

GPO Crosswalk

Adopted 2018 Comp Plan to 2019 Comp Plan Update Working Draft (as of March 26, 2019)

Green: Included in both 2018 Comp Plan and 2019 working draft

Orange: Intent of 2018 GPO captured within 2019 working draft

Red: not currently included in 2019 working draft

.1.1. Land Use General Goals and Policies

GPO 2.1: The land use pattern for the County shall protect the natural environment, traditional uses, and rural character by directing future residential development which is not compatible with rural character to urban areas.

⇒ LU-G1, LU-G3

GPO 2.2: Protect, preserve, maintain, and enhance the County's natural resource industry base, natural environment, and rural character, including but not limited to timber, agriculture, mineral, water and energy resources. The County shall avoid land use conflicts with its resource industry by applying low residential densities to lands adjacent to resource lands.

⇒ LU-G4

GPO 2.3: The County should diversify economic development by providing broader employment opportunities.

⇒ E-G1, LU-P1

GPO 2.4: Encourage urban growth and development in those 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 concentrate future growth in established cities and urban growth areas.

⇒ LU-G2, LU-P1

GPO 2.5: Encourage zoning and development regulations in the UGAs that ensure the cost of new housing in these areas will not be substantially higher than equivalent housing outside these areas.

⇒ Not in 2019

GPO 2.6: Kittitas County should encourage residential and economic growth in cities and urban growth areas to minimize the costs of providing public utilities and services and reduce the conversion of rural and resource lands.

⇒ Not in 2019

GPO 2.7: Kittitas County will 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.

⇒ LU-G4

GPO 2.8: Kittitas County will cooperate with the private sector and local communities in actively improving conditions for economic growth and development.

⇒ **CF-P1, E-P9**

GPO 2.9: The process and formula for population projection and allocation in Kittitas County is outlined in the County-wide Planning Policies. To achieve and maintain rural character and resource based industries, the allocation of population growth to rural and resource lands should be minimized and should not represent a significant portion of the County's residential growth capacity.

⇒ **Not in 2019**

GPO 2.10: When adopting development regulations, Kittitas County shall notify property owners that zoning and land use may change and will consider requests for amendments made to individual properties.

⇒ **Not in 2019**

GPO 2.11: *(2018 document lists this as another 2.10, numbering is now off)*

- A. Kittitas County recognizes the importance of Natural Area Preserves and Natural Resource Conservation Areas administered by the Washington State Department of Natural Resources under RCW 79.70 and 79.71. The County will seek to be included in the identification and development of management plans for these sites located within the County.
- B. The County may develop study areas, either Countywide or specific geographic locations, for analysis and implementation of a variety of planning techniques and tools, including but not limited to: subarea plans, zoning designations, design standards and development requirements.
- C. Study areas shall be considered for the following issues and areas:
 - Teanaway Drainage Basin
 - Freeway Interchanges
 - Yakima River Watershed Planning
 - Snoqualmie Pass sub-area, including Gold Creek
 - Easton
 - Ronald
 - Thorp
 - Vantage

⇒ **LU-P41**

GPO 2.12: Kittitas County recognizes the need to provide adequate and efficient fire services to all areas of the County. The following strategies should be utilized:

- A. Adopt and implement the most current version of the International Fire Code including the Urban – Wildland Interface Code (UWIC)
- B. Participate in the Community Fire Wise Programs
- C. Develop Community Fire Wise Plans
- D. Encourage coordination with and between Fire Districts
- E. Encourage coordination with the Washington State Department of Natural Resources

⇒ **RR-P85, RR-P93, GPO2.47. LOS and Public Services definitions**

GPO 2.13:

- A. Kittitas County shall work with cities in collaborative efforts that result in transfer of development rights, to encourage and promote the protection of Rural Lands,

Natural Resource Lands, Forest Lands and Agriculture Lands. This may be accomplished through development of interlocal agreements.

B. Reserved.

⇒ **LU-G5, LU-P48, CF-G10, LU-P4, LU-P42**

GPO 2.14: Electric and natural gas transmission and distribution facilities may be sited within and through areas of Kittitas County both inside and outside of municipal boundaries, UGAs, Master Planned Resorts, and LAMIRDs, including to and through rural areas of Kittitas County.

⇒ **CF-P34**

GPO 2.15: Kittitas County will continue to explore incentives for farming and ranching to continue as significant land uses, for example, innovative cluster platting, transfer of development rights, and planned unit developments.

⇒ **RR-P129**

GPO 2.16: The development of resource-based industries and processing should be encouraged in all areas of Kittitas County. When such uses are located in rural and resource lands, criteria shall be developed to ensure the protection of these lands to ensure compatibility with rural character. Consider adding a definition for “resource-based industry” to the definitions in Title 17, Zoning.

⇒ **RR-P136, RR-P106**

GPO 2.17: Habitat and scenic areas are public benefits which must be provided and financed by the public at large, not at the expense of individual landowners and homeowners.

⇒ **Not in 2019**

GPO 2.18: Kittitas County may accept by bequest lands for habitat and scenic areas.

⇒ **Not in 2019**

GPO 2.19: If Kittitas County chooses to acquire additional lands for habitat and scenic areas, it may consider a variety of methods of financing, including grants of State or federal funds, or other instruments.

⇒ **Not in 2019**

GPO 2.20: The County should recognize the abundance of habitat, scenic areas and views on publicly-owned lands when assessing the need for additional such lands. Efforts to connect habitat and open space on private lands to habitat and open space on public lands shall be encouraged.

⇒ **RPO-P5, NE-G4, NE-P18**

GPO 2.21: Efforts to retain access to public lands shall be encouraged.

⇒ **Not in 2019**

GPO 2.22:

- A. Designate sufficient available land for specialized industrial uses that are by their nature compatible with residential, agricultural, recreational, and other general land use types.
- B. Promote industrial development within the UGAs by encouraging infrastructure improvements and new business recruitment.
- C. Encourage an adequate inventory of developable property to accommodate the siting of new, and the expansion of existing industrial uses.

D. Identify areas where mixed commercial and industrial uses can be sited if compatibility is evident.

⇒ LU-P3, RR-P45, LU-G1, LU-P60, LU-P63

GPO 2.23: Kittitas County shall coordinate with State and federal agencies in the development plans and of land use regulations by providing notification to appropriate agencies of new planning activities.

⇒ Transportation Goal 4

Historic Lands

GPO 2.24: The County shall work with the Department of Archaeology and Historic Preservation and the Yakama Nation to protect historic lands and cultural resources in the County.

⇒ LU-P14

GPO 2.25: County shall support initiatives to improve public awareness of historic lands and cultural resources, for example, through interpretive exhibits, signage, or through formal designation on local, State, or federal registries. However, the County recognizes the need to keep the location of some historic sites from public knowledge, such as areas known to contain archeological remains, to avoid disturbance and damage.

⇒ LU-P15, LP-P16

Property Rights and Water Rights

GPO 2.26:

- A. Kittitas County will administer this Chapter in accordance with the United States and State of Washington constitutional provisions for the protection of private property rights and provision of due process. As set forth in WAC 365-195-720 [Procedural Criteria], the county in administering this ordinance, “should refer to all sources at all levels of government, including federal and state constitutions, federal and state statutes, and judicial interpretations thereof.”
- B. Should any provisions of this ordinance be in violation of constitutional requirements or of recent court decisions, the Planning Director will advise the Board of the provisions in violation, and whether the violation is a requirement of the State of Washington or a regulation or policy of the County. If the violation is a requirement of the State, the Washington State Attorney General’s Office will be advised. If the violation is a County requirement, the Board of County Commissioners will schedule a public meeting to consider removing or amending such section or policy.
- C. Kittitas County will place a high priority in the Kittitas County Comprehensive Plan on the following State goal:

RCW 36.70A.020(6) Property Rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

⇒ LU-P38

GPO 2.27:

- A. Reserved.
- B. Reserved.
- C. Waters in naturally occurring ponds and springs (with no surface connection to a stream) in the sub-basin shall be retained for stock water uses, when such ponds and springs are

located on or adjacent to lands which are now used as pasture or range for livestock. Said uses embody entitlement to a level in the water bodies sufficient to provide water for animals drinking directly from there while ranging on riparian lands, and with the same priority as provided in paragraph 1. Regulation of the ponds and springs by the plaintiff shall be consistent with such retention requirements.

D. Reserved.

E. Reserved.

⇒ RR-P130

Urban Growth Areas

GPO 2.28: For purposes of administering the urban growth area for the City of Ellensburg, in the event a road right-of-way forms the boundary of the UGA then the boundary shall be extended 660-feet for areas designated for residential uses and ½-mile for areas designated for industrial uses. The extension of the UGA in these areas is made to allow for efficient extension of utilities within the road right-of-way.

⇒ LU-P43, LU-P45

GPO 2.29: Reserved.

GPO 2.30: Kittitas County shall seek consistency in development regulations in urban growth areas with adjacent cities and when appropriate where rural development may impact future urban growth. This may be accomplished through:

A. Coordination through the Conference of Governments

B. Development of Interlocal agreements

C. Use of overlay zones such as Rural Transition Zones

⇒ LU-P4, LU-P42

GPO 2.31:

A. Consideration for all future development should be the adaptability of a proposal to both public and private utilities such as municipal water and sewer systems.

B. Expansion of the UGA should be encouraged in areas least suited for agriculture and areas not impacted by critical areas.

C. Urban Reserve: "Urban Reserve" is population allocated to Kittitas County by the State Office of Financial Management that the Kittitas County Conference of Governments (KCCOG) has placed in accounts for the various municipalities. Upon demonstration by the given municipality, through appropriate land capacity and capital facilities analysis, some or all of that population, currently held in Urban Reserve as an account, can be taken out and added to the municipality's population allocation. This demonstration shall be made to the KCCOG and the KCCOG will determine the amount of Urban Reserve to be withdrawn and added/adjusted to the municipality's population allocation. Until such land capacity and capital facilities demonstration and determinations are made by the KCCOG, population held in Urban Reserve is not part of a municipality's population allocation and cannot be used as a basis for zoning or UGA size changes.

⇒ LU-P43 (listed twice), (c not included)

GPO 2.32: In UGAs where there is an absence of urban utilities, a system of subdivision and development should be encouraged which would produce a pattern capable of re-division to a higher density at such time when utilities are available.

⇒ LU-P45

GPO 2.33:

- A. Encourage and accommodate future expansion of utilities and roadways in a logical manner for new development in urban growth areas. Expansion of utilities and roadways shall not be made exclusively to accommodate new development outside of urban growth areas.
- B. Adopt urban growth area (UGA) boundaries to accommodate residential and employment increases projected within the boundaries over the next 20 years.

⇒ **LU-P46, LU-P47**

GPO 2.34: As allowed in *GPO 2.10B* and *GPO 2.10C* the County should 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:

- A. Strategies to accommodate urban development in the 20-to-50-year planning horizon
- B. Shadow platting to plan for and accommodate future development
- C. Transfer of Development Rights receiving areas
- D. Use of Cluster Development
- E. Urban design standards consistent with adjacent or nearby cities

⇒ **LU-P48**

GPO 2.35: The UGAs shall be consistent with the following criteria:

- 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 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.

⇒ **LU-G1**

GPO 2.36: Per RCW 36.70A.06094 forest land and agricultural land located within urban growth areas shall not be designated by a county or a city as forest land or agricultural land of long-term commercial significance under RCW 36.70A.170, unless the city or county has enacted a program authorizing transfer or purchase of development rights.

⇒ **LU-P50**

GPO 2.37: Lands designated agriculture or forest lands of long term significance shall not be used to expand an urban growth area.

⇒ **LU-P51**

GPO 2.38:

- A. Designated commercial agriculture or forest lands may not be identified as future urban growth expansion areas. Ongoing agriculture and forestry in rural working and resource lands should be supported in development regulations.
- B. Current agricultural uses in urban residential areas should be supported as the lands transition to urban residential uses.

⇒ **RR-P113, RR-G23, RR-P125**

GPO 2.39: Innovations in housing development should be encouraged, this includes but is not limited to innovative cluster developments, master planned developments, shadow platting, transfer of development rights and planned unit developments.

⇒ **H-P 3.3**

Commercial Land Use

GPO 2.40: Kittitas County will act to preserve the viability and integrity of existing business districts within the incorporated and unincorporated County.

⇒ **LU-P52**

GPO 2.41: Most comparison shopping (general merchandise, clothing, appliance, auto, sporting goods) should be located in or near existing business districts.

⇒ **LU-P53**

GPO 2.42: Home occupations and cottage industries which result in accumulations of vehicles, appliances, or other materials should be regulated, licensed and required to provide sight screening from adjacent properties and roadways.

⇒ **LU-P54**

GPO 2.43: Highways and roads should not be developed with new commercial sites without compelling reasons and supporting economic data. Expansion and full development of existing business districts is encouraged.

⇒ **LU-P55**

GPO 2.44:

- A. Designate sufficient available land for specialized commercial uses that are by their nature compatible with residential, agricultural, recreational, and other general land use types.
- B. Promote large-scale commercial development within the UGAs by encouraging infrastructure improvements and new business recruitment.
- C. Promote small-scale commercial development outside of UGAs when compatible with adjacent land uses.
- D. Encourage an adequate inventory of developable property to accommodate the siting of new, and the expansion of existing, commercial uses.
- E. Identify areas where mixed commercial and industrial uses can be sited if compatibility is evident.

⇒ **LU-P56, LU-P57, LU-P58, LU-P59, LU-P60**

Industrial Land Use

GPO 2.45: Location of Industrial Land. The County should designate sufficient industrial land

located in areas convenient to utilities, fire protection, and to major transportation facilities (air, rail, freeway). Industrial developments may be permitted beyond urban growth areas, when zoning allows.

⇒ **LU-P61**

GPO 2.46: Compatibility. Industry located adjacent to residential areas or along scenic routes should be situated so as to minimize impacts on those areas and should provide screening and other measures to achieve compatibility.

⇒ **LU-P62**

Kittitas County Airport

GPO 2.47:

- A. The County shall maintain an Airport Layout Plan for the Kittitas County Airport (Bowers Field) in conformance with the Federal Aviation Administration which provides for new height restrictions that will allow for precision landing approach. The area contained in the FAR Part 77 should be designated as the Airport Overlay Zone.
- B. The County should consider aviation easements in the Airport Overlay Zone.
- C. The County should consider notifying all property owners within the Airport Overlay Zone of airport activities.
- D. The County should adopt the following safety zones within the Airport Overlay Zone:
 - Inner Safety Zone
 - Inner Turning Zone
 - Outer Safety Zone
 - Sideline Zone
 - Traffic Pattern Zone
- E. All aviation related land uses should be considered acceptable in the area designated as “industrial” and provided that the FAA airport design criteria are met.
- F. The County should promote economic development and employment opportunities for the Airport Industrial Zone and Bowers Field Overlay Zone.
- G. The County should establish zoning standards which will insure that the 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.
- H. The County should promote renewable energy developments and industries within the Bowers Field Overlay Zone.

⇒ **LU-P19, LU-P64, CF-P38, LU-P20, LU-P66, LU-P67, LU-P68, LU-P69, LU-P70, LU-P71**

Rural and Resource Lands

Other Public Lands

GPO 2.48: Kittitas County will consider creating a wildfire protection policy tied to land use zoning that will protect both the private landowner and public lands from wildfire. When the use of forested lands is changed, the party doing the changing is responsible for providing a fire-resistant buffer around the property.

⇒ **GPO 2.47**

GPO 2.49: Reserved.

Shorelines

Critical Areas

General Critical Areas Goals and Policies

(2018 document lists this as 2.79, numbering is off)

GPO 2.50: Kittitas County will consider creating a wildfire protection policy tied to land use zoning that will protect both the private landowner and public lands from wildfire. When the use of forested lands is changed, the party doing the changing is responsible for providing a fire-resistant buffer around the property.

⇒ **GPO 2.47**

GPO 2.51: Kittitas County will consider establishing a board to coordinate with the federal and State fish and wildlife agencies to provide local input into decisions about wildlife introduced into the area.

⇒ **Not in 2019**

GPO 2.52: Kittitas County recognizes that local tax burden on private lands is increased when private land is changed to public ownership. Such changes should be discouraged.

⇒ **Not in 2019**

Wetlands

GPO 2.53: Kittitas County acknowledges that substantial irrigated agricultural activities enhance and maintain some wetlands environments in the County.

⇒ **Not in 2019**

GPO 2.54: Kittitas County should encourage the development of a regulatory program for wetlands protection that is both sufficiently flexible to allow reasonable use and enjoyment of private property and generally consistent with the requirements of the Growth Management Act (GMA).

⇒ **NE-P37**

GPO 2.55: Kittitas County should encourage the implementation of wetlands protection strategies that will achieve, to the maximum extent practicable, a zero-net loss of natural wetlands acreage, functions, and values and, if reasonably possible, a gain of wetlands habitat in the long term.

⇒ **NE-P38**

GPO 2.56: Any wetlands protection measures imposed by Kittitas County should not interfere with stock water or irrigation water rights recognized in the Acquavella adjudication process.

⇒ **Not in 2019, Acquavella recognized in water rights discussion**

GPO 2.57: Any wetlands protection measures imposed by Kittitas County should not interfere with a person's ability to engage in existing agricultural land use activity associated with his property. Agricultural land use activities include, but are not limited to, the grazing and watering of livestock; plowing, seeding, cultivation, harvesting for the production of crops; upland soil and water conservation practices; the maintenance of farm for stock ponds, irrigation ditches, drainage ditches, underground drainage systems and farm roads, and the control of noxious weeds.

⇒ **Not in 2019**

GPO 2.58: Preliminary determinations by the Kittitas County Community Development Services that a proposed development may impact a wetland should be based on data contained in the U.S. Fish and Wildlife Service Inventory for Kittitas County or other wetland delineations conducted by a wetland biologist. The Fish and Wildlife Service Inventory should be augmented over time with more specific information concerning wetlands location, class, and type generated through localized

wetland delineations.

⇒ Not in 2019

GPO 2.59: Water conservation and enhancement shall take precedence over inadvertent and/or unintentional wetland regulation and preservation.

⇒ Not in 2019

GPO 2.60: Kittitas County should explore providing positive tax incentives to private property owners who maintain, reclaim, or enhance class I, II, III, and IV wetlands.

⇒ Not in 2019

GPO 2.61: Kittitas County should support or encourage the purchase and dedication of lands by public or private organizations for wetland protection and apply sound management principles to said property

⇒ Not in 2019

GPO 2.62: The following activities shall be exempt from the provisions of a wetlands protection program: emergency uses necessary to prevent immediate threat to the public health, safety or property; and maintenance of existing facilities, structures, ditches, roads, and utility systems, provided the footprint of the structure is not within a critical area and/or its buffer.

⇒ Not in 2019

GPO 2.63: The Washington State Tier Wetlands rating system will be used for identification and classification.

⇒ Not in 2019

GPO 2.64: Buffers, wetland replacement ratios, and a wetlands mitigation program should be consistent with all other policies contained in this Plan.

⇒ Not in 2019

Fish and Wildlife Habitat Conservation Areas

Habitat Conservation

GPO 2.65: Matching conservation moneys - When available, matching conservation moneys should be offered to all landowners on a first-come, first-serve basis for the purpose of maintaining and enhancing wildlife and its habitat in Kittitas County.

⇒ Not in 2019

GPO 2.66: Kittitas County expert technical help should be available to those wishing to develop land that contains, or potentially contains any of the various critical areas defined by these definitions.

⇒ Not in 2019

GPO 2.67: Information & regulations should be understandable by citizens.

- A. An inventory of available information shall be prepared and maintained which shows the location of Fish and Wildlife Habitat and Conservation Areas and this information shall be made available to the landowners at the Planning Department.
- B. Planning staff shall prepare materials, which enable citizens to clearly understand the location of critical areas on and adjacent to their property.

⇒ NE-P6, Not in 2019

Habitat of Local Importance

GPO 2.68: The County shall encourage economically feasible incentives for the protection and enhancement of designated Habitats of Local Importance.

⇒ Not in 2019

Critical Aquifer Recharge Areas

GPO 2.69: Critical Aquifer Recharge Areas should be mapped as soon as practical so as to warn the public of possible development restrictions. We feel this is of the highest priority for the public health and safety.

⇒ NE-P13, NE-P15, NE-P16

GPO 2.70: The County shall limit development density In Critical Aquifer Recharge Areas to avoid impairing the functions of the Aquifer Recharge area.

⇒ NE-P13, NE-P15

GPO 2.71: Kittitas County shall give high priority to the protection of designated Critical Aquifer Recharge Areas that have been shown through technical study to have a Critical Recharging effect on potable water.

⇒ Not in 2019

GPO 2.72: Kittitas County should provide technical design assistance for septic tank design permits when potable Aquifer Recharge risks are considered significant.

⇒ Not in 2019

Frequently Flooded Areas

GPO 2.73: Maintain the current Kittitas County Shoreline Master Program.

⇒ NE-G5

GPO 2.74: Maintain Kittitas County's eligibility under the National Flood Insurance program. Eligibility is maintained by compliance with the Kittitas County Flood Damage Prevention Ordinance.

⇒ NE-P22

GPO 2.75: All submitted preliminary plats must clearly delineate the 100-year Floodplain boundary.

⇒ Not in 2019

GPO 2.76: Increasing the reservoir capacity of the river system may be beneficial to flood control and the public welfare.

⇒ NE-P24

GPO 2.77: Utilize the concept of zero rise in identified high-risk areas of the 100-year Floodplain.

⇒ Not in 2019

Geologically Hazardous Areas

Erosion/Landslide Hazards

GPO 2.78: Design provisions to prevent erosion and landslides should be adequately reflected in the Kittitas County Building Code.

⇒ NE-P29, NE-P30

GPO 2.79: Natural resource-based access and activities should not be unduly restricted or prohibited in areas of known geologic hazards.

⇒ Not in 2019

GPO 2.80: Risk of erosion should be considered accordingly throughout Kittitas County, based on localized rainfall average.

⇒ NE-P30

GPO 2.81: Kittitas County recognizes the policies in the Snoqualmie Pass Subarea Comprehensive Plan regarding Snow Avalanche Hazard Areas, including possible hazards outside of the Snoqualmie Pass subarea.

⇒ NE-P29

Seismic Hazard Areas

GPO 2.82: According to the Kittitas County Building Code, the risk from tertiary effects does not indicate an unusual seismic hazard at this time.

⇒ Not in 2019

Mine Hazards

GPO 2.83: Siting of structures on known individual mine hazard areas should be avoided, and where it cannot be avoided, the danger of mine hazards should be considered.

⇒ NE-P31

GPO 2.84: Kittitas County Community Development Services shall maintain a library of maps of known mine hazard areas.

⇒ NE-P32, NE-P33

Volcanic Hazards

GPO 2.85: Planning for volcanic hazards should be addressed through Kittitas County emergency management procedures, including planning for warning and emergency communications.

⇒ Not in 2019

GPO 2.86: Manual disposal of ash fallout into bodies of water shall not be allowed; alternatives for the handling and disposal of ash fallout should be considered by Kittitas County in emergency management procedures.

⇒ Not in 2019

2.7. Ground Water

GPO 2.87:

- A. Kittitas County shall ensure that citizens' water rights are adequately addressed and protected to the fullest extent in any ground water study conducted by any governmental entity, including State and federal agencies.
- B. The County shall support the development of a comprehensive review of the water resources in the County.

⇒ LU-P38, Not in 2019

Hazard Mitigation

Chapter 3. Housing Element

GPO 3.1: Provide a sufficient number of housing units for future populations in rural areas of Kittitas County.

⇒ Not in 2019

GPO 3.2: Designate higher density residential land use zones within Urban Growth Areas.

⇒ H-P 3.2

GPO 3.3: Encourage home ownership within the community.

⇒ Not in 2019

GPO 3.4: Provide sufficient housing units while maintaining environmental quality.

⇒ Not in 2019

GPO 3.5: Encourage residential development close to employment opportunities and needed services to reduce vehicular traffic and related air quality problems.

⇒ H-P 3.2, E-G5

GPO 3.6: Provide for future populations while protecting individual property rights.

⇒ Not in 2019

GPO 3.7: Promote community involvement in the preparation and implementation of plans and regulations related to residential development.

⇒ Not in 2019

GPO 3.8: Provide housing options to allow residents with special housing needs to live as independently as possible throughout the County.

⇒ H-G 3.3, H-P 3.4

GPO 3.9: Provide housing which is supportive of economic opportunities.

⇒ E-P20, E-G5

GPO 3.10: Encourage mixed use, commercial and residential development, in areas, which need to provide housing for employees.

⇒ H-G 3.6, H-P 3.5, H-P 3.8, RR-P4, H-G 3.5

GPO 3.11: Encourage the development of temporary housing for farm workers.

⇒ H-G 3.5, LU-P31, LU-P56, H-G 3.4

GPO 3.12: Encourage the development of innovative applications of technology in housing.

⇒ H-P 3.13

GPO 3.13: Provide for housing to be developed which is affordable to all economic groups.

⇒ H-G 3.1, H-P 3.1

GPO 3.14: Designate high-density residential land use zones such as PUDs, cluster development, and MPRs outside of Urban Growth Areas.

⇒ **H-P 3.2**

GPO 3.15: Provide for a range of housing types within Kittitas County.

⇒ **H-G 3.1, H-P 3.1**

GPO 3.16: Evaluate the impact of proposed policies and procedures on the cost of developing, preserving or maintaining of residential units prior to adoption.

⇒ **Not in 2019**

GPO 3.17: Provide a sufficient number of housing units for future populations while maintaining the rural character of Kittitas County.

⇒ **RR-G10, RR-P35, RR-P37, RR-G31**

~~**GPO 3.18:** Provide sufficient housing units while maintaining environmental quality.~~

~~**GPO 3.19:** Provide housing options to allow residents with special housing needs to live as independently as possible throughout the County.~~

~~**GPO 3.20:** Provide housing which is supportive of economic opportunities.~~

A. Repeats

GPO 3.21: Allow for the placement of Accessory Dwelling Units as a permitted use within the Urban Growth Areas and as a Conditional Use in the areas outside the UGAs.

⇒ **H-G 3.6**

GPO 3.22: Encourage and allow for mixed-use development and high-density development within the Cities and Urban Growth Areas.

⇒ **Not in 2019**

GPO 3.23: Kittitas County shall support policies that increase and maintain the availability of affordable housing, throughout the County. Affordable housing definitions shall be consistent with the definition in state law.

⇒ **H-G 3.1**

GPO 3.24: Kittitas County shall employ a variety of strategies to increase and maintain the availability of affordable housing.

⇒ **H-G 3.1**

Kittitas County Housing Strategies

Strategy 3.1: Identify lands within areas which are served by centralized water and sewer systems, paved streets, and have other public services provided to them which are suitable for multi-family uses or only single family uses and designate these areas for higher density residential use, including planned unit developments and clustered housing.

⇒ **H-P 3.3**

Strategy 3.2: Review the siting of proposed development to assure that it will not be incompatible with future higher density land use designations.

⇒ **LU-P18, CF-P28, U-G12**

Strategy 3.3: Invest in the maintenance and expansion of water, sewer, streets, parks and fire

protection services to adequate service levels in areas designated for higher density residential uses.

⇒ H-P 3.7

Strategy 3.4: Eliminate barriers to infill residential development in Urban Growth Areas and develop strategies.

⇒ LU-G1 (g), LU-P7, E-P19, LU-P45, H-P 3.2

Strategy 3.5: Provide for a range of housing types within Kittitas County.

⇒ H-P 3.1

Strategy 3.6: Include multi-family units in commercial zones.

⇒ H-G 3.6, H-P 3.8

Strategy 3.7: *(2018 document lists this as 3.8, numbering is now off)* Use development regulations to assure quality in housing development and maintenance.

⇒ H-P 3.5, LU-P8, H-P 3.1

Strategy 3.8: Provide infrastructure to support higher density development in areas where it is designated.

⇒ H-P 3.7

Strategy 3.9: Enforce building and zoning codes in residential neighborhoods.

⇒ Not in 2019

Strategy 3.10: Permit historic structures applications for federal and state funds to preserve them.

⇒ H-P 3.6

Strategy 3.11: Invest in the maintenance and expansion of centralized water and sewer systems in the Urban Growth Areas.

⇒ H-P 3.3, H-P 3.7

Strategy 3.12: Allow home occupations as a conditional use in all residential zones.

⇒ RR-P17, E-P12

Strategy 3.13: Allow child care facilities as a conditional use in all residential zones.

⇒ Not in 2019

Strategy 3.14: Eliminate requirements, which discourage use of innovative technology in residential development.

⇒ H-P 3.13 (inverse statement)

Strategy 3.15: Include resident participation in needs assessment processes, plan development, implementation and evaluation through public hearings, citizen committees, and timely notice of planning activities.

⇒ CF-G8

Strategy 3.16: Consider the potential costs to individual property owners and the potential to the whole population when developing goals, policies and procedures.

⇒ Not in 2019

Strategy 3.17: Identify the residential zones in which group homes, foster homes, and other specialized care facilities are allowed in the zoning code and define these terms.

⇒ Not in 2019

Strategy 3.18: Allow a range of residential types in commercial zones.

⇒ H-G 3.6, H-P 3.8

~~**Strategy 3.19:** Eliminate barriers to using innovative technology in housing construction.~~

~~A. Repeat~~

Strategy 3.20: Encourage the development of new and maintenance of existing affordable housing stock dispersed throughout Kittitas County through employment of a variety of strategies including but not limited to:

- A. Approval of accessory dwelling units, cooperative housing and, within urban growth areas, mixed-use (commercial/ residential) developments.
- B. Support the use of density bonuses for new housing developments that include at least 10% affordable housing within urban growth areas.
- C. Support the use of subsidies and grants, such as Block Grants from HUD's Community Development Block Grant Program (CDBG), Hope VI program (supporting redevelopment of run-down structures as mixed-income developments) and the Home investment Partnership (HOME) (for re-development of community facilities for housing), for homebuyer and renter assistance and home-buying counseling, Housing Trust Fund, and low-income housing tax credits.
- D. Support the use of non-profit community housing land trust that will own and lease land and/or structures to homeowners and guarantee permanent affordability of the homes in the event of resale.

⇒ H-G 3.6, H-P 3.10, H-P 3.11, H-P 3.12

Chapter 4. Transportation

Multi-Modal Transportation System, Arterial System, and System Maintenance

GPO 4.1: To develop and maintain a safe, efficient and environmentally sound multi-modal transportation system in accordance with local, state, and federal requirements.

⇒ Transportation Goal 1C

GPO 4.2: Kittitas County shall promote a variety of transportation modes through the selection of transportation improvement projects and review of development proposals in the Urban Growth Areas, by considering alternative modes when reviewing development applications, incorporating multiple modes into transportation improvement projects, and by establishing development standards to support the use of alternative transportation modes.

⇒ Transportation Goal 3a-3e

GPO 4.3: To create a transportation system that provides reasonable circulation for all users throughout the County.

⇒ Transportation Goal 3b

GPO 4.4: Kittitas County shall provide a transportation system that enhances the safety of the

community and which maximizes the use of the existing road system by maintaining a system of arterials, collectors and local access roads that forms an interconnected network for vehicular circulation.

⇒ **Transportation Goal 4c, Goal 1h**

GPO 4.5: To provide all-weather, all-season use of the arterial system for the movement of goods and services.

⇒ **Transportation Goal 1d**

GPO 4.6: Kittitas County shall strive to maintain an arterial system that can accommodate legal weights year-round by developing a program for identifying and prioritizing maintenance and reconstruction projects for roads, which are used primarily for freight and good movement.

⇒ **Transportation Goal 5i**

GPO 4.7: To ensure an efficient regional system of arterials is functional, safe and consistent with regional priorities and comprehensive plans.

⇒ **Transportation Goal 2a**

GPO 4.8: Kittitas County shall work with WSDOT, cities and neighboring counties to develop and maintain a system of arterials, collectors and local access roads that forms an interconnected network for the efficient movement of goods and people, by prioritizing arterials improvements and maintenance activities based on the function a facility serves, by providing for local vehicular access to arterials while minimizing conflicts with through traffic, and by participating in regional coordination efforts such as QuadCo RTPO.

⇒ **Transportation Goal 4c**

GPO 4.9: To identify and encourage preservation of transportation corridors for future rights-of-way by identifying corridors to be preserved as part of the overall transportation plan, by requiring right-of-way dedication or easements as part of development approval, and by acquiring right-of-way for future needs through purchase from willing sellers.

⇒ **Transportation Goal 2e, U-G11**

GPO 4.10: Kittitas County will place the appropriate emphasis on maintenance activities in order to preserve the capital investment in the transportation system by dedicating maintenance funding through the annual budgeting process and by developing performance measures to demonstrate the cost savings associated with appropriately scheduled maintenance activities.

⇒ **Transportation Goal 5g, 5a,**

GPO 4.11: Encourage and initiate Road Improvement Districts and arterial road building projects with the capital facilities six-year plan to meet Concurrency requirements of anticipated growth.

⇒ **Transportation Goal 5m, CF-P18**

GPO 4.12: Encourage a grid system in the UGAs where practical.

⇒ **Transportation Goal 2h**

GPO 4.13: Kittitas County shall require new development that reduces County road LOS below the LOS standards to mitigate their impacts.

⇒ **Transportation Goal 2.2j, CF-P23**

GPO 4.14:

- A. To recognize non-motorized travel as a viable transportation mode by developing a countywide non-motorized system plan and by improving and maintaining existing non-motorized facilities.
- B. Encourage new development to provide for safe transportation alternatives.

⇒ **Transportation Goal 3d, 3e, Goal 1h**

GPO 4.15:

- A. To maintain a Non-Motorized Transportation System Plan that clearly reflects the direction for Kittitas County.

⇒ **Transportation Goal 3d, 3e**

- B. To work with other entities to identify viable options and projects for a connection of the John Wayne Pioneer Trail through, adjacent to, or around the City of Ellensburg.

⇒ **Transportation Goal 3g**

- C. Kittitas County discourages new public trail systems in farming areas.

⇒ **Not in 2019**

- D. Recognize public-use airports as essential public facilities. **GPO 4.15D** To recognize air transport and airports as an important element.

⇒ **Transportation Goal 4j, (listed in glossary of terms)**

- E. Protect Kittitas County Airport (Bowers Field), Cle Elum Municipal, DeVere Field and Easton State airports from adjacent incompatible land uses and/or activities that could impact the present or future use of the airports as essential public facilities.

⇒ **Transportation Goal 4j**

- F. A notice to title or disclosure statement should be required for new or substantial redevelopment of lots, buildings, structures, and activities located adjacent to public-use airports. The notice should indicate that the property is located adjacent to the airport and may experience low overhead flights, odor, vibrations, noise and other similar aviation impacts.

⇒ **Transportation Goal 4j**

- G. Protect public-use airports from height hazards by developing a height overlay district that will prohibit buildings or structures from penetrating the Federal Aviation Regulations (FAR) Part 77 “Imaginary Surfaces.”

⇒ **Transportation Goal 4j**

Land Use, Environment and Economic Development

GPO 4.16:

- A. To provide a transportation system that corresponds to and is consistent with patterns of land development in accordance with the adopted land use plans.

⇒ **Transportation Goal 2k**

- B. To adopt plans and regulations in compliance with RCW 36.70.547, or as amended thereafter, to protect airport operations.

⇒ **Land Use 2.4.7 (not a GPO)**

GPO 4.17: Kittitas County shall ensure consistency between the land use and transportation plans through an iterative process for adjusting either or both plans by developing a process for reviewing plans for consistency and developing a policy for resolving inconsistencies or incompatibilities through an identification of needs and alternatives.

⇒ **Transportation Goal 2, 2j,**

GPO 4.18: To ensure the transportation system can support new development and that new development finances all new construction and improvements that might be necessary.

⇒ **Transportation Goal 5e**

GPO 4.19: Kittitas County shall evaluate the merits of a proposed land use action against the potential impacts on the transportation system by reviewing development proposals for potential impacts to the transportation system and requiring developments to identify and mitigate their transportation impacts through SEPA or other local regulatory actions.

⇒ **Transportation Goal 2j**

GPO 4.20: To provide a transportation system that is safe, reliable and financially feasible while providing for the future needs of Kittitas County by evaluating system improvements with current and future needs in mind and by providing system improvements which reduce conflicts between passenger, freight, and agriculturally related transportation modes.

⇒ **Transportation 4.5 Capital Program → paragraph 2 (not a goal), also listed as vision statement for chapter.**

GPO 4.21: Kittitas County shall consider the environmental impacts of any proposed transportation decisions by proposing alternative transportation improvements which minimize environmental impacts, by complying with all application federal, state, and local environmental rules, and by integrating environmental review through the transportation decision making process.

⇒ **Transportation Goal 3b, 1c**

GPO 4.22: To provide a transportation system, which supports economic growth and vitality by developing policies related to capital improvements to support economic development.

⇒ **E-P18, Not in 2019**

GPO 4.23: Kittitas County shall develop and maintain a transportation system, which provides access to and from centers identified in the comprehensive plans.

⇒ **Transportation Goal 2k**

GPO 4.24: Kittitas County shall consider the traffic volumes, type of use, adjacent land uses, and maintenance costs before approving any new county-maintained gravel roads.

⇒ **Transportation Goal 5k**

Level of Service (LOS) and Concurrency

GPO 4.25: To implement LOS standards that evaluates the adequacy of transportation facilities, which are measurable, understandable, and appropriate to the services and/or facilities being considered under local conditions.

⇒ **Transportation Goal 5e, definition of “Objective”, discussion of capital project selection procedures (not a specific GPO), CF-G4, Transportation 2c/2d**

GPO 4.26: Kittitas County shall utilize the Highway Capacity Manual (HCM) methodology to measure the effectiveness of the arterial system at arterial intersections by evaluating all arterial/arterial intersections (including state highways) to identify existing service levels and by developing a transportation model to evaluate the impacts of future land use alternatives on arterial/arterial intersections. Intersections, which fall below level of service “C” in rural areas and “D” in federal urban areas, shall be considered deficient.

⇒ **Transportation Goal 2c, 5g**

GPO 4.27: To ensure that necessary transportation facilities and services to maintain adopted level of service standards are available when the impacts of development occur.

⇒ **Transportation Goal 5e, 2c, 2d**

GPO 4.28: Kittitas County shall develop and implement a concurrency management system, which identifies existing deficiencies, funded improvements, and system capacity balances.

⇒ **Transportation Goal 2c**

GPO 4.29: To develop a LOS standard that corresponds to land development goals and policies as expressed in the overall Comprehensive Plan for Kittitas County.

⇒ **CF-G4**

GPO 4.30: To encourage land use development patterns and support technology infrastructure, which reduce the demand for increased capacity on roadways.

⇒ **Transportation Goal 2i, discussed within levels of service standards**

GPO 4.31: Reserved

GPO 4.32: To develop a variety of performance measurements to evaluate the transportation system and prioritize improvements.

⇒ **Transportation Goal 3b**

GPO 4.33: Kittitas County shall establish appropriate performance measures by developing and implementing a Pavement Management System (PMS) to measure pavement conditions and to prioritize maintenance or improvement projects, and by developing and implementing a Safety Management System (SMS) to identify potentially hazardous locations and to prioritize mitigation measures.

⇒ **Transportation Goal 5h**

Financing Transportation Improvements

GPO 4.34: To maximize local funds by pursuing outside funding sources for transportation improvement projects.

⇒ **Transportation Goal 5a, 5b**

GPO 4.35: Kittitas County shall pursue grant funding for appropriate transportation improvement projects by identifying possible funding sources for specific transportation improvement projects, by submitting grant applications to the appropriate reviewing agencies during the grant cycle, by developing grant proposals with realistic cost estimates and by following-up on grant applications denials to seek advice to become more competitive.

⇒ **Transportation Goal 5**

GPO 4.36: To consider all local revenue options for financing transportation improvements by evaluating the potential revenues against the political costs of imposing additional taxes and by seeking advice from other local agencies who have successfully implemented optional revenues.

⇒ Not in 2019. 5a

GPO 4.37: To maximize benefits from expenditures of transportation funds.

⇒ Transportation Goal 4e

GPO 4.38: Kittitas County shall seek partnerships with other public or private agents when mutual benefits and significant cost savings are anticipated as a result of a coordinated transportation improvement project by coordinating transportation improvement projects with other jurisdictions, utilities and adjacent property owners to maximize benefits while minimizing costs.

⇒ Transportation Goal 4e

GPO 4.39: To reduce administrative costs associated with transportation improvements.

⇒ Not in 2019. 5d

GPO 4.40: Kittitas County shall encourage efforts to reduce the costs associated with administration of transportation improvement projects by identifying opportunities to consolidate or coordinate administration responsibilities throughout a transportation improvement project as well as provide training on grant accounting and project administration.

⇒ Transportation Goal 5d

GPO 4.41: To fund transportation improvement projects which meet the identified needs of the community.

⇒ Transportation Goal 5f, 5g

GPO 4.42: Kittitas County shall prioritize transportation improvement projects without identified funding sources based on community needs.

⇒ Transportation Goal 5f, 5g (repeat of 4.41 above)

~~**GPO 4.43:** Reserved.~~

~~**GPO 4.44:** Reserved.~~

Intergovernmental Coordination and Public Participation

GPO 4.45: To identify, review and resolve interjurisdictional transportation concerns within or affecting Kittitas County.

⇒ Transportation Goal 4a

GPO 4.46: Kittitas County shall coordinate transportation planning, construction and maintenance efforts with all affected agencies by developing joint transportation standards for UGAs with the adjoining city or town, by identifying stakeholders and including them in the decision-making process and jointly develop a process for resolving conflicts between jurisdictions.

⇒ Transportation Goal 4d, (partly addressed in public participation requirements/plan), 4f, 4g, 4h

GPO 4.47: To ensure coordination among federal, state, regional, and local transportation agencies related to laws, policies and plans in order to seek consistency and ensure compatibility with regional priorities.

⇒ **Transportation Goal 4, regional collaboration discussion (4.6)**

GPO 4.48: Kittitas County shall actively participate on selected state, regional and local transportation committees by encouraging County representation on state, regional and local transportation committees, by actively participating in coordination efforts, and by reviewing County plans and policies for consistency with other plans and policies within the region.

⇒ **Transportation Goal 4f, 4g**

GPO 4.49: Provide a variety of opportunities for public input on transportation decisions from a representative cross section of the community.

⇒ **partly addressed in public participation requirements/plan**

GPO 4.50: Kittitas County shall promote public information and communication with businesses, organizations, and individual citizens as part of the transportation planning and decision-making process by exploring innovative means to promote public dialog on transportation issue, and by encouraging meaningful public input throughout the decision-making process.

⇒ **Transportation Goal 4i**

GPO 4.51: Kittitas County shall recognize the grandfathered rights of private landowners to use roads built on public lands under federal statute RS 2477.

⇒ **Not in 2019**

GPO 4.52: To ensure concurrency of transportation planning and infrastructure in areas of high settlement patterns, Kittitas County will establish a formal bi-annual review process for levels of service (LOS) and land use settlement patterns.

⇒ **Transportation Goal 2k, 2c, 2d, 5f**

Chapter 5. Capital Facilities Plan Goals, Policies, and Objectives

GPO 5.1: Application of Standards. The County shall establish standards for levels of service for public facilities. The levels of service shall be cooperatively defined by all segments of the public and private sector involved in providing a particular service.

⇒ **CF-P1**

GPO 5.2: Determining Public Facility Needs. The County shall determine the quantity of capital improvements that is needed.

⇒ **CF-P2**

GPO 5.3: Priorities. The relative priorities among capital improvements projects are as follows:

- A.** Priorities Among Types of Public Facilities. Legal restrictions on the use of many revenue sources limit the extent to which types of facilities compete for priority with other types of facilities because they do not compete for the same revenues. All capital improvements that are necessary for achieving and maintaining a standard for levels of service adopted in this Comprehensive Plan are included in the financially feasible schedule of capital improvements contained in this Capital Facilities Plan. The relative priorities among types of public facilities (i.e., roads, sanitary sewer, etc.) were established by adjusting the standards for levels of service and the available revenues until the resulting public facilities needs became financially feasible. This process is repeated with each update of the Capital Facilities Plan, thus allowing for changes in priorities among types of public facilities.

⇒ **CF-P3**

- B. Priorities of Capital Improvements Within a Type of Public Facility.** Capital improvements within a type of public facility are to be evaluated on the following criteria and considered in the order of priority listed below. The County shall establish the final priority of all capital facility improvements using the following criteria as general guidelines. Any revenue source that cannot be used for a high priority facility shall be used beginning with the highest priority for which the revenue can legally be expended.
1. Reconstruction, rehabilitation, remodeling, renovation, or replacement of obsolete or worn out facilities that contribute to achieving or maintaining standards for levels of service adopted in this Comprehensive Plan.
 2. New or expanded facilities that reduce or eliminate deficiencies in levels of service for existing demand. Expenditures in this priority category include equipment, furnishings, and other improvements necessary for the completion of a public facility (i.e., recreational facilities and park sites).
 3. New public facilities, and improvements to existing public facilities, that eliminate public hazards if such hazards were not otherwise eliminated by facility improvements prioritized according to Policies a or b, above.
 4. New or expanded facilities that provide the adopted levels of service for new development and redevelopment during the next six fiscal years, as updated by the annual review of this Capital Facilities Plan. The County may acquire land or right-of-way in advance of the need to develop a facility for new development. The location of facilities constructed pursuant to this Policy shall conform to the Land Use Element, and specific project locations shall serve projected growth areas within the allowable land use categories. In the event that the planned capacity of public facilities is insufficient to serve all applicants for development permits, the capital improvements shall be scheduled to serve the following priority order:
 - a. Previously approved permits for redevelopment.
 - b. Previously approved permits for new development.
 - c. New permits for redevelopment.
 - d. New permits for new development.
 5. Improvements to existing facilities, and new facilities that significantly reduce the operating cost of providing a service or facility, or otherwise mitigate impacts of public facilities on future operating budgets.
 6. New facilities that exceed the adopted levels of service for new growth during the next six fiscal years by either:
 - a. providing excess public facility capacity that is needed by future growth beyond the next six fiscal years, or
 - b. providing higher quality public facilities than are contemplated in the County's normal design criteria for such facilities.
 7. Facilities not described in Policies a through f, above, but which the County is obligated to complete, provided that such obligation is evidenced by a written agreement the County executed prior to the adoption of this Comprehensive Plan.

⇒ **CF-P4**

GPO 5.4: All facilities scheduled for construction or improvement in accordance with this Policy shall be evaluated to identify any plans of State or local governments or districts that affect, or will be affected by, the proposed County capital improvement.

⇒ **CF-P5**

GPO 5.5: Project evaluation may also involve additional criteria that are unique to each type of public facility, as described in other elements of this Comprehensive Plan.

⇒ **CF-P6**

GPO 5.6: Kittitas County shall consider recreation needs and the services, which the County is able to provide from the countywide recreation plan and in coordination with other agencies and jurisdictions within Kittitas County. Recreation opportunities and facilities include, but are not limited to parks, trails, river access, public lands access, campgrounds and picnic facilities.

⇒ **CF-P7**

GPO 5.7: Kittitas County shall consider the applicable adopted city's comprehensive plan for capital facilities and its relation to the identified Urban Growth Areas.

⇒ **CF-P8**

GPO 5.8: Provide needed public facilities that are within the ability of the County to fund the facilities, or within the County's authority to require others to provide the facilities.

⇒ **CF-G1**

GPO 5.9: Financial Responsibility. Existing and future development shall both pay for the costs of needed capital improvements.

⇒ **CF-P8 (below P8, does not have a number)**

GPO 5.10: Existing development.

A. Existing development may be required to pay for the capital improvements that reduce or eliminate existing deficiencies, some or all of the replacement of obsolete or worn out facilities, and may pay a portion of the cost of capital improvements needed by future development.

⇒ **CF-P9**

B. Existing development's payments may take the form of user fees, charges for services, special assessments and taxes.

⇒ **CF-P10**

GPO 5.11: Future development:

A. Future development shall be required to pay its fair share of the capital improvements needed to address the impact of such development and may pay a portion of the cost of the replacement of obsolete or worn out facilities. Upon completion of construction, "future" development becomes "existing" development, and shall contribute to paying the costs of the replacement of obsolete or worn out facilities.

⇒ **CF-P11**

B. Future development's payments may take the form of, but are not limited to, voluntary contributions for the benefit of any public facility, impact fees, mitigation payments, capacity fees, dedications of land, provision of public facilities, and future payments of user fees, charges for services, special assessments and taxes. Future development shall not pay fees for the portion of any public facility that reduces or eliminates existing deficiencies.

⇒ **CF-P12**

GPO 5.12: Existing and future development may both have part of their costs paid by grants, entitlements or public facilities from other levels of government and independent districts.

⇒ **CF-P13**

GPO 5.13: Financing Policies. Capital improvements shall be financed, and debt shall be managed as follows:

A. Capital improvements financed by County enterprise funds (i.e., solid waste) shall be financed by:

1. Debt to be repaid by user fees and charges and/or connection or capacity fees for

- enterprise services.
- 2. Current assets (i.e., reserves, equity or surpluses, and current revenue, including grants, loans, donations and interlocal agreements).
- 3. A combination of debt and current assets.
- B. Capital improvements financed by non- enterprise funds shall be financed from either current assets: (i.e., current revenue, fund equity and reserves), or debt, or a combination thereof. Financing decisions shall include consideration for which funding source (current assets, debt, or both) will be a) most cost effective, b) consistent with prudent asset and liability management, c) appropriate to the useful life of the project(s) to be financed, and d) the most efficient use of the County's ability to borrow funds.
- C. Debt financing shall not be used to provide more capacity than is needed within the schedule of capital improvements for non-enterprise public facilities unless one of the following conditions are met:
 - 1. The excess capacity is an integral part of a capital improvement that is needed to achieve or maintain standards for levels of service (i.e., the minimum capacity of a capital project is larger than the capacity required to provide the level of service).
 - 2. The excess capacity provides economies of scale making it less expensive than a comparable amount of capacity if acquired at a later date.
 - 3. The asset acquired is land that is environmentally sensitive, or designated by the County as necessary for conservation, or recreation.
 - 4. The excess capacity is part of a capital project financed by general obligation bonds approved by referendum.

⇒ **CF-P14**

GPO 5.14: Operating and Maintenance Costs. The County shall not provide a public facility, nor shall it accept the provision of a public facility by others, if the County or other provider is unable to pay for the subsequent annual operating and maintenance costs of the facility.

⇒ **CF-P15**

GPO 5.15: Revenues Requiring Referendum. In the event that sources of revenue require voter approval in a local referendum that has not been held, and a referendum is not held, or is held and is not successful, this Comprehensive Plan shall be revised at the next annual amendment to adjust for the lack of such revenues, in any of the following ways:

- A. Reduce the level of service for one or more public facilities.
- B. Increase the use of other sources of revenue.
- C. Decrease the cost, and therefore the quality of some types of public facilities while retaining the quantity of the facilities that is inherent in the standard for level of service.
- D. Decrease the demand for and subsequent use of capital facilities.
- E. Combination of the above alternatives.

⇒ **CF-P16**

GPO 5.16: Uncommitted Revenue. All development permits issued by the County which require capital improvements that will be financed by sources of revenue which have not been approved or implemented (such as future debt requiring referenda) shall be conditioned on the approval or implementation of the indicated revenue sources, or the substitution of a comparable amount of revenue from existing sources.

⇒ **CF-P17**

GPO 5.17: Shared Funding. The County and Cities may jointly sponsor the formation of Local Improvement Districts, Road Improvement Districts, and other benefit areas for the construction or reconstruction of infrastructure to a common standard, which are located in the City and the Urban Growth Areas.

⇒ **CF-P18**

GPO 5.18: Provide adequate public facilities by constructing needed capital improvements which

1. repair or replace obsolete or worn out facilities
2. eliminate existing deficiencies, and
3. meet the needs of future development and redevelopment caused by previously issued and new development permits. The County's ability to provide needed improvements will be demonstrated by maintaining a financially feasible schedule of capital improvements in this Capital Facilities Plan.

⇒ **CF-P19**

GPO 5.19:Schedule of Capital Improvements. The County shall provide, or arrange for others to provide, the capital improvements listed in the schedule of capital improvements in this Capital Facilities Plan. The schedule of capital improvements may be modified as follows:

- A. The schedule of capital improvements shall be updated annually beginning in conjunction with the annual budget process.
- B. Pursuant to the Growth Management Act, the schedule of capital improvements may be amended one time during any calendar year.
- C. The schedule of capital improvements may be adjusted by ordinance not deemed to be an amendment to the Comprehensive Plan for corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the plan; or the date of construction (so long as it is completed within the 6-year period) of any facility enumerated in the schedule of capital improvements.

⇒ **CF-P20**

GPO 5.20:Budget Appropriation of Capital Improvement Projects. The County shall include in the capital appropriations of its annual budget all the capital improvements projects listed in the schedule of capital improvements for expenditure during the appropriate fiscal year, except that the County may omit from its annual budget any capital improvements for which a binding agreement has been executed with another party to provide the same project in the same fiscal year. The County may also include in the capital appropriations of its annual budget additional public facility projects that conform to **GPO 5.19(B) and GPO 5.22(F)**.

⇒ **CF-P21 (last line removed)**

GPO 5.21:Adequate Public Facility Concurrency. The County Commission finds that the impacts of development on public facilities within the County occur at the same time as occupancy of development authorized by a final development permit. The County shall issue development permits only after a determination that there is sufficient capacity of the public facilities to meet the standards for levels of service for existing development and the impacts of the proposed development concurrent with the proposed development. For the purpose of this policy and the County's land development regulations, "concurrent with" shall be defined as follows:

- A. The availability of public facility capacity to support development concurrent with the impacts of such development shall be determined in accordance with the following:
 1. For roads:
 - The necessary facilities and services are in place at the time a development permit is issued; or
 - The necessary facilities are under construction at the time a development permit is issued, and the necessary facilities will be in place when the impacts of the development occur; or
 - Development permits are issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or
 - The County has in place commitments to complete the necessary public facilities within six years.

⇒ **CF-P22**

GPO 5.22:No final development permit shall be issued by the County unless there shall be sufficient capacity of public facilities available to meet the standards for levels of service for existing development and for the proposed development.

⇒ **CF-P23**

GPO 5.23: No preliminary development permit shall be issued by the County unless the applicant complies with one of the following policies:

- A. The applicant may voluntarily request a determination of the capacity of public facilities as part of the review and approval of the preliminary development permit, including the requirements of GPO 5.24.
- B. The applicant may elect to request approval of a preliminary development permit without a determination of capacity of public facilities provided that any such order is issued subject to requirements in the applicable land development regulation or to specific conditions contained in the preliminary development permit that:
 - 1. Final development permits for the subject property are subject to a determination of capacity of public facilities, as required by **GPO5.21**.
 - 2. No rights to obtain final development permits, nor any other rights to develop the subject property have been granted or implied by the County's approval of the preliminary development permit without determining the capacity of public facilities.

⇒ **CF-P24**

GPO 5.24: Development permits issued pursuant to **GPO 5.22 and GPO 5.23(A)** shall be subject to the following requirements:

- A. The determination that facility capacity is available shall apply only to specific uses, densities and intensities based on information provided by the applicant and included in the development permit.
- B. The determination that facility capacity is available shall be valid for the same period of time as the underlying development permit, including any extensions of the underlying development permit.
- C. The standards for levels of service of public facilities shall be applied to the issuance of development permits on the following geographical basis: Roads: applicable roads and areas impacted by the proposed development.

⇒ **CF-P25**

GPO 5.25: Manage the land development process to insure that all development receives public facility levels of service equal to the standards adopted by the County Commissioners by implementing the schedule of capital improvements contained in this Capital Facilities Plan, and by using the fiscal resources provided for in **Goal 2** and its supporting policies.

⇒ **CF-G2**

GPO 5.26: Consistency. All public facility capital improvements shall be consistent with the adopted land use map and the goals and policies of other elements of this Comprehensive Plan. The location of, and level of service provided by projects in the schedule of capital improvements shall maintain adopted standards for levels of service for existing and future development in a manner and location consistent with the Land Use Element of this Comprehensive Plan.

⇒ **CF-P28, CF-G4**

GPO 5.27: Integration and Implementation. The County shall develop, adopt and use implementation programs which integrate its land use planning and decisions with its planning and decisions for public facility capital improvements.

⇒ **CF-P26**

GPO 5.28: Develop criteria and cooperative and structured processes through the Kittitas County Conference of Governments for siting regional facilities.

⇒ **CF-G5**

GPO 5.29: Designation of Land. The County may identify lands useful for public purposes and incorporate such designations in the comprehensive plan.

⇒ **CF-G6**

GPO 5.30: Regional Facilities. The County and each municipality in the County may establish a countywide process for siting essential public facilities of region-wide significance. This process may include:

- A. An inventory of needed facilities.
- B. A method of fair share allocation of facilities.
- C. Economic and other incentives to jurisdictions receiving such facilities.
- D. A method of determining which jurisdiction is responsible for each facility.
- E. A public involvement strategy.
- F. Assurance that the environmental and public health and safety are protected.

⇒ **CF-P27**

GPO 5.31: County, Regional, State and Federal Facilities. Essential public facilities, which are identified by the County, by regional agreement, or by State or Federal government, may be subject to local approval by the County and each municipality in the County.

⇒ **CF-G7**

GPO 5.32: Ensure public involvement when siting of essential public facilities through the use of timely press releases, newspaper notices, public information meetings, and public hearings.

⇒ **CF-G8**

GPO 5.33: Consistency with Comprehensive Plan. The County may develop and adopt regulations that ensure that the facility siting is consistent with the adopted County comprehensive plan, including:

- A. The future land use map.
- B. The Capital Facilities Plan Element and budget.
- C. The Utilities Element.
- D. The Transportation Element.
- E. The Housing Element.
- F. The Rural Element.
- G. The Economic Development Element.
- H. The comprehensive plans of adjacent jurisdictions that may be affected by the facility siting.
- I. Regional general welfare considerations.

⇒ **CF-P28 (similar to P27 > merge?)**

GPO 5.34: Siting of Public Facilities Outside of UGAs. Essential public facilities sited outside of urban growth areas must be self-supporting and not require the extension, construction, or maintenance of urban services and facilities.

⇒ **CF-P29**

GPO 5.35: Coordination. The County's policies and regulations on facility siting may be coordinated with and advance other planning goals including, but not necessarily limited to, the following:

- A. Promotion of economic development and employment opportunities.
- B. Protection of the environment.
- C. Positive fiscal impact and on-going benefit to the host jurisdiction.
- D. Serving population groups needing affordable housing.
- E. Receipt of financial or other incentives from the State and/or other local governments.
- F. Fair distribution of such public facilities throughout the County.
- G. Requiring State and Federal projects to be consistent with this policy.

⇒ **CF-G8 (listed below, not numbered)**

GPO 5.36: Provide adequate public facilities to urban growth areas.

⇒ **CF-PG9**

GPO 5.37: Urban Growth Areas. The County and each municipality in the County shall designate urban growth areas and encourage adequate public facilities and services concurrent with development.

⇒ **CF-P30**

GPO 5.38: Levels of Service. Levels of service for public facilities in the unincorporated portion of the urban growth areas shall be the same as the County's adopted standards.

⇒ **CF-P31**

GPO 5.39: Public Facilities Outside of Urban Growth Areas. New municipal urban public facilities (central sewage collection and treatment, public water systems, urban street infrastructure and stormwater collection facilities) will not be extended beyond urban growth area boundaries for residential development. Water service - public or private - may be provided beyond urban growth area boundaries. This policy does not apply to storm water drainage.

⇒ **CF-P32**

GPO 5.40: Capital Facilities and Utilities may be sited, constructed, and operated by outside public service providers (or sited, constructed, and/or operated jointly with a Master Planned Resort (MPR), LAMIRD, or Fully Contained Community to the extent elsewhere permitted), on property located outside of an urban growth area if such facilities and utilities are located within the boundaries of such resort or community which is approved pursuant to County Comprehensive Plan policies and development regulations.

⇒ **CF-P33**

GPO 5.41: Electric and natural gas transmission and distribution facilities may be sited within and through areas of Kittitas County both inside and outside of municipal boundaries, UGAs, Master Planned Resorts, LAMIRDs, and Fully Contained Communities, including to and through rural areas of Kittitas County.

⇒ **CF-P33**

GPO 5.42: Financing Providers of public facilities are responsible for paying for their facilities. Providers may use sources of revenue that require users of facilities to pay for a portion of the cost of the facilities. As provided by law, some providers may require new development to pay impact fees or mitigation payments for a portion of the cost of public facilities.

⇒ **CF-P35**

GPO 5.43: Planning Coordination. The County may enter into interlocal-joint planning agreements, contracts, memorandums of understanding or joint ordinances with municipalities and other providers of public facilities to coordinate planning for and development of the Urban Growth Area.

⇒ **CF-P36**

GPO 5.44: Fiscal Coordination. The County and each municipality in the County will address fiscal issues including tax revenue sharing, the provision of regional services and annexations through the development of interlocal agreements.

⇒ **CF-G10**

GPO 5.45: Libraries: As growth continues to occur both in the urban and rural areas of Kittitas County, there are and will be increased impacts on existing library services and an increasing demand for additional library services.

⇒ **CF-G11**

GPO 5.46: To recognize the Swiftwater Corridor Vision Plan as a planning tool that provides recommendations for specific strategies to improve, enhance, and sustain the corridor's unique intrinsic qualities and the many enjoyable experiences it offers. Selected projects within the vision plan shall not place additional management policies or regulations on private property or adjacent landowners beyond those that already exist under federal, state, regional, and local plans and regulations.

⇒ **CF-P37**

Chapter 6. Utilities

GPO 6.1: The county should promote the joint use of transportation rights-of-way and other utility corridors consistent with the underlying private property rights and easement limitations.

⇒ **U-G11**

GPO 6.2: Appropriately place utility facilities within public rights-of-way.

⇒ **U-G1**

GPO 6.3: The Kittitas County's plan for utility facilities will be formulated, interpreted and applied in a manner consistent with and complimentary to the serving utility's public service obligations.

⇒ **U-P22**

GPO 6.4: The county should maintain current information on the existing and proposed facilities of utilities.

⇒ **Not in 2019 (public involvement and information is referenced within CF-G8)**

GPO 6.5: On an annual basis, provide all private utility companies copies of the Kittitas County revised 6-Year Capital Facilities Plan, particularly the schedule of proposed road and public utility construction projects so that the companies may coordinate construction, maintenance, and other needs in an efficient manner.

⇒ **U-P1**

GPO 6.6: Expansion and improvement of utility systems should be recognized primarily as the responsibility of the utility providing the corresponding service.

⇒ **U-P2**

GPO 6.7: Decisions made by Kittitas County regarding utility facilities will be made in a manner consistent with and complementary to regional demands and resources.

⇒ **U-P3**

GPO 6.8: Additions to and improvements of utilities facilities will be allowed to occur at a time and in a manner sufficient to serve growth.

⇒ **U-P4**

GPO 6.9: Process permits and approvals for all utility facilities in a fair and timely manner, and in accordance with development regulations that ensure predictability and project concurrency.

⇒ **U-P5**

GPO 6.10: Community input should be solicited prior to county approval of utility facilities, which may significantly impact the surrounding community.

⇒ **U-P6**

GPO 6.11: Planning by Kittitas County for utility facilities development will be coordinated with planning by other jurisdictions for utility facility development.

⇒ **U-P7**

GPO 6.12: The County should coordinate with the cities and towns throughout the county on utility planning.

⇒ **U-G2**

GPO 6.13: The County should coordinate with utility providers.

⇒ **U-G3**

GPO 6.14: The County shall coordinate the formulation and periodic update of the utility element and relevant implementing development regulations with adjacent jurisdictions.

⇒ **U-P8**

GPO 6.15: *(2018 document does not list a 6.15)*

GPO 6.16: The County shall coordinate, and seek to cooperate with, other jurisdictions in the implementations of multi-jurisdictional utility facility additional and improvements. Such coordination and cooperation should include efforts to coordinate the procedures for making specific land use decisions to achieve consistency in timing inter-jurisdictional coordination in the planning and provisions of utilities.

⇒ **U-G5**

GPO 6.17: Provide timely and effective notice to utilities of the construction, maintenance or repair of streets, roads, highways or other facilities, and coordinate such work with the serving utilities to ensure that utility needs are appropriately considered.

⇒ **U-P10**

GPO 6.18: Decisions made regarding utility facilities should be consistent with and complementary to regional demand and resources and should reinforce an interconnected regional distribution network.

⇒ **U-G6**

GPO 6.19: Within the urban growth areas, development of less than one acre in size would not be required under County ordinances to provide water systems to the properties for irrigation system water.

⇒ **U-G7**

GPO 6.20: Trespass on utility easements shall be discouraged, and any other easement rights shall be acquired under normal lawful procedures.

⇒ **U-P11**

GPO 6.21: Avoid, where possible, routing major electric transmission lines above 55 kV through urban areas.

⇒ **U-G9**

GPO 6.22: To review the placement and appropriateness of utilities

⇒ **Not in 2019 (not complete goal)**

GPO 6.23: Kittitas County reserves the right to review all applications for utilities placed within or through the County for consistency with local policies, laws, custom and culture

⇒ **U-P12**

GPO 6.24: To reduce the risk of accidents caused by hazardous liquid pipelines, natural gas lines, sewer lines and other potential hazardous materials, which are conveyed both above and below ground.

⇒ **U-G10**

GPO 6.25: Kittitas County will address hazardous liquid pipelines, natural gas lines, sewer lines and other potentially hazardous materials through the County's development regulations. The development regulations shall include the specific addition or restriction of these and associated uses as well as the possible adoption of performance standards for siting, maintenance, and monitoring. These performance standards should include best management practices.

⇒ **U-P13 (similar to UG-10)**

GPO 6.26: Kittitas County recognizes reclamation irrigation districts within Kittitas County as utilities. Kittitas County also recognizes smaller private and cooperative irrigation water providers, including but not limited to:

- A. Westside Irrigation Company
- B. Taneum Ditch Company
- C. Bull Ditch Company

⇒ **U-P14**

GPO 6.27: Kittitas County recognizes that some county easements and rights-of-way provide current and historic water conveyance. Kittitas County also recognizes the damage done to roadways by some of these conveyances. Kittitas County will allow current conveyances where properly maintained and operated but will assume no liability or responsibility for delivery of irrigation water, including maintenance of ditches, unless conducive to good roadside management practices. New irrigation conveyances may be installed within the county easement or right-of-way, but must be separated from the county roadside ditch.

⇒ **U-P15**

GPO 6.28: It is the position of Kittitas County that it is inappropriate for utilities to over or under build other utilities. A specific example of such requirements may be found in RCW 35A.14.900 and other state law.

⇒ **U-P16**

GPO 6.29: Kittitas County encourages the extension of utilities to major industrial developments, as referenced in **Chapter Two, Section 2.5** Major Industrial Developments.

⇒ **U-P17**

GPO 6.30: Utilities may be extended to serve a Master Planned Resort or Fully Contained Community, which is approved pursuant to County Comprehensive Plan policies and development regulations, so long as all costs associated with utility and service extension and capacity increases directly attributable to the MPR or Fully Contained Community are fully borne by the resort or community. To the extent state law (including without limitations a tariff filed with the Washington

Utilities and Transportation Commission (WUTC) requires contrary cost allocations, such state law shall control.

⇒ **U-P18**

GPO 6.31: Capital Facilities and Utilities may be sited, constructed, and operated by outside public service providers (or sited, constructed, and/or operated jointly with a Master Planned Resort (MPR), limited area of more intensive rural development (LAMIRD), or Fully Contained Community to the extent elsewhere permitted), on property located outside of an urban growth area if such facilities and utilities are located within the boundaries of such resort or community which is approved pursuant to County Comprehensive Plan policies and development regulations.

⇒ **U-P19**

GPO 6.32: Electric and natural gas transmission and distribution facilities may be sited within and through areas of Kittitas County both inside and outside of municipal boundaries, UGA's, Master Planned Resorts, LAMIRDS, and Fully Contained Communities, including to and through rural areas of Kittitas County.

⇒ **U-P20**

GPO 6.33: Encourage joint electric utility construction standards for all electrical infrastructure constructed in the UGA. In the interim, Puget Sound Energy and the Kittitas County Public Utility District will allow the City of Ellensburg to review any new construction in the UGA.

⇒ **U-P21**

GPO 6.34: Wind Farms may only be located in areas designated as Wind Farm Resource overlay districts in the Comprehensive Plan unless they meet the criteria as may be developed under **GPO 6.35**. Such Wind Farm Resource overlay districts need not be designated as Major Industrial Developments under **Chapter 2.5** of the Comprehensive Plan.

⇒ **Not in 2019**

GPO 6.35: As allowed in **GPO 2.10b** and **GPO 2.10c**, develop a study area encompassing the entire county to establish criteria and design standards for the siting of wind farms outside the process outlined in **GPO 6.34**. Criteria should include but not be limited to:

- A. Location relative to residential development
- B. Location relative to visual impacts
- C. Location relative to audible impacts
- D. Issues pertaining habitat and avian impacts

⇒ **U-G12**

GPO 6.36: Develop a study area encompassing the entire county to establish criteria and design standards for the siting of solar farms.

⇒ **U-G13**

Chapter 7. Snoqualmie Pass Sub-Area

GPO 7.1: Create a shared vision of the future of the Pass area through a community-based updated Comprehensive Plan.

⇒ **7.2 Subarea Overall Goals (1)**

GPO 7.2: Create a vibrant year-round community in the Pass area capable of supporting, and suitable for, both residents and recreational visitors to the area alike.

⇒ **7.2 Subarea Overall Goals (2)**

GPO 7.3: Establish a unifying theme or motif for development in the Pass area, whether through consistent signage or common area elements, encouraged design features, or similar approaches.

⇒ **7.2 Subarea Overall Goals (3)**

GPO 7.4: Increase the economic and housing viability of the Pass area by giving the economic impact of any activity or decision high priority.

⇒ **7.2 Subarea Overall Goals (4)**

GPO 7.5: Protect the ability to expand recreational opportunities, both winter and summer, to accommodate visitor growth.

⇒ **7.2 Subarea Overall Goals (5)**

GPO 7.6: Plan adequate infrastructure improvements, both transportation and utilities, to accommodate present and future needs.

⇒ **7.2 Subarea Overall Goals (6)**

GPO 7.7: Preserve and protect environmentally sensitive areas and scenic vistas.

⇒ **7.2 Subarea Overall Goals (7)**

Land Use Goals and Objectives

Not in 2019 (specific goals and policies are directly adopted and found in appendices of this document)

Goal 1: Achieve the maximum degree of compatibility between adjacent land uses.

Objective 1: Residential, commercial and community buildings should be designed in an alpine or Cascadian theme consistent with existing development and the design guidelines.

Objective 2: Wherever practical, buffering should be employed for the aesthetic enhancement between land uses, including parking and roads.

Objective 3: Appropriate building height limits should be established in the Pass area, by building type.

Residential Land Use

Goal 2: Encourage a mix of residence types of alpine or Cascadian design, located in combinations and groupings which enhance the residential and resort atmosphere of the Pass.

Objective 1: Clustering of structures should be encouraged, with screening between clusters and open areas (view corridors), wherever possible. Residential land plans which take advantage of the mountain setting should be encouraged.

Objective 2: Access roadways should be kept to a minimum (both in number and dimension) consistent with safety and efficient maintenance. Roadways should follow terrain contours with a minimum number of straight segments.

Objective 3: All residential areas should be connected, where practical, by a public trail system suitable for all-season use.

Objective 4: Appropriate non-residential uses should be accommodated in residential areas.

Objective 5: All residential uses should provide adequate off-street parking.

Objective 6: All utilities in new residential developments should be underground.

Community Uses

Goal 3: Goal: Encourage the development of community uses in appropriate areas. Uses could include security/emergency services, clinics and medical/dental offices, places of worship, a community center, a recreation center, visitor information center, recycling center, post office, library,

nature center/museum.

Objective 1: Similar and complimentary uses should be placed in close proximity to each other in a location, which is convenient to the community and visiting public.

Commercial Uses

Goal 4: Goal: Provide for commercial development in appropriate locations to serve the needs of the community, visitors and traveling public and to enhance the economic vitality of the Pass.

Objective 1: Commercial development should be clustered along Highway 906 near Exits 52, 53 and 54, rather than in a linear strip along the highway.

Objective 2: Neighborhood commercial centers should be conveniently located to meet local shopping needs.

Objective 3: Commercial activities should be located in proximity to principal resort and transportation facilities, such as near the bases of ski slopes and freeway interchanges.

Objective 4: All roadside parking should be limited to short-term service and delivery vehicles. Customer parking for commercial uses should be located either under-structure or in designated lots with practical visual screening. Joint use of off-street parking areas should be encouraged. Pedestrian/skier access between uses should not be obstructed by vehicular parking.

Objective 5: Signage and advertising should follow a consistent design theme with an alpine or Cascadian nature matching the Pass architecture.

Objective 6: A mixture of uses, including residential and community services, should be encouraged in conjunction with commercial development.

Objective 7: Unscreened outside storage should be restricted in commercial areas.

Objective 8: Off-site or off-premises commercial advertising should not be permitted in the Pass area, except for the use of motorist information signs provided by WSDOT.

Light Industrial Uses

Goal 5: Provide for light industrial users, including utility companies and public agencies, in appropriate locations.

Objective 1: Light industrial uses should be located principally near Exit 54, extending southwest to the DOT yard.

Objective 2: All applications for industrial facilities and/or business permits should be individually reviewed for conformance with the Comprehensive Plan, and approvals should be limited to non-polluting, non-congesting operations consistent with the character of the Pass area.

Objective 3: Perimeters of all industrial operations should be buffered or screened from other elements of the community and of a design consistent with the theme at the Pass.

Objective 4: Unscreened outside storage should be prohibited.

Recreational Uses

Goal 6: Encourage the development of all-season, multi-option recreational facilities on public and private land.

Objective 1: Winter recreation areas should be maintained in an attractive manner during off seasons.

Objective 2: Trail networks should be a primary means of Pass area transportation where practical, connecting to surrounding trail systems, where appropriate.

Objective 3: Recreation areas should be coordinated and controlled to enhance safety and proper use.

Objective 4: Clear, uniform signage should be developed giving orientation and designating type of usage for all recreational areas and trails.

Objective 5: Adequate tables, benches, rest room facilities and trash containers should be available throughout all areas and during all open seasons.

Objective 6: Visitor parking should be aesthetically located and buffered as much as is

practical, and the capacity of the parking area should be correlated with the capacity of the related recreational facility.

Educational/Cultural Uses

Goal 7: Foster the development of multi-use facilities, which can adapt with changing seasons, to serve a variety of educational/cultural needs.

Objective 1: Building space should be created or allocated for a community center, a nature center, library and museum.

Objective 2: A variety of conference centers, retreat facilities and other buildings used for public purposes should be encouraged in the Pass area.

Government Uses

Goal 8: Facilitate cooperation and participation of Federal, State and local agencies in planning and implementation.

Objective 1: In cooperation with other interested parties, agreements should be sought with the USFS to ensure that logging on federal land in the greater Snoqualmie Pass area will be limited to selective thinning that will not impact the principal view corridors.

Objective 2: All stakeholders in the Pass area encourage USFS to approve expansion of ski area facilities and groomed terrain around Mt. Catherine, and other winter and year-round recreational improvements.

Objective 3: The Department of Transportation should be encouraged to install landscaping around their Hyak facility and to maintain the facility in a clean and attractive manner.

Objective 4: Participation and cooperation should be sought with the Army Corps of Engineers, U.S. Forest Service, Bureau of Land Management, State Department of Wildlife and Department of Natural Resources for the visual improvement (stump removal) and recreational enhancement of the western portion of Lake Keechelus.

Natural Resource Uses

Goal 9: Recognize the economic importance of the area's natural resources and promote the optimal use of these resources by public and private interests.

Objective 1: Along with other interested parties, agreements should be sought with the USFS and private logging interests to ensure that timber harvesting in the greater Snoqualmie Pass area will be conducted so as to minimize adverse visual impact and environmental damage to surrounding land.

Objective 2: Recognize the natural beauty of the Pass as its most important natural resource and promote continued expansion of recreational opportunities available due to the unique natural attributes of the Pass area, to insure continued recreational opportunity for all interested users.

Parking Uses

Goal 10: Provide sufficient parking for all Pass activities in the most practical manner that is the least aesthetically detrimental to the scenic mountain setting.

Objective 1: All parking should be off-street and screened from view to the extent practical.

Objective 2: Joint use of off-street parking should be encouraged wherever possible, with cross-over easements between uses where appropriate.

Objective 3: Parking areas should be well lighted and adequately accessed by trail or sidewalk.

Objective 4: Parking should be provided to accommodate all modes of transportation such as cars, trucks, buses, recreational vehicles, snowmobiles, horse trailers etc. Separate parking areas should be provided for uses generating special safety or aesthetic problems, such as semi-trucks.

Objective 5: Snow removal and disposal should be an integral part of parking lot design.

Land Use

Objective 1: SNOPAC, in conjunction with the Comprehensive Plan review, has drafted general design guidelines which present desired architectural features considered to be consistent with alpine or Cascadian design. These design guidelines are accompanied by visual aids to make clear what the community desires. The design guidelines address advertising signs and other external aspects of development design, which may have aesthetic impact on the community. The Community Design Committee should be available to review proposed projects with proponents before project design is commenced to offer suggestions to best incorporate the design into the community.

Objective 2: The Community Design & Aesthetics Committee (“CDA”), together with the Economic Development & Land Use Committee (“EDLU”), should develop additional site design guidelines, which promote the clustering of structures to protect natural land features and sensitive areas.

Objective 3: The EDLU Committee should continue to refine the land use inventory to determine a realistic growth scenario, which will aid in infrastructure planning.

Objective 4: SNOPAC should take the lead in adapting the affordable housing policies of Kittitas and King Counties to the unique housing needs of the Pass area.

Objective 5: The EDLU Committee should monitor the planning, management and operation of Forest Service Land and Keechelus Lake in an effort to enhance and expand their recreational opportunities and visual quality.

Community Design and Aesthetics

Goal 11: To encourage the use of site planning, landscaping and architectural principles which enhance the mountain character of the community and harmonize with the alpine environment.

Objective 1: Encourage “village centers” with high density areas of closely clustered buildings, with narrow walking streets (where practical) and common walls between businesses, at the Summit, Summit Central, Exit 54, and Alpental.

Objective 2: Each village center should feature a recreational activity such as tennis, ice skating, curling, swimming pool that is open to the public and located near the center of the village.

Objective 3: Lines of sight in village centers should be broken to give a sense of small scale and invite pedestrian wandering and exploration.

Objective 4: High density housing close to, or in, each village center should be encouraged.

Objective 5: Village centers should be connected with footpaths where practical.

Goal 12: Keep vehicular traffic and automotive impact at a minimum in village centers.

Objective 1: Emphasize foot traffic and foot access where practical. Sidewalks and footpaths should serve as a main mode of transport within each village center.

Objective 2: Buildings at the street side of a village should be required to front on the sidewalk and as close to the road as practical.

Objective 3: Streets near village centers should be relatively narrow (but wide enough to accommodate winter snow plowing requirements) to slow traffic and have sidewalks or paths for pedestrians.

Objective 4: Parking should be: behind village centers and businesses, and screened from sight (especially along I-90), where practical.

Goal 13: Buildings within village centers should be compatible with the character of the mountain environment and meet the year-round needs of the community.

Objective 1: Natural materials should be encouraged on the exterior of all buildings.

Objective 2: A Northwest-Cascadian Style of architecture should be encouraged. Design guidelines should be developed and publicized to ensure consistent architectural design and signage throughout the Pass.

Objective 3: Year-round foot access on covered or cleared paths and sidewalks should be

encouraged.

Objective 4: Two to four story buildings in Village centers should be encouraged.

Objective 5: Employee and other housing on upper floors of commercial buildings should be encouraged.

Objective 6: Plans for dealing with snow accumulation should be encouraged at the first meeting with project proponents,

Objective 7: Roofs should be designed to either retain snow or sluff snow off in such a way that it is not a hazard to the public.

Goal 14: Encourage development of building codes for the community that are compatible with the mountain environment. These codes should include the height and exterior materials of buildings as well as site design and snow management for each structure.

Objective 1: Standards should be set encouraging high density housing at each village center, with density reducing with distance from the village centers.

Objective 2: Designs and signage should be carefully reviewed in order to avoid a garish, overly competitive visual environment.

Objective 3: Standards and programs for the enhancement of the alpine setting should be developed, including standards for revegetation and programs for landscaping along entry corridors and in other prominent public areas.

Goal 15: Promote the development of uses, which will provide goods and services to both residents and visitors.

Objective 1: The variety of available goods and services should be broadened to reduce the requirement to travel off the Pass for normal daily needs.

Objective 2: Special services and facilities should be provided which are oriented to the recreational visitor, so as to enhance the available recreational opportunities.

Goal 16: Provide public services and facilities, which will enhance the livability of the Pass for residents.

Objective 1: Social and cultural opportunities such as a community center, library, museum, etc. should be planned for and provided.

Objective 2: Health and public safety facilities and services such as an immediate care clinic, improved emergency response, garbage pickup and recycling etc. should be planned for and provided.

Community Design and Aesthetics

Recommended Actions

Objective 1: The CDA Committee should continue the effort to further develop design guidelines for the village or activity centers, including securing funding for such work when possible. The design effort should involve the community and all other interested parties.

Objective 2: The CDA Committee, in conjunction with the EDLU Committee, should continue to develop general design guidelines which present desired architectural features considered to be consistent with alpine or Cascadian design. Written design guidelines should be accompanied by visual aids to make clear what the community desires. The design guidelines should address advertising signs and other external aspects of development design which may have aesthetic impact on the community.

Objective 3: The CDA Committee should take the lead in developing the schedule and procedural format of design review for projects in the Pass area. It is recommended that at least one design professional be included on the committee. The design professional should not be required to be a member, although familiarity with Pass issues and goals is desirable.

Objective 4: The CDA Committee, together with the EDLU Committee, should provide continued involvement with the Mountains to Sound Greenway Trust to maximize the benefit of mutual effort and involvement.

Objective 5: The above Committees should promote the design and development of landscaped entry ways and corridors into and through the Pass, seeking the cooperation and funding support of the Washington State and Federal Departments of Transportation, the U.S. Forest Service and the Mountains to Sound Greenway Trust.

Objective 6: In conjunction with the EDLU Committee, the Community Design and Aesthetics Committee should work with local business operators, the U.S. Forest Service, WSDOT and the counties to develop an attractive and coordinated directional and informational sign program for the Pass.

Objective 7: The CDA and EDLU Committees should work with Mountains to Sound Greenway Trust to reduce or eliminate commercial signage that is oriented towards Interstate 90. For this to be possible, WSDOT needs to encourage and enable the use of sufficient standard highway signs to help identify businesses in the Pass area.

Objective 8: The committees should work with Mountains to Sound Greenway Trust to develop recommended sign regulations for adoption by King and Kittitas Counties and WSDOT that recognizes the scenic quality of the Interstate 90 corridor through the Pass and the designation of Interstate 90 as a National Scenic Byway.

Objective 9: The committees should work with Booth Creek Holdings and other business owners to develop a consistent signage plan and design that would be unique to Snoqualmie Pass and would help to create an identity for the Pass area.

Objective 10: The committees should work with King and Kittitas Counties and WSDOT to develop a lighting plan that establishes standards for street lighting design and location. The lighting plan should strive to provide adequate lighting for public safety, without contributing to light pollution from excessive lighting.

Open Space and Critical Areas

Goal 1: Develop a Pass image, which creates strong sense of community, scenic beauty, and recreational opportunity.

Objective 1: Planning policies should provide a land use framework, which maintains the highest level of integrity of the alpine environment, while meeting the needs of the residents and visitors, which live, work and recreate at the Pass.

Goal 2: Identify uses complementary with Open Space/Critical Areas goals and objectives.

Goal 3: Develop an implementation strategy for preserving and incorporating open space and critical areas into the community plan.

Objective 1: Vegetative buffers should be required between different uses and along trails and roadways.

Objective 2: Green belt areas should be designated between clustered uses.

Objective 3: Well-designed entry ways to new developments should be encouraged.

Objective 4: Plans should be developed which will preserve or enhance native flora, fauna and sensitive areas.

Objective 5: Implementation approaches should include:

- A. Development of an inventory of indigenous plants to be used in new landscaping.
- B. Encourage project covenants, conditions & restrictions to include open space/critical areas guidelines.
- C. Work to create an incentive system for preserving open spaces and critical areas.

Goal 4: Policies and regulations should be developed which recognize the special requirements of critical areas, as defined by Kittitas and King Counties, in the mountain environment of the Pass.

Critical areas include:

- A. Wetlands;
- B. Areas with a critical recharging effect on aquifers used for potable water;
- C. Fish and wildlife habitat conservation areas;

- D. Streams, rivers and lakes;
- E. Frequently flooded areas; and
- F. Geologically hazardous areas.

Goal 5: There should be no net loss of wetland habitat.

Goal 6: Have appropriate agencies identify the functional characteristics of wetlands, which may be impacted by development or human intrusion.

Objective 1: Identify the existing or potential use of the wetland as a surface-water or groundwater supply and the extent to which the area serves as a recharge area or purifier of surface water or groundwater.

Objective 2: Identify the wetlands function as part of the natural drainage system for the watershed and its importance in preventing flooding, leaching, erosion or otherwise affecting water quality.

Objective 3: Assess the importance of the wetland habitat as a natural wildlife feeding or breeding area and if there is a rare or unusual concentration of botanical species.

Objective 4: Assess the existing, potential or allowed use of the wetland areas for recreational purposes and their importance as open space.

Goal 7: Wetlands shall be managed in accordance with the latest Federal and Washington State regulations and guidelines.

Goal 8: Natural wetlands of irreplaceable high quality as habitat and open space should be preserved and protected.

Goal 9: Mitigation strategies should be developed and required of all development to assure no net loss of wetlands and no loss of high-quality natural wetlands.

Objective 1: Wetland management, protection or mitigation should be implemented according to applicable laws.

Goal 10: Ensure the purity of Pass drinking water by identifying critical aquifer recharge areas and instituting policies, which prevent surface and groundwater degradation.

Goal 11: Protect fish and wildlife habitat areas, including habitat corridors, migration routes, ponds, streams, and breeding and nesting areas.

Objective 1: Manage land development and recreational activities to protect habitat from human intrusion, including noise, particularly during critical periods of breeding, nesting and migration.

Objective 2: Enhance and improve wildlife habitat and habitat corridors, which may be disturbed or disrupted by development.

Goal 12: Preserve the natural function of the floodplain and floodway, recognizing that the historic flooding characteristic of mountain streams and rivers varies due to upstream landslides, debris buildup, steep upstream gradients and impermeable soils.

Objective 1: Avoid construction in the floodplain or floodway of structures which could interfere with the flow of flood water or result in the destruction of private property or danger to human safety.

Goal 13: The quality and integrity of existing riparian corridors should be preserved.

Objective 1: Identify and classify riparian corridors based upon their existing or potential habitat quality and diversity, importance to the drainage system of the watershed and recreational potential.

Objective 2: Establish riparian management zones including buffer and setback requirements, and vegetation preservation requirements within the setbacks and buffers.

Objective 3: Encourage non-structural bank stabilization techniques emphasizing bio-engineering.

Goal 14: Restrict development in geologically hazardous areas including areas, which are subject to erosion, landslide, avalanche or subsidence.

Objective 1: Modification of natural terrain and removal of natural vegetation should be

minimized. Large flat building pads should be avoided in favor of terraced or tiered structures.

Objective 2: Consideration should be given to the geological stability of the soil and slope well above and below a proposed building site, including the vulnerability of the site to avalanches or debris deposition in periods of rapid water runoff.

Objective 3: Disturbed terrain should be restored and revegetated as soon as feasible. Restoration should conform to the natural surface relief. Straight steep planes in cuts should be avoided. Natural drainage channels and swales should be restored.

Objective 4: Road and trail construction should follow topography as much as feasible to reduce the need for excavation and fills. Cuts and fills should be stabilized and regraded to resemble natural terrain, or terraced, rather than restrained with straight walls or bulkheads.

Objective 5: Site specific geotechnical information should be required for construction on slopes greater than 3:1.

Goal 15: Identify the "viewshed;" that is, scenic areas, which are visible from places of frequent human activity.

Goal 16: Important scenic views and viewlines should be identified, preserved and, where appropriate, enhanced.

Objective 1: The enhancement of the island area in Keechelus Lake should be strongly encouraged, to enhance the wildlife habitat and visual quality of the lake.

Objective 2: Where appropriate, a program of thinning or removal of vegetation in view corridors should be considered.

Objective 3: Careful site planning should consider the impact of the placement and height of new structures on views from adjacent developed properties and public roads and trails.

Objective 4: The removal of vegetation for view enhancement should be balanced with the aesthetic and environmental importance of maintaining natural vegetation and open spaces.

Objective 5: Development of hillsides should be designed to respect and conform to the natural terrain so as to not be visually intrusive.

Objective 6: Where feasible, forestry practices which seek to replicate natural processes, enhance wildlife habitat, conserve biodiversity and blend with the surrounding landscape should be employed in viewshed areas.

Goal 17: Categorize and map type and extent of vegetative ground cover within the viewshed.

Goal 18: Identify and map current uses within the viewshed.

Objective 1: Incorporate by reference the U.S. Forest Service Plans; public and private forest management plans; public and private recreation plans; Alpine Lakes Protection Society management plan.

Goal 19: Identify current and future management and use activities within the viewshed, including, but not limited to year-round recreational uses; forest management; habitat preservation; commercial and residential development, and; viewshed enhancement.

Goal 20: Identify areas of viewshed challenges where the attainment of other goals and objectives within the planning area may impact viewshed quality.

Objective 1: Resolve challenges by encouraging practices, which maintain and/or enhance the visual quality of the viewshed. Such practices should include, but not be limited to, the following:

- A. Retention of existing vegetation and natural features.
- B. Vegetative buffers around active uses such as recreation, commercial and residential development, and forest harvesting.
- C. Forest management practices, which protect and/or improve the viewshed quality while recognizing intended long-term commercial forest practices.
- D. Public and private recreational activities, which protect and/or improve the viewshed quality while recognizing the intended public benefit of the recreational use.
- E. Restoration of impacted lands within the viewshed to provide year-round aesthetic quality.

- F. Any timber harvesting within the viewshed should be thoughtfully planned and include innovative strategies to achieve the above listed goals.

Goal 21: Identify potential land exchanges, which will ensure the long-term protection of viewshed quality.

Goal 22: Prevent, in the long-term and short-term, the degradation of air quality in the Pass area.

Objective 1: Codes, covenants and restrictions in new developments should require the installation of wood stoves and fireplaces, which minimize the introduction of pollutants into the air.

Objective 2: Educational material should be developed and distributed which explains the impact of temperature inversion on air quality and the typical weather conditions in which inversions occur.

Objective 3: Voluntary restraint from wood burning should be strongly encouraged, particularly in valley floors where the impact of temperature inversions is most severe.

Objective 4: In designing and implementing strategies to encourage the sensible use and control of all air pollution sources at the Pass, the assistance of staff from regional air quality control authorities should be sought.

Goal 23: Prevent or reduce the intrusion of sources of high noise levels into the Pass area.

Objective 1: Options for altering the jet flight pattern for high speed, low altitude military maneuvers in Gold Creek Valley should be researched.

Objective 2: The use of non-muffled compression brakes on Interstate 90 should be prohibited.
(???)

Open Space and Critical Areas

Objective 1: The EDLU Committee should work with Kittitas and King Counties to insure clearing and grading regulations restrict such activities prior to site plan approval.

Objective 2: The Committee should enlist the assistance of appropriate agencies and knowledgeable individuals to further identify highly sensitive environmental areas including high quality wetlands and riparian corridors, old growth forests, sensitive wildlife habitats and wildlife corridors. The Committee should review the Counties' critical areas maps and regulations to ensure that these sensitive areas are adequately identified and protected, considering the special requirements of the mountain environment.

Objective 3: Working with the CDA Committee and the Mountains to Sound Greenway Trust, the EDLU Committee should identify the significant view-shed areas of the Pass and recommend actions to protect or enhance their visual quality.

Objective 4: The EDLU Committee should work with the Forest Service, Mountains to Sound, the Mountaineers and others to identify funding sources for the planning and implementation of a system of open space trail corridors which will provide functional transportation alternatives, recreational opportunities, visual enhancement, and preservation of sensitive and unique areas.

Objective 5: The Committee should provide recommendations, assistance and support for potential land exchanges, which will protect open space and sensitive areas on the Pass.

Objective 6: The Committee should seek assistance to prepare an informational brochure for distribution to all Pass residents which explains the typical weather conditions under which temperature inversions occur and encourages voluntary restraint or limitation of wood burning during these conditions. The Committee should seek the assistance of staff from regional air quality control authorities to develop and implement this and other strategies to encourage the sensible use and control of air pollution sources at the Pass.

Recreation

Goal 1: Encourage the development of all-season, multi-option recreational facilities on public and private land. Facilitate the cooperation and coordination of planning and development activities of

public agencies and private land owners.

Goal 2: Encourage the development of a Visitor Information Center to inform and educate the public about the areas recreational opportunities.

Goal 3: Develop an integrated public/private trail system, which provides recreational opportunities and connects recreational areas with other uses.

Objective 1: Connect village or activity centers to surrounding residential and recreational areas with trails developed in green belts and open space areas.

Objective 2: Incorporate educational, cultural, historical and environmental self-guided tours.

Objective 3: Provide sufficient trail width and/or other means for multiple uses (e.g., biking, walking, jogging, and cross-country skiing).

Objective 4: Prohibit the use of off-road motorized vehicles on multi use trails. Limit the use of snowmobiles to appropriate areas.

Objective 5: Prohibit the use of firearms in areas where other forms of recreation are accommodated or encouraged.

Objective 6: Expand the existing mountain biking trail system.

Objective 7: Provide a separate equestrian trail system.

Objective 8: Site trails away from wildlife corridors and archaeologically important areas.

Goal 4: Encourage careful, consistent, multi-season development of ski areas comprising The Pass complex.

Strategy 1: Facilitate the expansion and upgrading of existing facilities - including, but not limited to, properties conveniently attainable from the existing facilities - thereby providing improved recreational opportunities in a manner consistent with the applicable Master Plan in effect for The Pass ski area.

Objective 1: Develop base facilities into all-season, multi-use complexes.

Objective 2: Encourage upgrade of existing facilities to properly accommodate present and future demand.

Objective 3: Provide additional recreational opportunities to local and statewide recreational users.

Objective 4: Encourage aesthetically and environmentally sound development of chairlift placement, alpine and Nordic trails, runs and summer use to be compatible with view-sheds and other recreational uses.

Objective 5: Encourage development of extensive summer use trail networks to harmoniously accommodate hikers/sightseers, mountain biking and equestrian use.

Objective 6: Encourage adoption of the ski areas for multi-use by those with disabilities.

Objective 7: Provide alternative, non-fee-based winter use, which is in harmony with other winter recreation uses such as back country access through USFS permitted areas.

Goal 5: Provide open space for properly managed festivals, cultural events, theater, athletic events and formal public parks. Such open space and events should be appropriately scaled to be harmonious with the mountain environment and its other recreation attributes. The following issues should be addressed:

- A. Traffic impact;
- B. Sound impact;
- C. Effective event and off-site security;
- D. Sufficient event parking and spill-over parking in controlled areas;
- E. Litter control and clean-up;
- F. Overnight camping only in legal camping areas;
- G. Sufficient community support services (e.g. medical, fire);
- H. Sufficient sanitation capacity;
- I. Adequate provisions for safe pedestrian routes; and,
- J. Should not impair or reduce the natural setting.

Goal 6: Encourage the development of a "village center" within which cultural and community uses and activities can be clustered.

Goal 7: Analyze the potential of Keechelus Lake as a boating, fishing, swimming/beach area. The feasibility of removing the stumps from the lake should be investigated. Encourage Federal, State and local agencies to develop a management plan which optimizes the recreational opportunities of the lake.

Goal 8: Create an identity, which promotes the recognition of the Pass as a unified, multiple use recreation and resort area.

Objective 1: Marketing efforts should be combined so as to reach the broadest possible audience.

Objective 2: An incentive program should encourage resort owners and operators to provide joint recreational access to all Pass visitors.

Objective 3: Physical access should be improved between recreational facilities and areas, including joint easements, crossover trails, access for disabled persons, etc.

Goal 9: Work with public and private historical/cultural groups to identify events and locales of significance in the evolution of the Pass area and recognize the importance of history and culture as a recreational asset.

Transportation and Circulation

Goal 1: Provide for transportation methods which are safe and serve the residential, recreation, cultural, economic and emergency needs of the area while reducing internal automobile travel and encouraging pedestrian, bicycle and ski circulation within the community.

Objective 1: Adequate circulation for residents should be provided, even during times of heavy visitor traffic.

Objective 2: All transportation corridors, from walkways to roadways should take into account the safety aspects of falling and accumulating snow.

Objective 3: Parking along SR 906 should be controlled and coordinated to increase pedestrian safety. Additional off-street parking alternatives should be identified and implemented.

Objective 4: The availability of remote or new parking areas should be analyzed, including:

- A. Shuttle from Bandera;
- B. Denny Creek campground; and,
- C. Asahel Curtis picnic area with chairlift/gondola to area of Surveyors lake/ radio tower, connecting to top of Silver Fir.
- D. Additional ski area parking lots.

Objective 5: Large commercial through trucks should have their own planned parking, preferably separate from other users (for safety) and visually screened (to preserve the scenic beauty of the Pass).

Objective 6: A study of current traffic patterns and future growth should be conducted for the corridor between Hyak and Alpentel. The study should identify existing problems and examine possible solutions, including the potential of each alternative to:

- A. Cut down on SR 906 congestion;
- B. Provide access to future commercial and community facilities at Exit 54;
- C. Allow shuttle service following the loop; and,
- D. Enhance opportunities for recreating the historic Sunset Highway and parkway driving within the I-90 corridor.

Strategy 1: *(2018 document does not list a numbering convention for this entry)* If the study should indicate the need for a frontage road on the east side of I-90, any such road should be designed and constructed with adequate vegetative buffering to minimize the visual impact on I-90, and with drainage capacity to reduce the road's effects on surface and ground water.

Objective 7: *(2018 document starts numbering over)* Methods to discourage tourist traffic on residential streets should be developed implemented.

Objective 8: Street lights should be installed where needed for public safety. Street lights along the frontage of SR 906 should be considered.

Objective 9: The compatibility (or incompatibility) of the various modes of transportation, including horses, off-road vehicles, mountain bikes, cross country skiers, hikers, walkers, joggers and snowmobiles should be analyzed and appropriate designations and restrictions developed.

Objective 10: Emergency response services should be accommodated Pass-wide, with particular emphasis in high traffic activity areas.

Objective 11: Future development should provide roads at county standards, as the same may be amended for the mountain environment. Sidewalks and curbs should only be required in compact, pedestrian oriented "village centers" where no snow plowing will take place.

Objective 12: New development should, where practical, provide trails that traverse their property which are open to the public, subject to resolution of liability and compensation issues. Trails for cross country skiers and bicycles, should integrate into the overall trail system. Portions of the trail system should be readily accessible to disabled persons and the elderly. Incentive credits should be considered for developers to include planned portions of an integrated public trail system and other amenities (such as exercise stations or view points). USFS trails should be connected with other public trails in accordance with an approved trail plan.

Objective 13: Permanent display maps should be installed at strategic trail/path/road junctions. A large, permanent overall map should be located at each activity center.

Objective 14: Heated sidewalks or other means of snow removal or clearing should be considered at commercial centers.

Objective 15: Pedestrian sky bridges or underpasses should be considered over high use roads such as SR 906.

Objective 16: Crossover trails between ski areas which would encourage people to ski or bike between ski areas, should be developed or upgraded.

Objective 17: Loading zones and ramps for deliveries in commercial centers should be required.

Objective 18: Transportation planning should address the needs of potential future uses, such as:

- A. Community center;
- B. Golf courses or other new recreational facilities; and
- C. Competitions or events such as mountain biking, skiing, snow boards, triathlons, and shows.

Objective 19: Commercial/residential/recreational centers which are developed should be connected by transportation corridors.

Objective 20: The redesign of SR 906 at the Summit to create a pedestrian oriented commercial/recreational village should be considered.

Objective 21: Whenever possible, auto-oriented business should be separated from pedestrian oriented shopping and recreation areas.

Objective 22: Both public and commercial cross country skiing are a part of the recreational activities at the Pass and should be encouraged. A system of out-back lodges and a longer loop trail should be encouraged to increase the desirability of cross country skiing.

Objective 23: Scenic hiking trails from the base area through old growth timber, and to local attractions and view points should be maintained. A system of trails utilizing the ski lifts should

be considered.

Objective 24: Horseback riding and mountain pack trips should be encouraged on suitable trails. Llama trips should also be considered. Trails suitable for this use should be identified and mapped.

Objective 25: The mountain bike trail system should be expanded and made compatible with walking trails.

Objective 26: Biking, walking and skiing should be encouraged as attractive transportation alternatives. Car/pedestrian conflicts should be reduced.

Objective 27: Adequate capacity roads, paths and streets with convenient and carefully planned circulation should be developed and maintained.

Objective 28: Residential streets should be protected from the effects of through traffic. Nonresident parking on residential streets should be discouraged or prohibited.

Objective 29: Parking should be provided in accordance with type of trip and vehicle. Walking to secondary destinations should be encouraged.

Objective 30: Road markings and directional signage should be improved to reduce confusion.

Objective 31: Access to building lots should be consolidated to the extent practical using common drives and walkways.

Objective 32: Transportation facilities required to support new development should be in place by the time that development occurs.

Goal 2: Recognize the inherent access and other requirements of large public and private land owners in the plan area.

Objective 1: USFS polices and regulations for vehicular activities should be recognized in planning for the Pass.

Objective 2: The utilization of USFS roads/easements in the transportation system should be avoided.

Goal 3: Insure that the hierarchy of transportation in the Pass area is thoroughly compatible with existing and expected HOV/mass transit/rapid transit connecting it to its markets.

Objective 1: Access to possible future high-speed east/west transit should not be precluded.

Objective 2: The transportation needs of the Pass should be expressed and represented in all related planning efforts by other agencies and groups.

Objective 3: The Department of Transportation plans for their rights-of-way should be researched. Surplus right-of-way should be identified.

Goal 4: Reduce the number of single-occupancy vehicle trips to and within the Pass area.

Objective 1: Incentives to encourage ride sharing should be developed. Ski instructors, ski patrol, employees and season pass holders should be targeted as prime candidates for car-pooling. A ride-sharing information network should be developed. Employee parking should be limited to remote locations using shuttle service.

Objective 2: Provision of transit and/or shuttle service to the Pass should be explored and encouraged.

Objective 3: Shuttle bus stops should be provided at commercial centers, residential areas, and ski areas. The shuttle should loop through all activity centers.

Goal 5: Create a transportation structure, which is adaptable to changing conditions, be they seasonal, economic, climatological or demographic.

Objective 1: Future development, both commercial and residential, should address snow removal with respect to vehicle traffic.

A. Roads should have adjacent snow storage readily available.

B. Main roads should be built at a standard, which is compatible with the mountain environment.

Objective 2: Contact should be maintained by the EDLU committee and SNOPAC with all strategic policy bodies in King and Kittitas County to advocate for the Pass.

Goal 6: Provide for transportation methods, which blend with and/or enhance the natural mountain environment, inflicting minimum environmental damage to it and contiguous areas.

Objective 1: New roads, trails, paths and any improvement to same, should not degrade existing natural environments, water courses, or migratory paths unless no practical alternatives exist. The adverse effects of new crossings should be mitigated.

Objective 2: All transportation decisions should seek to protect the environment from adverse impact. All activities that involve hazardous waste recycling or treatment, solid waste landfills, petroleum pipelines or open storage of toxic substances should be prohibited.

Objective 3: All roads, trails, parking lots and development of any sort resulting in the clearing of natural ground cover, should have an adequate drainage system designed to handle the projected runoff in an adequate manner per applicable code. Drainage system design should limit downstream effects including scour, bank erosion, siltation, channel capacity and impact on wildlife habitat.

Objective 4: Pollutants such as oil, antifreeze and silt should be separated from stormwater runoff.

Objective 5: Future transportation additions should not restrict wildlife migration, and modifications should be used to repair existing problems where possible.

Objective 6: Enhancement of visual quality of roads and trails should include:

- A. Drainages which replicate natural conditions;
- B. Retention of natural vegetation and installation of landscaping; and,
- C. Regular maintenance to prevent buildup of sand during the winter.

Objective 7: The Pacific Crest Trail and the John Wayne Trail should be provided with appropriate scenic buffers, parking areas and trail connections to activity centers.

Objective 8: The suitability of the road system east of the Pass, and particularly at the east end of Keechelus Lake for off-road vehicles should be assessed.

Transportation

Objective 1: The Transportation Committee should work with the Washington State Patrol and the WSDOT to identify alternative areas where large trucks can park away from the shoulders and right-of-way of SR 906. The areas adjacent to the Exit 53 interchange should be specifically studied for this use.

Objective 2: The Committee should work with WSDOT to identify areas of surplus rights-of-way, which might be used for visitor or employee parking.

Objective 3: The Committee should assist and support efforts of Pass business operators to encourage transit operators to provide, or expand, bus service to the Pass.

Objective 4: The Committee should bring ideas and suggestions for improving road standards for the mountain environment in terms of special considerations for slope, soil, impermeable surfacing and natural drainage characteristics to the appropriate County and State agencies.

Objective 5: The Committee should encourage Kittitas County and the Regional Transportation Planning Organization (RTPO) to seek funds to finance a detailed traffic study to determine future highway improvements needed to eliminate current safety problems and accommodate land uses shown in the Comprehensive Plan.

Objective 6: The Committee should encourage Kittitas and King Counties to apply for available state or federal funds to complete path and trail planning and construction and to fund beautification efforts.

Capital Facilities and Utilities

Goal 1: Insure that public services, utilities and facilities are adequate to provide a high level of

service and reliability for present and future land uses.

Objective 1: A program should be developed and monitored which assures that new development will pay its proportionate share in the construction of new facilities and the maintenance of existing facilities.

Objective 2: Activities of service providers should be coordinated to assure that all services are installed during a single construction phase to decrease disruption and risk of erosion.

Objective 3: Public and private facilities and services should be provided at levels necessary to support anticipated growth and development per the Comprehensive Plan. The facilities and services needed to support this growth and development include: sewage disposal, solid waste disposal, water, surface water management, police and fire protection, parks and open space and other public utilities.

Objective 4: The costs of adequate facilities and services should be kept as low as possible, cost-effective relative to the benefit received, and distributed equitably. Extension of services and construction of facilities to support planned growth should:

- A. Be paid for by those who benefit;
- B. Prevent substantially reduced service levels for existing residents; and,
- C. Be timed to prevent problems before they require expensive remedial action, while avoiding the costs of premature excess capacity in facilities and services.

(2018 document does not list a numbering convention for this entry) Public spending priorities for facilities and services should be as follows:

- A. First, to maintain or upgrade existing facilities and services where necessary to serve existing development at applicable service level standards; and,
- B. Second, to upgrade facilities and services to support planned growth at applicable service level standards.

Objective 5: Individual developments should provide all on-site improvements needed to meet adopted service standards for roads, sewage disposal, water supply, surface water management, fire flow, open space and other public utilities.

Objective 6: When the off-site capacity of public sewer systems and public water systems is inadequate to meet adopted service standards, individual developments should be deferred until these services are assured of being brought up to standard by either the public entity involved or the developer, or some combination of funding sources. If the deficient services cannot be brought up to standard, the development should be delayed or denied.

Objective 7: Kittitas and King Counties, in cooperation with other service providers, regulatory agencies and private sector experts, should set service level standards as the basis for defining adequacy of facilities and services needed to support growth. The Snoqualmie Pass Sewer and Water District should ensure that adequate treatment capacity is available, in an appropriate time frame, to support planned growth.

Objective 8: Physical standards for public facilities should:

- A. Assure public health and safety;
- B. Reflect adopted service level standards of regulatory agencies;
- C. Be reasonable in cost and cost-effective relative to the benefit received;
- D. Have the minimum possible effect on the cost of development relative to the benefit received;
- E. Allocate public service costs equitably; and,
- F. Protect the environment.

Objective 9: Public facility and service standards should be defined based on the following:

- A. Applicable Federal, State and County laws;
- B. Nationally accepted standards;

- C. Cost effectiveness;
- D. Availability and stability of funding; and,
- E. Community desires.

Objective 10: Public utilities and facilities should be located, designed, and operated to be compatible with neighboring uses.

Objective 11: Utility structures such as telephone exchange buildings, telecommunications towers, transformers stations, sewage treatment plants, and solid waste facilities should adjoin nonresidential uses wherever possible. Mitigation measures to minimize scenic impacts should be required.

Utilities

Objective 1: Utility special district comprehensive plans and proposals should support and be consistent with land use plans.

Objective 2: Utilities should be designed, located and constructed to minimize adverse environmental impacts and to protect valuable environmental features.

Objective 3: Where utilities are inadequate to serve existing development necessary improvements should be provided. Utility capital improvement programs should give priority to improving present systems with significant inadequacies.

Objective 4: Whenever possible, utilities should make joint use of utility or road rights-of-way. Underground utilities should be grouped together and easily accessible for maintenance, repair and additions.

Objective 5: Underground installation of power and telephone wires should be required, where feasible, particularly in newly developing areas.

Objective 6: If underground installation is not feasible due to an engineering or geologic problem, above-ground utility installations should be designed and located to minimize unsightly views and environmental impacts. Power and telephone poles should be as far from right-of-way center lines as possible.

Objective 7: Utilities should be located within rights-of-way.

Water Service

Objective 1: The District should be encouraged to include conservation measures in their plans as appropriate, as well as development of new sources; to support planned land uses with reliable service at minimum cost; and to assure maximum net benefit in allocating water for fisheries, navigation, hydroelectric power and recreation, as well as domestic and commercial uses.

Sewage Treatment and Disposal

Objective 1: Public sewers should be the only method for wastewater treatment for new development.

Objective 2: New on-site systems should only be allowed in limited areas for small scale development where public sewers are not feasible.

Objective 3: On-site wastewater treatment should be designed and located to protect water quality in lakes, streams, wells and aquifers, in compliance with District standards.

Objective 4: Operation and maintenance standards should be established for all areas served by on-site systems. Special programs, including inspections and regular pumping of tanks, should be established in all areas with a high risk of system failure.

Objective 5: On-site systems that create health or pollution problems should be repaired or replaced. Provision of public sewers to these areas should be considered an option.

Objective 6: On-site wastewater systems should be monitored for evidence of existing or potential failures and the data should be used to correct problems and prevent future problems.

Objective 7: Solid waste should be handled and disposed in ways that minimize land, air and water pollution, and protect public health.

Surface Water Management

Objective 1: Surface water management should integrate with and protect natural drainage systems wherever possible.

Objective 2: A watershed approach to surface water management should be implemented which provides for multiple uses including recreation, fish and wildlife enhancement, flood protection, erosion control and open space.

Objective 3: Stormwater facilities should be funded through an adequate and equitable set of user charges on contributing and benefiting properties. Stormwater facilities required of new development should be designed and built for low-cost, long-term maintenance.

Objective 4: Design of stormwater management systems should recognize the impacts of rapid snow melt on intensity and volume of runoff.

Objective 5: Consistent with other considerations, such as snow removal, maintenance and aesthetics, the amount of hard surfaced areas for parking and roads should be minimized to the extent possible.

Objective 6: Clearing and grading activities should be regulated to minimize the removal of surface vegetation, which alters natural drainage characteristics, increases runoff and potential for erosion.

Energy and Telecommunications

Objective 1: Energy, utility and telecommunications distribution and transmission facilities (for example, substations, pump stations, major power lines and pipelines, transmission/reception towers) should be underground whenever feasible and should not be located in residential areas unless other alternatives are not feasible.

Objective 2: Siting decisions for energy and telecommunications facilities should be based on applicable regulations and the following factors:

- A. Minimal health risk to residents of neighboring properties, whether from noise, fumes, radiation or other hazards;
- B. Minimal visual impact, achieved with buffering through distance and/or landscaping;
- C. For power lines and transmission/reception towers, no adverse impact on aviation traffic patterns;
- D. Convenient access (may not be needed if the facility is automated);
- E. Encourage use of cold weather engineering practices to cope with power outages; and,
- F. Ensure that new developments are designed with facilities to withstand a minimum 48-hour power outage.

Streets

Objective 1: Street design should reflect the density of development and the anticipated traffic load, in terms of volume and vehicle type.

Objective 2: Aesthetically pleasing road design should be encouraged.

Objective 3: Street names and addresses should be adopted which reflect regional sense of place.

Objective 4: Streets should be designed with wide shoulders and shallow side swales or ditches to accommodate snow removal, snow melt, and storm water runoff.

Objective 5: For traffic safety during ice and snow conditions, sharp curves and right-angle turns should be avoided where possible.

Objective 6: Road signs and other objects should be set back a sufficient distance so as not to be an obstacle for snow plows or a danger for motorists in icy conditions. Road signs should be installed at a sufficient height so as to be visible above roadside snow banks.

Objective 7: Road design standards should be flexible to permit designs, which can accommodate the mountainous environment and which balance safety, maintainability and environmental impact.

Capital Facilities and Utilities

Objective 1: The EDLU Committee should assist the Snoqualmie Pass Sewer and Water District to ensure that District planning is consistent with the Comprehensive Plan and that services become available in all unserved areas where they are desired, such as Exit 54 and Gold Creek Valley, consistent with the Comprehensive Plan and commensurate with system capacity. The Committee should support applications by the District for needed expansion to ensure that adequate sewage treatment, water storage capacity, and water rights are available in a timely manner.

Objective 2: The Committee should work with appropriate agencies with expertise to insure a stormwater management program, which protects property from damage from run-off while at the same time preserving natural drainage systems is developed and implemented.

Objective 3: The Committee, in consultation with County agencies, the Sewer and Water District and the Fire District, should consider an impact fee program to ensure that new development contributes its fair share to finance the construction and maintenance of required capital facilities.

Objective 4: The Committee should work with Puget Power to ensure a reliable source of electrical power for the Pass.

Objective 5: The Committee should encourage the use of fiber optic telecommunication facilities at the Pass

Chapter 8. Rural and Resource Lands

GPO 8.1: Rural lands are characterized by a lower level of services; mixed residential, agricultural and open space uses; broad visual landscapes and parcels of varying sizes, a variety of housing types and small unincorporated communities.

⇒ **Listed in first line of chapter (8.1 introduction and overview)**

GPO 8.2: Rural lands often have an established land use pattern that inhibits urban character and are generally, and anticipated to continue to be, served by septic systems and individual wells or small community water systems.

⇒ **Listed in first line of chapter (8.1 introduction and overview)**

GPO 8.3: The County shall promote the retention of its overall character by establishing zoning classifications that preserve rural character identified to Kittitas County.

⇒ **RR-P1**

GPO 8.4: Development in rural areas is subject to agricultural and forestry activities that may take place as a right on adjacent properties.

⇒ **RP-P15**

GPO 8.5: In order to protect and preserve Resource Lands, non-resource development and activities on adjacent Rural lands shall require preservation of adjacent vegetation, existing landforms (e.g. ravines) or use of other methods that provide functional separation from the resource land use.

⇒ **RR-P2**

GPO 8.6: Reserved.

GPO 8.7: The use of cluster platting and conservation platting shall be limited to specific rural areas to lessen the impacts upon the environment and traditional agricultural/forestry uses and to provide services most economically. The use of other innovative land use techniques that protect rural character and resource land uses will be evaluated for future implementation.

⇒ **RR-P3**

GPO 8.8: A certain level of mixed uses in rural areas and rural service centers is acceptable and may include limited commercial, service, and rural industrial uses.

⇒ **RR-P4**

(2018 document does not list a numbering convention for this entry) Resource Lands are areas which provide commercial agriculture, forestry, and mineral resources. Kittitas County planning policies addressing Resource Lands include:

GPO 8.9: Protecting and preserving resource lands shall be given priority. Proposed development allowed and adjacent to resource lands shall be conditioned to protect resource lands from negative impacts from that development.

⇒ **RR-P5**

GPO 8.10: Allow for lands which offer adequate supply of rock and gravel resources located in areas compatible for such uses and conditioned so that operation does not negatively impact rural character.

⇒ **RR-P6**

GPO 8.11: Policies will reflect a “right to farm” in agricultural lands.

⇒ **RR-P7**

Rural Lands

GPO 8.12: Incentive-based land use strategies will be examined and adopted to encourage land uses which are compatible to the rural environment.

⇒ **RR-P8**

GPO 8.13: Encourage development activities and establish development standards which enhance or result in the preservation of rural lands.

⇒ **RR-P9**

GPO 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.

⇒ **RR-P10**

A. Only allow comprehensive plan amendments, rezones, bonus densities, and other measures that increase rural densities where adequate supplies of potable water are available that will not adversely affect surface and ground water and agriculture.

⇒ **RR-P11**

B. Set allowed densities based on the available water resources and reserve adequate resources to support the Kittitas County’s economic base including agriculture.

⇒ **RR-P12**

- C. Development shall be located distances from streams, rivers, lakes, wetlands, critical areas determined necessary and as outlined within existing Shorelines Management Program, the Critical Areas Ordinance and other adopted resource ordinances in order to protect ground and surface waters.

⇒ **RR-P13**

GPO 8.15: Uses common in rural areas of Kittitas County enhancing rural character, such as agriculture uses in Lower Kittitas and rural residential uses and recreation uses in Upper Kittitas shall be protected from activities which encumber them.

⇒ **RR-P14**

GPO 8.16: Give preference to land uses in Rural designated areas that are related to agriculture, rural residential development, tourism, outdoor recreation, and other open space activities.

⇒ **RR-P15**

GPO 8.17: Land use development within the Rural area that is not compatible with Kittitas County rural character or agricultural activities as defined in RCW 90.58.065(2)(a) will not be allowed.

⇒ **RR-P16**

GPO 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. Direct rural development to lands that have adequate public services.

⇒ **RR-P17**

GPO 8.19: Develop buffer standards and regulations that will be used between incompatible rural uses.

⇒ **RR-P18**

GPO 8.20: Cottage and home occupation which are rural in nature are allowed within all rural land use designations and regulations. Impact upon surrounding environments and upon existing public services shall be considered when such industries are proposed.

⇒ **RR-P17 (numbering repeated in 2018 document)**

- A. Future “General Commercial” zones will not be allowed outside Urban Growth Areas and LAMIRDs.

⇒ **RR-P18 (numbering repeated in 2018 document)**

GPO 8.21: Kittitas County will provide criteria within its zoning code to determine what uses will be permitted within rural zone classifications in order to preserve rural character.

⇒ **RR-P19**

- A. Residential and commercial buildings outside Type 1 LAMIRDs shall be located in areas buffered by vegetation and along the edges of fields or areas of shrub-steppe vegetation to maintain Kittitas County’s historic rural character.

⇒ **RR-P20**

- B. Functional separation and setbacks found necessary for the protection of water resources, rural character and/or visual compatibility with surrounding rural areas shall be required where development is proposed. The first sentence of this policy shall not apply to agricultural activities as defined in RCW 90.58.065(2)(a). When required by the county

⇒ shoreline master program or critical area regulations, buffers shall be provided.
⇒ **RR-P21 (second sentence not included)**

GPO 8.22: Provisions shall be made for roadside stands, farmers' markets, "U-pick," and customer share cropping operations.

⇒ **RR-P22**

Rural Residential lands:

GPO 8.23: Municipal, or public urban services should not be extended outside of urban growth areas in Rural Lands. However, municipal services may be provided to a Master Planned Resort which is approved pursuant to County Comprehensive Plan policies and development regulations so long as all costs directly attributable to the extension of such services to the resort or community, including capacity increases, are fully borne by the resort or community.

⇒ **RR-P23**

A. Residential development near water shall limit impervious surfaces to the size necessary to conduct the allowed use proposed on the site.

⇒ **RR-P24**

B. New rural residential development shall provide adequate water for domestic use.

⇒ **RR-P25**

GPO 8.24: Capital Facilities and Utilities may be sited, constructed, and operated by outside public service providers (or sited, constructed, and/or operated jointly with a Master Planned Resort (MPR), limited area of more intensive rural development (LAMIRD)) on property located outside of an urban growth area if such facilities and utilities are located within the boundaries of such resort or community which is approved pursuant to County Comprehensive Plan policies and development regulations.

⇒ **RR-P26**

GPO 8.25: Electric and natural gas transmission and distribution facilities may be sited in any areas of Kittitas County including "Rural" designated areas, municipalities, UGAs, Master Planned Resorts, and LAMIRDs.

⇒ **RR-P27**

GPO 8.26: Public services and public facilities established under RCW 36.70A.070(5)(d) are limited to just those necessary to serve the developed area boundaries and are not allowed to expand into adjacent Rural Lands.

⇒ **RR-P28**

GPO 8.27: Essential public facilities as defined in RCW 36.70A.200 shall be allowed located in rural lands when:

- A. The nature of the facility requires spaces for operation not commonly found in UGAs
- B. Can be self-supporting and not depend upon services of municipalities
- C. Operational needs require use of rural lands
 - Operation of such facilities will not affect the activity or nature of rural lands.

⇒ **RR-P29**

GPO 8.28: Clustering of development can only occur where it results in the protection of open space and protects against conflicts with the use of farming or other resource lands. 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. The open space portion of the cluster development shall be located to protect wildlife habitat and migration corridors.

⇒ **RR-P30**

GPO 8.29: County restrictions on free-running dogs shall be developed and enforced.

⇒ **RR-P31**

GPO 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.

⇒ **Not in 2019, RR-P25, discussed in development trends, RR-P56**

GPO 8.31: Residential uses, where permitted, shall be located where farming and forestry activities and opportunities are not negatively impacted.

⇒ **RR-P32**

A. Residences will be located to create the least interference with the movement of farm vehicles and farmlands.

⇒ **RR-P33**

GPO 8.32: The benefits of cluster residential development will be explored with criteria for such to occur in rural areas. Criteria, such as limited density, open space minimums and lot size maximums, will be developed to preserve the rural character existing in the area where clustering is proposed.

⇒ **RR-P34**

A. Cluster residential development in forest areas must be sited to maintain visual compatibility with the surrounding landscape and to limit the removal of natural vegetation and trees.

⇒ **RR-P35**

GPO 8.33: Planned Unit Developments (PUD) in rural areas can only be established where such developments will not result in high density environments which require urban services and reduce maintenance of rural character.

⇒ **RR-P36**

GPO 8.34: Innovative housing developments which preserve rural character will be encouraged.

⇒ **RR-P37**

GPO 8.35: Future amendments should consider placing more emphasis on public benefits that can be accessed and enjoyed by the general public, such as public access trails, publicly accessible formal and informal recreation features, and contiguous open space protected in perpetuity through conservation easements.

⇒ **RR-P38**

GPO 8.36: Public benefits of cluster platting that are provided as Transfer Development Rights

lots shall be specifically identified on recorded plats and maintained through easements, covenants, plat notes or other mechanisms.

⇒ **RR-P39**

Rural working lands:

GPO 8.37: Conveyance instruments including 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).

⇒ **RR-P40**

GPO 8.38: Right to farm ordinances will continue and new ordinances achieving the objective will be researched.

⇒ **RR-P41**

GPO 8.39: Irrigation delivery facilities should be managed and maintained to facilitate the unimpeded delivery of water to agricultural lands.

⇒ **RR-P42**

GPO 8.40: Kittitas County will continue to research new land use techniques such as Transfer Development Rights, Purchase of Development Rights and open space preservation tools to provide economic incentives to farmers to continue agriculture activities.

⇒ **RR-P43**

GPO 8.41: Creative land use techniques such as TDRs and small cluster development suitable to rural character, shall be considered to aid in preservation of farmland.

⇒ **RR-P33, RR-P120**

GPO 8.42: Planned Unit Developments (PUD) shall be prohibited in Rural Working land zones.

⇒ **RR-P44**

GPO 8.43: Conserve important lands with the implementation of a Transfer of Development Rights program, a market-based tool in which land owners volunteer to sell the right to develop their land to areas where greater density is more appropriate, permanently conserving specified natural resource lands.

⇒ **RR-P106**

GPO 8.44: Growth and development in Rural lands will be planned to minimize impacts upon adjacent natural resource lands.

⇒ **RR-P78**

A. Commercial/Industrial development in rural areas shall be compatible to the rural environment and must be developed as determined necessary to not significantly impact surface and groundwater.

⇒ **RR-P45**

B. All runoff from impermeable surfaces of industrial/commercial development must meet local and State storm water standards and requirements.

⇒ **NE-P30**

C. New commercial/industrial development shall be required to meet standards or any measures found needed to protect existing surface and groundwater users from impairment and contamination.

⇒ RR-P45

GPO 8.45: Development standards for access, lot size and configuration, fire protection, water supply and dwelling unit location will be adopted for development within or adjacent to forest and agriculture lands.

⇒ RR-P46

GPO 8.46: Kittitas County will continue to research innovative incentive-based strategies that encourage and support farming activity.

⇒ RR-P47

GPO 8.47: Kittitas County will encourage voluntary farm conservation and agriculture preservation activities, and support activities engaged in agriculture preservation.

⇒ RR-P48

GPO 8.48: In addition to the notice requirements in RCW 36.70A.060(1)(b), non-farming residents should be informed on the practices of farming so that they are aware of the non-urban activities and impacts that occur in the agricultural environment.

⇒ RR-P49

GPO 8.49: Open ranges are a resource land not subject to nuisance by residential activity.

⇒ RR-P50

GPO 8.50: Research tax incentives that encourage the establishment and continuance of agriculture and forest activities.

⇒ RR-P47

GPO 8.51: Where proposed residential development is determined incompatible with natural resource activities, all mitigation measures to make the development compatible with the activities shall be completed and cost borne by the developer.

⇒ RR-P51

Liberty Historic District

GPO 8.52: The Liberty Historic District is in the Rural Working land use designation. To ensure compatibility with the historic district, development in the adjacent forest lands shall conform to any standards that assure compatibility.

⇒ RR-P52

GPO 8.53: Future development in the historic district shall be primarily residential and be consistent with any existing or new design review standards.

⇒ RR-P53

Rural Recreation

GPO 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.

⇒ RR-P54

GPO 8.55: The County should seek financial support from State and federal agencies to assist in providing for recreational area access and safety.

⇒ **RR-P55**

GPO 8.56: Developments located for commercial, residential/recreational purposes, such as Master Planned Resorts or Planned Unit Developments, shall have adequate water, septic and public facilities to service such development without over-burdening the County public services.

⇒ **RR-P56**

A. Commercial service proposals in Rural Recreation areas shall have provisions within any conditional use decisions to assure compatibility with adjacent rural environments.

⇒ **RR-P57**

GPO 8.57: Require developers to approach project design which provides a visual rural environment characteristic of Kittitas County including preservation of open spaces, adequate buffering between development and natural areas, and preservation of critical areas and forested lands.

⇒ **RR-P58**

GPO 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.

⇒ **RR-P59**

~~**GPO 8.59:** Reserved.~~

GPO 8.60: Consider incentive programs that create active and passive open space.

⇒ **RR-P60**

GPO 8.61: Commercial uses proposed for development to service recreational tourists and residents will be permitted in spaces when found to be suitable to surrounding rural areas.

⇒ **RR-P61**

GPO 8.62: International Wildland-Urban Interface Code should be enforced when approving a recreational residential structure for greatest protection of life and property.

⇒ **RR-P62**

GPO 8.63: Secondary access for protection of life and property shall be required for development in higher rural density rural recreation areas.

⇒ **Not in 2019**

GPO 8.64: Defensible space standards should be adopted by the County to provide greater personal safety and protection to property in case of fire.

⇒ **RR-P46, RR-P143, GPO 2.47 (MPR excerpts)**

GPO 8.65: Specific natural hazards in rural recreation areas shall be considered before creation of habitable or residential structure.

⇒ **RR-P63**

GPO 8.66: Personal safety and welfare shall become the highest consideration in permitting rural recreation structures.

⇒ **RR-G10, RR-G14**

MPR

GPO 8.67: MPRs should have a thorough review process prior to being located or designated and such review process should be phased, consistent, specific, and timely. Because a MPR typically involves large and complex site-specific projects with multiple phases over a long period of time, e.g., several decades, MPRs are appropriate for and should be reviewed using the provisions of RCW 36.70B.170-.210, Development agreements, and KCC 15A.11, Development agreements. Development Agreements should provide a tangible route of review, from initial land-based mapping to the final designed MPR product. For new resorts proposed by a single property owner, a proposed development agreement will be reviewed as part of the MPR designation process as described in KCC 17.37.040. For existing resorts with multiple property owners, development agreements may be submitted at the time of application for site-specific projects.

⇒ **RR-P64 (first sentence only)**

GPO 8.68: Amendment to the Comprehensive Plan land use designation map for a specific site is necessary for authorization of a MPR. Such amendment may occur concurrently with review of a MPR application, or in conjunction with adoption of a sub-area plan for an existing resort area. In addition, the specific elements of a MPR proposal can be addressed, including early public participation, protection of critical areas, treatment of adjacent lands, and fiscal and economic impacts.

⇒ **Not in 2019**

GPO 8.69: The MPR planning and review process should proceed from the general to the specific and should occur in phases. As part of the application for a rezone of the County zoning map to Master Planned Resort zoning district, a proposed MPR must demonstrate that it is in accord with applicable Comprehensive Plan policies. For an existing MPR designated pursuant to a sub-area plan, a site-specific project must demonstrate that it is consistent with the adopted sub-area plan. The design, review and permitting of specific MPR phases will typically be spread out over a long period of time, and reviewed at each phase through final development plan review.

⇒ **RR-P64, RR-P68, RR-P77**

Master Planned

GPO 8.70: A MPR must be planned and designed by looking at the entire site or area and adjacent lands and communities.

⇒ **RR-P65**

GPO 8.71: A MPR should be designed in context with its surrounding environment, natural and man-made. A MPR should not adversely affect surrounding lands in any significant way.

⇒ **RR-P66**

GPO 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 in a manner that preserves open space is strongly encouraged. Overall MPR density shall not exceed

an average of one unit per acre. Non-urban residential densities are appropriate within a MPR if they promote and are linked to the on-site recreational features and value of the resort.

⇒ **RR-P67**

GPO 8.73: A MPR application should include a clear and detailed mapped description of how the development phases of the MPR fit together. Estimated timelines for site development, building construction and all necessary public and private capital facilities, utilities, and services should be provided.

⇒ **RR-P68**

Self-Contained

GPO 8.74: Except in areas designated for urban growth, new urban or suburban land uses shall be precluded by the County in the vicinity of a MPR.

⇒ **RR-P69**

GPO 8.75: A MPR should be physically and, for the most part, visually separated from the nearest developed area.

⇒ **RR-P69**

GPO 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. To the extent possible, 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 should be evaluated to determine the appropriate separation from adjacent lands. The term "substantial physical buffer" is intended to mean more than one-hundred feet between a MPR's perimeter and adjacent lands.

⇒ **RR-P70**

Natural Systems and Design

GPO 8.77: A MPR plan shall be consistent with all Development Regulations for critical areas.

⇒ **LU-P26, LU-P27**

GPO 8.78: A MPR should maintain and enhance the physical environment. Planning for a MPR should be based on natural systems, constraints, and opportunities. Design characteristics should consider the overall context of the MPR, maintaining a common character throughout the project, which blends with natural features on-site. The objective of a MPR is to minimize alterations to natural systems, unless it can be demonstrated that any such alteration will enhance critical environmental features.

⇒ **LU-P26, LU-P27, RR-P71**

GPO 8.79: An application for a MPR, a sub-area plan for an existing resort, should include site plans depicting the locations and describing the attributes of all on-site and surrounding natural features, critical plant and animal habitats, and potentially hazardous areas. The plan should propose opportunities to integrate the site's natural amenities with the proposed built amenities.

⇒ **RR-P72**

GPO 8.80: Historic and archeological features are to be preserved. Serious consideration should

be given to whether such features could be appropriately integrated into a MPR's proposed features as valuable attributes.

⇒ **RR-P73**

GPO 8.81: A design theme for a MPR may be appropriate but is not required. However, multiple discordant themes should be avoided.

⇒ **RR-P74**

Recreational Opportunities and Facilities

GPO 8.82: Natural and man-made recreational facilities and opportunities shall be the central focus of a MPR.

⇒ **LU-P28**

GPO 8.83: Recreational facilities must be included with initial development phases of a MPR.

⇒ **LU-P29**

GPO 8.84: Recreational facilities and visitor accommodations should be phased along with other types of development within a MPR. Recreational facilities and visitor accommodations included in initial phases of a MPR can be built over time, provided their construction is guaranteed through covenants or other legal provisions that satisfy policy requirements without imposing unreasonable up-front costs to the developer.

⇒ **RR-P77**

GPO 8.85: Off-site recreational areas and facilities, such as designated national and State parks and recreation areas, lakes, and rivers, shall not be the major recreational focus of a MPR. A MPR must include significant recreational areas and facilities on-site so that the use of off-site recreational areas and facilities by resort visitors and associated impacts are minimized. Off-site impacts, which may occur, may be mitigated, for example, by making some recreational areas and facilities in a MPR available for public use, or through other means proposed by the developer.

⇒ **RR-P78**

Visitor Accommodations and Housing

GPO 8.86: A MPR must have a primary focus on short-term visitor accommodations, including vacation and second homes. Other residential uses may be permitted within a MPR if such uses are integrated into and support the on-site recreational nature of the resort.

⇒ **LU-P30, definitions, chapter intro**

GPO 8.87: Short-term visitor accommodations should constitute more than fifty percent (50%) of all resort accommodation units.

⇒ **RR-P80**

GPO 8.88: Short-term visitor accommodations, such as hotel rooms, should be included with the first and initial phases of a MPR development.

⇒ **RR-P81**

GPO 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. A MPR's ability to hire local residents should be taken into account in determining whether an "adequate supply" of affordable housing is available.

⇒ **LU-P31, addressed in housing sections, RR-P82**

Retail and Commercial Services

GPO 8.90: Retail and commercial services should 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. An existing resort located adjacent to an interstate highway may include retail and commercial services to serve the traveling public, provided that such services are planned for in the adopted sub-area plan.

⇒ **RR-P83**

GPO 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. 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.

⇒ **RR-P83**

GPO 8.92: A full-range of commercial services should only be provided within the urban growth areas of the surrounding region.

⇒ **RR-P84**

Capital Facilities, Utilities and Services

GPO 8.93: Adequate security, fire suppression and first aid facilities and services should be provided on-site, taking into account the emergency facilities and levels of service available from the County sheriff and local fire and emergency medical districts.

⇒ **RR-P85**

GPO 8.94: MPR community sewer, water and stormwater facilities (including associated treatment facilities) will be provided on-site and should be limited to meeting the needs of the MPR.

⇒ **RR-P86**

GPO 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.

⇒ **RR-P87**

GPO 8.96: A MPR and existing service providers may enter into agreements for shared capital facilities and utilities, provided that such facilities and utilities serve only the MPR and existing service or urban growth areas.

⇒ **Listed as 9.1 C > subarea defined (not a GPO)**

GPO 8.97: MPR facilities, utilities, and services should be designed to accommodate only the projected needs of the resort users. Because a resort is fully occupied only occasionally, MPR facilities and utilities need not be designed to meet peak user occupancy demands and should rely in part on storage and other appropriate mechanisms and technology to meet peak demands.

⇒ **RR-P88**

GPO 8.98: Construction of an MPR and all necessary on-site and off-site capital facilities and utilities infrastructure must be concurrent but may be provided in phases to meet the needs of development phases as constructed and utilized.

⇒ **RR-P89**

GPO 8.99: Impacts to public services should be fully reviewed and fair and proportionate mitigation provided by the MPR.

⇒ **RR-P90**

GPO 8.100: All school district facility and service impacts should be mitigated by the MPR on a fair and proportionate basis. Review and mitigation of impacts on affected school districts may take into consideration the relatively low student population typically generated by a MPR.

⇒ **RR-P91**

GPO 8.101: County road standards should be followed for on-site and off-site roadways and access points; provided, however that some flexibility with respect to on-site road design standards may be appropriate if the MPR's natural features and critical areas are to be maintained. Administrative variance procedures should be utilized for this purpose.

⇒ **RR-P92**

GPO 8.102: At all times, MPR road standards must meet the minimum safety standards adopted by the County Fire Marshal.

⇒ **RR-P93**

GPO 8.103: On-site roadway and access costs should 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.

⇒ **RR-P94**

GPO 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.

⇒ **RR-P95**

GPO 8.105: All external road connection points with the MPR should be determined through review agreements with affected agencies and local governments in the region.

⇒ **RR-P96**

GPO 8.106: Allow for designation of LAMIRDS in the rural area, consistent with the requirements of the GMA.

⇒ **RR-P97**

GPO 8.107: Consider the following factors in designating a LAMIRD and establishing boundaries:

- 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 LAMIRD and surrounding area;

- 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.

⇒ **RR-P98**

GPO 8.108: Once boundaries are established, geographic expansion is not permitted unless needed based on one or more of the following criteria:

- A. to correct for mapping errors, or
- B. to correct for other informational errors, or
- C. when otherwise consistent with the requirements of GMA.

⇒ **RR-P99**

GPO 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.

⇒ **RR-P100**

GPO 8.110: Require that development or redevelopment harmonize with the rural character of the surrounding areas.

⇒ **RR-P101**

GPO 8.111: Recognize that public services will continue to be provided at a rural level of service. Public services and facilities will not be provided in a manner that allows low-density sprawl.

⇒ **RR-P102**

GPO 8.112: Development densities, intensities or uses that require urban level of services should not be allowed.

⇒ **RR-P103**

GPO 8.113: Continue to protect the long-term viability of designated forest, mineral and agricultural resource lands. 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.

⇒ **RR-P104 (first sentence only)**

GPO 8.114: Strip commercial development along State and County roads will not be permitted in any LAMIRD.

⇒ **RR-P105**

GPO 8.115: Designation and development standards in Type 1, Rural Activity Centers:

- A. For the purpose of establishing the outer boundary, existing development is considered to be any commercial, industrial, residential or mixed-used development in existence on July 1, 1990.
- B. The scale and type of new development and redevelopment should be primarily to serve local residents and secondarily to support the traveling public.

⇒ **Generally defined within RR-P98 and preceding paragraphs**

GPO 8.116: Designation and development standards in Type 2, Rural Recreation Centers:

- A. Intensification of development or new development of small scale recreational or tourist uses that rely on a rural setting is permitted;
- B. Proposed uses may serve the surrounding rural population and the traveling public;
- C. The location of the facility may not adversely impact natural resource production in the surrounding vicinity;
- D. The proposed use shall be consistent with the surrounding rural character, avoids impact adjoining rural uses, and does not lead to low- density sprawl; and
- E. New residential development is not permitted.
- F. Since no Type 2 LAMIRDs exist within Kittitas County as of January 2014, any Type 2 LAMIRD approved with the County will meet standards outlined in GPO 8.116, and will have accompanying Type 2 LAMIRD land use tables outlining activities allowed within the LAMIRD.

⇒ **Generally defined within RR-P98 and preceding paragraphs**

GPO 8.117: Designation and development standards in Type 3, Rural Employment Centers:

- G. Intensification of development on lots containing isolated nonresidential uses or new development of isolated small scale businesses is permitted;
- H. Businesses should provide job opportunities for rural residents, but do not need to be principally designed to serve local residents;
- I. Small scale employment uses will be 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
- J. Development will conform to the rural character of the surrounding area.

⇒ **Generally defined within RR-P98 and preceding paragraphs**

Resource Lands

GPO 8.118: Conserve important natural resource lands with the implementation of a Transfer of Development Rights program, a market-based tool in which land owners volunteer to sell the right to develop their land to areas where greater density is more appropriate, permanently conserving specified natural resource lands.

⇒ **RR-P106**

GPO 8.119: Development standards for lot size and configuration, fire protection, water supply and structure location will be adopted for land use activity within or adjacent to resource lands.

⇒ **RR-P107**

GPO 8.120: Kittitas County will continue to research innovative incentive-based ordinances that encourage and preserve resource land activity.

⇒ **RR-P108**

GPO 8.121: Open ranges are a resource land which will not be subject to encumbrance by residential activity.

⇒ **RR-P109**

GPO 8.122: Research tax incentives that encourage the establishment and continuance of resource land protection and preservation.

⇒ **RR-P110**

GPO 8.123: Where proposed development is determined incompatible with natural resource activities, all mitigation measures to make the development compatible with the activities shall be completed at expense of the developer.

⇒ **RR-P111**

Commercial Agriculture Land Use

GPO 8.124: Oppose laws and regulations, which restrict agriculture, and support laws and regulations, which enhance agriculture.

⇒ **RR-P115**

GPO 8.125: Develop a study area where the various Rural land use designations and the Commercial Agriculture designation interface occurs which may lead to the development of a Commercial Agriculture Transition Zone overlay. The study area should consider but not be limited to:

- A. Strategies that site land use activities within or adjacent to Commercial Agriculture lands that minimize conflicts with agricultural activities.
- B. Effectiveness of Transfer of Development Rights from Commercial Agriculture to Rural lands.
- C. Use of Cluster Development to minimize impacts.
- D. Use of open space to act as a “buffer” between Rural and Commercial Agriculture designations.

⇒ **RR-P116**

GPO 8.126: Continue and expand support for right-to-farm ordinances.

⇒ **RR-P117**

GPO 8.127: Kittitas County recognizes that new residents may not understand the rural living differences encountered in Kittitas County; therefore, the County supports the efforts of educational opportunities and agencies to educate on rural living and agricultural activities of long-term significance.

⇒ **RR-P119**

GPO 8.128: Encourage non-farmers in agricultural areas to meet farm performance standards.

⇒ **Not in 2019**

GPO 8.129: Encourage development projects whose outcome will be the significant conservation of farmlands.

⇒ **RR-P120**

GPO 8.130: Identify and designate agriculture transportation corridors that facilitate farm use.

⇒ **RR-P121**

GPO 8.131: Cooperate in sound voluntary farm conservation or preservation plans (i.e., be recipients and overseers for conservation easements and/or assist with transferable development rights programs).

⇒ **RR-P122**

GPO 8.132: Look into additional tax incentives to retain productive agricultural lands.

⇒ **RR-P123**

GPO 8.133: Value agricultural lands for tax purposes at their current agricultural land use.

⇒ Not in 2019

GPO 8.134: Create a growth management agricultural advisory council comprised only of agriculture producers to review and make recommendations to the Board of County Commissioners on at least an annual basis over the coming 20 years on:

- A. the status of agriculture in Kittitas County,
- B. County agriculture policies and regulations,
- C. local agriculture marketing and economic planning, and
- D. review and make recommendations regarding zoning and development regulations.

⇒ RR-P124

Incentives for Commercial Agriculture Land Use

GPO 8.135: Where appropriate, Kittitas County will exert its influence to help provide the delivery of water to all lands within the County.

⇒ RR-P131

GPO 8.136: Encourage all development to incorporate drought tolerant or native vegetation as a major component of their landscaping plan (i.e. xeriscaping)

⇒ RR-P132

GPO 8.137: To the extent possible the Board of County Commissioners shall promote processing facilities for the products produced upon those lands designated as Commercial Agricultural under this Chapter and WAC 365.190.050 (6).

⇒ RR-P133

GPO 8.138: Require that all plats, short plats, development permits, and building permits issued for development activities on, or within five hundred feet of, lands designated as agricultural lands, forest lands, or mineral resource lands, shall contain a notice that states that: "The subject property is within or near designated agricultural lands, forest lands, or mineral resource lands on which a variety of commercial activities and mineral operations may occur that are not compatible with residential development for certain periods of limited duration. Commercial natural resource activities and/or mineral operations performed in accordance with County, State and federal laws are not subject to legal action as public nuisances." (RCW 7.48.305)

⇒ RR-P134

Commercial Forest Land Use

GPO 8.139: Classification and designation of Forest Lands of Long-Term Commercial Significance shall be made to maintain and enhance natural resource-based industries, including productive timber industries.

⇒ RR-P136

GPO 8.140: The primary land use activities in commercial forest areas are commercial forest management, forest recreation, agriculture, mineral extraction, sand and gravel operations and those uses that maintain and/or enhance the long-term management of designated commercial forest lands.

⇒ Discussed within 8.3.3 commercial forest land use (not listed as a GPO)

GPO 8.141: Any proposal for de-designation of commercial forestlands shall be subject to a cumulative impacts analysis, including the size and ownership of the commercial forestlands remaining in the County, the needs of the local forest products industry and impacts to those needs by the proposed de-designation, and the potential benefits that may result from the proposed de-designation including higher property taxes and economic stimulus.

⇒ **RR-P137**

GPO 8.142: To encourage incentives and alternatives to keep working forests viable by considering when feasible emerging markets such as carbon sequestration, Transfer of Development Rights, Bio-fuel and bio-energy production that offset the loss of the traditional log and special forest product markets.

⇒ **RR-P138**

GPO 8.143: Resource activities performed in accordance with County, State and federal laws should not be subject to legal actions as public nuisances.

⇒ **RR-P139**

GPO 8.144: To support and encourage the maintenance of commercial forest lands in timber and current use property tax classifications consistent with RCW 84.28, 84.33 and 84.34.

⇒ **RR-P140**

GPO 8.145: Kittitas County will support local forest landowners seeking regulatory relief in order to help them remain economically viable.

⇒ **RR-P141**

GPO 8.146: Land use activities within or adjacent to commercial forest land will be sited and designed to minimize conflicts with forest management and other activities on commercial forestlands.

⇒ **RR-P142**

GPO 8.147: Kittitas County will encourage rural developments in the Wildland Urban Interface (WUI) and the owners of adjacent commercial forest lands to develop Community Wildfire Protection Plans (CWPPs).

⇒ **RR-P143**

GPO 8.148: When appropriate, encourage cluster developments on adjacent non-commercial forestlands so that open space buffers adjacent forestland from development.

⇒ **RR-P144**

GPO 8.149: Kittitas County will advocate active management of Federal and State forest lands to create and maintain healthy, fire-safe forests.

⇒ **RR-P145**

GPO 8.150: It is the policy of the County to encourage the continuation of commercial forest management by:

- A. supporting land trades that result in consolidated forest ownerships; and
- B. working with forest managers to identify and develop other incentives for continued forestry; and

C. encouraging and supporting a local and regional infrastructure of manufacturing facilities that use wood products within an economically viable 100 mile circle.

⇒ **RR-P146**

GPO 8.151: Require that all plats, short plats, development permits, and building permits issued for development activities on, or within five hundred feet of, lands designated as Commercial Forest lands contain a notice that states that: “The subject property is within or near designated agricultural lands, forest lands, or mineral resource lands on which a variety of commercial activities and mineral operations may occur that are not compatible with residential development for certain periods of limited duration. Commercial natural resource activities and/or mineral operations performed in accordance with County, State and federal laws are not subject or legal action as public nuisances.”

⇒ **RR-P147**

Commercial Mineral Resource Lands

GPO 8.152: When the County reviews proposed new land uses that have the potential to conflict with commercial mining activities, such as residential subdivisions, consideration of both surface and mineral rights ownership should be included in the review.

⇒ **RR-P149**

GPO 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.

⇒ **RR-P150**

GPO 8.154: Require that all plats, short plats, development permits, and building permits issued for development activities on, or within five hundred feet of, lands designated as mineral resource lands, shall contain a notice that states that: “The subject property is within or near designated mineral resource lands on which a variety of commercial activities and mineral operations may occur that are not compatible with residential development for certain periods of limited duration. Commercial natural resource activities and/or mineral operations performed in accordance with County, State and federal laws are not subject or legal action as public nuisances.”

⇒ **RR-P151**

GPO 8.155: The impact of potential residential/commercial development upon Mineral Resource Lands of Long-term Significance shall be considered when determining the compatibility of the proposed development within the Rural area.

⇒ **RR-P152**

Chapter 9. Mountainstar Planned Resort

Chapter 10. Economic Development Element

GPO 10.1: Be a county the supports the varied needs and demands of the community and surrounding area through the understanding and creation of a supportive and active environment for economic development in the community.

⇒ **E-G1**

GPO 10.2: Support the retention and expansion of existing local businesses/industries and recruitment of new business/industries in order to maintain a strong job and wage base.

⇒ **E-G2, E-G3**

GPO 10.3: Implement regulations that recognize and further the diversity of industry and the business community, while also promoting the sustainability of natural resource-based activities.

⇒ **E-G4, E-G9**

GPO 10.4: Encourage economic growth while protecting the rural character of the County.

⇒ **E-G4**

GPO 10.5: Encourage the promotion of tourism and tourist-based businesses.

⇒ **E-P5, RPO-G8**

GPO 10.6: Provide the infrastructure and public facilities to support economic activity and growth.

⇒ **E-P1, E-P8**

GPO 10.7: Strive to maintain a balance of jobs and housing.

⇒ **E-G5**

GPO 10.8: Promote and encourage the establishment and expansion of educational, research and other related activities that support existing local industries and businesses.

⇒ **E-P2**

GPO 10.9: Work in cooperation at the local and regional level to combine resources and build consistency in economic development strategies.

⇒ **E-P6**

Economic Strategies

Strategy 10.1: Identify an ideal mix of industrial and service sector businesses that will maximize the flow of monies into the community and maximize its use through local support businesses.

⇒ **E-P7**

Strategy 10.2:

- A. Coordinate with the Economic Development Group and work with them in order to develop and establish a recruitment list of target industries and businesses.
- B. Establish strong relationships for cooperation and collaboration with, and foster communication among the business community, economic development boards and local government.

⇒ **LU-P57, E-G3 (discussed in chapter introduction)**

Strategy 10.3:

- A. A Develop an economic development vision and implementation strategy.
- B. Establish opportunities for commemoration and recognition of farming and ranching in the community.

⇒ **Economic Development Strategic Plan for Yakima and Kittitas County (done)**

⇒ **E-P23**

Strategy 10.4: Determine what business types are needed that fit the character of the County.

⇒ **E-G2, E-G3, E-G4, E-G9**

Strategy 10.5:

- A. Development and upkeep of a website that includes resources to links highlighting

tourism and tourism-based business and information.

B. Support and establish regulations for tourism and tourist-based businesses.

⇒ **E-P5, RPO-G8**

⇒ **The Advisory Group recommended that Kittitas County create and support a vision and strategic plan for recreation and tourism.**

Strategy 10.6: Consider economic development in the processes of land use planning, transportation planning, infrastructure planning and determination of Urban Growth Areas.

⇒ **LU-P9, E-P18**

Strategy 10.7: Support and establish opportunities for affordable housing, and establishment of a balanced ratio of jobs to housing available in the County.

⇒ **H-G 3.5, H-G3.4, H-G 3.1**

Strategy 10.8: Coordinate with the university to shape local economic development strategy.

⇒ **Discussed within 10.2 economic conditions and needs (not a GPO)**

Strategy 10.9:

A. Develop intergovernmental cooperation for developing new activities.

B. Coordinate with regional service providers.

C. Coordinate and support activities and opportunities available through the Economic Development Group.

⇒ **E-P24, discussed within 5.2.6 improvements to public facilities identified in other plans (capital facilities plan)**

Strategy 10.10: Create site-ready business parks and pre-zone land that can support business activities and provide supporting infrastructure and utilities.

⇒ **E-P25**

Strategy 10.11: Address and develop a strategy for uses of the airport property.

⇒ **LU-P23, E-G8**

Recreation and Parks Element

GPO 11.1: Kittitas County should encourage and does provide new or enhance existing recreational areas whenever feasible.

⇒ **RPO-G1**

GPO 11.2: Kittitas County may create a comprehensive recreation plan which:

A. Incorporates new parks / recreational areas into growth planning;

B. Establishes additional passive recreation sites and opportunities; and

C. Formulates recreational guidelines.

⇒ **RPO-P1**

GPO 11.3: Kittitas County should promote private/public and private/nonprofit partnerships to finance capital improvements to public parks / recreational areas.

⇒ **RPO-G2**

~~**GPO 11.4:** Reserved~~

GPO 11.5: Kittitas County will engage in discussions with the incorporated communities within the County through the Regional Services Sub-Committee of the Kittitas County Conference of

Governments to address the economic impacts on those communities resulting from the provision of organized, active recreation facilities to the unincorporated citizens of the County.

⇒ **E-P16, RPO-G5**

GPO 11.6: Kittitas County shall consider recreation needs and the services, which the County is able to provide by developing a countywide recreation plan in coordination with other agencies and jurisdictions within Kittitas County. Recreation opportunities and facilities include, but are not limited to parks, trails, river access, public lands access, campgrounds and picnic facilities.

⇒ **CF-P7, RPO-P2**