html>
- **Keechelus to Kachess Conveyance Project Draft EIS – January 2015**
<http://www.usbr.gov/pn/programs/eis/kkc/>

- **Supplemental Draft EIS for the Vantage to Pomona Heights Transmission Line Project – January 2015**
<http://www.blm.gov/or/districts/spokane/plans/vph230/>

Attachments

Land Use Element Audit

Rural Land Element Audit

Audit Reference Guide

Draft Comprehensive Plan Outline