

**KITTITAS COUNTY COMPREHENSIVE PLAN 2037 UPDATE
PUBLIC/AGENCY COMMENTS RECEIVED FROM MARCH 2019 TO CURRENT**

Date	Submitted by	Summary of Comments Received	Staff Responses/Comments	Staff Action/Recommendation
3/26/19 or 3/27/19	Schuck	Request to include reference to Towns to Teanaway Master Trail Plan in the "Goals for the establishment and maintenance of Trails systems" section of Ch. 11.3 and 11.2.1 One new trail has already been built by volunteer effort and more are anticipated.	The first bullet under Section 11.3.1 will be amended to include a statement that one trail has been constructed as of October 2018 by volunteers.	The following text has been added to the end of the first bullet in Section 11.3.1 as shown in the redline draft version: "The first new trail from this project was built by volunteers in October 2018."
		Ch. 11.1.1 substitute "shall or will" for "should consider" the creation of a Parks Department. Substitute "shall or will" provide support to other entities engaged in parks planning, including Parks and Recreation districts.	Noted, no change recommended as this reflects the advisory group recommendations.	No change
3/26/19 or 3/27/19	No Name	PUDs should only be allowed in UGA	Noted; no proposed changes to comp plan or development regulations regarding PUDs. Language is the same as approved during the Comprehensive Plan Compliance efforts that were completed in August of 2014 with an Order Finding Compliance from the Eastern Washington Growth Management Hearings Board.	No change
3/26/19 or 3/27/19	Schroeter - CWHBA	Concerned with removal of at least 4 very appropriate, positive housing policies: 3.1, 3.3, 3.4, 3.6, 3.7	Staff agrees that some of the GPOs in the existing 2018 Comprehensive Plan Chapter 3 were inadvertently left out of the proposed Comprehensive Plan Update.	GPOs 3.1, 3.4, and 3.6 from the current 2018 Kittitas County Comprehensive Plan have been included in the redline draft document. GPO 3.1 and GPO 3.4 have been combined into: "H-G7: Provide a sufficient number of housing units for future populations in rural areas of Kittitas County while maintaining environmental corridors and quality habitats." GPO 3.6 was given its own Goal: "H-G8: Provide for future populations while protecting individual property rights."
3/26/19 or 3/27/19	Sharar	Keep Rural Lands Rural! Progress made on 2006/07 update be maintained.	Noted; the intent of this update is to maintain compliance with GMA requirements.	No change
3/26/19 or 3/27/19	No Name	Page 38 etc. – "John Wayne Trail" is the old name. Has been re-named as "Palouse to Cascades Trail"	Noted; staff will make the correction.	All references to "John Wayne Trail" are now shown in redline draft document as " <u>Palouse to Cascades State Park Trail (FKA John Wayne Pioneer Trail)</u> "
		Section 3.2.3 etc. – is the VBRO/AIRBNB/Vacation Rental industry addressed here? How does this factor into value and affordability? Large numbers of million-dollar "cabins" are having drastic effect on Upper County.	The information provided is regarding all single-family residences and does not distinguish between full-time residents and vacation rentals.	No change
4/19/19	WDFW – E. Torrey	T-P23 and T-P24: Reducing impacts to wildlife and incorporating wildlife-friendly design features in transportation projects benefits not only fish, wildlife, and habitat but also public safety. We are very supportive of this language.	Noted	No change
		4.6: WDFW would like to commend Kittitas County for their foresight, collaboration, and success with leveraging funding sources to replace fish passage barriers throughout the county.	Noted	No change
		RR-G3: Thank you for including this goal. WDFW will be happy to work with the county to ensure that this goal is met.	Noted	No change
		RR-P122: Conservation and preservation plans are an important tool in preserving open space and wildlife habitat; thank you for including this.	Noted	No change
		RPO-P4 and RPO-P5: We greatly support this language.	Noted	No change
		NE-G4: Thank you for including this goal.	Noted	No change
		NE-P6: Providing accurate critical area maps is extremely important for protection fish and wildlife species and habitats; WDFW would like to offer our assistance as you develop the maps which pertain to our areas of expertise.	Noted	No change
		NE-P18: WDFW will be happy to support Kittitas County in their goal of evaluating opportunities to protect these listed fish and wildlife habitats.	Noted	No change

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		2.2.4: This section discusses the challenges presented by the County's 5,900 nonconforming lots. WDFW recommends using this paragraph of the draft plan to memorialize language about the opportunity for landowners to use the Kittitas County Transfer of Development Rights (TDR) program, the fee simple property acquisition and conservation easement program offered by Kittitas Conservation Trust, the Washington Conservation Commission's Agricultural Easement program, or any of the other programs available which conserve resource lands and open spaces in Kittitas County.	Noted. Generally discussed in the third paragraph under section 2.2.4. The word "receiving" in the third paragraph is inaccurate and should be "sending".	Change made in to correct "receiving" as "sending" in the redline draft document.
		LU-G5: WDFW supports this statement; however, it should be noted that there are currently no receiving sites for the TDR program.	Receiving sites are addressed in Kittitas County Development Regulations KCC 17.13. Currently there has been one application processed by the County to create TDR credits and the code describes those areas that can be receiving sites.	No change recommended.
		2.4.3: The second paragraph under <i>Water Rights</i> should be modified to state that Kittitas County has "a duty and the authority to protect ground and surface water <u>quantity and quality</u> "	Noted	Language added as suggested by commenter in the redline draft document.
		2.7: Until Kittitas County adopts an updated Critical Areas Ordinance, this section should state that the county recognizes all 5 critical areas (wetlands, aquifer recharge areas, frequently flooded areas, geologically hazardous areas, and fish and wildlife habitation conservation areas). Additionally, this section should direct county staff to consult with the agencies with expertise for all potential land use actions that could impact one or more of those critical areas.	The 5 critical areas are listed on page 130 of the first public review draft comp plan document dated March 2019 under "Critical Areas Ordinance" in section 11.7.3. Future CAO update that is expected to be adopted by end of 2019 will address consultation with agencies with expertise.	No change recommended.
		2.9: Instead of specifying the 2012 Kittitas County Multi-Jurisdictional Hazard Mitigation Plan, WDFW recommends that, to allow for future updates, the language be modified to state that the Comprehensive Plan will adopt the most recent version of the Hazard Mitigation Plan.	Noted. Public Works is in the process of updating the Hazard Mitigation Plan; the 2012 Hazard Mitigation Plan is the current approved plan.	No change recommended.
		Table 3-1: WDFW would like to point out the conundrum presented by this table. Although the intent of the GMA is to focus development in urban areas, this table demonstrates that unincorporated Kittitas County has experienced a 63% growth rate, whereas incorporated areas have only grown by 21%.	Noted	No change recommended as this is existing data.
		4.1: A 6 th bullet point should be added to the list of goals: "restore, provide, and maintain ecological connectivity". This will bring Kittitas County in line with the other major transportation entities who have realized the importance of ecological connectivity in terms of human safety on public roadways. Preliminary data for Washington State indicates that over 300 million dollars are spent every year on car-wildlife collisions; providing connectivity in the form of wildlife crossings not only reduces human fatalities and injuries, but also reduces maintenance and insurance claim costs.	Noted, however no change recommended as this language is specific and reflective of the County's working group.	No change recommended
		LU-P78: "Kitsap County" should be changed to "Kittitas County".	Noted; staff will word search document and correct all typos regarding incorrect County.	Corrections made and shown in redline draft document.
		U-G9: Include "critical areas" as areas to avoid routing transmission lines.	Noted. Will amend the goal to state "Avoid, where possible, routing major electric transmission lines above 55KV through urban areas and critical areas."	Language added to U-G9 as shown in redline draft document.
		11.2.1: The L.T. Murray Wildlife Area is owned and managed by WDFW; we recommend incorporating this into the sentence.	Noted; will include language that states "The L.T. Murray Wildlife area (owned and managed by WDFW)..."	Addition/clarification shown in redline draft document.
		11.2.2: "Game management Units" should be changed to "Game Management Units" to reflect the proper capitalization of this term.	Noted; staff will make the correction.	Correction made and shown in redline draft document.
		Voluntary Stewardship Program, page 130: Although it is correct that lands which participate in VSP are not subject to the goals listed in the draft plan, it should be noted that once those lands are no longer conducting agricultural practices, they are then subject to the Critical Areas Ordinance. For clarity, this section to should be revised to reflect this important point.	This is regulatory language that is addressed in the existing VSP and will be included in the future CAO update that is expected to be adopted by end of 2019.	No change
		NE-P37: As it is written, the language of this goal is broad and nonspecific – the phrases "sufficiently flexible" and "enjoyment of private property" are particularly subjective and non-discrete. We encourage you to work with the Washington Department of Ecology to provide further clarification on this section.	Noted; will be addressed with the future CAO update expected to be complete by end of 2019.	No change.

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4/23/19	K&L Gates	Comments submitted on behalf of Michael Darland who owns property near Snoqualmie Pass. Issues surrounding project and zoning in Snoqualmie Pass along with water service from Snoqualmie Pass Utility District.	The concerns raised in this comment are specific to a project that has nothing to do with this update proposal. The project was determined expired years ago with a formal letter sent in 2015. Then in 2018, Staff updated the zoning in the area to be consistent with the PUD sunset clause that existed in county code. No appeals were filed. No changes are proposed in the Snoqualmie Pass area by this proposed updated comprehensive plan.	No Change.
5/1/19	Debra Freudenthal – WSDOT	Area any of the Land Use or Zoning designation changing.	No changes to the Land Use or Zoning designations are proposed as part of this update process.	No Change.
5/14/19 & 5/23/19	Scott Kuhta – WA Dept. of Commerce	Praises: Plan is generally well written and organized. Support the streamlining of goals and policies; encourage more attention to combine redundant policies in future plans. Recognize no changes to UGAs and Land Use Map categories. Policy RR-P143 supports Community Wildfire Protection Plans and supports county's efforts.	Noted, will continue to make improvements in future plans.	No Change.
		Add a policy that requires urban densities within UGAs to be supported with urban facilities and services	Noted. Staff will add a policy.	"LU-P50: k) Provide urban facilities and services when residential developments meet urban densities." This policy was added to the current draft BOCC June 2019.
		Add a policy that protects rural character and prime agriculture lands when siting commercial solar farms. RCW 36.01.230 requires notification to Department of Defense when an energy plant or alternative energy resource is applied for at the county.	Noted. Staff will add a policy	The following policies have been added to the current draft BOCC June 2019 to address the solar comments: <ul style="list-style-type: none"> • U-P23: Establish a process to recognize and designate properties in the county that are suitable locations of Solar Power Production Facilities. • U-P24: Establish overlay zones to preserve prime agricultural land by designating areas of the county that are appropriate for the siting of solar power production facilities. • U-P25: Require written notification to the Department of Defense when the county receives application for an energy plant or alternative energy resource.
		GMA requires a capital facilities element consisting of an inventory of existing capital facilities; a forecast of future needs; the proposed locations and capacities of expanded or new facilities; at least a six-year plan that will finance such facilities within projected funding capacities; and a requirement to reassess the land use element if probable funding falls short of meeting projected needs	Noted. An inventory of the existing facilities has been included in the Capital Facilities Element. Additionally, the current 2015-2020 Capital Facilities Plan will be added as an Appendix to the latest draft comp plan document where the more specific information requested is addressed. Kittitas County will update its Six-Year Capital Facilities Plan by the end of 2019 for the 2019-2024 six-year window.	Appendix Three has been added to the current draft BOCC June 2019 document which is the existing adopted 2015-2020 Capital Facilities Plan.
		The land use element requires that it provide for the protection of the quality and quantity of groundwater used for public water supplies. Do not see this in the draft.	Noted. Staff will include additional information about the quantity and quality of potable water in the Land Use element under the heading of "Water Rights". This will describe water banking in Kittitas County as well.	The current draft BOCC June 2019 document includes language discussed under the staff response/comments section to address Commerce's comments and to demonstrate how potable water is handled in Kittitas County.
		The county should analyze how much residential growth it can support in the rural areas with the existing water rights available.	Noted. Kittitas County will continue to analyze and track residential growth projections versus water right availability.	This has been addressed for existing county owned water rights in the "Water Rights" section of the Land Use Element of the current draft BOCC June 2019 document.
5/14/19	Robert Schroeter – CWHBA	Concern about the absence of rail transportation in the transportation chapter of the draft comprehensive plan	There is a rail line that passes through the county however there is no terminal or stops for this rail facility.	No Change.
		Request that GPO 3.3, 3.16 & 3.17 be added in to the current draft plan	Agree that GPO 3.3 and 3.16 should be added into the document	GPO 3.3 has been added into the BOCC Comp Plan Draft June 2019 as H-P8 and GPO 3.16 has been added as H-P11
5/14/19	Michael Darland	Comments regarding SnoCadia PUD project.	This project is no longer valid and no appeals were filed when the property was reverted to its underlying zone. No changes to the Snoqualmie Pass area are proposed as part of this Comprehensive Plan Update.	No Change.
5/14/19	Jerry Martens – The Central Washington Sentinel	Comments regarding review of draft document. Hired a GIS mapping firm to try and verify what the draft plan document is based on. <ul style="list-style-type: none"> • Growth in LAMIRDs • How many lots have been created over the past 10 years in Upper County? • Years of restrictive water regulations with only selected stakeholders, the public should be involved in up-dating this now. • Upper County is labeled as tourism based economy. This should be more emphasized in the proposed document. Cottage commercial businesses are lacking in the upper county. 	Noted. This comprehensive plan update cycle is intended to remain compliance and to not make sweeping changes to areas that were under non-compliance between 2007 until 2014.	No Change.

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No Date – received via email 5/20/19	Bruce Coe – The Central Washington Sentinel	<p>Comments concerning the May 14, 2019 Planning Commission Hearing.</p> <p>Concern with the lack of an approved motion. A motion was made and it died with a 2-2 vote, then the meeting was adjourned. This needs more action.</p>	<p>County's Prosecuting Attorney has stated that the BOCC can move forward with a Public Hearing to Consider the 2017-2037 Comprehensive Plan Update without a clear recommendation of approval or denial from the Planning Commission. It is not necessary to send it back. Additionally, the BOCC held a meeting on May 28, 2019 to discuss whether or not this should be sent back to Planning Commission. It was determined that the Board will continue forward with their scheduled June 3, 2019 Public Hearing.</p>	No Change.