



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
Introduction							
2.34	<p>The UGAs shall be consistent with the following criteria:</p> <ul style="list-style-type: none"> a. Each UGA shall provide sufficient urban land to accommodate future population/employment projections through the designated planning period; b. Lands included within UGAs shall either be already characterized by urban growth or directly adjacent to such lands; c. Existing urban land uses and densities should be included within UGAs; d. UGAs shall provide a balance of industrial, commercial, and residential lands; e. Each UGA shall have the anticipated financial capability to provide 						



Kittitas County 20-year Comprehensive Plan Update - 2037

Comprehensive Plan Audit – Land Use Element

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	<p>infrastructure/services needed in the areas over the planning period under adopted concurrency standards;</p> <p>f. Protect natural resource and critical areas;</p> <p>g. Encourage the conversion of undeveloped lands into urban densities (infill);</p> <p>h. Provide for the efficient provision of public services;</p> <p>i. Promote a variety of residential densities; and,</p> <p>j. Include sufficient vacant and buildable land.</p>						
Land Use Goals							
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	Identify specific geographic study areas, for future subarea planning to more directly implement land use and economic development measures.						
2.11	Provide adequate and efficient fire services to all areas of the County. Participate in the						



Kittitas County 20-year Comprehensive Plan Update - 2037

Comprehensive Plan Audit – Land Use Element

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	Community Fire Wise Programs.						
2.12A	Collaborate with cities to develop a transfer of development rights (TDR) program, to encourage and promote the protection of Rural Lands, Natural Resource Lands, Forest Lands and Agriculture Lands.						
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.						
RRL 8.130	Identify, designate, and protect agriculture transportation corridors that facilitate farm use.						
General Land Use Policies							
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, and where development will cause minimal environmental degradation. Reduce the conversion of land for development, and						



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Comprehensive Plan Audit – Land Use Element

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	concentrate future growth in urban growth areas.						
2.11	Continue to implement the most current version of the International Fire Code including the Urban – Wildland Interface Code (UWIC)						
2.11	Develop Community Fire Wise Plans.						
2.11	Encourage coordination with and between Fire Districts						
2.11	Encourage coordination with the Washington State Department of Natural Resources.						
2.21 D	Identify areas where compatible mixed commercial and industrial uses can 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"> • Potential Annexation Areas (PAAs) • Coordination through the Conference of Governments • Development of Interlocal agreements • Use of overlay zones such as Rural Transition Zones 						
2.30B	Expansion of a UGA shall be characterized by urban development and be supported by						



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Comprehensive Plan Audit – Land Use Element

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	population forecasts and land capacity analysis. Any UGA expansions should preserve rural areas.						
2.32A	Accommodate future expansion of utilities and roadways in a logical manner for new development in UGAs.						
2.32A	Expansion of utilities and roadways shall not be made exclusively to accommodate new development outside of urban growth areas.						
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"> • Strategies to accommodate urban development in the 20-to-50-year planning horizon • Shadow platting to plan for and accommodate future development • Transfer of Development Rights receiving areas • Use of Cluster Development • Urban design standards consistent with adjacent or nearby cities 						
2.40	Encourage the location of retail uses (general merchandise, clothing, appliance, auto, sporting goods) in or near existing						



Kittitas County 20-year Comprehensive Plan Update - 2037

Comprehensive Plan Audit – Land Use Element

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	business districts.						
NEW	Target vacant properties for infill development						
NEW	Ensure regional consistency with Countywide Planning Policies (CPPs)						
NEW	Have a process for the siting of Essential Public Facilities						
NEW	Address flexible parking requirements in targeted areas (reduction in parking requirements to support development)						
NEW	Green building incentives/environmental stewardship						
NEW	Designate areas (if any) in the County that should be targeted for specific redevelopment or additional planning focus						
NEW	Promote neighborhood character; outline desired neighborhood design in certain districts, if any (e.g. desired densities; pedestrian scale, etc.)						
NEW	Encourage pedestrian-scaled design of commercial areas (or other land uses)						
NEW	Walkability/public health						
NEW	Groundwater protection						
NEW	Discourage the conversion of designated industrial lands to other uses in order to						



Kittitas County 20-year Comprehensive Plan Update - 2037

Comprehensive Plan Audit – Land Use Element

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	protect and maintain industrial land supply.						
Industrial Lands							
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 expenditures 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.						
Historical and Cultural Lands							
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						



Kittitas County 20-year Comprehensive Plan Update - 2037

Comprehensive Plan Audit – Land Use Element

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	resources, for example, interpretive exhibits, signage, or formal designation on local, State, or federal registries.						
RRL 8.80	Historic and archeological features designated by the County shall be to be preserved and protected from any development.						
Commercial Lands							
2.43A	Ensure compatibility between adjacent commercial and non-commercial uses through bulk, height, and scale standards.						
2.43A	Evaluate, monitor, and improve development standards to promote compatibility between adjacent land uses.						
2.43 D	Ensure the adequate supply of developable property to accommodate the siting of new, and the expansion of existing, commercial uses.						
Airports							
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 Airport Overlay Zone where appropriate to ensure						



Kittitas County 20-year Comprehensive Plan Update - 2037

Comprehensive Plan Audit – Land Use Element

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	compatibility.						
2.46 D	The County will continue to implement the following safety zones within the Airport Overlay Zone to protect airport operations and reduce safety risks: <ul style="list-style-type: none"> • Inner Safety Zone • Inner Turning Zone • Outer Safety Zone • Sideline Zone • Traffic Pattern Zone 						
2.46E	Encourage aviation-related land uses in the Airport Overlay Zone, 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 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.						
2.46 H	Promote renewable energy developments and industries within the Bowers Field						



Kittitas County 20-year Comprehensive Plan Update - 2037

Comprehensive Plan Audit – Land Use Element

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	Overlay Zone.						
Master Planned Resorts							
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 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.						



Kittitas County 20-year Comprehensive Plan Update - 2037

Comprehensive Plan Audit – Land Use Element

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RRL 8.76	Natural features such as water bodies, vegetation cover, slopes, or existing man-made features should be utilized as the MPR's buffer.						
RRL 8.76	The actual width of a MPR's buffer shall be evaluated to determine the appropriate separation from adjacent lands.						
RRL 8.78	A MPR should maintain and enhance the surrounding and critical area physical environment. Planning for a						
RRL 8.80	Historic and archeological features designated by the County shall are to 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						



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	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 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						



Kittitas County 20-year Comprehensive Plan Update - 2037

Comprehensive Plan Audit – Land Use Element

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	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 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.						



Kittitas County 20-year Comprehensive Plan Update - 2037

Comprehensive Plan Audit – Land Use Element

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RRL 8.102	MPR road standards must meet the minimum safety standards adopted by the County Fire Marshal.						
RRL 8.103	On-site roadway and access costs shall be 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.						