



GENERAL APPLICATION INFORMATION

1. **Name, mailing address and day phone of land owner(s) of record:**  
*Landowner(s) signature(s) required on application form.*

Name: Flying A Land L.L.C.  
Mailing Address: 300 Mission View Road  
City/State/ZIP: Ellensburg WA 98926  
Day Time Phone: 509-899-3812  
Email Address: andy@wardrugh.com

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**  
*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: Terra Design Group Inc. Chad Bala  
Mailing Address: PO Box 686  
City/State/ZIP: Cle Elum WA 98922  
Day Time Phone: 509-607-0617  
Email Address: bala.ce@gmail.com

3. **Name, mailing address and day phone of other contact person**  
*If different than land owner or authorized agent.*

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

4. **Street address of property:**

Address: Off of Mission View Road  
City/State/ZIP: Ellensburg WA 98926

5. **Legal description of property (attach additional sheets as necessary):**

*See Exhibit 1 for Legal & Parcel Numbers*

\_\_\_\_\_

6. **Tax parcel number:** See Exhibit 1 for Parcel Number List

7. **Property size:** Total Acreage = 127.52 (acres)

8. **Land Use Information:**

Zoning: Ag-5 & Ag-20      Comp Plan Land Use Designation: Rural Residential

**PROJECT NARRATIVE**

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- 10. **Describe how this proposal will provide for the transfer of any required transferrable development rights:** According to KCC 17.98.020.7.h, petitions for rezones must comply with KCC 17.13 Transfer of Development Rights. Development rights must be transferred to the rezone area at a rate proportionate to the size of the project area (see 17.13.080.6). These rights must be transferred prior to final approval. Please describe how this requirement will be met by the proposed rezone.
- 11. **Applicant for rezone must demonstrate that the following criteria are met (attach additional sheets as necessary):**
  - A. The proposed amendment is compatible with the comprehensive plan.
  - B. The proposed amendment bears a substantial relation to the public health, safety or welfare.
  - C. The proposed amendment has merit and value for Kittitas County or a sub-area of the county.
  - D. The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property.
  - E. The subject property is suitable for development in general conformance with zoning standards for the proposed zone.
  - F. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.
  - G. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.
  - H. The proposed amendment is in full compliance with Chapter 17.13 KCC, Transfer of Development Rights.

**AUTHORIZATION**

- 12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

**All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.**

**Signature of Authorized Agent:  
(REQUIRED if indicated on application)**

**Date:**

X 

6-23-22

**Signature of Land Owner of Record  
(Required for application submittal):**

**Date:**

X 

6-23-22



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

## PREAPPLICATION CONFERENCE WAIVER REQUEST FORM

*(To be completed for each Preapplication Conference waiver request)*

Please type or print clearly in ink. A preapplication conference is required prior submitting certain land use applications per KCC 15A.03.020, however KCC 15.A.03.020(4) allows for the preapplication conference to be waived if the CDS Director or Planning Official determines that the proposal is relatively simple (has few, if any, development-related issues), is substantially similar to a prior proposal affecting the same property, or is substantially similar to other projects developed by the same applicant. The following items must be submitted with an application for preapplication conference waiver.

- Completed Preapplication Waiver Request Form
- Written narrative justifying the request for a preapplication waiver. The narrative must include a description of how the proposal is relatively simple (has few, if any, development-related issues), is substantially similar to a prior proposal affecting the same property, or is substantially similar to other projects developed by the same applicant.

### GENERAL APPLICATION INFORMATION

1. **Name, mailing address and day phone of land owner(s) of record:**

*Landowner(s) signature(s) required on application form.*

Name: \_\_\_\_\_

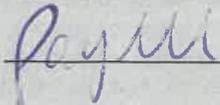
Mailing Address: \_\_\_\_\_

City/State/ZIP: \_\_\_\_\_

Day Time Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: <u>6/30/22</u>	RECEIPT # _____	<b>RECEIVED</b> JUN 30 2022 Kittitas County CDS DATE STAMP IN BOX

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

FORM LAST REVISED: 06-01-2021

Page 1 of 3

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:  
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Chad Bala TDS  
Mailing Address: PO Box 8686  
City/State/ZIP: Clatsop WA 98522  
Day Time Phone: \_\_\_\_\_  
Email Address: bala.cb@gmail.com

3. Street address of property:

Address: 300 Mission View Drive  
City/State/ZIP: Ellensburg WA 98921

4. Tax parcel number: See Submitted Packet - Parcel List

5. Property size: Total Acres = 127.58 (acres)

6. Land Use Information:

Zoning: Ag-5 + Ag-20 Comp Plan Land Use Designation: Rural Residential + Rural Working

7. Proposed Water System (as defined by KCC 13.03) NOTE: Show location of water system on site plan.

Group A  Group B  Individual  Shared  Cistern  Other: NA

8. Proposed Sewage Disposal: NA

9. Proposed Project Name: Flyng A Land LLC

10. Type of proposed land use application that waiver is requested for (circle one):

Cluster/Conservation Plat      Planned Unit Development      Master Planned Resort      Conditional Use Permit  
Shoreline Permit      Rezone      Preliminary Plat over nine (9) lots

Comp Plan +  
Byzone Redesignation  
Request

**PROJECT NARRATIVE**

Include responses as an attachment to this application

11. Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, description of water system, sewage disposal, proposed buildings or structures, proposed uses for the project and all qualitative features of the proposal; include every element of the proposal in the description. The narrative must include the justification for the waiver request, including a description of how the proposal is relatively simple (has few, if any, development-related issues), is substantially similar to a prior proposal affecting the same property, or is substantially similar to other projects developed by the same applicant.

Land Use Change request from Rural Working to Rural Residential + a zone change to Ag-5.

**AUTHORIZATION**

12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

Pursuant to KCC 15A.03.020, a preapplication conference is required for this type of land use application. The purpose of the preapplication conference is to acquaint county staff with details about the proposed project, reduce or eliminate the county's need to request additional information or corrections that can cause revisions or resubmittals, and reduce time frames for approved applications by providing the applicant detailed input and the applicable requirements for the applicant to submit a complete land use application.

I have chosen to forgo this formal process and request a waiver and proceed without the benefit of a preapplication conference. By signing below, I acknowledge that I am responsible for submitting a complete and code-compliant application and I am aware that failure to do so may result in delay of application processing and could potentially result in application denial.

**All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.**

Signature of Authorized Agent:  
(REQUIRED if indicated on application)

Date:

X 

6-30-22

Signature of Land Owner of Record  
(Required for application submittal):

Date:

X \_\_\_\_\_

\_\_\_\_\_

**FOR STAFF USE ONLY**

The Preapplication Conference Waiver Request is:

- Approved. The Planning Official finds that the proposed project is:
- Relatively simple (has few, if any, development-related issues),
  - Substantially similar to a prior proposal affecting the same property, or
  - Substantially similar to other projects developed by the same applicant.

Denied. Reason for Denial: \_\_\_\_\_

Planning Official Signature:  Date: 6/30/22



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"Building Partnerships – Building Communities"

## SEPA ENVIRONMENTAL CHECKLIST

### **Purpose of checklist:**

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### **Instructions for applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### **Instructions for Lead Agencies:**

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### **Use of checklist for nonproject proposals:** [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

### **APPLICATION FEES:**

- \$600.00 Kittitas County Community Development Services (KCCDS)\*\*
- \$950.00\* Kittitas County Department of Public Works\*\*
- \$275.00 Kittitas County Public Health

**\$1,825.00 Total fees due for this application** (One check made payable to KCCDS)

\*2 hours of review included in Public Works Fee. Additional review hours will be billed at \$243 per hour.

\*\* Note:KCCDS and PW fees are waived if project is a VSP sponsored fish enhancement project

**RECEIVED**  
JUN 30 2022

This proposal requests Kittitas County to change the land use designation of the subject properties from Rural Working to Rural Residential lands along with the appropriate zoning of Ag-5. The legal descriptions are contained in Exhibit 1. This proposal would allow for rural residential uses allowed under the Ag-5 zoning. The total acreage is 127.52 acres.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

See Exhibit 1 for Vicinity & Parcel Map, & topographic map.  
Section 32 & 33 Township 18North Range 19 East W. M.

## B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

### 1. Earth [\[help\]](#)

#### a. General description of the site: [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

#### b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

Estimated at 1%

#### c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Rocky (numerous rock bars) with shallow topsoil.

#### d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No.

#### e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

None as this is a non project action and is only requesting a land use designation and rezone change.

#### f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

No as this is a land use designation and rezone change request.

#### g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

None.

#### h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

None.

### 2. Air [\[help\]](#)

#### a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

This is a land use designation and rezone change therefore a non-project action and no impact will occur as part of this request.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

None needed.

### 3. Water [\[help\]](#)

#### a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

None on the property, although Naneum creek is at the far eastern edge a may come onto the property. The Cascade Canal is on the southern boundary of this proposal.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

No.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

This is a non project action therefore this doesn't not apply.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

KRD water currently serves the subject properties.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

At the far eastern edge is the 100-yr floodplain associated with Naneum Creek.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No, as this is a non project action requesting a land use map and rezone change.

#### b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No, as this is a non project action requesting a land use map and rezone change only.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

None.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

This is a non project action request so there will be no changes to the current conditions of the property.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No.,

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

None.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

- deciduous tree: alder, maple, aspen, other  
 evergreen tree: fir, cedar, pine, other  
 shrubs  
 grass  
 pasture  
 crop or grain  
 Orchards, vineyards or other permanent crops.  
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other  
 water plants: water lily, eelgrass, milfoil, other  
 other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

None.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None that we know.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No. If anything the continued small acreage development surrounding this land, creating an island, has eliminated the possibility of the continued operations of a working farm.

c. Describe any structures on the site. [\[help\]](#)

None.

d. Will any structures be demolished? If so, what? [\[help\]](#)

None.

e. What is the current zoning classification of the site? [\[help\]](#)

Agricultural 20 Zoning.

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Rural Working Land Use

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

None.

j. Approximately how many people would the completed project displace? [\[help\]](#)

None.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

This proposal meets the proposed Comprehensive Planning designation of Rural Residential and proposed zoning designation of Ag-5 which are consistent with the existing and surrounding uses in the vicinity.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

None.

## 9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None.

## 10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

There are no proposed or existing structures on site.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

None.

## 11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

There is no lighting proposed as this is a non project action.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

No.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

No.

## 12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

City nature park on Judge Ronald Road is less than a mile away.

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None

### 13. Historic and cultural preservation [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. [\[help\]](#)

None that we know of.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

None that we know of.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

None as this is a non project action.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

None.

### 14. Transportation [\[help\]](#)

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

This is a non project action. The subject property is served by Wilson Creek Road, Mission View Drive and Game Farm Road.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

No.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

None.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

None.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

This is a non project action there is no vehicle trips generated or increased at this time.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No.

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None.

## 15. Public Services [\[help\]](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

No, as this is a non project action.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None.

## 16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site: [\[help\]](#)  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_

Power, phone and data to the subject parcels.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

No utilities will be needed at this time as this is a non project action. The subject parcels are served by a group a water system and water rights.

## C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Andrew J. Schmidt

Name of signee ANDREW J. Schmidt

Position and Agency/Organization Member

Date Submitted: 6-23-22

## D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

### 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This proposal is for a comprehensive plan map & zone change and in itself is not authorizing any construction or activities that would be likely to increase discharge to water; emissions to air; production; storage, or release of toxic or hazardous substances; or the production of noise. Projecting into the future, items like these will be taken into consideration by the appropriate jurisdiction if uses are proposed triggering review.

Proposed measures to avoid or reduce such increases are:

None at this time.

### 2. How would the proposal be likely to affect plants, animals, fish, or marine life?

This proposal is for a comprehensive plan map & zone change and in itself is not authorizing any construction activities that would be likely to affect plants, animals, fish, or marine life. Projecting into future items like these will be taken into consideration by the appropriate jurisdiction if uses are proposed triggering review.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None.

### 3. How would the proposal be likely to deplete energy or natural resources?

This proposal is for a comprehensive plan map & zone change and is not authorizing any construction activities that would be likely to deplete energy or natural resources. Projecting into the future items like these will be taken into consideration by the appropriate jurisdiction if uses are proposed triggering review.

Proposed measures to protect or conserve energy and natural resources are:

None.

### 4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This proposal is for a comprehensive plan map & zone change and is not authorizing any construction activities that would be likely to use or affect environmentally sensitive areas or areas designated for governmental protection; such as parks, wilderness, wild & scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands. Projecting into the future items like these will be taken into consideration by the appropriate jurisdiction if uses are proposed triggering review.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

This proposal is for a comprehensive plan map & zoning change and is not authorizing any construction activities that would likely to affect land and shoreline uses, including whether or it would allow for or encourage land or shoreline uses incompatible with existing plans. Projecting into the future items like these will be taken into consideration by the appropriate jurisdiction if uses are proposed triggering review.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

This proposal is for a comprehensive plan map and zone change and is not authorizing any construction activities that would be likely to increase demands on transportation or public services or utilities. Projecting into the future items like these will be taken into consideration by the appropriate jurisdiction if uses are proposed triggering review.

Proposed measures to reduce or respond to such demand(s) are:

None.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

This proposal is for a comprehensive plan map & zone change and in itself is not authorizing any construction or activities that would be likely to conflict with local, state, or federal laws or requirements for the protection of the environment. Projecting into the future items like these will be taken into consideration by the appropriate jurisdiction if uses are proposed triggering review.

## EXHIBIT LIST

- Exhibit #1. Kittitas County (KC) Parcel List, legal descriptions, & topographic map.  
Exhibit #2. KC Comprehensive Plan Question #9. A. Narrative Project Description.  
Exhibit #3. KC Comprehensive Plan Question #9. B. Consistency with the County-Wide Planning Policies.  
Exhibit #4. KC Comprehensive Plan Question #9. C. Consistency with the Comprehensive Plan.  
Exhibit #5. KC Comprehensive Plan Question #9. D. How have conditions changed that warrant a comprehensive plan amendment.  
Exhibit #6. KC Comprehensive Plan Question #10. Transfer of Development Rights.  
Exhibit #7. KC Comprehensive Plan Question #11. a thru c. See numerous exhibits providing this information.  
Exhibit #8. KC Comprehensive Plan Land Use Designation Map.  
Exhibit #9. KC Comprehensive Plan Zoning map.  
Exhibit #10. KC Rezone Application Question #9. Narrative Project Description. See Exhibit #2.  
Exhibit #11. KC Rezone Application Question #10. Describe how this proposal will provide for the transfer of any required transferrable development rights. See Exhibit #6.  
Exhibit #12. KC Rezone Application Question #11.A. Compatibility with the Comprehensive Plan.  
Exhibit #13. KC Rezone Application Question #11.B. Amendment bears a substantial relation to the public health, safety, & welfare.  
Exhibit #14. KC Rezone Application Question #11.C. Proposed amendment has merit and value for Kittitas County or a sub-area of the county.  
Exhibit #15. KC Rezone Application Question #11.D. Amendment is appropriate because of a change of circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property.  
Exhibit #16. KC Rezone Application Question #11.E. The Subject property is suitable for development in general conformance with the zoning standards for the proposed zone.  
Exhibit #17. KC Rezone Application Question #11.F. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity fo the subject property.  
Exhibit #18. KC Rezone Application Question #11.G. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.  
Exhibit #19. KC Rezone Application Question #11.H. The proposed amendment is in full compliance with Chapter 17.13 KCC, Transfer of Development Rights.  
Exhibit #20. Growth Management Act

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Parcel List

956822	4.58
956823	3.01
956824	3.01
956825	3.01
956826	3.01
956827	3.01
956828	3.01
956829	3.01
956816	3.01
956817	3.01
956818	3.01
956819	3.01
956820	3.01
956821	3.01
536136	3.02
094834	12.03
12133	24.32
958408	44.44

Total: 127.52 acres

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### Parcel

Parcel#: 956816 Owner Name: FLYING A LAND LLC  
 DOR Code: 83 - Resource - Agriculture Current Use Address1:  
 Situs: GAME FARM RD ELLENSBURG Address2: 300 MISSION VIEW DR  
 Map Number: 18-19-32071-0001 City, State: ELLENSBURG WA  
 Status: Zip: 98926-5115  
 Description: ACRES 3.01; MCINTYRE PLAT, LOT A; SEC 32, TWP 18, RGE 19  
 Comment: CREATED NEW PLAT FROM PARENT PARCEL 18-19-32010-0006, (-.01 ACRES PER SURVEY), 10 FOR 11

### Land

#### Land

d Code	Unit Type	Units	Land Shape	Width	Depth
JA1	Acres	2.01000000			
73BV	Acres	1.00000000			

### Site Improvements

#### Misc Improvements

Improvement	Year In	Size
WSLC - Water Source-Lower County		Units - 1.00

### Property Images

No images found.

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Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

Assessor Treasurer Appraisal MapSifter

### Parcel

Parcel#: 956817 Owner Name: FLYING A LAND LLC  
 DOR Code: 83 - Resource - Agriculture Current Use Address1:  
 Situs: GAME FARM RD ELLENSBURG Address2: 300 MISSION VIEW DR  
 Map Number: 18-19-32071-0002 City, State: ELLENSBURG WA  
 Status: Zip: 98926-5115  
 Description: ACRES 3.01; MCINTYRE PLAT, LOT B; SEC 32, TWP 18, RGE 19  
 Comment: CREATED NEW PLAT FROM PARENT PARCEL 18-19-32010-0006, (-.01 ACRES PER SURVEY), 10 FOR 11

### Land

#### Land

d Code	Unit Type	Units	Land Shape	Width	Depth
JA1	Acres	2.01000000			
73BV	Acres	1.00000000			

### Site Improvements

#### Misc Improvements

Improvement	Year In	Size
WSLC - Water Source-Lower County		Units - 1.00

### Property Images

No images found.



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### Parcel

Parcel#: 956818 Owner Name: FLYING A LAND LLC  
 DOR Code: 83 - Resource - Agriculture Current Use Address1:  
 Situs: GAME FARM RD ELLENSBURG Address2: 300 MISSION VIEW DR  
 Map Number: 18-19-32071-0003 City, State: ELLENSBURG WA  
 Status: Zip: 98926-5115  
 Description: ACRES 3.01; MCINTYRE PLAT, LOT C; SEC 32, TWP 18, RGE 19  
 Comment: CREATED NEW PLAT FROM PARENT PARCEL 18-19-32010-0006, (-.01 ACRES PER SURVEY), 10 FOR 11

### Land

#### Land

d Code	Unit Type	Units	Land Shape	Width	Depth
73A1	Acres	2.01000000			
73BV	Acres	1.00000000			

### Site Improvements

#### Misc Improvements

Improvement	Year In	Size
WSLC - Water Source-Lower County		Units - 1.00

### Property Images

No images found.



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### Parcel

Parcel#: 956819 Owner Name: FLYING A LAND LLC  
 DOR Code: 83 - Resource - Agriculture Current Use Address1:  
 Situs: GAME FARM RD ELLENSBURG Address2: 300 MISSION VIEW DR  
 Map Number: 18-19-32071-0004 City, State: ELLENSBURG WA  
 Status: Zip: 98926-5115  
 Description: ACRES 3.01; MCINTYRE PLAT, LOT D; SEC 32, TWP 18, RGE 19  
 Comment: CREATED NEW PLAT FROM PARENT PARCEL 18-19-32010-0006, (-.01 ACRES PER SURVEY), 10 FOR 11

### Land

#### Land

d Code	Unit Type	Units	Land Shape	Width	Depth
73A1	Acres	2.01000000			
73BV	Acres	1.00000000			

### Site Improvements

#### Misc Improvements

Improvement	Year In	Size
WSLC - Water Source-Lower County		Units - 1.00

### Property Images

No images found.



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### Parcel

Parcel#: 956820 Owner Name: FLYING A LAND LLC  
 DOR Code: 83 - Resource - Agriculture Current Use Address1:  
 Situs: GAME FARM RD ELLENSBURG Address2: 300 MISSION VIEW DR  
 Map Number: 18-19-32071-0005 City, State: ELLENSBURG WA  
 Status: Zip: 98926-5115  
 Description: ACRES 3.01; MCINTYRE PLAT, LOT E; SEC 32, TWP 18, RGE 19  
 Comment: CREATED NEW PLAT FROM PARENT PARCEL 18-19-32010-0006, (-.01 ACRES PER SURVEY), 10 FOR 11

### Land

#### Land

Land Code	Unit Type	Units	Land Shape	Width	Depth
73A1	Acres	2.01000000			
73BV	Acres	1.00000000			

### Site Improvements

#### Misc Improvements

Improvement	Year In	Size
WSLC - Water Source-Lower County		Units - 1.00

### Property Images

No images found.



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### Parcel

Parcel#: 956821 Owner Name: FLYING A LAND LLC  
 DOR Code: 83 - Resource - Agriculture Current Use Address1:  
 Situs: GAME FARM RD ELLENSBURG Address2: 300 MISSION VIEW DR  
 Map Number: 18-19-32071-0006 City, State: ELLENSBURG WA  
 Status: Zip: 98926-5115  
 Description: ACRES 3.00; MCINTYRE PLAT, LOT F; SEC 32, TWP 18, RGE 19  
 Comment: CREATED NEW PLAT FROM PARENT PARCEL 18-19-32010-0006, (-.01 ACRES PER SURVEY), 10 FOR 11

### Land

#### Land

d Code	Unit Type	Units	Land Shape	Width	Depth
75A1	Acres	2.00000000			
73BV	Acres	1.00000000			

### Site Improvements

#### Misc Improvements

Improvement	Year In	Size
WSLC - Water Source-Lower County		Units - 1.00

### Property Images

No images found.



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### Parcel

Parcel#: 956822 Owner Name: FLYING A LAND LLC  
 DOR Code: 83 - Resource - Agriculture Current Use Address1:  
 Situs: GAME FARM RD ELLENSBURG Address2: 300 MISSION VIEW DR  
 Map Number: 18-19-32072-0001 City, State: ELLENSBURG WA  
 Status: Zip: 98926-5115  
 Description: ACRES 4.58; WINDBENT RANCH PLAT, LOT 1; SEC 32, TWP 18, RGE 19  
 Comment: CREATED NEW PLAT FROM PARENT PARCEL 18-19-32010-0003, 10 FOR 11

### Land

#### Land

d Code	Unit Type	Units	Land Shape	Width	Depth
73A1	Acres	3.58000000			
73BV	Acres	1.00000000			

### Site Improvements

#### Misc Improvements

Improvement	Year In	Size
WSLC - Water Source-Lower County		Units - 1.00

### Property Images

No images found.



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### Parcel

Parcel#: 956823 Owner Name: FLYING A LAND LLC  
 DOR Code: 83 - Resource - Agriculture Current Use Address1:  
 Situs: GAME FARM RD ELLENSBURG Address2: 300 MISSION VIEW DR  
 Map Number: 18-19-32072-0002 City, State: ELLENSBURG WA  
 Status: Zip: 98926-5115  
 Description: ACRES 3.01; WINDBENT RANCH PLAT, LOT 2; SEC 32, TWP 18, RGE 19  
 Comment: CREATED NEW PLAT FROM PARENT PARCEL 18-19-32010-0003, 10 FOR 11

### Land

#### Land

d Code	Unit Type	Units	Land Shape	Width	Depth
JA1	Acres	2.01000000			
73BV	Acres	1.00000000			

### Site Improvements

#### Misc Improvements

Improvement	Year In	Size
WSLC - Water Source-Lower County		Units - 1.00

### Property Images

No images found.



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**Parcel**

Parcel#: 956824 Owner Name: FLYING A LAND LLC  
 DOR Code: 83 - Resource - Agriculture Current Use Address1:  
 Situs: GAME FARM RD ELLENSBURG Address2: 300 MISSION VIEW DR  
 Map Number: 18-19-32072-0003 City, State: ELLENSBURG WA  
 Status: Zip: 98926-5115  
 Description: ACRES 3.01; WINDBENT RANCH PLAT, LOT 3; SEC 32, TWP 18, RGE 19  
 Comment: CREATED NEW PLAT FROM PARENT PARCEL 18-19-32010-0003, 10 FOR 11

**Land**

**Land**

d Code	Unit Type	Units	Land Shape	Width	Depth
JA1	Acres	2.01000000			
73BV	Acres	1.00000000			

**Site Improvements**

**Misc Improvements**

Improvement	Year In	Size
WSLC - Water Source-Lower County		Units - 1.00

**Property Images**

No images found.



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### Parcel

Parcel#: 956825 Owner Name: FLYING A LAND LLC  
 DOR Code: 83 - Resource - Agriculture Current Use Address1:  
 Situs: GAME FARM RD ELLENSBURG Address2: 300 MISSION VIEW DR  
 Map Number: 18-19-32072-0004 City, State: ELLENSBURG WA  
 Status: Zip: 98926-5115  
 Description: ACRES 3.01; WINDBENT RANCH PLAT, LOT 4; SEC 32, TWP 18, RGE 19  
 Comment: CREATED NEW PLAT FROM PARENT PARCEL 18-19-32010-0003, 10 FOR 11

### Land

#### Land

d Code	Unit Type	Units	Land Shape	Width	Depth
73A1	Acres	2.01000000			
73BV	Acres	1.00000000			

### Site Improvements

#### Misc Improvements

Improvement	Year In	Size
WSLC - Water Source-Lower County		Units - 1.00

### Property Images

No images found.



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### Parcel

Parcel#: 956826 Owner Name: FLYING A LAND LLC  
 DOR Code: 83 - Resource - Agriculture Current Use Address1:  
 Situs: GAME FARM RD ELLENSBURG Address2: 300 MISSION VIEW DR  
 Map Number: 18-19-32072-0005 City, State: ELLENSBURG WA  
 Status: Zip: 98926-5115  
 Description: ACRES 3.01; WINDBENT RANCH PLAT, LOT 5; SEC 32, TWP 18, RGE 19  
 Comment: CREATED NEW PLAT FROM PARENT PARCEL 18-19-32010-0003, 10 FOR 11

### Land

#### Land

Land Code	Unit Type	Units	Land Shape	Width	Depth
73A1	Acres	2.01000000			
73BV	Acres	1.00000000			

### Site Improvements

#### Misc Improvements

Improvement	Year In	Size
WSLC - Water Source-Lower County		Units - 1.00

### Property Images

No images found.



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### Parcel

Parcel#: 956827 Owner Name: FLYING A LAND LLC  
 DOR Code: 83 - Resource - Agriculture Current Use Address1:  
 Situs: GAME FARM RD ELLENSBURG Address2: 300 MISSION VIEW DR  
 Map Number: 18-19-32072-0006 City, State: ELLENSBURG WA  
 Status: Zip: 98926-5115  
 Description: ACRES 3.01; WINDBENT RANCH PLAT, LOT 6; SEC 32, TWP 18, RGE 19  
 Comment: CREATED NEW PLAT FROM PARENT PARCEL 18-19-32010-0003, 10 FOR 11

### Land

#### Land

d Code	Unit Type	Units	Land Shape	Width	Depth
73A1	Acres	2.01000000			
73BV	Acres	1.00000000			

### Site Improvements

#### Misc Improvements

Improvement	Year In	Size
WSLC - Water Source-Lower County		Units - 1.00

### Property Images

No images found.



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### Parcel

Parcel#: 956828 Owner Name: FLYING A LAND LLC  
 DOR Code: 83 - Resource - Agriculture Current Use Address1:  
 Situs: GAME FARM RD ELLENSBURG Address2: 300 MISSION VIEW DR  
 Map Number: 18-19-32072-0007 City, State: ELLENSBURG WA  
 Status: Zip: 98926-5115  
 Description: ACRES 3.01; WINDBENT RANCH PLAT, LOT 7; SEC 32, TWP 18, RGE 19  
 Comment: CREATED NEW PLAT FROM PARENT PARCEL 18-19-32010-0003, 10 FOR 11

### Land

#### Land

d Code	Unit Type	Units	Land Shape	Width	Depth
75A1	Acres	2.01000000			
73BV	Acres	1.00000000			

### Site Improvements

#### Misc Improvements

Improvement	Year In	Size
WSLC - Water Source-Lower County		Units - 1.00

### Property Images

No images found.



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### Parcel

Parcel#: 956829 Owner Name: FLYING A LAND LLC  
 DOR Code: 83 - Resource - Agriculture Current Use Address1:  
 Situs: GAME FARM RD ELLENSBURG Address2: 300 MISSION VIEW DR  
 Map Number: 18-19-32072-0008 City, State: ELLENSBURG WA  
 Status: Zip: 98926-5115  
 Description: ACRES 3.01; WINDBENT RANCH PLAT, LOT 8; SEC 32, TWP 18, RGE 19  
 Comment: CREATED NEW PLAT FROM PARENT PARCEL 18-19-32010-0003, 10 FOR 11

### Land

#### Land

Code	Unit Type	Units	Land Shape	Width	Depth
73A1	Acres	2.01000000			
73BV	Acres	1.00000000			

### Site Improvements

#### Misc Improvements

Improvement	Year In	Size
WSLC - Water Source-Lower County		Units - 1.00

### Property Images

No images found.



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### Parcel

Parcel#: 12133 Owner Name: FLYING A LAND LLC  
 DOR Code: 83 - Resource - Agriculture Current Use Address1:  
 Situs: MISSION VIEW DR ELLENSBURG Address2: 300 MISSION VIEW DR  
 Map Number: 18-19-32020-0030 City, State: ELLENSBURG WA  
 Status: Zip: 98926-5115  
 Description: ACRES 24.32, CD. 10566-5-2; PTN NW 1/4 (PTN LOT 4, B33/P140); SEC 32, TWP 18, RGE 19  
 Comment: BLA TO LARGE SEE ROUTING SLIP, 08 FOR 09

### Land

#### Land

id Code	Unit Type	Units	Land Shape	Width	Depth
74A1	Acres	4.00000000			
74A2	Acres	15.00000000			
74BV	Acres	1.00000000			
74LG20	Acres	4.32000000			

### Site Improvements

#### Misc Improvements

Improvement	Year In	Size
WSLC - Water Source-Lower County		Units - 1.00

### Site Improvements

#### Misc Improvements

Improvement	Year In	Size
WSLC - Water Source-Lower County		Units - 1.00

### Site Improvements

#### Misc Improvements

Improvement	Year In	Size
WSLC - Water Source-Lower County		Units - 1.00

### Site Improvements



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Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

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### Parcel

Parcel#: 958408 Owner Name: FLYING A LAND LLC  
 DOR Code: 83 - Resource - Agriculture Current Use Address1:  
 Situs: GAME FARM RD ELLENSBURG Address2: 300 MISSION VIEW DR  
 Map Number: 18-19-32073-0028 City, State: ELLENSBURG WA  
 Status: Zip: 98926-5115  
 Description: ACRES 44.44; GAME FARM ESTATES CLUSTER PLAT, LOT 28; SEC 32, TWP 18, RGE 19  
 Comment: NEW CURRENT USE OPEN SPACE FARM & AGRICULTURE APPLICATION; 19 FOR 20

### Land

#### Land

D Code	Unit Type	Units	Land Shape	Width	Depth
73LG20	Acres	24.44000000			
73A1	Acres	4.00000000			
73A2	Acres	15.00000000			
73BV	Acres	1.00000000			

### Site Improvements

#### Misc Improvements

Improvement	Year In	Size
WSLC - Water Source-Lower County		Units - 1.00

### Site Improvements

#### Misc Improvements

Improvement	Year In	Size
WSLC - Water Source-Lower County		Units - 1.00

### Site Improvements

#### Misc Improvements

Improvement	Year In	Size
WSLC - Water Source-Lower County		Units - 1.00

### Site Improvements



Mike Hougardy  
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

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### Parcel

Parcel#: 536136 Owner Name: FLYING A LAND LLC  
 DOR Code: 83 - Resource - Agriculture Current Use Address1:  
 Situs: GAME FARM RD ELLENSBURG Address2: 300 MISSION VIEW DR  
 Map Number: 18-19-33030-0026 City, State: ELLENSBURG WA  
 Status: Zip: 98926-5115  
 Description: ACRES 3.02, CD. 10599-2; PTN NW1/4 SW1/4 SEC 33 & PTN NE 1/4 SE 1/4 SEC 32 (LOT 4, B35/P7); SEC 33, TWP 18, RGE 19  
 Comment: CHANGE LEGAL TO SHOW NEW RECORDED SURVEY AND ADJUST ACRES TO NEWLY SURVEYED ACRES FROM 3.02 TO 3.01

### Land

#### Land

Land Code	Unit Type	Units	Land Shape	Width	Depth
73A2	Acres	1.91000000			
74A2	Acres	1.11000000			

### Site Improvements

#### Misc Improvements

Improvement	Year In	Size
WSLC - Water Source-Lower County		Units - 1.00

### Property Images

No images found.



Mike Hougardy  
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

Assessor Treasurer Appraisal MapSifter

### Parcel

Parcel#: 094834 Owner Name: FLYING A LAND LLC  
 DOR Code: 83 - Resource - Agriculture Current Use Address1:  
 Situs: GAME FARM RD ELLENSBURG Address2: 300 MISSION VIEW DR  
 Map Number: 18-19-32040-0001 City, State: ELLENSBURG WA  
 Status: Zip: 98926-5115  
 Description: ACRES 12.03, CD. 10585; PTN N 1/2 SE 1/4 (LOT 3, B35/P7) ; SEC 32, TWP 18, RGE 19  
 Comment: CHANGE LEGAL TO SHOW NEW RECORDED SURVEY FROM PREV BLA

### Land

#### Land

Land Code	Unit Type	Units	Land Shape	Width	Depth
75LG20	Acres	6.53000000			
74LG20	Acres	5.50000000			

### Site Improvements

#### Misc Improvements

Improvement	Year In	Size
WSLC - Water Source-Lower County		Units - 1.00

### Site Improvements

#### Misc Improvements

Improvement	Year In	Size
WSLC - Water Source-Lower County		Units - 1.00

### Site Improvements

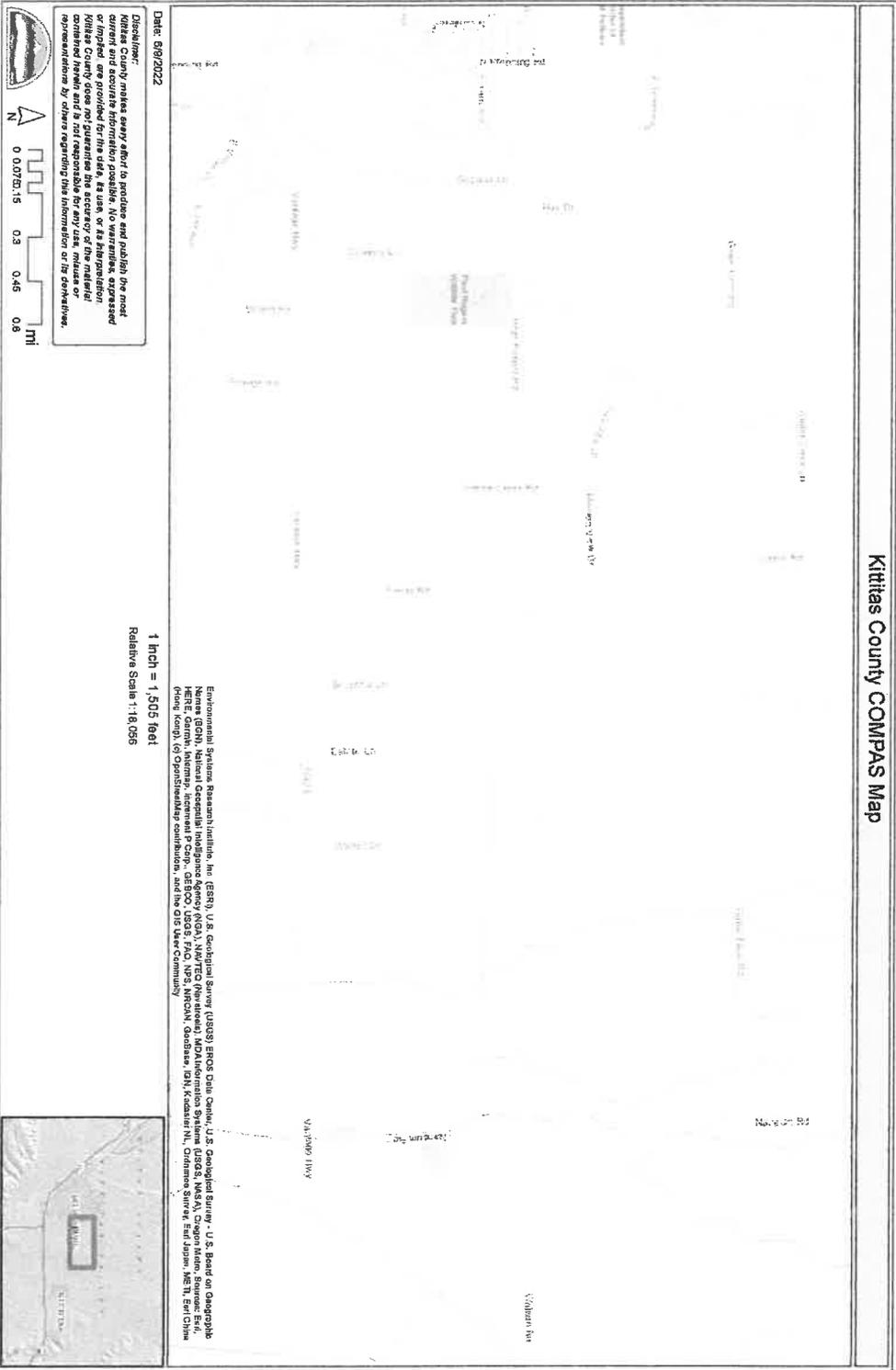
#### Misc Improvements

Improvement	Year In	Size
WSLC - Water Source-Lower County		Units - 1.00

### Property Images

No images found.

# Kititas County COMPAS Map



## EXHIBIT 2

### Question #9 Narrative Project Description

#### Question #9. a. Why is the amendment needed and being proposed?

This amendment is being proposed to create consistency with the Kittitas County Comprehensive Plan, Zoning Designations, and the Growth Management Act. Kittitas County, as part of their comprehensive plan compliance effort, created new land use designations to become compliant with the goals of the Growth Management Act. As an example, two new land use designations were created with one titled as Rural Working Land Use and the other as Rural Residential Land Use. As part of establishing these new land use designations the boundaries of these new designations transected numerous parcels, therefore creating two land use designations on a single parcel, therefore creating inconsistencies in applying the comprehensive planning policies on a single parcel and more importantly the development regulations. See Exhibit 8. Land Use Designation Map. Some parcels listed within this amendment application contains a Rural Residential and a Rural Working land use designation. This amendment is proposed to create consistency within the comprehensive plan and eventually consistency with development (zoning) regulations. Secondly, as part of the comprehensive plan compliance effort the Rural Residential Land Use Designation was applied to parcels that were more of an urban type of development.

Finally with regards to domestic water availability, the Game Farm Cluster Plat has been built out since the designation of these new land use designations of Rural Residential and Rural Working. The parcels that are being proposed to be included within the Rural Residential Land Use designation have the option to be served by the Game Farm Group A Water system.

This proposal includes a total of 16 parcels to be designated under the Rural Residential Land Use Designation. Parcels that contain two land use designations and two zoning designations. Another parcel is a residual parcel from the Game Farm Cluster Plat (27 one-acre lot subdivision) that is intended to be developed, and 14 three-acre lots pursuant to the compliance effort, that should have been included under the Rural Residential Land Use Designation. Finally with domestic water available, numerous access roads and the growing need of residential inventory supports this amendment proposal and the need for additional land to be included into the Rural Residential Land Use designation.

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EXHIBIT 3

Kittitas County CDS

Question #9. b. How is the proposed amendment consistent with the County-Wide Planning Policies for Kittitas County?

The proposed Map amendment is consistent with the County-Wide Planning Policies.

First, residential development has been increasing all throughout Kittitas County. This phenomenon is due to many factors. One main factor is that the COVID pandemic has taught companies, employees, that working from home can be the standard. This pandemic has assisted in the increase of home sales and development in Kittitas County. This issue at hand is the lack of inventory that is occurring within Kittitas County therefore proving there is an additional need for land to be placed within the Rural Residential Land designations that can be eventually developed and transition into the future city/urban growth areas.

Second, the road system that surrounds this area is at the appropriate levels of service. There are multiple access points (Mission View Dr., Game Farm Road, Game Bird Loop, and an additional access to east) to access these parcels, all in compliance with the Transportation Element of the Kittitas Countywide Planning Policies and Chapter 4 (Transportation Plan) of the Kittitas County Comprehensive Plan.

Within Section 4. Transportation, of the Planning policies it states "Objective: To provide for adequate and appropriate transportation systems within the County that are coordinated with county and city comprehensive plans". This proposal is consistent with the Transportation element of the County-Wide Planning Policies.

In addition, this transportation area as planned for by the county in its transportation plan, further meets various transportation policies as contained within the Transportation element of the County-Wide Planning Policies as follows:

Policy 4.1: Transportation plans (i.e., transportation elements of comprehensive plans) shall promote the development and implementation of a safe, efficient, and environmentally sound transportation system in accordance with federal and state requirements, including the State's Growth Management Act that is responsive to the community.

Policy 4.2: Transportation plans will support the planning goals for comprehensive plans set forth in RCW 36.70A.020 and 36.70A.070(6), including promotion of economic development consistent with available resources and public services and facilities.

Policy 4.3: Transportation plans will be consistent with their respective comprehensive plans and will be compatible with the applicable components of other local and regional transportation plans (e.g., QUADCO Regional Transportation Planning Organization, bordering counties, WSDOT and local agencies).

Policy 4.5: Transportation plans and project prioritization shall be developed in active consultation with the public.

Policy 4.6: Inter-jurisdictional transportation plans shall promote a coordinated and efficient multi-modal transportation system, including alternative forms of transportation for the movement of goods and people.

Policy 4.8: Transportation improvements which are necessary to maintain the identified level of service standards shall be implemented concurrent with new development so that improvements are in place at the time of development, or that a financial commitment is provided to ensure completion of the improvements within six years.

In addition to the transportation element the proposal is consistent with the Housing element and the open space and recreation elements of the countywide planning policies as follows:

Section 5. HOUSING of the County Wide Planning policies.

Objective: To encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types typical of the character of Kittitas County, and preserve existing, useful housing stock.

Policy 5.1: Consistent with RCW 36.70A.070(2)(c) a wide range of housing development types and densities within the county will be encouraged and promoted; including multiple-family and special needs housing, to provide affordable housing choices for all.

Section 10. OPEN SPACE AND RECREATION of the County Wide Planning policies.

Objective: To encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

Policy 10.1: Preserve open space and create recreational opportunities through the use of innovative regulatory techniques and incentives such as but not limited to: purchase of development rights, transfer of development rights, conservation easements, Public Benefit Rating System, and level of service standards.

Section 11. ENVIROMENT of the County Wide Planning policies.

Objective: To protect and enhance the County's quality of life and rural environment by safeguarding its environmental resources.

Policy 11.1: All jurisdictions shall protect critical areas through comprehensive plans and policies and develop regulations that are consistent with the adopted environmental ordinances.

Policy 11.2: Groundwater should be identified and protected, including appropriate protection of aquifer recharge areas. Supplies of potable domestic water, irrigation water, and firefighting water should be ensured in the rural, suburban, and urban areas.

Policy 11.3: Water rights are those rights defined in state law, including RCW 90.03.010 and 990.44.035, as well as those rights as defined by agreements between the State and the County.

**Kittitas County**  
**Countywide Planning**  
**Policies**

**Last amended on July 5, 2016**  
**Ordinance Number 2016 - 013**



## **PREAMBLE TO THE COUNTY-WIDE PLANNING POLICIES**

These Planning Policies are to be used solely to establish a framework from which the comprehensive plans of the County and cities within the county are developed and adopted, pursuant to RCW 36.70A, The Growth Management Act.

These policies are adopted to ensure consistency and coordination among the comprehensive plans of the County and the cities.

Nothing in these policies shall be construed to alter the land use powers of the cities or County.

## **VISION STATEMENT**

This statement is a general vision of the future of our county, toward which this framework and these policies aim.

Kittitas County and the cities will value and protect and enhance the quality of life by protecting the visual and physical environment; fostering economic opportunity, diversity, and security; supporting a wide range of natural resource-based industries; ensuring access to recreational opportunities; promoting educational excellence; and providing for affordable housing and accessible transportation.

### **Discussion and Explanation**

Planning for growth and change must be based on maintaining and enhancing the existing quality of life, the character of the County, and meeting the needs of the community as a whole.

Actualizing this vision requires a collaborative effort among public officials from all jurisdictions and active citizen participation. Public officials have decision making responsibility; however active citizen involvement through a variety of venues must be encouraged and valued.

The entire community must be willing to share the burden and the responsibility of achieving mutually identified planning goals.

The implementation of County-wide Planning Policies will promote more efficient growth patterns which may result in reduced cost of public services and facilities in the long term due to more logical distribution of governmental services.

## **ROLE OF THE KITTITAS COUNTY CONFERENCE OF GOVERNMENTS**

- i. The Kittitas County Conference of Governments (KCCOG) may serve as mediator in matters of conflict resolution regarding interpretations and issues of clarification related to this document.
- ii. All jurisdictions of Kittitas County will jointly work to identify and address service areas and their impacts through the KCCOG.
- iii. The process for engaging in conflict resolution mediation with regard to development impact fees shall be agreed upon by all parties involved, KCCOG shall serve as the first level of conflict resolution according to the agreed upon process.

### **1. INTERLOCAL AGREEMENTS**

Objective: To encourage cooperation between Kittitas County and the cities and towns within the County on a basis of mutual advantage and to provide services and facilities in a manner that will be best suited to geographic, economic, population, and other factors that influence the needs and development of local communities.

Policy 1.1: Measures intended to implement countywide planning policies may include interlocal agreements, contracts, memorandums of understanding, and joint ordinances, or a combination thereof.

Policy 1.2: Cities and the County shall execute interlocal agreements to coordinate and manage growth in UGAs and should consult special districts as appropriate. Interlocal agreements shall acknowledge and implement the Countywide Planning Policies and shall incorporate uniform criteria for orderly annexation.

Policy 1.3: Joint funding arrangements through mechanisms such as interlocal agreements should be adopted for a period after annexations of developed properties to consider compensation for the County's loss of revenues and its capital facility expenditures prior to annexation, and any city obligations to provide capital facilities to the area annexed.

### **2. URBAN GROWTH AREAS**

Objective: To cooperatively determine future Urban Growth Areas and provide opportunities for a broad range of needs and uses within such areas for the following twenty (20) years for each jurisdiction.

#### **General Policies**

Policy 2.1: The County, in cooperation with the cities, will designate Urban Growth Areas (UGAs) for each jurisdiction that is expected for the next twenty (20)

years as required by the Growth Management Act. Policies may consider potential growth anticipated for the subsequent fifty (50) years.

- Policy 2.2: The designation of UGAs beyond the existing limits of incorporation will be based on demonstration of necessity to meet population projections and a demonstration by the cities that municipal utilities and public services either already exist, or are planned for and can be effectively and economically provided by either public or private sources.
- Policy 2.3: UGAs will be determined by projections of population growth in both rural and urban areas of the County. These projections shall be reached through negotiation at the KCCOG, taking into account current growth rates and the Office of Financial Management (OFM) anticipated population projections.
- Policy 2.4: The subdivision, rezone, capital improvements, and governmental service decisions of all County governmental jurisdictions should be directed by their projected share of growth and should be in proportion to that projected share of growth. These projections will be reviewed on an annual basis as needed at a regularly scheduled KCCOG meeting.
- Policy 2.5: Proposals for development, subdivisions, and public projects within the unincorporated UGAs shall be subject to joint review by the County and the affected incorporated jurisdictions according to the development standards and comprehensive plans. The County shall enforce these standards as agreed upon in the joint permit review process or interlocal agreements.
- Policy 2.6: Subdivisions and development within the UGAs shall be orderly and coordinated between County and city governments and utility service purveyors.
- Policy 2.7: Within UGAs, the forming of unincorporated areas of suburban density shall be planned and coordinated.
- Policy 2.8: The County should consider the use of joint SEPA lead agency status with any incorporated area for projects within a UGA to ensure coordination of mitigation for potential environmental impacts.
- Policy 2.9: Final development approval will continue to reside with the County for areas outside of City limits.
- Policy 2.10: Consistent development regulations and development standards including but not limited to: street alignment and grade, public road access, right-of-way, street improvements, sanitary sewer, storm water improvements, power, communications, utilities, park and recreation facilities, and school facilities should be adopted for areas within the identified twenty (20) year UGA boundaries for each jurisdiction within Kittitas County.

Policy 2.11: To encourage logical expansions of municipal boundaries into UGAs and to enable the most cost-efficient expenditure of public funds for the provision of municipal services into newly annexed areas, the County and the respective cities shall jointly develop and implement development, subdivision and building standards, coordinated permit procedures, and innovative financing techniques including the possibility of development impact or other fees for the review and permitting of any new development within UGAs.

Policy 2.12: City services should not be extended outside 20-year UGAs; however municipal services may be extended to serve a Master Planned Resort approved pursuant to the Kittitas County Comprehensive Plan Master Planned Resort Policies and RCW 36.70A.360. Such services include, but are not limited to: central sewage collection and treatment, public water systems, urban street infrastructure, and storm water collection facilities.

Policy 2.13: County adoption of city standards for development within corresponding UGAs shall be negotiated. These may include the following:

1. Street locations, both major and secondary
2. Street right-of-way
3. Street widths
4. Curbs and gutters
5. Sidewalks
6. Road construction standards
7. Cul-de-sacs, location and dimensions
8. Storm drainage facilities, quantity, quality, and discharge locations
9. Street lights, conduit, fixtures, locations
10. Sewer, septic regulations, private sewer, dry sewer facilities
11. Water, pipe sizes, locations, construction standards
12. Electrical and natural gas distribution systems
13. Communication utilities, telephone, cable TV, etc.
14. Fire protection, station locations, fire flows, uniform codes
15. School facilities
16. All building requirements
17. Subdivision and platting requirements
18. Mobile homes and manufactured home regulations
19. Zoning ordinances: permitted uses in UGAs, setbacks, building heights, lot coverage, etc.
20. Libraries
21. Any other like services.

Policy 2.14: The availability of the full range of government services will be subject to the annexation policy of the adjacent municipality. Utility extensions into the UGA shall be consistent with the adopted comprehensive plan and capital facilities plan of the utility purveyor.

- Policy 2.15: In rural unincorporated areas outside UGAs, the County may designate limited areas of more intensive rural development (LAMIRD), consistent with the provisions of RCW 36.70A.070(5).
- Policy 2.16: All planning efforts within UGAs associated with an incorporated city shall be accomplished on a joint basis between the city and the County and include participation from residents of unincorporated areas to the satisfaction of the County.
- Policy 2.17: Amendments or changes to the UGA designation may only be proposed once a year and must be reviewed by the KCCOG. Amendments may only be proposed by a city or the County.
- Policy 2.18: Amendments to the UGA shall be mutually agreed upon between a city and the County. The KCCOG shall review and make recommendations regarding UGA amendments that have the potential to affect population allocations.
- Policy 2.19: An amendment to a UGA shall only be approved once the city or the County has demonstrated that the UGA designation criteria listed in policies 2.1 through 2.4 have been met.

### **3. REDUCE SPRAWL**

Objective: To reduce the inappropriate conversion of undeveloped land including farmland into sprawling, low-density development.

- Policy 3.1: Commercial developments including retail, wholesale or service related activities having a gross floor area more than 4,000 square feet, with associated parking facilities, shall be located only within UGAs and Limited Areas of More Intense Rural Development (LAMIRDs). When commercial facilities are developed in conjunction with an approved Master Planned Resort, those portions of hotel/motel, short-term visitor accommodations, residential uses, conference and meeting rooms, and eating and drinking, and active recreation service facilities which are not devoted to retail sales shall not be subject to the 4,000 square foot limitation. All other retail, wholesale, or service related facilities included in the Master Planned Resort shall be subject to the 4,000 maximum square foot size.
- Policy 3.2: New industrial development which is not resource-based and requires urban services and zoning permits shall be located only within UGAs or industrial zoned land. Temporary industrial uses may be allowed within Master Planned Resorts approved by the County pursuant to RCW 36.70A.360 and the County Comprehensive Plan Master Planned Resort policies; provided, however, that any such use shall be limited to master planned resort construction, development, maintenance, and operational purposes and shall be subject to annual review and approval by the County. Nothing in this section shall prohibit Master Planned Resorts approved by the County from continuous

- maintenance and operational needs of such resorts.
- Policy 3.3: Planned Unit Developments (PUDs) which include commercial and/or industrial uses in addition to residential uses shall be located in UGAs or Master Planned Resorts pursuant to RCW 36.70A.360 and .362, and the County's Comprehensive Plan Master Planned Resort Policies.
- Policy 3.4: The location of all PUDs shall be established to foster the efficient expansion and management of infrastructure and utilities and demonstrate compatibility with resource land uses; impact fees may be assessed to compensate the cost of increased demands upon infrastructure, services, and utilities.
- Policy 3.5: Only residential PUDs will be allowed outside of UGAs and LAMIRDs and are subject to the policies contained herein; densities of PUDs allowed outside UGAs and LAMIRDs shall be determined by the underlying zone classification.
- Policy 3.6: The County may authorize master planned resorts in Kittitas County pursuant to RCW 36.70A.360 and .362, and the County's Comprehensive Plan Master Planned Resort Policies.

#### **4. TRANSPORTATION**

Objective: To provide for adequate and appropriate transportation systems within the County that are coordinated with county and city comprehensive plans.

- Policy 4.1: Transportation plans (i.e., transportation elements of comprehensive plans) shall promote the development and implementation of a safe, efficient, and environmentally sound transportation system in accordance with federal and state requirements, including the State's Growth Management Act that is responsive to the community.
- Policy 4.2: Transportation plans will support the planning goals for comprehensive plans set forth in RCW 36.70A.020 and 36.70A.070(6), including promotion of economic development consistent with available resources and public services and facilities.
- Policy 4.3: Transportation plans will be consistent with their respective comprehensive plans and will be compatible with the applicable components of other local and regional transportation plans (e.g., QUADCO Regional Transportation Planning Organization, bordering counties, WSDOT and local agencies).
- Policy 4.4: The County and cities shall cooperate in the analysis of, and response to, any proposed major regional industrial, retail/commercial, recreation, or residential development proposals that may impact the transportation system in Kittitas County.
- Policy 4.5: Transportation plans and project prioritization shall be developed in active consultation with the public.

- Policy 4.6: Inter-jurisdictional transportation plans shall promote a coordinated and efficient multi-modal transportation system, including alternative forms of transportation for the movement of goods and people.
- Policy 4.7: The transportation plans will, to the maximum extent practical, provide a safe and environmentally sound system that meets community, elderly, disabled and low-income population needs.
- Policy 4.8: Transportation improvements which are necessary to maintain the identified level of service standards shall be implemented concurrent with new development so that improvements are in place at the time of development, or that a financial commitment is provided to ensure completion of the improvements within six years.

## **5. HOUSING**

Objective: To encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types typical of the character of Kittitas County, and preserve existing, useful housing stock.

- Policy 5.1: Consistent with RCW 36.70A.070(2)(c) a wide range of housing development types and densities within the county will be encouraged and promoted; including multiple-family and special needs housing, to provide affordable housing choices for all.
- Policy 5.2: All types of housing for individuals with special needs should be allowed by all jurisdictions.
- Policy 5.3: Multi-family housing meeting the needs of all income levels should be encouraged by all jurisdictions within Urban Growth Areas.
- Policy 5.4: Jurisdictions shall consider innovative economic techniques and strategies for providing affordable housing as part of their economic development strategy.

## **6. ECONOMIC DEVELOPMENT**

Objective: To provide an environment encouraging economic growth within the County and its jurisdictions that is compatible with County character.

- Policy 6.1: The jurisdictions in Kittitas County will work with local and regional economic development interest groups in preparing and implementing economic development plans.
- Policy 6.2: Economic vitality and job development will be encouraged in all the jurisdictions consistent with all comprehensive plans developed in accordance

with the Growth Management Act.

Policy 6.3: Economic development activities will be implemented in a manner which supports our quality of life and is consistent with comprehensive plans. This can be achieved by:

1. Recognizing that education and training which produce a skilled work force are essential to the county's economic vitality.
2. Basing the level of economic development activity on our ability to manage the resulting growth.
3. Requiring urban non-resource based economic development activities to locate within designated UGAs or incorporated cities.
4. Requiring economic development proposals to show how increased services and infrastructure support will be provided.
5. Undertaking countywide and regional efforts to coordinate economic development activities.
6. Ensuring that the economic development element of local comprehensive plans and countywide and regional growth management plans are compatible.

## **7. PROPERTY RIGHTS**

Objective: To ensure that 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.

Policy 7.1: The rights of property owners operating under current land use regulations shall be preserved unless a clear public health, safety, or welfare purpose is served by more restrictive regulation.

Policy 7.2: Surface water runoff and drainage facilities shall be designed and utilized in a manner which protects against the destruction of property and the degradation of water quality.

## **8. PERMITS**

Objective: To ensure predictability by processing applications for both state and local government permits in a timely and fair manner.

Policy 8.1: Upon receipt of a complete application, land use proposals and permits shall be expeditiously reviewed and decisions made in a timely manner.

## **9. NATURAL-RESOURCE BASED INDUSTRIES**

Objective: To maintain and enhance natural resource-based industries, including but not limited to: productive timber, agricultural, and fisheries industries. Encourage the conservation of

productive forest lands and productive agricultural lands, and discourage incompatible uses.

Policy 9.1: Industrial developments which are solely resource based may be permitted beyond UGAs.

Policy 9.2: Industries and commercial developments which provide for and/or compliment sales of agricultural production and agricultural tourism, or enhance recreational tourism within the County shall be encouraged within rural areas.

Policy 9.3: All economic development and population growth in the County shall be accommodated in a manner that minimizes impacts on agricultural land, forestry, mineral resources, shorelines, and critical areas.

## **10. OPEN SPACE AND RECREATION**

Objective: To encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

Policy 10.1: Preserve open space and create recreational opportunities through the use of innovative regulatory techniques and incentives such as but not limited to: purchase of development rights, transfer of development rights, conservation easements, Public Benefit Rating System, and level of service standards.

Policy 10.2: New park and recreational facility plans shall include natural features, topography, floodplains, relationship to population characteristics, types of facilities, various user group needs, and standards of access including travel time.

Policy 10.3: Indoor and outdoor recreation facilities shall be designed to provide a wide range of opportunities allowing for individual needs of those using these facilities.

Policy 10.4: Expansion and enhancement of parks, recreation, scenic areas, and viewing points shall be identified, planned for, and improved in shorelands and urban and rural designated areas.

## **11. ENVIRONMENT**

Objective: To protect and enhance the County's quality of life and rural environment by safeguarding its environmental resources.

Policy 11.1: All jurisdictions shall protect critical areas through comprehensive plans and policies and develop regulations that are consistent with the adopted environmental ordinances.

Policy 11.2: Groundwater should be identified and protected, including appropriate protection of aquifer recharge areas. Supplies of potable domestic water, irrigation water, and firefighting water should be ensured in the rural, suburban, and urban areas.

Policy 11.3: Water rights are those rights defined in state law, including RCW 90.03.010 and 90.44.035, as well as those rights as defined by agreements between the State and the County.

## **12. CITIZEN PARTICIPATION**

Objective: To encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

Policy 12.1: The County and cities shall provide regular and ongoing opportunities for public review and comment throughout the Comprehensive Plan development process.

Policy 12.2: The County and cities shall continue to encourage public awareness of the Comprehensive Plan by providing public participation opportunities and public education programs designed to promote a widespread understanding of the Plan's purpose and intent.

Policy 12.3: The County and cities shall encourage citizen participation throughout the planning process as mandated by state statute and codes for environmental, land use, and development permits.

Policy 12.4: The County and cities shall utilize broad based Citizen Advisory Committees to participate and assist in the development of Comprehensive Plan Elements, sub-area plans, and functional plans as necessary.

## **13. PUBLIC FACILITIES AND SERVICES**

Objective: To ensure that public facilities and services necessary to support development shall be adequate to serve the development at the time of occupancy and service levels are not decreased below minimum standards.

### **General Public Facilities and Services**

Policy 13.1: Planning and financing for public facilities to serve potential business and industries except natural resource based should be limited to urban growth areas.

Policy 13.2: Siting requirements for County public facilities within UGAs shall be jointly and cooperatively established with the municipalities. Municipal services

should be extended by cities within unincorporated areas of UGAs.

Policy 13.3: The cities and the County shall develop a cooperative communication process through KCCOG, which includes public involvement at an early stage, to consider siting of city, countywide, and statewide public facilities, including but not limited to, solid waste disposal, correctional, transportation, education and human service facilities.

Policy 13.4: The siting of any public facility requires that the facility location be compatible with area land uses. Local comprehensive plans and regulations will establish standards to ensure such compatibility.

Policy 13.5: In determining a local government's fair share of siting of public facilities, the decision maker shall consider at least the following:

1. The location and effect of existing public facilities on the community.
2. The potential for re-shaping the economy, the environment, and the community character resulting from the siting of the facility.

Policy 13.6: The County and cities should jointly sponsor the formation of Local Improvement Districts for the construction or reconstruction of infrastructure to a common standard which are located in the city and the Urban Growth Areas

Policy 13.7: The levels of service for capital facilities shall be cooperatively defined, planned, and financed by all segments of the public and private sector involved in providing a particular service.

Policy 13.8: Financing methods for infrastructure serving residential needs should be mitigated for resource lands as designated by the County in keeping with anticipated levels of service impact.

Policy 13.9: All development should be evaluated so that it is assigned a fair and proportionate share of future infrastructure costs within UGAs and other designated service areas.

Policy 13.10: All jurisdictions shall participate in identifying needed regional services. All jurisdictions shall cooperate to identify adequate revenue sources and in creating financing mechanisms for regional services and infrastructure. Financing mechanisms may include increment financing or tax base sharing.

Policy 13.11: All jurisdictions shall coordinate bond elections for capital facility planning and financing.

Policy 13.12: Public facilities will not be located in Resource Lands or Critical Areas unless no feasible alternative site location exists, such as in the case of utility transmission facilities.

## Essential Public Facilities

Policy 13.13: The comprehensive planning process in each jurisdiction shall identify land for all essential public facilities of city, countywide, or statewide significance, such as human service facilities, educational or solid waste handling facilities, transportation facilities, correctional facilities and in-patient care facilities.

Policy 13.14: Essential public facilities requiring siting outside cities or UGAs must be self-supporting and must not require the extension, construction, or maintenance of municipal services and facilities. Criteria shall be established that address the provision of services when siting an essential public facility. Essential public facilities should not be located outside cities or designated twenty-year urban growth areas unless the nature of their operations needs or dictates that they be sited in the rural area of the County.

Policy 13.15: Essential public facilities shall be sited in places that enhance the region's development strategy and that encourage their efficient use by the public.

Policy 13.16: All jurisdictions shall identify existing essential public facilities including but not limited to:

1. Utility corridors, sewer, water, power and communication facilities
2. All transportation facilities
3. Landfills, solid waste handling, and disposal facilities
4. Sewage treatment facilities
5. Recreational facilities
6. Schools
7. Municipal facilities (city halls, fire stations, police stations, libraries, and post offices)
8. Parks
9. State and local correctional facilities
10. In-patient facilities, including substance abuse facilities
11. Mental health facilities
12. Group homes
13. Secure community transition facilities
14. Any facility on the state ten-year capital plan maintained by the Office of Financial Management

Policy 13.17: All jurisdictions shall establish a countywide process for siting essential public facilities of region-wide significance. This process will include:

1. An inventory of needed facilities;
2. A method of fair share allocation of facilities;
3. Economic and other incentives to jurisdictions receiving such facilities;
4. A method of determining which jurisdiction is responsible for each facility;
5. A public involvement strategy; and
6. Assurance that the environment and public health and safety are protected.

Policy 13.18: Essential public facilities which are identified by the County, by regional agreement, or by State or Federal government shall require public involvement through meetings and hearings, and involve review and comment from citizens and local jurisdictions.

Policy 13.19: All jurisdictions shall strive to locate regional and essential public facilities so as to distribute them equitably countywide. No single community shall be required to absorb an undue share of the impacts of regional and essential facilities.

#### **14. Historic Preservation**

Objective: To identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

Policy 14.1: The County and cities shall consult with local historic preservation groups to ensure coordination of plans and policies by the Department of Archaeology and Historic Preservation.

Policy 14.2: The County and cities shall consult with local historic preservation groups and/or advisory groups as appropriate.

## GLOSSARY OF TERMS

- Capital Facilities:** Capital Facilities are those physical features or assets which provide a public service such as, but not limited to: fire stations, water towers, police stations, libraries, highways, sewage treatments plants, communication, and recreation facilities.
- Development Impact Fees:** Development impact fees mean a payment of money imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development, and that is reasonably related to the new development that creates additional demand and need for public facilities, that is a proportionate share of the cost of the public facilities, and that is used for facilities that reasonably benefit the new development. Impact fee does not include a reasonable permit or application fee.
- Development Regulations:** Development regulations means any controls placed on development or land use activities by a county or a city, including but not limited to: zoning ordinances, official controls, planned unit development ordinances, subdivision ordinances, and binding site plans ordinances.
- Development Standards:** Development standards mean any required minimal functional standard which describes or defines how development is to occur. Development standards are intended to serve as an established level of expectation by which development is required to perform.
- Essential Public Facilities:** Essential public facilities include those facilities that are typically difficult to site, such as: airports; state education facilities; state or regional transportation facilities; state and local correctional facilities; solid waste handling and disposal facilities; and in-patient facilities including substance abuse facilities, mental health facilities, group homes and other health facilities.
- Interlocal Agreements:** Interlocal agreements mean any binding agreements, contracts, or other stipulations between two or more governing entities which implement the provisions of the County-wide Planning Policies.
- LAMIRD:** Limited Areas of More Intense Rural Development (LAMIRDs) are an optional designation available through the Growth Management Act to recognize areas of rural

development that are more intensive than the balance of the rural area. The LAMIRD designation allows for redevelopment and infill in historical rural towns and communities, as well as intensification and new development of isolated small businesses and small-scale recreational uses. Specific guidance for designation and development in LAMIRDs is provided in RCW 36.70A.070(5).

**Level of Service:**

A level of service is an indicator of the extent or degree of service provided by, or proposed to be provided by a public facility, such as, but not limited to, fire protection, water supply, sewage treatment, library services, highways, and communication and recreational services.

**Local historic preservation group:**

Local historic preservation group means a committee, advisory board or other group that is designated by a local jurisdiction or recognized by the Washington State Department of Archaeology and Historic Preservation.

**Local Improvement District:**

Local improvement district means the legislative establishment of a special taxing district to pay for specific capital improvements.

**Municipal Services:**

Municipal services are those services in keeping with and/or required in incorporated cities such as, but not limited to, centralized sewage collection and treatment, public water systems, urban street infrastructure, power and storm water systems, emergency services, libraries, and government.

**Planned Unit Development:**

A planned unit development is the result of a site specific zone change, based on a binding site plan. The planned unit development zoning district is intended to encourage flexibility in design and development that will result in a more efficient and desirable use of land.

**Policy:**

A broad based statement of intent that gives management direction or guidance in the decision making process. The policy statement is used to select a primary course of action.

**Resource Lands:**

Resource lands mean those lands designated by the County which are to be protected from urban growth encroachments and incompatible land uses. Resource lands include all lands designated as Commercial Forest, Forest

and Range, Agricultural Lands of Long-Term Commercial Significance, and Mineral Resource Lands.

**Transfer of Development Rights:** Transfer of development rights are the conveyance of development rights to another parcel of land where restrictions places on development of the original parcel prevent its previously allowed development. Transfer of development rights are usually associated in a program which involves sending and receiving zones.

**Urban Growth Areas:** Urban growth areas are those areas designated by the County or an incorporated city and approved by the County, in which urban growth is encourages. Urban growth areas are suitable and desirable for urban densities as determined by the sponsoring jurisdiction's ability to provide urban services.

**Utilities:** Utilities mean the supply, treatment, and distribution, as appropriate, of domestic water, sewage, stormwater, natural gas, electricity, telephone, cable television, microwave transmissions, and streets. Such utilities consist of both the service activity along with the physical facilities necessary for the utilities to be supplied. Utilities are supplied by a combination of general purpose local governments as well as private and community based organizations.

## 4.1 INTRODUCTION

The Transportation Element aims to provide a 20-year vision for the County's transportation system, which respects the character of each of its regions, supports anticipated growth, and builds on Kittitas County's development as an attractive place to live, work, and play by supporting safe and comfortable travel by all modes through 2038.

The overall vision for Kittitas County's Transportation Element is to provide a safe, balanced, and efficient multi-modal transportation system that serves anticipated local and regional growth. Guidance from County staff and the Policy Working Group helped identify five goals, which serve as the foundation for this Element:

- Safe
- Efficient and Accommodates Growth, but Respects Rural Character
- Complete, Multimodal, and Accommodates Outdoor Recreation
- Leveraged by Active Partnerships
- Sustainably Funded and Maintains What We Have

The project list included in the Transportation Element includes a total of \$127.4 million in potential projects for the 20-year planning horizon. Of this, roughly a third (\$36.9 million) is allocated for capacity enhancements, including roadway improvement and expansion, bikeways, and trails and over \$90 million is allocated to projects that maintain roadways, bridges, and other infrastructure.

With projected revenues and expenditures for the 20-year planning horizon, the County will have a projected financial shortfall of \$91 million. To bridge this gap, a variety of funding strategies are discussed. While this Transportation Element plans for long-term growth over a 20-year period, it is recommended that it be updated every five to ten years in light of new policy changes or development that can affect the transportation system.

To serve as a useful document for the community, including both County staff and the general public, this Transportation Element focuses on the County's vision and the projects and programs intended to meet that vision.

## 4.2 TRANSPORTATION NETWORK OVERVIEW

Kittitas County possesses a rich and diverse mix of land uses and destinations that require a specialized transportation plan to ensure efficient mobility and accessibility throughout the County. The transportation network accommodates many modes of travel, including walking, bicycling, public transit, and driving. Vehicular travel is still the primary mode for most travelers in and around the County.

Rural roads and highways form the foundation of the transportation framework with roadways connecting the many communities in Kittitas County. Additionally, transit is available within the city of Ellensburg. The



incorporated cities have relatively well-connected street grids, while rural roadways with more limited pedestrian amenities characterize the remaining areas of the County.

#### 4.2.1 Pedestrian and Bicycle Network

Provision of facilities for walking and biking is essential to providing a functional, multimodal transportation system that accommodates all users.

Most of the highly walkable areas in Kittitas County are in incorporated downtowns: Ellensburg, Cle Elum, and Roslyn all enjoy walkable downtowns with at least partial sidewalk coverage. South Cle Elum, Kittitas, and many of the unincorporated towns have significant sidewalk deficiencies that make walking and biking more difficult. Many rural routes lack facilities like sidewalks and wide shoulders altogether, and County ordinance allows speeds up to 50 mph on rural routes unless otherwise signed. High-speed roadways without separate nonmotorized facilities make walking and biking uncomfortable and less safe.

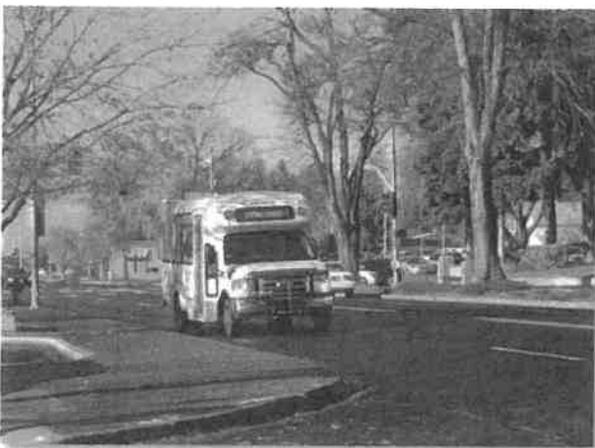


*Some bicyclists may be uncomfortable sharing the road with high-speed vehicles.*

Countywide, biking is accommodated on trails and on shoulders along rural roadways. The scenic Palouse to Cascades State Park Trail (FKA John Wayne Pioneer Trail), Coal Mines Trail, and routes in the recreation areas provide bicycle access and connectivity throughout the County. Moreover, the County's Park, Recreation & Open Space plan identifies multiple locations for future trail improvements.

#### 4.2.2 Transit Network

The city of Ellensburg is the only location in Kittitas County with regular intracity transit service. The existing Central Transit service is a collaboration between the City, Central Washington University (CWU), and HopeSource, a Community Action Agency in Ellensburg. Approximately 54,000 transit trips were taken in



*A Central Transit bus in Ellensburg.*

2017 on Central Transit and it recently added two new routes to its regular service, one extending west to University Way and Dolarway Road and one north to Bender Road and east to Pfenning Road. The four fixed routes were free as of July 2017.

In addition to the Central Transit service, Ellensburg is also served by the Yakima-Ellensburg Commuter operated by Yakima Transit and HopeSource offers on-demand shuttle service in Cle Elum, Easton, Kittitas, Ronald, and Roslyn. HopeSource trips must be booked two days in advance and specialized needs such as medical appointments are prioritized.



For connections outside of the County, Greyhound has a service with a stop in Ellensburg, the Apple Line bus travels north into Chelan and Okanogan counties, and the Bellair private charter bus takes residents to and from the SeaTac Airport.

Grant and Kittitas Counties were recently awarded a grant to create an express route from Ellensburg at Central Washington University to Moses Lake in Grant County. This project will facilitate travel between the counties along the I-90 corridor.

#### 4.2.3 Freight Network

Freight and goods movement is a vital and often underappreciated component of the transportation network. Everyone is directly impacted by how goods are delivered to ports, distribution centers, stores and homes. Freight movement is essential in Kittitas County in order to bring goods to citizens as well as to export products such as the world famous Timothy Hay grown in Kittitas County.

Kittitas County is home to a number of key freight-generating and time-sensitive industries, including agriculture and forestry. Providing a transportation system that accommodates these key economic generators and the timely movement of goods is important to Kittitas County.

The Washington State Department of Transportation (WSDOT) has identified the state's major truck corridors. They rank the corridors by the amount of goods that they carry each year, measured in gross tons annually. The region is also bisected by a major railroad corridor carrying over 5 million tons of goods each year. These freight modes are major economic drivers in the region, both as customers to the businesses along the routes and as providers of goods movement for producers and growers in the County.



*Freight trucks are important for economic success but also bring transportation and safety challenges.*

#### 4.2.4 Bowers Field Airport

Bowers Field (ELN) is the largest airport in Kittitas County and is located just north of Ellensburg. Home to the Central Washington University Flight training program, it provides regional connections for tourism, emergency medical services, and firefighting operations. In 2012, it supported 129 jobs and \$11.8 million in regional economic activity<sup>6</sup>.

Bowers Field is planning for significant capital construction over the next six years to better serve small jet aircraft and increase economic development opportunities.

#### 4.2.5 Auto Network and Level of Service

With many Kittitas County residents and employees relying on vehicles as their primary mode of transportation, the County's roadway network is critical to the transportation system. Growth within the

<sup>6</sup> WSDOT. 2012. "Airport Economic Profile". <https://www.wsdot.wa.gov/NR/rdonlyres/A3DF6FC9-CB27-4CBD-BAAA-31F26BC08896/0/2012BowersField.pdf>

region has increased the strain on the roadway network, both in terms of traffic congestion and wear and tear. Growth is also concentrated in already developed areas of the County due to limited water availability in many areas.

Most of the congestion in Kittitas County occurs in the urban areas or at certain times of the year – near ski resorts in winter or routes accessing the lakes in the summer. Heavy seasonal congestion on the major interstates and state routes can lead to traffic diverting onto local county roads. This poses both safety risks and delays to residents and also increases the maintenance burden on the County.

The Growth Management Act (GMA) requires that the Transportation Element support the land uses envisioned in the Comprehensive Plan. Thus, an important component of this plan was forecasting how the future land uses envisioned in the County, as well as regional growth, would influence demand on Kittitas County's transportation network.

Based on growth estimates from Kittitas County Conference of Governments, the County is preparing for 23,297 new residents and 11,155 new workers by 2038. The County then allocated the growth throughout the region based on adopted zoning, observed development patterns, and other county policies.

Analysis was conducted on 45 segments of interstate, arterial, and collector roadways throughout the County. Roadway segment operations were evaluated and assigned a level of service (LOS) grade based on their operations in terms of a ratio of PM peak-hour traffic volumes to the roadway segment's capacity. In Kittitas County, the standard for a roadway to be considered "acceptable" is LOS C for rural roads and LOS D for roads within urban growth boundaries.



*Rural roads are the foundation of the Kittitas County road network.*

Based on this analysis only one segment is expected to exceed LOS standards during the 20-year planning horizon – Bowers Road located just to the north of Ellensburg is projected to be at LOS E by 2038. This section is within the Urban Growth Area boundary in an area of rapid development. A future planned project to connect Bowers Road to Look Road would bring this section back into compliance with the County's LOS standards and is included in the project list. Detailed LOS results and methodology can be found in the 2018-2038 Kittitas County Long Range Transportation Plan.

Based on the regional demand and the forecasted traffic volume, all other County roadways should be able to accommodate anticipated local and regional growth over the next 20 years. Nevertheless, the County should monitor key segments especially near freeway interchanges, proposed new commercial and residential developments, and potential bottleneck locations to maintain an efficient roadway network.



## 4.3 GOALS AND POLICIES

Kittitas County has established five goals to accomplish its overall vision for transportation in the future. The goals establish overarching priorities that serve the vision of this Transportation Element while policies lay out specific actions. Together, the goals and policies lay the foundation for the remainder of this Element, including the proposed project list and ongoing implementation of the Element.

**T-G1: Safe** Create a transportation network that can be shared safely by all users and provides sufficient access for emergency response.

**T-P1:** Require new development to provide multiple access points that are designed to support emergency access and evacuation.

**T-P2:** Develop or update the existing evacuation plan that is interagency, ties specific transportation route designations to a countywide and regionally based system of emergency traffic routes, and identifies evacuation centers that accommodate people, pets, and livestock.

**T-P3:** Develop and maintain a safe, efficient and environmentally sound multi-modal transportation system in accordance with local, state, and federal requirements.

**T-P4:** Provide all weather, all-season use of the road system for the movement of goods and services.

**T-P5:** Develop road standards that incorporate traffic calming techniques that are appropriate for the roadway and surrounding land use.

**T-P6:** Implement safety improvements in areas with high accident locations, prioritizing those locations with pedestrian or all-terrain-vehicle collisions.

**T-P7:** Seek program funds for implementing investments identified in the countywide safety plan.

**T-P8:** Encourage new development to provide for safe transportation alternatives.

**T-G2: Efficient and Accommodates Growth, but Respects Rural Character** Provide a transportation system network that works hand-in-hand with existing and planned land uses, supports farm-to-market and recreational tourism needs, but respects the rural character and wildlife that residents cherish.

**T-P9:** Ensure an efficient regional system of roads that is functional, safe, accommodates evacuation, and is consistent with adopted County policy and local comprehensive plans.

**T-P10:** Encourage the development and implementation of transportation demand management programs appropriate for the various communities in the County.

**T-P11:** Develop and implement a concurrency management system, which identifies existing deficiencies and funded improvements to maintain adopted level of service standards.

**T-P12:** Build and maintain a modern transportation network that expands and grows with the needs of its growing population.

**T-P13:** Identify transportation 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.

**T-P14:** Maintain level of service "C" in rural areas and "D" in county urban areas as measured during the PM peak hour for roadway segments along segments that are classified as collectors or higher.

*Network:*

**T-P15:** Provide a transportation system with a hierarchy of roads, with distinct purposes, forming a complete network.

**T-P16:** Encourage a grid system in the Urban Growth Areas (UGAs) where practical.

**T-P17:** Evaluate and plan for regional facility improvements that may impact the County road system.

*Land Use:*

**T-P18:** 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 reviews and county permits or actions.

**T-P19:** Provide a transportation system that corresponds to and is consistent with patterns of land development and which provides access to and from population centers and recreational opportunities identified in the comprehensive plans in accordance with adopted land use plans.

**T-P20:** Encourage land use development patterns and investments which reduce the demands on the roadway network.

*Farm to Market:*

**T-P21:** Encourage opportunities for the county to explore rail transportation.

**T-P22:** Identify, designate, and protect agriculture transportation corridors that facilitate farm use.

*Wildlife:*

**T-P23:** Consider refinements to roadway plans and design standards to minimize impacts to wildlife.

**T-P24:** Where appropriate, new roadways should consider incorporating wildlife friendly design features.

**T-G3: Complete, Multimodal, and Accommodates Outdoor Recreation** Fill gaps in the system to accommodate safe and enjoyable travel by those choosing to walk, bike, or use transit, including recreational users.

**T-P25:** Consider alternative modes when reviewing development applications, incorporate multiple modes into transportation improvement projects, and establish development standards to support the use of alternative transportation modes.

**T-P26:** Develop a variety of performance measurements to evaluate the multi-modal transportation system and prioritize improvements.



**T-P27:** Work with WSDOT, transit, and local agencies to develop park-and-ride, park-and-pool, and express transit service where the need for such facilities has been identified.

*Non-motorized:*

**T-P28:** Public Works will work to identify and evaluate high priority non-motorized corridors and on-road bike networks; coordinating efforts with adjacent projects and maintenance.

**T-P29:** Encourage the expansion and use of non-motorized transportation by constructing and maintaining safe, efficient, and pleasant streets for pedestrian and bicycle use.

*Recreation:*

**T-P30:** Promote and support recreational activities throughout the County by providing adequate access to public lands.

**T-P31:** Coordinate with other entities to identify viable options and projects for connection to the Palouse to Cascades State Park Trail (FKA John Wayne Pioneer Trail) within Kittitas County and to adjacent counties.

**T-P32:** Support the construction of parking facilities at identified locations known for recreational and multi-modal use.

*Transit:*

**T-P33:** Support efforts to provide public transportation services to the general population.

**T-P34:** Work with local transit operators to maintain existing transit services. Where appropriate, support service expansion. For the purposes of measuring Level of Service for transit routes in Kittitas County, the table at right summarizes this Plan's standard.

**T-G4: Leveraged by Active Partnerships** Coordinate with a broad range of groups (including local, state, and regional agencies, airports, businesses, and the public) to develop and operate the transportation system.

*County/Agency Planning:*

**T-P35:** Identify, review, and resolve interjurisdictional transportation concerns within or affecting Kittitas County.

**T-P36:** Work with WSDOT to minimize traffic on County roads resulting from congestion on heavily used state facilities.

**T-P37:** Work with WSDOT, QuadCo RTPO, cities and neighboring counties to develop and maintain a system of arterials, collectors and local access roads.

**T-P38:** Coordinate transportation planning, construction and maintenance efforts with all affected agencies by developing joint transportation standards for UGAs between the County and the adjoining city or town.

**T-P39:** 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 to maximize benefits while minimizing costs.

**T-P40:** Actively participate on selected state, regional and local transportation committees.

**T-P41:** Ensure County plans and policies are consistent with other plans and policies within the region.

**T-P42:** Identify stakeholders and include them in the decision-making process, and jointly develop a process for resolving conflicts between jurisdictions.

**T-P43:** Promote public information and communication with businesses, organizations, and individual citizens as part of the transportation planning and decision-making process.

*Airports/Airfields:*

**T-P44:** 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 these or other public use airports as essential public facilities.

**T-P45:** Recognize air transport and airports as an important mode of the transportation system and coordinate with FAA and WSDOT Aviation Division.

**T-P46:** Maintain up-to-date maps of airport overlays and make available to the general public.

**T-G5: Sustainably Funded and Maintains What We Have** Plan for a financially-viable system that considers the full lifecycle costs of infrastructure and leverages outside funds, while maintaining existing transportation facilities in a state-of-good-repair to ensure their continued function.

*Funding/Costs:*

**T-P47:** Improve the sustainability of the county's funding for maintenance, operations, and capital improvements. Periodically review funding status and consider either increasing revenues generated by existing sources or establishing new funding sources for transportation.

**T-P48:** Maximize local funds by pursuing outside funding sources for all transportation improvement projects.

**T-P49:** Consider all funding options for financing transportation improvements by evaluating the potential funds, including taxes, grants, fees, etc., and securing funds from all available sources.

**T-P50:** Encourage efforts to reduce the costs associated with administration of transportation improvement projects by identifying opportunities to consolidate or coordinate administration responsibilities.

**T-P51:** Ensure the transportation system can support new development and that new development funds all new construction and improvements that might be necessary to maintain adopted level of service standards.

*Project Choice/Prioritization:*

**T-P52:** Prioritize projects and expenditures of transportation funds that have multiple benefits.



**T-P53:** Prioritize arterial improvements and maintenance activities based on traffic volumes, multimodal uses, and identified safety concerns.

**T-P54:** Establish appropriate performance measures by maintaining the Pavement Management System (PMS) to measure pavement conditions and to prioritize maintenance or improvement projects, and the Hazard Elimination Safety Program to identify potentially hazardous locations and to prioritize mitigation measures.

**T-P55:** 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 that are used primarily for freight and goods movement.

*Maintenance:*

**T-P56:** Provide scheduled preservation and maintenance of valuable roadway assets.

**T-P57:** Consider the traffic volumes, type of use, adjacent land uses, and maintenance costs before approving any new county-maintained gravel roads.

**T-P58:** Maintain and operate transportation infrastructure according to industry standards.

**T-P59:** Encourage and initiate Road Improvement Districts to bring all roads up to County standards.

**T-P60:** Protect at-risk roads by imposing seasonal weight restrictions as appropriate.

## **4.4 MODAL NETWORKS**

Roads in Kittitas County serve different travel purposes, and the modal networks therefore prioritize a different balance of users on each corridor. Determining how the entire transportation network fits together in Kittitas County requires identifying desirable routes for each mode, combining them to locate overlaps, and then identifying infrastructure enhancements to ensure safe and complete facilities for all modes. The following sections review the priority networks for each mode and establish their level of service standards.

### **4.4.1 Walking**

Walking is the most fundamental transportation mode of all since virtually all trips include a walking component. Effective pedestrian facilities enable community building and social equity. While many of the County's roads do not need fully separate sidewalks or paths due to the lack of destinations in close proximity in rural areas, arterials and collectors in the Urban Growth Areas (UGA) and Limited Areas of More Intensive Rural Development (LAMIRDs) may warrant dedicated pedestrian infrastructure.

**Table 4-1 Pedestrian Accommodation Descriptions for Roadways within the UGA and LAMIRDs**

LOS	Description
	Improved network of paved trails that are ADA accessible and have marked wayfinding signage and milepost markers.
	Maintain existing sidewalk and pedestrian facility provided on one side of the street.
	No pedestrian facility or existing facilities allowed to decay.

The County is required by Federal guidelines to establish an ADA Transition Plan. This should be prioritized to ensure that both new and existing pedestrian infrastructure is accessible for all users.

**Table 4-2 Pedestrian Accommodation Descriptions for Roadways Outside of the UGA and LAMIRDs**

LOS	Description
	Improved network of pedestrian facilities from what exists today.
	Maintain existing sidewalk and pedestrian facilities.
	No maintenance of existing facilities, allowed to decay.



**Table 4-1** and **Table 4-2** establish guidance in terms of the level of accommodation that the County wishes to provide for pedestrians. **Table 4-1** applies to the UGA and LAMIRD areas, where pedestrian demands warrant special attention. **Table 4-2** applies to unincorporated areas outside of the UGA and LAMIRD areas, where pedestrian demands are considerably lower.

#### 4.4.2 Bicycling

The cities within the County already offer recreational bicycling options on the various trails spanning its length such as the Coal Mine Trail and Palouse to Cascade State Park Trail (formerly known as John Wayne Trail). Connecting to these routes from other areas of the County can be challenging, however, due to the lack of bicycle infrastructure. Bicyclists can share the road with motorists but high speeds, lack of paved shoulders, and lack of separation from auto traffic can be a deterrent. **Table 4-3** establishes guidance in terms of the level of accommodation that the County wishes to provide for bicycles.

*Table 4-3 Bicycle Accommodation Descriptions*

LOS	Description
	Installation of facilities that provide more separation from vehicle traffic.
	Maintain existing bicycle infrastructure and support city and regional entities in implementing improvements.
	No maintenance of existing bicycle facilities, allowed to decay.

#### 4.4.3 Transit

Transit operations are not dictated by the County but Kittitas County can still create an environment that is welcoming to transit. The County will work with Central Transit to assist with transportation accommodations for planned service expansions and identify areas where additional or future service or improvements are needed.

Table 4-4 provides guidance for the County's level of accommodation for transit.

*Table 4-4 Transit Accommodation Descriptions*

LOS	Description
	Work with transit to accommodate access to transit service expansion.
	Work with transit to maintain existing transit service.
	Failure to partner with transit operator.

#### 4.4.4 Freight & Auto

Most trips in Kittitas County occur along its roadway network, which serves as the backbone for accessing homes, jobs, and other destinations. Many of these routes are rural, however, and do not see significant traffic volumes throughout the day. Similarly, goods movement and delivery vehicles use some corridors frequently while other roads see only the occasional local delivery.

The 2018-2038 Kittitas County Long Range Transportation Plan calls out the functional classification of each of Kittitas County's roads, in terms of whether it is an arterial, collector, or local road. These classes indicate the level of priority of each road for automobiles, specifically in terms of facilitating vehicle and freight mobility as well as other modes. The detailed figures in the 2018-2038 Kittitas County Long Range Transportation Plan show potential future road extensions, which may be completed over time as development occurs.

The Long Range Transportation Plan also identifies the major WSDOT freight corridors that support goods movement. These classifications indicate the annual weight of goods that travel a corridor, whether via large trailer loads or smaller delivery vehicles. The functional classification and freight class of a road should guide future investments in streetscape to ensure that roads can carry appropriate freight loads.

Kittitas County will maintain its current LOS standards of LOS C for rural roads and LOS D for roads within urban growth boundaries. Of the 45 road segments analyzed, all currently meet the County's LOS standard.

## 4.5 CAPITAL PROGRAM

Collectively, the Transportation Element's capital program adds up to \$127 million in transportation improvements to be constructed over the next twenty years as seen in Table 4-5.

The program was developed to create a transportation system that realizes Kittitas County's transportation goal: a safe, balanced, and efficient multi-modal transportation system that serves anticipated local and



regional growth. This vision is guided by the transportation goals outlined in this Element. With this goal in mind, the project list was developed.

The detailed project list, located in the 2018-2038 Kittitas County Long Range Transportation Plan, describes the recommended projects, which represent a balance of safety, maintenance, and operational improvements for all modes. These projects provide a starting point for the County in developing its Six-Year Transportation Improvement Program, which is updated annually and is developed based on knowledge related to project feasibility and funding availability.

#### 4.5.1 Regional Collaboration

The County's priority in this plan is to coordinate with a broad range of groups to develop and operate the transportation system. A key element of this will be partnering with the city governments, WSDOT, U.S. Forest Service (USFS), and Federal Highway Administration (FHWA) to ensure regional travel patterns and spillover of interstate traffic onto county roads do not impact quality of life in Kittitas County.

*Table 4-5 Costs of Kittitas County Transportation Plan (20+ Years)*

Project Needs	Description	Total Cost (in millions)
Road Projects to Accommodate Growth	Ensuring LOS standards are met	\$2.4
Roadway Investments	Traffic signals, intersection improvements, capacity enhancements	\$19.6
Nonmotorized	Bicycle and pedestrian projects, trails	\$4.9
Evacuation	Priority evacuation routes	\$10
Bridge Replacement	Replacement of bridges that are structurally deficient or +75 years	\$61.6
Maintenance and Rehabilitation	Overlay, pavement repair, and bridge repairs	\$28.8
Planning	Planning studies	\$0.1
	<b>Total</b>	<b>\$127.4</b>

*Source: Fehr and Peers, 2018*

#### 4.5.2 Cities

There are city projects outside of Kittitas County's purview that will affect travel in and around the County. Ellensburg recently updated their comprehensive plan and identified transportation projects within the city limits that are needed to accommodate future growth. The County should balance its land use and roadway network with adopted city plans. Coordination with Ellensburg as well as the other cities within the County will be necessary to determine the best allocation of resources for transportation improvements.

### 4.5.3 Transit Facilities

On the transit side, Ellensburg is working to improve Central Transit service and facilities within the City that will connect with regional transit options.

Greater Kittitas County currently only has on demand transit service within the region but a more integrated Central Transit network would support the County transit and any future expansions. Increased Central Transit service would also connect residents to the intercity Yakima Commuter route that travels between Ellensburg and Yakima during the week.

### 4.5.4 WSDOT

WSDOT supports multimodal integration into projects and planning multi-agency and community network interconnectivity. The state system provides access to key destinations within the County, so WSDOT will partner with Kittitas County to ensure that both agencies' needs and concerns are addressed.

One of the biggest projects that will impact travel in the region is the WSDOT I-90 Snoqualmie Pass East widening. The first two phases of the project will complete widening, paving, and safety improvements along seven miles of I-90 and are projected to be finished in 2019. Completion of this roadway is expected to improve safety and mobility within Kittitas County.

### 4.5.5 U.S. Forest Service

The USFS owns and maintains roads throughout Okanogan-Wenatchee National Forest, which covers a large portion of Kittitas County. Maintenance and repairs are necessary to provide access to popular recreation destinations. Collaboration with the USFS is necessary to ensure these facilities are maintained and accessible to Kittitas County residents and visitors.

### 4.5.6 Federal Highway Administration

The Federal Highway Administration (FHWA) partners with local agencies to oversee maintenance, capital projects, and preservation of the country's roads and bridges. It regulates road operations, provides research and guidance on transportation best practices, and is a potential source of funds for improvement projects throughout the County.

## 4.6 FUNDING STRATEGIES

This Transportation Element considers Kittitas County's funding picture over the next 20 years and provides strategies to support implementation.

Based on historical revenues, the County will generate an estimated \$207 million over the 20-year planning horizon, with \$130 million available for operations and \$77 million restricted for capital expenses. With a projected \$171 million in operational expenses, the County faces a \$41 million deficit in operating revenues. The \$77 million in revenue for capital expenses is not sufficient to complete the \$127 million of projects on the County's prioritized project list. The County faces an additional \$50 million deficit in revenues for capital projects. Together, the County faces a \$91 million deficit in operating and capital costs.

Detailed revenue and expenditure calculations can be found in the 2018-2038 Kittitas County Long Range Transportation Plan.



Any funding strategy must balance stated goals against developing sustainable revenue sources that are feasible for the County to implement. Historically, the County's transportation program has been operating at capacity. During the last few years, transportation revenues have dropped below operating expenditures. At the same time, the County has been accumulating a growing list of capital projects that are critically needed to provide safe roads, highways, bridges, and infrastructure. In addition, the County had been growing at a steady rate and this growth is expected to continue.

Looking into the future, Kittitas County faces a fundamental, structural challenge—and this larger systemic issue must be considered as part of a long-term transportation funding strategy.

#### 4.6.1 Balancing Financial Capacity With Future Funding Needs

When comparing total available revenues for transportation with expected costs over the 20-year planning horizon, revenues fall short of paying for the current estimated operating and capital costs.

Two main strategies can be used to balance this implementation plan:

- 1) Decrease expenses by decreasing level-of-service or further prioritizing capital projects.
- 2) Increase revenue, through increases in existing funding tools or implementation of new funding or financing tools.

Decreasing current expenses is not likely to yield large gains, as the County has already implemented this strategy where possible.

Given the limited ability of the County to further reduce expenditures, a list of potential funding and financing tools was compiled to help address future funding needs.

It is recommended that the County pursue a Transportation Benefit District (TBD) and then establish a Vehicle Licensing Fee, in combination with a County Road property tax levy lid lift. It should also explore Transportation Impact Fees and a Sales and Use Tax levied via a Transportation Benefit District as avenues for additional revenue. While Impact Fees can only be used for capital costs, the other three can be used to cover both operating and capital costs. **Table 4-6** summarizes these tools and their potential for revenue.

**Table 4-6 Potential Additional Revenue Generated by Funding Tools**

Funding Source	2018 – 2023 (Years 1 – 6)	2024 – 2027 (Years 7 – 10)	Total, 2018 – 2027 (Years 1 – 10)	2028 – 2037 (Years 11 – 20)	Total, 2018 – 2037 (Years 1 – 20)
Transportation Benefit District – Vehicle Licensing Fee	\$6,540,000	\$6,510,000	\$13,050,000	\$18,570,000	\$31,610,000
Transportation Benefit District – Sales and Use Tax	\$4,740,000	\$3,500,000	\$8,250,000	\$9,990,000	\$18,240,000
County Road property tax levy lid lift (\$1.75 per \$1000 AV)	\$22,170,000	\$13,150,000	\$35,320,000	\$26,990,000	\$62,320,000
Transportation Impact Fees	\$6,000,000	\$4,000,000	\$10,000,000	\$10,000,000	\$20,000,000
<b>Total</b>	<b>\$39,450,000</b>	<b>\$27,160,000</b>	<b>\$66,620,000</b>	<b>\$65,550,000</b>	<b>\$132,170,000</b>

*Note: These figures are rounded to the nearest 10,000.*

*Source: Kittitas County Public Works 2018; Washington State Department of Licensing 2018; BERK Consulting 2018.*

Another option that could be explored is tolling on county roads. Tolling can help to manage congestion due to overflow from state facilities, as it helps drivers realize the true costs of using county roads instead of state roads. However, the infrastructure to support tolling is not yet in place and could be costly and staff intensive to implement and maintain.





EXHIBIT 4

Kittitas County CDS

Question #9. c. How is the proposed amendment consistent with the Kittitas County Comprehensive Plan?

This proposal is governed by the Rural Lands element of the Kittitas County Comprehensive Plan Chapter 8. Presently the rural land uses in Kittitas County are a mixture of diverse development patterns that have been developed in the past. The rural lands element is intended to preserve rural character through the adopted goals and policies designed to encourage and protect the types of uses that are characteristic to the rural area. The goals and policies are intended to accomplish this in part by reducing conflicting land uses within the County's rural area while providing a variety of rural densities, protecting agriculture land resources and activities, guarding the county's water resources for such environments.

The current Kittitas County Comprehensive Plan provides for GPOs that identify Goals and Policies for each element of the plan. I have addressed a number of these in the following to show how we are compliant with the Kittitas County Comprehensive Plan with this proposal.

RR-G16: Allow for residential opportunity with rural character and a variety of densities outside UGAs without population expecting all urban services.

>>The requested map change is consistent with this goal. This proposed map change will allow for a further variety of densities and housing types outside of the urban growth area without populations expecting all urban services.

RR-G17: Generally, provide services supporting rural development and lower population densities.

>>The requested map change is consistent with this goal. The land that this map change affects will be served by septic systems and a community water system that is already surrounded by 3-acre densities and a transition to urban character pursuant to CTED Reference (rural vs urban)

RR-G18: Designate areas where lots are generally less than 10 acres in size and have a common land use pattern.

>> The requested map change is consistent with this goal. The land that this map change affects contains parcels that are primarily less than 10 acres in size and have a common land use pattern consistent with the surrounding/adjacent lands.

RR-G19: Permit siting in areas generally without commercial activity.

>> The requested map change is consistent with this goal. The land that this map change affects doesn't not contain any commercial activity.

RR-G20: Protect residential activities from flooding areas and natural hazard areas.

>> The requested map change is consistent with this goal. Majority of this land that this map change affects doesn't not contain any floodplain or natural hazard areas. There is a sliver of floodplain that is located at the far eastern boundary of this proposal but does not affect this individual parcel.



RR-G21: Preserve views of open space while providing opportunity for variety of rural densities.

>>The requested map change is consistent with this goal. The land that this map change affects has the ability, with this land use designation, to preserve more views of open space and possible continuance of ongoing agricultural practices while at the same time providing for a variety of rural densities.

RR-P23: Municipal, or public urban services should not be extended outside of urban growth areas in Rural Lands.

>>The requested map change is consistent with this goal. The land that this map change affects is not extending urban types of services as provided by the City of Ellensburg.

RR-P25: New rural residential development shall provide adequate water for domestic use.

>>The requested map change is consistent with this goal. The land that this map change affects has existing water rights and an agreement with a Group A water system that can provide water for domestic use.

RR-P30: 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 fish & wildlife habitat and migration corridors.

>>The requested map change is consistent with this goal. The land that this map change affects has the ability, with this land use designation, to preserve more views of open space and possible continuance of ongoing agricultural practices and other protections under the possible use of clustering future development.

RR-P32: Residential uses, where permitted, shall be located where farming and forestry activities and opportunities are not negatively impacted.

>>The requested map change is consistent with this goal. The land that this map change affects is in an area where farming has continually been reduced with a variety of densities, hobby farms etc. therefore this proposal is consistent with the surrounding area and protects larger acreages that do continue with agricultural practices.

RR-P33: Residences will be located to create the least interference with the movement of farm vehicles and farmlands.

>>The requested map change is consistent with this goal. The land that this map change affects is in an area where farming has continually been reduced with landowner deciding to not continue with farming practices due to the reduction of farming acreage and not being viable, therefore this change will create no interference with the movement of agricultural practices.

RR-P34: 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.

>>The requested map change is consistent with this goal. The land that this map change affects has the ability, with this land use designation, to preserve more views of open space and possible continuance of ongoing agricultural practices, minimum lot sizes all consistent with the surrounding and adjacent lands.

RR-P37: Innovative housing developments which preserve rural character will be encouraged.

>>The requested map change is consistent with this goal.



### *Rural Residential*

Following are the goals of the Rural Residential designation:

**RR-G16:** Allow for residential opportunity with rural character and a variety of densities outside UGAs without population expecting all urban services.

**RR-G17:** Generally, provide services supporting rural development and lower population densities.

**RR-G18:** Designate areas where lots are generally less than 10 acres in size and have a common land use pattern.

**RR-G19:** Permit siting in areas generally without commercial activity.

**RR-G20:** Protect residential activities from flooding areas and natural hazard areas.

**RR-G21:** Preserve views of open space while providing opportunity for variety of rural densities.

The following are policies for activities on Rural Residential lands:

**RR-P23:** 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-P24:** Residential development near water will limit impervious surfaces to the size necessary to conduct the allowed use proposed on the site.

**RR-P25:** New rural residential development shall provide adequate water for domestic use.

**RR-P26:** 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-P27:** 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-P28:** 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 will not be allowed to expand into adjacent Rural Lands.

**RR-P29:** Essential public facilities as defined in RCW 36.70A.200 shall be allowed located in rural lands when:

- The nature of the facility requires spaces for operation not commonly found in UGAs
- Can be self-supporting and not depend upon services of municipalities



- Operational needs require use of rural lands

Operation of such facilities will not affect the activity or nature of rural lands.

**RR-P30:** 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 fish & wildlife habitat and migration corridors.

**RR-P31:** County restrictions on free-running dogs shall be developed and enforced.

**RR-P32:** Residential uses, where permitted, shall be located where farming and forestry activities and opportunities are not negatively impacted.

**RR-P33:** Residences will be located to create the least interference with the movement of farm vehicles and farmlands.

**RR-P34:** 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-P35:** Cluster residential development in forested areas will be sited to maintain visual compatibility with the surrounding landscape and to limit the removal of natural vegetation and trees.

**RR-P36:** Planned Unit Developments (PUD) in rural areas will only be established where such developments will not result in high density environments which require urban services and reduce maintenance of rural character.

**RR-P37:** Innovative housing developments which preserve rural character will be encouraged.

**RR-P38:** 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-39:** 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.

### *Rural Working*

Following are the goals pertaining to the designation of Rural Working lands:

**RR-G22:** Provide preservation of agriculture activities where producers can live and work on their own lands separate from Resource Lands.

**RR-G23:** Support the continuation, whenever possible, of agriculture, timber and mineral uses on lands not designated for long-term commercial significance.







# Kittitas County Community Development Services

Darryl Piercy, Director

## STAFF REPORT

**TO:** Kittitas County Planning Commission  
**FROM:** Jan Sharar, Staff Planner  
Kittitas County Community Development Services  
**DATE:** June 27<sup>th</sup>, 2005  
**SUBJECT:** Game Farm Cluster Plat (P-05-07)

### I. BACKGROUND INFORMATION

**Proposal:** Preliminary Plat Application

Division of parcel numbers # 18-19-32010-0008, 18-19-32010-0009, 18-19-32058-0001, 18-19-32058-0002 and 18-19-32058-0003, totaling approximately 74.53 acres into 27 building lots at approximately 1.00 acre each in size and one residual lot at approximately 46 acres in size.

**Location:** The subject property is located north of the Vantage Highway, south of Game Farm Road, west of Naneum Road and east of Wilson Creek Road, with two access points proposed off of Game Farm Road. Located within section 32 of T18N, R19E, W.M. in Kittitas County.

**Land Use & Site Characteristics:** The proposed development site is located within a rural farming and residential area meeting the characteristics of Agricultural land. As shown on the preliminary survey, the property does have a slight slope with an approximate elevation difference of approximately 42' between the north and south property lines. The applicant is proposing to maximize density available under the cluster subdivision portion of the Kittitas County Zoning Code (KCC 17.65).

### II. POLICY & REGULATORY REQUIREMENTS

**COMPREHENSIVE PLAN:** The Comprehensive Plan's Land Use Element designates the subject parcel as Rural.

**Rural Residential Land Use**

GPO 2.145 – Rural residential development must be in areas that can support adequate private water and

GPO 2.147 – Densities should be determined by water and sewage systems provided and by compatibility with existing and projected development in the vicinity. The proximity of fire protection facilities should be considered in addition.

GPO 2.149 – any policies with regard to development in agricultural areas should not be interpreted to preclude all further development in these areas. The possibilities and benefits of cluster residential developments located in agricultural land use areas should be retained.

GPO 2.150 – Agriculture has priority in matters dealing with conflicting land uses in agricultural areas. Farmlands in Kittitas County are the home sites for thousands of families and provide a very special quality of life for these families.

**Zoning Code:** The subject zoning is Agriculture 3, recently rezoned in 2004 from Agriculture 20. The purpose and intent of the Agriculture 3 Zone is: to provide for an area where various agricultural activities and low-density residential developments co-exist compatibly. Ag-3 zones are predominately agricultural-oriented lands and it is not the intent of this section to impose further restrictions on continued agricultural activities therein.

Some of the uses allowed in the Agriculture 3 zone are as follows:

Agriculture, livestock, poultry or swine or mink raising, and other customary agricultural uses, community clubhouses, parks and playgrounds, commercial greenhouses and nurseries, existing cemeteries, etc.

The Minimum Lot Size in the Agriculture 3 Zone is 3 acres, which would allow for 1 residence per 3 acres. The exception is cluster subdivisions, which meet the requirements of KCC 17.65.040 (Development Regulations). An applicant may be eligible for a 1-acre minimum lot size as denoted in KCC17.65.040.

**Subdivision Code:** This application is allowable under the provisions of KCC 17.65 (Cluster Subdivision). The purpose and intent of this section is to concentrate residences in agricultural areas without undue removal of agricultural lands from production and enhance the retention of all types of open spaces by concentrating development and reducing the consumption of land devoted to housing.

**Critical Areas:** An administrative site analysis was completed by the Community Planning Division of Community Development Services in compliance with Title 17A. The subject property is not located within a regulated critical area. No restrictions will apply to this proposal pursuant to this Ordinance.

**Issues raised during comment period:** Citizen comments regarding relocation of the lots for reasons of quality of soils for farming, impacts on existing homes in area, traffic and safety issues, noise reduction, etc. were submitted. In addition issues of impact to the aquifer, requirement of a traffic study, influx of new resident complaints about farming practice (right to farm), and the ability to split the residual parcel in the future and impacts to wildlife were mentioned.

### III. ADMINISTRATIVE REVIEW

**Notice of Application:** A complete application was submitted to the Community Development

Services Department on March 31, 2005. A Notice of Application was issued on March 31, 2005. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties.

**Written Testimony:** Written testimony has been received and is contained within the staff report packet. Any comments received after the staff report is forwarded will be copied and delivered to the KCPC for the public hearing.

**State Environmental Policy Act:** Based on correspondence received during this 10 working day comment period and other information submitted with this project permit application, a SEPA Determination of Mitigated Non-Significance (MDNS) was issued by Community Development Services on May 20, 2005.

Subjects addressed in the SEPA threshold determination of Mitigated Determination of Non-Significance were: environmental health (dust and emissions control and reduction), lighting, irrigation water, potable water and transportation.

**Suggested conditions:** although required by Kittitas County Code, staff suggests a condition be added that as a plat note the owner/developer include the "Right to Farm" Kittitas County Code 17.74 060 (A) Ord. #96-5 notification and disclosure statement. In addition, the recorded Covenants, Conditions and Requirements (C C and R's) include the same statement.

#### IV. SUGGESTED FINDINGS OF FACT

THE FOLLOWING GENERAL FINDINGS HAVE BEEN PREPARED BY THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT STAFF FOR CONSIDERATION BY THE PLANNING COMMISSION IN RENDERING ITS RECOMMENDATION ON THIS MATTER. THESE FINDINGS MAY BE USED TO REASONABLY SUPPORT A RECOMMENDATION IN FAVOR OF OR AGAINST THIS PROPOSAL, HOWEVER ADDITIONAL FINDINGS MAY ALSO BE NECESSARY.

1. The Planning Commission finds that Jeff Slothower, authorized agent for the landowner Laurin Mellergaard, submitted a complete application to Community Development Services March 31, 2005.
2. The Planning Commission also finds that said development application included a preliminary plat depicting the division of five parcels into 27 building lots each at approximately 1.00 acres in size with a residual parcel at approximately 46.00 acres.
3. The Planning Commission finds that Community Development Services issued a Notice of Application pursuant to KCC 15A.03 on March 31, 2005. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.
4. The Planning Commission finds that Community Development Services issued a Notice of Action pursuant to KCC 15A.04 and Chapter 43.21C RCW on May 20, 2005. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies, parties of record and landowners within 300 feet of the subject properties as required by law.

5. The Planning Commission finds that an open record hearing was held by the Planning Commission on June 27<sup>th</sup>, 2005 to consider this matter and that testimony was taken from those persons present who wished to be heard. The Planning Commission also finds that due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.
6. The Planning Commission finds that additional conditions are/are not necessary to protect the public's interest...
7. The Planning Commission finds that due to the size of the proposed lots, the Game Farm Cluster Preliminary Plat will require a public water system. Proof of a valid water right from the Department of Ecology to obtain a Group A water system will be required prior to final plat approval. The landowner/developer will be required to submit proof a valid ground water right and a Class A water system approval from the State Department of Health prior to final plat approval.

# 8 | RURAL AND RESOURCE LANDS

## 8.1 INTRODUCTION

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. 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.

The Rural and Resource Lands chapter of the Kittitas County Comprehensive Plan addresses unincorporated portion of the County outside Urban Growth Areas (UGA). The Land Use Element in Chapter 2 and the Rural and Resource Lands chapter together form the basis for future land use patterns within the County. They also form a basis for decision makers to make land use decisions in the unincorporated areas in Kittitas County. This Chapter is in two sections. The first section discusses land use designations for the County's rural lands and is the County's Rural Element. It outlines the goals, policies and objectives related to protecting rural character with a variety of densities as required by the Washington State Growth Management Act. (RCW 36.70A.070(5)) Rural lands are outside UGAs and commercial agricultural, commercial forest, and mineral lands.

The second section provides for goals, policies and objectives for the County's resource lands. Resource lands are considered the commercial agriculture lands, the commercial forested lands and mineral lands.

## 8.2 GOALS

The State of Washington Growth Management Act requires that the County "include measures that apply to rural development and protect the rural character of the area as established by the County." These measures must be used to control rural development, assure visual compatibility of rural development with surrounding areas, reduce sprawl and protect against conflict with the use of agricultural, forest and mineral resource lands (RCW 36.70A.070).

The definition of "Rural Character" is defined at RCW 36.70A.030(16) and is the basis for the following broad goals in this Element.

**RR-G1:** Open space and visual and natural landscape should predominate over the built environment

**RR-G2:** Opportunities should exist for traditional rural lifestyle and rural based economies.

**RR-G3:** Spaces and development should be compatible with fish & wildlife habitat

**RR-G4:** Undeveloped land should not be converted to development of sprawl and low density.



**RR-G5:** Activities generally should not require extension of urban governmental services.

**RR-G6:** Land use should be consistent with protection of surface and ground water flows and recharge/discharge areas.

“Rural development” refers to development outside the urban growth area and outside agricultural, forest, and mineral resource lands designated pursuant to RCW 36.70A.170. Rural development can consist of a variety of uses and residential densities, including clustered residential development, at levels that are consistent with the preservation of rural character and the requirements of the rural element.” (RCW 36.70A.030(17))

“Rural governmental services” include those public services and public facilities historically and typically delivered at an intensity usually found in rural areas, and may include domestic water systems, fire and police protection services, transportation and public transit services, and other public utilities associated with rural development and normally not associated with urban areas. (RCW 36.70A.030(18))

The Resource section of this Chapter refers to the commercial agriculture, forest, and mineral resources of long-term significance that are not characterized by urban growth. (RCW 36.70A.170)

### **8.3 POLICIES**

Kittitas County planning policies help define rural and resource lands, appropriate land uses and service levels, and unique rural features. They also identify innovative land use techniques which may be used to protect these features.

Rural policies are intended to enhance and protect the County’s rural character, and to encourage appropriate rural land use patterns and service levels. As Kittitas County is a primarily rural area, many of the goals and policies listed in this and other elements are intended to be interpreted through a broad-spectrum rural lens. Rural Lands planning policies include:

**RR-P1:** The County shall promote the retention of its overall character by establishing zoning classifications that preserve rural character identified to Kittitas County.

**RR-P2:** 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-P3:** The use of cluster platting and conservation platting shall be encouraged in 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-P4:** 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-P5:** 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-P6:** 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-P7:** Policies will be consistent with Kittitas County's "right to farm" ordinance, 17.74 KCC.

## 8.4 RURAL LANDS

### 8.4.1 Introduction

Kittitas County's rural land use designation consists of a balance of differing natural features, landscape types, and land uses. Rural land uses consist of dispersed and clustered residential developments, farms, ranches, wooded lots, and agricultural and recreational/commercial and industrial uses that serve local, national and international populations as customers. Rural landscapes encompass the full range of natural features including wide open agriculture and range land, forested expanses, rolling meadows, ridge lines and valley walls, distant vistas, streams and rivers, shorelines and other critical areas.

Rural lands exhibit a vibrant and viable landscape where a diversity of land uses and housing densities are compatible with rural character. "Rural character," as identified through scientific research over the past two decades, indicates that residents of rural communities, homebuilders, and planners see it in various ways depending upon the community and the rural area. This research demonstrates that "rural character" is not identical in all areas and must be determined by communities. Overall, the research shows that "rural character" is best determined by concepts existing within the community such as existing densities and building materials (Tilt, et. al., 2006), "nature-related areas" particularly having forest, not just trees, and open spaces related to the community (Kaplan, Austin, 2004, 2003, and 2001), and "natural amenities and perception of recreational and (individual community) residential development" (Mascouriller, 2002). Study shows that cluster development, when used not to increase density creating suburban or urban-like environments, are most marketable, and preserve "open spaces" desired by communities and potential residents most effectively of all development techniques at this time (Burney, 2006 and Lacey, 1990).

Kittitas County residents, through an extensive public involvement process in 2012, provided descriptions of "rural" that they wish to preserve. Such descriptions include many of the conclusions presented by scientific



research including, "natural open spaces and streams," "forests," "recreational opportunities and spaces," "agriculture lands and activities," "mountain views," and "development away from urban areas." These descriptions capture the essence of "rural character" in Kittitas County, and fall squarely within the broad definition in RCW 36.70A.030.

"Rural character" in Kittitas County is predominantly a visual landscape of open spaces, mountains, forests, and farms and the activities which preserve such features. It balances environmental, forest, and farm protection with a variety of rural development and recreational opportunities. Many sizes and shapes of



properties can be found in the Rural Lands as well as assorted economic activities and opportunities, small rural residential development, and recreational opportunities throughout the County. The Interstate and State Highway systems which traverse the length and width of the County introduce countless travelers and visitors to the County. The County's highways and byways provide access to opportunities and means to create and preserve agri-tourist activities. They also provide access to extensive outdoor recreation activities identified by State law and by residents of Kittitas County as being "rural." This rich mix of uses and transportation systems allows the variety of lifestyle choice, which makes up the fabric of rural Kittitas County community life.

The most common uses in rural lands are agriculture, recreation and logging, which have been basic industries historically and remain important in terms of employment, income and tax base. Kittitas County will strive to encourage and support these activities in areas they occur and are appropriate. Some choose a private, more independent lifestyle, or space for small farm activities. Others choose the more compact arrangement found in clustering, with its accompanying open space and close neighbors designed in ways that enhance and preserve rural character.

One of the main attractions of the rural residential lifestyle is the low intensity of development and the corresponding sense of a slower pace of living. Part of what creates that attraction is the rural-level facilities and services. This Comprehensive Plan supports and preserves this rural lifestyle by limiting service levels to those historically provided in the County's rural areas. Residents should expect County services, such as road maintenance and emergency responses to be limited and to decrease as the distance from a rural activity center or urban area increases.

#### 8.4.2 Planning for Rural and Resource Lands

Present rural land uses in Kittitas County are a mixture of diverse development patterns stemming from trends established decades ago. The County has been characterized as having an abundance of rural uses including the strong recreational opportunities throughout the entire area. The existence of mountainous topography, intense forest lands, and large lakes in the Upper Kittitas County area draws large populations to skiing, camping, hunting, and hiking opportunities. Vibrant river and stream waters invite sports fishermen from around the State to the area. Hunting is prevalent in all areas of the County, including the middle portion of the region where sage and tall grasses are abundant for game bird and mammal habitat.

The Lower Valley of Kittitas County has extensive irrigation and rich soils which have been valuable for agriculture and vital to the economy. Many farms have existed over a century and are very characteristic of the County's dominant rural character. Small, unincorporated communities exist throughout the County. These communities provide distinct, yet small scale services which rural residents depend upon. Many of these communities are located within "Limited Area of More Intensive Rural Development" or LAMIRDs as defined with the Washington State Growth Management Act. Combined, this mix of rural densities and uses has created a landscape unique to Kittitas County's rural lifestyle.

The Rural and Resource element is intended to preserve rural character through adopted goals and policies designed to encourage and protect the types of uses that are characteristic to the rural area. The goals and policies are intended to accomplish this in part by reducing conflicting land uses within the County's rural area while providing a variety of rural densities, protecting agriculture land resources and activities, guarding the County's water resources and insuring appropriate services and facilities for such environments.

A variety of rural densities characteristic to a rural environment are encouraged through the adoption of goals and policies within this Element. This Element also provides for a variety of rural uses which are compatible with the County's rural character, and decrease the need for road and utility improvements, police and fire protection, schools in rural areas and other services often found in more urban environments. Without limiting these types of urban services, their existence can often contribute to "rural sprawl," or the scattering of development throughout rural areas which can be inconsistent with an identified rural character. The proper mix of rural uses and densities permits rural growth to be accommodated in a variety of areas where it is compatible with both resource and urban activities.

The goals and policies of this Element are also intended to provide for the preservation of viable and vibrant landscapes associated with rural character. At the same time, these policies seek to capitalize on the recreational characteristics while preserving the natural resources in the County.

### *Nonconforming Lots*

Nonconforming lots, i.e. lots that do not meet the County's current zoning standards - present a challenge to the County's plans to preserve the rural character of the County outside Urban Growth Areas. A recent count yielded approximately 5,900 nonconforming lots that fall below the minimum lot size for the rural areas. These are legally created lots that were created prior to the current zoning and subdivision rules.

Because these lots were created legally, they are theoretically capable of being developed in the future. However, in practical terms, the majority of these lots are unlikely to be able to meet existing development standards, ranging from legal access (many are landlocked) to meeting the minimum lot size necessary for the provision of septic systems and a well (since neither public water nor sewer are available).

Addressing the issue of nonconforming lots is a challenge that the County recognizes will need long-term, incentive-based approaches. Over time the County may consider inclusion of those nonconforming lots most capable of future development for inclusion in a Transfer of Development Rights program or some similar incentive program.

### 8.4.3 Purpose of Rural Lands

Following are goals that relate to the general intent of Rural Lands:

**RR-G7:** The County should consistently work to preserve and maintain the rural character of Kittitas County for the benefit of its residents.

**RR-G8:** The County should strive to sustain and protect the westerly mountainous, recreational open space, and its easterly non-resource agricultural and rangeland activities.

**RR-G9:** The County should continue to explore ways to provide rural economic opportunity.

**RR-G10:** The County should look for opportunities for a variety of rural density and housing choices while maintaining rural character and protecting health and safety.

**RR-G11:** The County should provide for infrastructure and services necessary to rural development.



The *policies* outlined below are intended to reduce conflicting land uses within the entire County's rural area while providing a variety of rural densities, protecting open spaces, and insuring that appropriate services and facilities are provided for rural developed environments.

**RR-P8:** Incentive-based land use strategies will be examined and adopted to encourage land uses which are compatible to the rural environment.

**RR-P9:** Encourage development activities and establish development standards which enhance or result in the preservation of rural lands.

**RR-P10:** 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-P11:** 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-P12:** Set allowed densities based on the available water resources and reserve adequate resources to support the Kittitas County's economic base, including agriculture.

**RR-P13:** 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.

**RP-14:** 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.

**RP-15:** 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-P16:** 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-P17:** 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-P18:** Buffer standards and regulations should continue to be developed that will be used between incompatible rural uses.

**RR-P17:** Cottage and home occupations 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-P18:** Future "General Commercial" zones will not be allowed outside Urban Growth Areas and LAMIRDs.

**RR-P19:** 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-P20:** Residential and commercial buildings outside Type 1 LAMIRDs will be located in areas buffered by vegetation to maintain Kittitas County's historic rural character.

**RR-P21:** 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.

**RR-P22:** Provisions will be made for roadside stands, farmers' markets, "U-pick," and customer share cropping operations.



#### 8.4.4 Rural Designations

Rural Lands are divided by function of the uses intended. The purpose of placing certain lands in these land use designations is to accommodate these various functions. The following *goals* are intended to guide the designation of rural lands:

**RR-G12:** Permit residential development in rural areas which enhance and protect rural character.

**RR-G13:** Preserve and protect non-resource forests and agriculture lands which are dominant in Kittitas County.

**RR-G14:** Provide opportunity for development for recreational purposes which are consistent with rural character and protect public health and safety.

**RR-G15:** Provide opportunity for limited development of rural community.

#### 8.4.5 Rural Land Use Descriptions

Rural areas provide a choice in living environments through a mix of large lots and existing smaller lots in rural centers and Limited Areas of More Intensive Rural Development (LAMIRDs).

Table 8-1 identifies the Rural Land Use designations within the Kittitas County rural areas and corresponding zoning classifications. The table also displays the estimated acreages of each designation and classification determined by the Geographic Information System (GIS) of the County. The land use designations are limited in number to reflect the functions within the rural areas of the County.

Four land use designations have been identified within the Rural Land Use Plan. **Rural Residential** lands are those which are adjacent or near UGAs or LAMIRDs. They generally have a lower population density than urban areas but higher than most rural areas. A limited level of government services usually exists, and they are often inside Fire Districts and are outside flood areas and most hazard areas. Rural Residential lands are characterized by activities generally associated with small-scale farms, dispersed single-family homes, and some types of recreational uses and open spaces. Lands are typically too far from the urban area to enable cost-effective provision of public services, and the typical uses do not require urban services.



The second rural designation within the Plan is the *Rural Working* lands. Uses within this designation generally encourage farming, ranching and storage of agriculture products, and some commercial and industrial uses compatible with the rural environment and supporting agriculture and/or forest activities. Areas in this designation often have low population densities with larger parcel sizes compared to Rural Residential areas. Agriculture and forestry activities are generally less in scope than in the Resource lands.

*Rural Recreation* is the third land use designation. These lands often include scenic roadways, vistas, ski and hiking areas, and recreational and seasonal recreation residences. They include resort activities and provide limited commercial services to tourists and seasonal residents where rural character is preserved. Rural Recreation lands may be located in flood or other hazard areas where fishing and outdoor activities are prevalent.

The final rural lands designation is *Limited Areas of More Intensive Rural Development*, or *LAMIRDs*. These areas are often small, rural communities where rural residents and others can gather, work, shop, entertain, and reside. Commercial and industrial development compatible with rural character may continue to locate and prosper in rural areas under limited conditions. LAMIRDs are typically areas that were developed prior to the enactment of the Growth Management Act.

Zone classifications shown in **Table 8-1** outline the zones designed to achieve the goals and policies outlined in the designations. There are relatively few classifications within the Rural Residential and Rural Working lands. Most zoning classifications exist within the LAMIRDs since they allow a broader and more intense mix of uses.

## *Rural Residential*

Following are the goals of the Rural Residential designation:

**RR-G16:** Allow for residential opportunity with rural character and a variety of densities outside UGAs without population expecting all urban services.

**RR-G17:** Generally, provide services supporting rural development and lower population densities.

**RR-G18:** Designate areas where lots are generally less than 10 acres in size and have a common land use pattern.

**RR-G19:** Permit siting in areas generally without commercial activity.

**RR-G20:** Protect residential activities from flooding areas and natural hazard areas.

**RR-G21:** Preserve views of open space while providing opportunity for variety of rural densities.

The following are policies for activities on Rural Residential lands:

**RR-P23:** 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-P24:** Residential development near water will limit impervious surfaces to the size necessary to conduct the allowed use proposed on the site.

**RR-P25:** New rural residential development shall provide adequate water for domestic use.

**RR-P26:** 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-P27:** 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-P28:** 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 will not be allowed to expand into adjacent Rural Lands.

**RR-P29:** Essential public facilities as defined in RCW 36.70A.200 shall be allowed located in rural lands when:

- The nature of the facility requires spaces for operation not commonly found in UGAs
- Can be self-supporting and not depend upon services of municipalities

**Table 8-1 Rural Land Use Designations, Corresponding Zoning Classifications and Acreages**

Type of Land Use	Land Use	Use Intensity	Description	Acres	Zoning Classification	Acres <sup>1</sup>
Resource	Commercial Agriculture	Resource Lands	Agricultural lands of long-term commercial significance	289,515.8	Commercial Agriculture	289,515.8
	Commercial Forest	Resource Lands	Forest lands of long-term commercial significance	800,275.0	Commercial Forest	800,275.0
	Mineral Lands	Resource Lands	Mineral lands of long-term commercial significance	5,690.7	Zoning Classification Varies <sup>2</sup>	5,690.7
<b>Section Total:</b>						<b>1,095,481.5</b>
Rural	Rural Working	Low	Supports Ag, Timber and Mineral uses not in resource lands	328,754.3	Agriculture 20	111,226.4
					Forest and Range	217,527.9
	Rural Residential	Moderate	Residential opportunities with rural character outside of UGAs and LAMIRDS	29,900.9	Agriculture 5	11,921.6
					Rural 5	17,936.5
					General Commercial	0.7
					Planned Unit Development	42.1
	Rural Recreation	Moderate	Activities to support and enhance recreational opportunities	10,461.9	General Commercial	22.0
					Master Planned Resort	6,444.5
					Planned Unit Development	363.8
	LAMIRD	More Intense	Non-incorporated urban like development	1,210.4	Rural Recreation	3,681.7
					Agriculture 20	28.3
					Agriculture 3	42.4
					Forest and Range	77.6
					General Commercial	194.2
					General Industrial	4.7
Highway Commercial					45.2	
Light Industrial					36.3	
Limited Commercial					13.6	
Planned Unit Development					218.0	
Residential	412.3					
Residential 2	41.8					
Rural 3	42.4					
Rural 5	53.6					
<b>Section Total:</b>						<b>370,327.6</b>
<b>County Total:</b>				<b>1,465,809.1</b>	<b>1,465,809.1</b>	

<sup>1</sup> Acreages are approximate.

Note: The totals in this table are subject to change based on improved accuracy of GIS shapefiles and assessor's information.



- Operational needs require use of rural lands

Operation of such facilities will not affect the activity or nature of rural lands.

**RR-P30:** 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 fish & wildlife habitat and migration corridors.

**RR-P31:** County restrictions on free-running dogs shall be developed and enforced.

**RR-P32:** Residential uses, where permitted, shall be located where farming and forestry activities and opportunities are not negatively impacted.

**RR-P33:** Residences will be located to create the least interference with the movement of farm vehicles and farmlands.

**RR-P34:** 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-P35:** Cluster residential development in forested areas will be sited to maintain visual compatibility with the surrounding landscape and to limit the removal of natural vegetation and trees.

**RR-P36:** Planned Unit Developments (PUD) in rural areas will only be established where such developments will not result in high density environments which require urban services and reduce maintenance of rural character.

**RR-P37:** Innovative housing developments which preserve rural character will be encouraged.

**RR-P38:** 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-39:** 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.

### *Rural Working*

Following are the goals pertaining to the designation of Rural Working lands:

**RR-G22:** Provide preservation of agriculture activities where producers can live and work on their own lands separate from Resource Lands.

**RR-G23:** Support the continuation, whenever possible, of agriculture, timber and mineral uses on lands not designated for long-term commercial significance.



**RR-G24:** Provide some buffer between rural residential lands and resource lands.

**RR-G25:** Provide areas of low intensity land use activities within the agriculture and forest activities.

The following are policies for activities on Rural Working lands:

**RR-P40:** 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-P41:** Right to farm ordinances will continue and new ordinances achieving the objective will be researched.

**RR-P42:** Irrigation delivery facilities should be managed and maintained to facilitate the unimpeded delivery of water to agricultural lands.

**RR-P43:** 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-P44:** Planned Unit Developments (PUD) should be prohibited in Rural Working land zones.

**RR-P45:** Commercial/Industrial development in Rural Working lands shall be compatible to the rural environment, and must be developed as determined necessary to not significantly impact surface and groundwater.

**RR-P46:** 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-P47:** Kittitas County will continue to research innovative incentive-based strategies – including tax incentives - that encourage and support farming activity.

**RR-P48:** Kittitas County will encourage voluntary farm conservation and agriculture preservation activities, and support activities engaged in agriculture preservation.

**RR-P49:** 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-P50:** Open ranges are a resource land not subject to nuisance complaints due to residential activity.

**RR-P51:** Where proposed residential development is determined in conflict with natural resource activities, all mitigation measures to make the development compatible with the activities shall be completed and cost borne by the developer.

#### *Liberty Historic District*

The Liberty Historic District is an historic mining town recognized by the National Register of Historic Places. Development in this district is subject to the Historic District Overlay Zone.

#### Liberty Historic Land Use Issues and Concerns:

- 1) The Liberty Historic District is a nationally designated historic district in the County.
- 2) The surrounding forested lands around Liberty are important to the natural historic character of the town site, including the four privately owned parcels.
- 3) The designation of the Liberty townsite as a special historical suburban classification would require the development of a community water system.
- 4) Liberty has a small finite number of buildable lots.

**RR-P52:** 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-P53:** Future development in the historic district shall be primarily residential and be consistent with any existing or new design review standards.

#### *Rural Recreation*

Following are the goals pertaining to the Rural Recreation designation:

**RR-G26:** Maintain and enhance the extraordinary and expansive recreational opportunities in Kittitas County.

**RR-G27:** Provide safe opportunities to develop public and private recreational spaces while preserving rural character.

**RR-G28:** Increase rural tourist and rural recreational spaces while maintaining environments characteristic to rural areas.

**RR-G29:** Allow for and encourage commercial activities characteristic to recreational activity while maintaining rural character.

Substantial amounts of recreation lands in this County are owned by the public and private parties. These provide more than ample opportunities for water recreation, hunting, fishing, camping, hiking, trail riding, winter recreation and wildlife viewing. In addition to publicly-owned areas, many private businesses cater to the public in providing skiing, golfing, camping and trail riding on private lands.

Rural recreation in Kittitas County is also largely provided in the form of recreational residences, primarily in the upper western area of the County. These developments are often "second homes" for persons living in other parts of the State. These recreational residences are a significant contributor to the County's economy.



This Element of the Plan addresses the policies for these existing and future seasonal and full-time residential structures.

The County and the various cities have different roles regarding public and private recreation. Rural residents, with their larger acreage home sites, do not depend upon the neighborhood parks popular in cities to the same extent as the urban population. The residents of the County, as well as others throughout the State and Nation, depend upon the massive trail systems which provide hiking, horse riding, biking, and other exclusive recreational opportunities throughout the year.

The distribution of a wide variety of recreation areas over such a large expanse impacts County roads and public safety agencies. Kittitas County is a recreation destination for many out-of-County tourists, and while this benefits local businesses, it also increases the County's recreation related expenditures. Maintaining recreational lands access and safety, and the County's existing recreation facilities should be a key focus.

Following are the policies for activities on Rural Recreation lands.

**RR-P54:** Convenience and motorist services, when permitted near highway, freeway and major arterial intersections, shall be designed to be compatible with surrounding rural character.

**RR-P55:** The County should seek financial support from State and federal agencies to assist in providing for recreational area access and safety.

**RR-P56:** 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-P57:** Commercial service proposals in Rural Recreation areas shall have provisions within any conditional use decisions to assure compatibility with adjacent rural environments.

**RR-P58:** Developers should be required 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-P59:** Rural recreation development should be promoted 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-P60:** Consider incentive programs that create active and passive open space.

**RR-P61:** 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-P62:** International Wildland-Urban Interface Code should be enforced when approving a recreational residential structure for greatest protection of life and property.

**RR-P63:** Specific natural hazards in rural recreation areas shall be considered before creation of habitable or residential structure.

### *Master Planned Resorts*

The Master Planned Resort (MPR) designation applies to those lands that comprise a self-contained and fully integrated planned unit development. MPRs are typically destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreational facilities. A MPR may also include residential uses within its boundaries, but only if the residential uses are integrated into and support the on-site recreational nature of the resort. A MPR may constitute urban growth outside of urban areas as limited by these policies.

Kittitas County has a wide range of natural features, including climate, vegetation, water, resources, scenic qualities, cultural, and geological features, which are desirable for a wide range of recreational users to enjoy. MPRs offer an opportunity to utilize these special features for enjoyment and recreational use. MPRs can bring significant economic diversification and benefits to communities, while at the same time enhancing environmental values. MPRs can address these unique opportunities while maximizing retention of environmental features, critical habitats, resource lands, and other critical features. MPRs can be located and planned in ways that do not detrimentally affect projected growth scenarios in urban growth areas and limited areas of more intense rural development (LAMIRDs). MPRs should be designed to stand alone, by not requiring adjacent areas to develop land uses to support the resort use. Recognizing these factors, policies guiding the location and development of MPRs must consider varied and unique criteria.

MPRs may be approved in the County in accordance with: (1) RCW 36.70A.360 or .362 Master planned resorts, as amended; (2) County Comprehensive Plan policies; and (3) County Development Regulations. For general guidance purposes, the County MPR policies rely upon the June 1994 "Master Planned Resorts Draft Comprehensive Plan Policy Guidance" prepared by the Washington State Department of Community, Trade and Economic Development Task Force.

Following are the policies pertaining to Master Planned Resorts in Rural Areas:

**RR-P64:** MPRs should have a thorough review process prior to being located or designated and such review process should be phased, consistent, specific, and timely.

**RR-P65:** A MPR will be planned and designed by looking at the entire site or area and adjacent lands and communities.

**RR-P66:** 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-P67:** 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-P68:** 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-P69:** A MPR should be physically and, for the most part, visually separated from the nearest developed area.

**RR-P70:** 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-P71:** 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.

**RR-P72:** 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-P73:** 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-P74:** A design theme for a MPR may be appropriate but is not required. However, multiple discordant themes should be avoided.

**RR-P75:** Natural and man-made recreational facilities and opportunities shall be the central focus of a MPR.

**RR-P76:** Recreational facilities will be included with initial development phases of a MPR.

**RR-P77:** Recreational facilities and visitor accommodations should be phased along with other types of development within a MPR.

**RR-P78:** A MPR will 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.

**RR-P79:** A MPR will 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.

**RR-P80:** Short-term visitor accommodations should constitute more than fifty percent (50%) of all resort accommodation units.

**RR-P81:** Short-term visitor accommodations, such as hotel rooms, should be included with the first and initial phases of a MPR development.

**RR-P82:** 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.

**RR-P83:** 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.

**RR-P84:** 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-P85:** A full-range of commercial services should only be provided within the urban growth areas of the surrounding region.

**RR-P86:** 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.

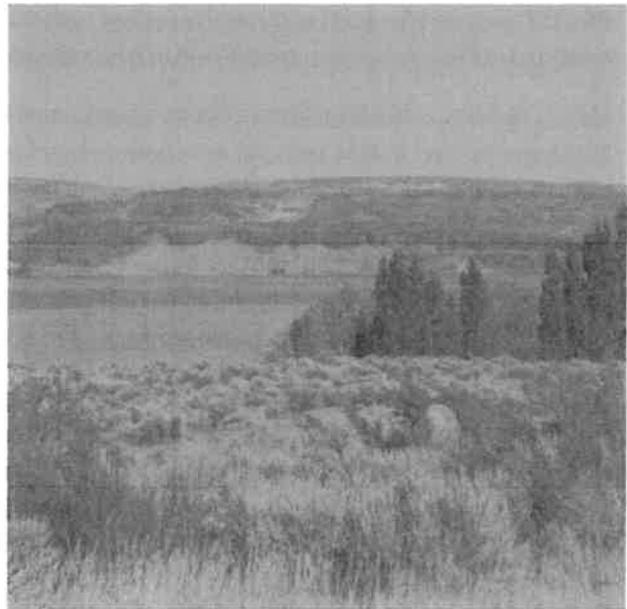
**RR-P87:** MPR community sewer, water and stormwater facilities (including associated treatment facilities) will be provided on-site and should be limited to meeting the needs of the MPR.

**RR-P88:** 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-P89:** 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-P90:** Construction of a MPR and all necessary on-site and off-site capital facilities and utilities infrastructure will be concurrent, but may be provided in phases to meet the needs of development phases as constructed and utilized.

**RR-P91:** Impacts to public services should be fully reviewed and fair and proportionate mitigation provided by the MPR.



**RR-P92:** 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-P93:** 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-P94:** At all times, MPR road standards will meet the minimum safety standards adopted by the County Fire Marshal.

**RR-P95:** 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-P96:** Traffic impacts of the MPR, on-site and between the MPR and nearby areas of interest, should be mitigated by appropriate measures, e.g., transit/shuttle services, pedestrian and bicycle trails, etc.

**RR-P97:** All external road connection points with the MPR should be determined through review agreements with affected agencies and local governments in the region.

#### *Limited Areas of More Intensive Rural Development (LAMIRDs)*

Following are the goals pertaining to Limited Areas of More Intensive Rural Development:

**RR-G30:** Establish areas of community pattern that accommodate community activities without having to incorporate

**RR-G31:** Provide opportunity for residential infill which provides a variety of housing and yet maintains rural character

**RR-G32:** Provide for rural community settings which do not require urban level services and maintain existing rural development patterns that have existed for long periods

Many counties, including Kittitas County, contain historical rural settlements that pre-date the Growth Management Act (GMA) and that are characterized by higher density development and economic activity than the surrounding rural area. These areas may provide rural community identity, residential neighborhoods and goods and services, or provide rural employment opportunities. These are areas designated "Limited Area of More Intensive Rural Development" LAMIRD designation and is an optional tool provided by the GMA that is intended to recognize these pre-existing development patterns; provide for limited infill, development or redevelopment; and allow for necessary public services to serve the LAMIRD.

To be consistent with the requirements of the GMA, designated LAMIRDs must have clearly identifiable and logical outer boundaries delineated predominately by the built environment and/or physical boundaries, such as bodies of water, streets and highways, and land forms and contours. Although new development and redevelopment is allowed, development cannot extend beyond the established boundary and contribute to a new pattern of low density sprawl. Public facilities and services provided to LAMIRDs must not permit low density sprawl.

The “Limited Area of More Intensive Rural Development” (LAMIRD) designation has been assigned to Snoqualmie Pass, Easton, Ronald, Thorp, and Vantage. Other un-incorporated communities presumably designated as rural areas include: Liberty, Thrall, Lauderdale, Sunlight Waters, Fairview, Denmark, Badger Pocket, Elk Heights, Teanaway, Reecer Creek, and Sky Meadows, as well as others.

Based on the LAMIRD types established in RCW 36.70A.070(5), Kittitas County establishes three categories of LAMIRD designations. These are:

- *Rural Activity Center*– Rural development consisting of infill, development, or redevelopment of existing commercial, industrial, residential, or mixed-use areas, whether characterized as shoreline development, villages, hamlets, rural activity centers, or crossroads developments.
- *Rural Recreational Center*– Intensification of development on lots containing, or new development of, small-scale recreational or tourist uses that rely on a rural location and setting, but do not include new residential development.
- *Rural Employment Center*– Intensification of development on lots containing isolated nonresidential uses or new development of isolated small-scale businesses that are not principally designed to serve the rural area, but do provide job opportunities for rural residents.

The following policies provide guidance for designation and development within LAMIRDS generally, as well as more specific guidance for each type of LAMIRD.

**RR-P98:** The County should allow for designation of LAMIRDs in the rural area, consistent with the requirements of the GMA.

**RR-P99:** The following factors should be considered when 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-P100:** Once boundaries are established, geographic expansion will not be 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-P101:** Allow inclusion of undeveloped land in LAMIRDs for limited infill, development or redevelopment when consistent with rural provisions of the Growth Management Act.

**RR-P102:** Require that development or redevelopment harmonize with the rural character of the surrounding areas.

**RR-P103:** 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-P104:** Development densities, intensities or uses that require urban level of services should not be allowed.

**RR-P105:** Continue to protect the long-term viability of designated forest, mineral and agricultural resource lands.

**RR-P106:** Strip commercial development along State and County roads will not be permitted in any LAMIRD.

## **8.5 RESOURCE LANDS**

Kittitas County has utilized the standards set forth in RCW 36.70A.170 to designate resource lands, which may not currently be characterized by urban growth and must have long term commercial significance. In using these criteria, Kittitas County relied on the definitions found in RCW 36.70A.030 relative to resource lands, and to designates these lands into three categories: lands of commercial agriculture, lands of commercial forest and mineral resource lands.

A large portion of Kittitas County contains forested lands. Of these lands, 800,380 acres have been designated as forestlands of long-term commercial significance and are designated "Commercial Forest" lands within the Plan. Furthermore, 286,000 acres of the valley floor's agricultural land has been designated as "Commercial Agriculture" since it is agricultural land of long-term commercial significance. "Mineral" resource lands of long-term commercial significance have also been designated.

### **8.5.1 Planning of Resource Lands**

As provided in the GMA, a primary purpose of this Rural and Resource Lands chapter is to implement a combination of techniques to preserve resource lands. In addition to the traditional large-lot zoning categories that limit the density of development and restrict or prohibit inappropriate uses of resource lands, Kittitas County is committed to implementing innovative land use management techniques in resource lands as permitted by the Growth Management Act including, but not limited to, transfer of development rights and conservation platting.

Such innovative techniques that allow development on one portion of land while leaving the remainder in resource or open space use will be carefully created in regulations to preserve and protect resource lands. Such innovative development activity will be properly managed and designed to assure conservation of resource lands and to encourage the continuation of the predominant agricultural and resource based economy of Kittitas County.

Commercial Agriculture lands are those that have been identified as lands with soils and location characteristics that suggest that they will be used for commercial agriculture use in perpetuity and are

considered a resource to the economy. Commercial Forest lands are those that have been identified as areas where logging has been the main source of activity in the past and where such lands can or will be preserved for that resource and activities associated with forests. Mineral lands that have long-term significance for extraction of minerals allow for the extraction of mineral resources, and occur in various zones.

Following are general policies for all Resource lands in Kittitas County.

**RR-P107:** 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-P108:** 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-P109:** Kittitas County will continue to research innovative incentive-based ordinances that encourage and preserve resource land activity.

**RR-P110:** Open ranges are a resource land not subject to nuisance complaints due to residential activity

**RR-P111:** The County should research tax incentives that encourage the establishment and continuance of resource land protection and preservation.

**RR-P112:** 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-P113:** Forest land and agricultural land located within UGAs should not be designated by a county or a city as forest land or agricultural land of long-term commercial significance, unless the city or county has enacted a program authorizing transfer or purchase of development rights.

**RR-P114:** Lands designated commercial agriculture or commercial forest lands should not be used to expand an urban growth area or designated as future urban growth expansion areas.

**RR-P115:** Ongoing agriculture and forestry activities in rural working and resource lands should not be unduly restricted by development regulations.

### 8.5.2 Commercial Agriculture Land Use

The purpose and intent of this designation is to comply with the requirements of the GMA to guide adoption of regulations which assure that use of lands adjacent to agricultural lands of long term significance will not interfere with continued use of that land for agricultural purposes [RCW 36.70A.060]. In classifying and conserving the agriculture resource lands in Kittitas County, it has considered the minimum guidelines found in WAC 365-190 including:

- Lands not characterized by urban growth;
- Lands capable of being used for agricultural production based primarily on physical and geographic characteristics;



- Lands having long-term significance for agriculture which takes into account, among other things, the proximity to urban growth areas, public facilities and services, intensity of nearby uses and other things which might contribute to potential revision of use based upon marketing factors.

It is the County's intent to meet these agricultural resource requirements by establishing a "Commercial Agricultural" designation. Based on the review criteria established by Kittitas County, land located in the Commercial Agricultural Zone has been formally designated as "Agricultural Lands of Long-term Commercial Significance."

### *Comprehensive Plan Goals Regarding Designation of Agricultural Lands of Long-Term Commercial Significance*

For purposes of designating Agricultural Lands of Long-Term Commercial Significance, and in considering any request for de-designation of such lands, Kittitas County has identified the following criteria:

### *Designation and De-designation of Agricultural Lands of Long-Term Commercial Significance*

The purpose of this section is to identify the goals and policies in Kittitas County necessary to implement Goal 8 (RCW 36.70A.020(8)) of the GMA concerning Agricultural Lands of Long-Term Commercial Significance.

(8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agriculture, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

All decisions dealing with the designation or de-designation of Agricultural Lands of Long-Term Commercial Significance shall be in support of that goal.

#### *1. Definitions.*

The County adopts and shall utilize the following definitions and considerations:

"Agricultural land" means land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees subject to the excise tax imposed under RCW 84.33.100 through 84.33.140, finfish in upland hatcheries, or livestock, and that has long-term commercial significance for agricultural production.<sup>7</sup>



<sup>7</sup> RCW 84.33.100 through 84.33.118 were repealed or decodified by 2001 c 249 §§ 15 and 16. RCW 84.33.120 was repealed by 2001 c 249 § 16 and by 2003 c 170 § 7.

“Long-term commercial significance” includes the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land’s proximity to population areas, and the possibility of more intense uses of the land.

In determining “the combined effects of proximity to population areas and the possibility of more intense uses of the land” upon agricultural lands, the County shall consider: (a) the availability of public facilities; (b) tax status; (c) the availability of public services; (d) relationship or proximity to urban growth areas; (e) predominant parcel size; (f) land use settlement patterns and their compatibility with agricultural practices; (g) intensity of nearby land uses; (h) history of land development permits issued nearby; (i) land values under alternative uses; and (j) proximity of markets.

### *2. Designation Criteria.*

In order to be designated Agricultural Lands of Long-Term Commercial Significance in Kittitas County, the land must: (1) not be characterized by urban growth; (2) be primarily devoted to agriculture, and (3) have long-term significance for agriculture.

Land shall be designated Agricultural Lands of Long-Term Commercial Significance (referred to as Commercial Agricultural Lands in the Kittitas County Code) in accordance with the designation criteria and considerations set forth herein.

- A. **Land Grade Consideration.** Agricultural Lands of Long-Term Commercial Significance shall be prime and unique farmland soils as mapped by the United States Department of Agriculture Natural Resources Conservation Service and considered capable of agricultural use according to land capability criteria in Agriculture Handbook No. 210 or successor guide adopted by the federal agency.
- B. **Other consideration.** In determining whether land should be designated as Agricultural Land of Long-Term Commercial Significance, the County may also consider the needs and nature of the agricultural industry.
- C. **Designation.** Upon a determination that a tract qualifies as Agricultural Lands of Long-Term Commercial Significance (referred to as Commercial Agricultural Lands in the Kittitas County Code) under the definitions and considerations noted above, such lands shall be so mapped in the Comprehensive Land Use Plan map of Kittitas County and shall be zoned Commercial Agricultural lands under Kittitas County zoning code, section KCC 17.31. The County’s Commercial Agricultural zoning code, KCC 17.31, shall control uses, maintenance and enhancement of the agricultural industry and conserve productive agricultural lands consistent with the needs and best practices of the industry. Lands presently mapped as “commercial agriculture” shall retain that designation unless a specific de-designation request is filed by the owner for a review under the guidelines of this Ordinance.

### *3. De-designation criteria.*

- A. **Definitions.** De-designation is a change of land classification from Agricultural Lands of Long-Term Commercial Significance to another GMA classification.
- B. **De-designation Criteria.** The considerations and criteria for de-designation are the same as the considerations and criteria for designation identified in sections 1 and 2 above. De-designation



requests may be initiated by the County or by individuals based on a request to consider (1) a mistake in the original designation or (2) that factors leading to the original designation have changed, rendering the site inappropriate for long-term commercially significant agricultural land designation.

- C. A de-designation request shall provide a legal description of the property subject to the request and map showing the agricultural land grades listed above for the property. The request shall specifically address each of the factors above deemed pertinent to the consideration of designation and de-designation.

#### *4. Applications and Processing.*

- A. Applications for the designation of Agricultural Lands of Long-Term Commercial Significance shall be docketed with the planning department for annual consideration by the Kittitas County Planning Commissioners and Board of County Commissioners as a change to the County comprehensive plan and map in accordance with Chapter 15.B of the Kittitas County Code. Applications for de-designations of Agricultural Lands of Long-Term Commercial Significance must be accompanied, and processed along with, a specific development application.
- B. In determining a request to designate or de-designate Agricultural Land of Long-Term Commercial Significance, the County may consider the needs and nature of the agriculture industry (*Lewis County v. Western Washington Growth Management Hearings Bd.*, 157 Wn.2d 488, 139 P.3d 1096 (2006)).
- C. In considering a request for de-designation, the County shall make the same considerations as in designating lands under the provisions of Section 2 above (*City of Redmond v. Central Puget Sound Growth Management Hearings Board*, 116 Wn. App. 48, 65 P.3d 337 (2003) (Benaroya II)).
- D. In addition to such considerations as may be undertaken by the County under these provisions, the County shall address in writing: (1) the factors that warrant the designation or de-designation, and (2) how the action meets the objectives of Goal 8 of GMA (RCW 36.70A.020(8)) to maintain and enhance a productive agriculture industry and to encourage the conservation of productive agricultural lands and to discourage incompatible uses when making a decision on designation or de-designation of Agricultural Lands of Long-Term Commercial Significance.

Following are policies to protect and ensure continued employment of Commercial Agricultural land use.

**RR-P116:** The County will oppose laws and regulations which restrict agriculture and support laws and regulations which enhance agriculture.

**RR-P117:** The County should 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:

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

**RR-P118:** Continue and expand support for right-to-farm ordinances.

**RR-P119:** The County should promote the preservation of agricultural activities through programs that encourage long-term ownership and production on agricultural lands.

**RR-P120:** 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-P121:** The County should encourage development projects whose outcome will be the significant conservation of farmlands.

**RR-P122:** The County should identify and designate agriculture transportation corridors that facilitate farm use.

**RR-P123:** The County should participate 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-P124:** The County should look into additional tax incentives to retain productive agricultural lands.

**RR-P125:** The County should 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-P126:** Current agricultural uses in urban residential areas should continue to be allowed as the lands transition to urban residential uses.

**RR-P127:** The County should provide for flexible use of agricultural lands that are located in areas with limited or no irrigation.

**RR-P128:** The County will continue to support development and implementation of the Yakima Basin Integrated Management Plan to support water supply for agricultural lands.

#### *Incentives for Commercial Agriculture Land Use*

It is the policy of Kittitas County to encourage and support agricultural uses of lands within the Commercial Agricultural designation. The County will continue to explore additional incentives for conserving both rural and resource lands. These incentives may be developed through the Kittitas County Comprehensive Plan and subsequent implementation mechanisms.

**RR-P129:** The County should establish an agricultural advisory commission to advise the BOCC on agricultural issues.



**RR-P130:** The County should develop incentives for farming and ranching to continue as significant land uses, for example, innovative cluster platting, transfer of development rights, and planned unit developments, and agricultural commercial binding site plan for agriculture-supporting uses.

**RR-P131:** The County should work with landowners to ensure waters in naturally occurring ponds and springs (with no surface connection to a stream) are retained for stock water uses when they are on or adjacent to lands used as pasture or range for livestock.

**RR-P132:** Where appropriate, Kittitas County will exert its influence to help provide the delivery of water to all lands within the County.

**RR-P133:** Encourage all development to incorporate drought tolerant or native vegetation as a major component of their landscaping plan (i.e. xeriscaping)

**RR-P134:** 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-P135:** 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)

### 8.5.3 Commercial Forest Land Use

Commercial forestland, approximately 800,380 acres, claims approximately half of the Kittitas County land area. A checkerboard pattern of private, State, and federal land ownerships characterizes the County forests. 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.

Traditionally forestlands in the County contributed regional economic value by providing employment and income from resource management, which includes: harvesting, fishing, hunting, mining, grazing and recreation. Even though revenue has diminished from forest products, it is recognized that forestlands provide other public benefits and values such as: watersheds, wildlife and fish habitat. It is recognized that the designation "Commercial Forest Lands" has been used to encompass all forested lands that do provide a variety of public benefits including non-productive and high elevation lands within ownerships.

It is clear that the Legislature intended that counties planning under the GMA should consider land characteristics and economic factors when designating commercial forest lands. As stated by the Washington Supreme Court, "the GMA is not intended to trap anyone in economic failure." *Lewis County v. Western Washington Growth Management Hearings Board*, 157 Wash.2d 488, 505 (2006).

For purposes of designating Forest Lands of Long-Term Commercial Significance, and in considering any request for de-designation of such lands, Kittitas County has identified the following criteria.

### *Designation and De-designation of Forest Lands of Long-Term Commercial Significance*

The purpose of this section is to identify the goals and policies in Kittitas County necessary to implement Goal 8 of the GMA concerning Forest Lands of Long-Term Commercial Significance:

(8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

All decisions dealing with the designation or de-designation of forest resource lands shall be in support of that goal.

#### *1. Definitions.*

The County adopts and shall utilize the following definitions and considerations:

- A. "Forest land" means land primarily devoted to growing trees for long-term commercial timber production on land that can be economically and practically managed for such production, including Christmas trees subject to the excise tax imposed under RCW 84.33.100 through 84.33.140, and that has long-term commercial significance.<sup>8</sup>
- B. "Long-term commercial significance" includes the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land.
- C. In determining whether forest land is "primarily devoted to growing trees for long-term commercial timber production on land that can be economically and practically managed for such production," the following factors shall be considered: (a) The proximity of the land to urban, suburban, and rural settlements; (b) surrounding parcel size and the compatibility and intensity of adjacent and nearby land uses; (c) long-term local economic conditions that affect the ability to manage for timber production; and (d) the availability of public facilities and services conducive to conversion of forest land to other uses.

#### *2. Designation Criteria.*

In order to be designated Forest Lands of Long-Term Commercial Significance in Kittitas County, the land must: (1) not be characterized by urban growth; (2) be primarily devoted to the growing of trees for long-term commercial timber production on land that can be economically and practically managed for such production, and (3) have long-term significance for the commercial production of timber.

Land shall be designated Forest Lands of Long-Term Commercial Significance (referred to as Commercial Forest Lands in the Kittitas County Code) in accordance with the designation criteria and considerations set forth herein.

- A. Land Grade Consideration. In Kittitas County, the most common tree species are ponderosa pine and dry mixed conifer, including Douglas fir. Most of the forest lands in Kittitas County are composed of

<sup>8</sup> RCW 84.33.100 through 84.33.118 were repealed or decodified by 2001 c 249 §§ 15 and 16. RCW 84.33.120 was repealed by 2001 c 249 § 16 and by 2003 c 170 § 7.



land grades 4 and 5 as mapped by the Department of Natural Resources. Forest Lands of Long-Term Commercial Significance shall include lands that have a predominance of land grades 3-6 (i.e., more than 60% of the site has requisite land grade) as defined in WAC 458-40-530.

- B. **Other Mandatory Factors.** In the designation of Forest Lands of Long-Term Commercial Significance, the County shall also consider and address in writing the effects of proximity to population areas and the possibility of more intense uses of the subject land as indicated by (WAC 365-190-060):
- 1) The availability of public services and facilities conducive to the conversion of forest land.
  - 2) The proximity of forest land to urban and suburban areas and rural settlements: Forest lands of long-term commercial significance are located outside the urban and suburban areas and rural settlements.
  - 3) The size of the parcels: Forest lands consist of predominantly large parcels.
  - 4) The compatibility and intensity of adjacent and nearby land use and settlement patterns with forest lands of long-term commercial significance.
  - 5) Property tax classification: Property is assessed as open space or forest land pursuant to chapter 84.33 or 84.34 RCW.
  - 6) Local economic conditions which affect the ability to manage timberlands for long-term commercial production.
  - 7) History of land development permits issued nearby.
- C. **Other considerations.** In determining whether land should be designated as Forest Land of Long-Term Commercial Significance, the County may also consider the needs and nature of the timber industry.
- D. **Designation.** Upon a determination that a tract qualifies as Forest Lands of Long-Term Commercial Significance (denominated Commercial Forest Lands in the Kittitas County Code) under the definitions and considerations noted above, such lands shall be so mapped in the Comprehensive Land Use Plan map of Kittitas County and shall be zoned Commercial Forest lands under Kittitas County zoning code, section KCC 17.57. The County's Commercial Forest zoning code, KCC 17.57, shall control uses, maintenance and enhancement of the forest products industry and conserve productive forest lands consistent with the needs and best practices of the industry. Lands presently mapped as "commercial forest" shall retain that designation unless a specific de-designation request is filed by the owner for a review under the guidelines of this Ordinance.

### *3. De-designation Criteria.*

- A. **Definitions.** De-designation is a change of land classification from Forest Lands of Long-Term Commercial Significance to another GMA classification.
- B. **De-designation Criteria.** The considerations and criteria for de-designation are the same as the considerations and criteria for designation identified in sections 1 and 2 above. De-designation requests may be initiated by the County or by individuals based on a request to consider (1) a mistake in the original designation or (2) that factors leading to the original designation have changed, rendering the site inappropriate for long-term commercially significant forest land designation.
- C. A de-designation request shall provide a legal description of the property subject to the request and map showing the forest land grades listed above for the property. The request shall specifically

address each of the factors above deemed pertinent to the consideration of designation and de-designation.

#### 4. *Applications and Processing.*

- A. Applications for the designation of Forest Lands of Long-Term Commercial Significance shall be docketed with the planning department for annual consideration by the Kittitas County Planning Commissioners and Board of County Commissioners as a change to the County comprehensive plan and map in accordance with Chapter 15.B of the Kittitas County Code. Applications for de-designations from Forest Lands of Long-Term Commercial Significance to another GMA designation may only be sought in conjunction with a specific development proposal.
- B. In determining a request to designate or de-designate Forest Land of Long-Term Commercial Significance, the County may consider the needs and nature of the timber industry (*Lewis County v. Western Washington Growth Management Hearings Bd.*, 157 Wn.2d 488, 139 P.3d 1096 (2006)).
- C. In considering a request for de-designation, the County shall make the same considerations as in designating lands under the provisions of Section 2 above (*City of Redmond v. Central Puget Sound Growth Management Hearings Board*, 116 Wn. App. 48, 65 P.3d 337 (2003) (Benaroya II)).
- D. In addition to such considerations as may be undertaken by the County under these provisions, the County shall address in writing: (1) all of the factors that warrant the designation or de-designation, and (2) how the action meets the objectives of Goal 8 of GMA (RCW 36.70A.020(8)) to maintain and enhance a productive timber industry, to encourage the conservation of productive forest lands and to discourage incompatible uses when making a decision on designation or de-designation of Forest Lands of Long-Term Commercial Significance.

Below are the policies for activities on Commercial Forest lands.

**RR-P136:** The County should promote active management of lands to create and maintain healthy forests through support of related infrastructure.

**RR-P137:** 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-P138:** 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-P139:** The County should 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-P140:** Resource activities performed in accordance with County, State and federal laws should not be subject to legal actions as public nuisances.



**RR-P141:** The County should 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-P142:** Kittitas County will support local forest landowners seeking regulatory relief in order to help them remain economically viable.

**RR-P143:** 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-P144:** 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-P145:** When appropriate, the County will encourage cluster developments on adjacent non-commercial forestlands so that open space buffers adjacent forestland from development.

**RR-P146:** Kittitas County will advocate active management of Federal and State forest lands to create and maintain healthy, fire-safe forests.

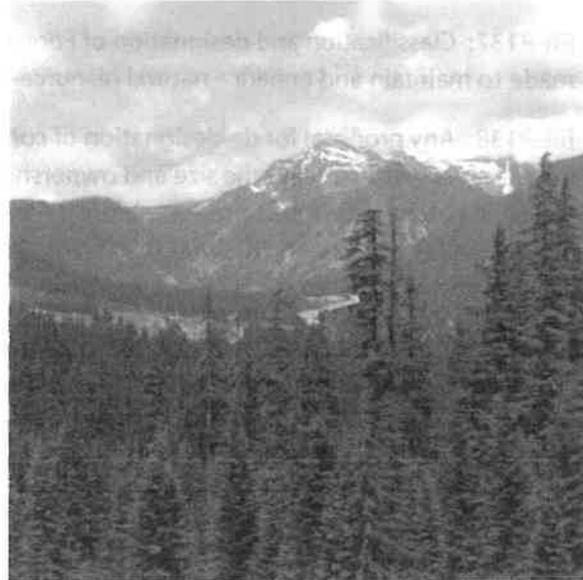
**RR-P147:** It is the policy of the County to encourage the continuation of commercial forest management by:

- 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-P148:** The County shall 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."

#### 8.5.4 Commercial Mineral Resource Lands

The Growth Management title of the Revised Code of Washington states that each County shall designate, where appropriate, "mineral resource lands that are not already characterized by urban growth and that have long-term significance for extraction of minerals"(RCW 36.70A.170). The Act defines minerals as sand, gravel and valuable metallic substances, and states that each County shall adopt development regulations to assure the conservation of mineral resource lands (RCW 36.70A.060).



In classifying mineral resource lands, Kittitas County shall identify and classify aggregate and mineral resource lands from which the extraction of minerals occurs or can be anticipated. Areas for sand, gravel and other metallic substances of long-term commercial significance shall be identified by the County. Proposed land uses within these areas designated as mineral resource lands may require special consideration to ensure future supply of aggregate and mineral resource material will be available.

Classification of mineral lands shall be based on geographic, environmental, and economic factors, existing land uses and land ownership. Kittitas County shall also consider the combined effects of proximity to population areas and the possibility of more intense uses of the lands as indicated by:

- a) General land use patterns in the area;
- b) The availability of utilities or public services;
- c) Relationship or proximity to urban growth area(s), which shall include areas of where historic growth has occurred
- d) Predominant surrounding parcel size, subdivision or zoning for urban or small lots, or land settlement patterns and their compatibility with mineral lands of long-term significance;
- e) Intensity of nearby land uses;
- f) History of land development, or permits issued nearby;
- g) Land values under alternative uses;
- h) Location of public roads, access or proximity to the point of use or markets;
- i) Availability and adequate water supplies;
- j) Physical and topographical characteristics of the mineral resource site;
- k) Depth of the resource;
- l) Depth of the overburden;
- m) Physical properties of the resource including quality and type;
- n) Life of the resource;
- o) Resource availability in the region;
- p) Long-term economic conditions which affect the ability to manage and/or maintain commercially viable mineral lands of long-term commercial significance, which should include consideration of the following market factors:
  - The location of manufacturing or processing facilities,
  - Equipment and transport costs,
  - Site productivity and production costs,
  - Taxes and administrative costs.

### *De-designation*

Kittitas County, hereby adopts the following provision with respect to de-designation of mineral resource land:

- 1) Change in circumstances pertaining to the comprehensive plan or public policy;
- 2) A change in circumstances beyond the control of the landowner pertaining to the subject property;
- 3) An error in designation; or
- 4) New information on natural resources land or critical area status.

In considering any one of these elements, the criteria for designation should additionally be considered.



Areas meeting the criteria for Mineral Lands of Long- Term Commercial Significance and classified as such, including future discoveries, are designated on the final Comprehensive Plan map and included in the final Comprehensive Plan. The map shows the location of Mineral Lands of Long-Term Significance and will be updated and amended as new mining sites, meeting the designation criteria, are approved.

**RR-P149:** The County should allow for extraction of mineral resources where such extraction does not significantly impact other natural resources.

**RR-P150:** 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-P151:** 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-P152:** The County shall 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-P153:** 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.

## EXHIBIT 5

### Question #9. d. How have conditions changed that warrant a comprehensive plan amendment?

Since the original decision to identify these lands as Rural Working Lands there has been substantial changes in the area that now makes these lands no longer fit the Rural Working lands designation. We are requesting a map change to Rural Residential lands because the following conditions have changed the use of the area:

First and foremost, the change of the newly adopted Rural Residential land use boundary that splits property. This change created navigational issues throughout the county codes for the applicant and for county staff to administer regulations consistently. For example, a parcel contains two land use designations, which in turns means that same parcel contains two different zoning designations. According to the Growth Management Act the development regulations are required to be consistent with your comprehensive plan designations. In this example there could be uses allowed on one part of the parcel and different uses allowed on the portion of the parcel. Therefore, this inadvertent change creating inconsistencies within the Kittitas County Comprehensive Plan and Development Regulations warrants that this proposal be approved and become consistent with the Growth Management Act.

Secondly, there has been major changes with regards to water rights. Kittitas County and in tandem with WA Dept. of Ecology and senior water right holders, have created a significant change in how one can obtain domestic water within Kittitas County. This was completed through new innovated water techniques such as County owned water banking, Kittitas County over the counter water program along with senior water holders creating their own water banks to serve specific areas. With these new changes in water the applicant will be provided domestic water from an existing community water system therefore eliminating the need to for individual wells used. The applicant also owns water rights that can be incorporated into the community water system for additional domestic use needs and therefore mitigating for future water needs.

Another major change has been the continued development of the surrounding and adjacent lands. As you can see from reviewing the parcel maps development of lots have basically surrounded the parcels within this proposal. To the north of this proposal, you have the Game Farm Plat that contains a more urban type of development consisting of 27 one-acre lots. To the east there are already 3 acre lots established, therefore not meeting the established rural density lot size of 5 acres. To the south there is a mixture of lots varying from 3 to 20 acres in size. Please note that the larger parcels in this southern area reflect roads accessing these lots and most likely planned for future development. To the west there is continued rural residential land consisting mainly of 3 acres. The change of continued development within this area and surrounding these proposed parcels have created a pocket (an island) of land that has become more difficult to farm, irrigate, run cattle on etc. These changes warrant the changes in land use designation from Rural Working Lands to Rural Residential Lands.

**RECEIVED**  
JUN 30 2022

Kittitas County CDS



### *Housing Availability*

In April of 2017, the Kittitas County Conference of Governments (COG) made a recommendation to the Board of County Commissioners to adopt Office of Financial Management (OFM) numbers and distribution of population projections through 2037. These projections are intended to guide in the development of the 2017 Kittitas County Comprehensive Plan. This recommendation included a population projection of 65,967 residents within Kittitas County by the year 2037. From this projection, County-Wide Planning Policies have set population allocations for local jurisdictions.

Using this projection, the 20-year population allocation for Kittitas County is anticipated to increase by 23,297 people. Based on data collected in the American Community Survey (ACS), there was an average of 2.34 people per household in 2016. This figure was for the entire county and represented the number of individuals living within a household. The following equation can be used to determine the number of future housing units that may be needed over the next 20 years.

- Projected Population Increase / Average number of persons per household = Total number of dwelling units needed
  - »  $23,297 / 2.34 = 9,956$  Dwelling Units Needed
- Total number of dwelling units needed - Existing vacant units<sup>5</sup> = number of additional units needed
  - »  $9,956 - 1,345 = 8,611$

By using these estimates in conjunction with 2016 Census projections for the average number of people per households and the County-Wide Planning Policies 20-year population allocation for Kittitas County, the total number of additional units needed between 2017 and 2037 is 8,611.

The allocation of these housing units by geographic area and type will be determined by a number of factors including land availability, property ownership, land use controls and market forces. According to 2016 Census estimates, 323 building permits were issued in 2016. For Kittitas County to adequately accommodate its 2037 population projections, approximately 430 housing units will need to be made available on a yearly basis through the 20-year planning horizon.

### *Residential Land Supply*

A land capacity analysis was conducted in July of 2016, with the intent of identifying existing and future residential land capacity in accordance with RCW 36.70A.070(2)(c). This analysis looked at the total acreage of vacant, partially developed, and underutilized land currently zoned for residential development. The analysis assumes that current (2015) occupancy rates and household sizes remain constant during the 20-year planning period. Study areas with a significant percentage of units in seasonal use show a much lower population capacity per housing unit.

While these estimates are expected to accommodate projected growth over the next 20 years, a number of land capacity modeling assumptions have been made. For a full description of the land capacity analysis methodology, see Appendix B of the Kittitas Land Capacity Analysis, 2016 report. It is also important to note

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<sup>5</sup> The number of vacant units was estimated at 5,411 in 2015. Of those units, approximately 73% were considered seasonal/recreation units. Of the remaining housing units, 1,345 were available in 2015 to accommodate future population growth.



ANDY

August 27, 2007

Kittitas County  
Planning Commission  
Community Development Services  
Ellensburg, WA 98926

RE: Aztec Estates Plat

Dear Commissioners:

This land use action is in an area that was zoned Ag. 3 by the county (without anyone's request) nearly 30 years ago. It is surrounded by Suburban zone land on the west and Ag.-3 zoned land on the north, east, and south sides (see attached map). Land to the west, north, and south is all subdivided into Ag. 3 or smaller lots. It is less than a mile from the Ellensburg Urban Growth Area's east boundary and, as such, is a potential transition zone between the smaller lots to the west and the larger agricultural tracts to the east.

This is not good agricultural land. It is extremely rocky and not land that needs to be saved for agriculture. It is in an area that will support grasses, but tilling the soil is a nightmare. The last time I had it plowed, I had a rock picker go over three of the twenty-one acres. They hauled thirty 10-yard loads from it and it is still rocky. This rocky soil exists throughout the land use area in question. In addition, because this 21-acre parcel is surrounded by smaller parcels, irrigating it has become difficult. I am constantly dealing with individuals owning smaller parcels taking water from my land's water diversions.

Despite some attacks on 3-acre lots, there is a place in the zoning scheme for them. This is especially true since the county has recently begun the process to phase out one-acre lots. This is due to the replacement of the Suburban (one-acre) zone with Rural Residential (requiring 5 acres). Three-acre lots remain the only life style choice for those who desire a small acreage. There are individuals who neither want wall-to-wall housing nor a larger 20-acre or 5 acre tract. Raising 4-H steers or other large animals, a few pleasure horses, a small orchard, a home business, a barn or a shop, and countless other applications fit nicely on 3 acres.

The attached photos show some lots within ½ mile of the Aztec Estates Plat. These lots illustrate the need in the scheme of things for 3-acre lots. Photo 1 is at 200 Mission View Drive. This 3 acres has a house and pasture that accommodates horses for pleasure riding and has a barn for horses, RV storage, and shop facilities. Photo 2 is at 50 Curlew Road. This 3 acres is used for a house and an orchard for raising pears. Photo 3 is at 300 Mission View Drive. This 3-acre lot has a house and nicely fenced pastures for raising several head of cattle. One is for 4-H. Photo 4 is at 700 Fields Road. It shows a 3-acre tract that includes a house and a large barn. On this tract, the owners' raise several 4-H steers each year and use the "Condo" barn for livestock and storage on the first floor and the upstairs is intended for children of the large family to use when they spend time at home away from college. Had I ventured farther from home, I could have found many



other 3-acre lots that were nicely developed to accommodate people's life styles. Yes, there are also some three-acre lots that have weeds and an unsightly appearance, but there are also some city lots and parcels larger than 3 acres that look like that. I contend these types of situations could be controlled by strict covenants and better enforcement of county ordinances.

Aztec Estates Plat will have individual wells and septic systems and a new private road to serve the seven lots. The private road connects with Wilson Creek Road, which is a major county arterial road. It is in an area that is developing into a nice multi-use rural housing setting that fits into the life style of a segment of the population.

In summary, the Aztec Estates Plat is . . .

1. . . . surrounded by 3-acre or smaller zoned lots. Most are subdivided into Ag. - 3 or smaller lots.

2. . . . situated where it will provide a transition between the Urban Growth Area and larger agricultural tracts to the east,

3. . . . is not good agricultural land,

4. . . . and is a life style choice for those needing a small acreage (4-Hers, owners of a few large animals, those wanting a shop or a home business, as well as many other uses). Three acres fits their needs. Anything larger is not needed and simply uses up more valley land.

I encourage your favorable consideration of this land use action.

Sincerely,

William D. Schmidt  
310 Mission View Drive  
Ellensburg, WA 98926

Enclosures:

Zoning map  
Photos of 3-acre lots (some typical uses)

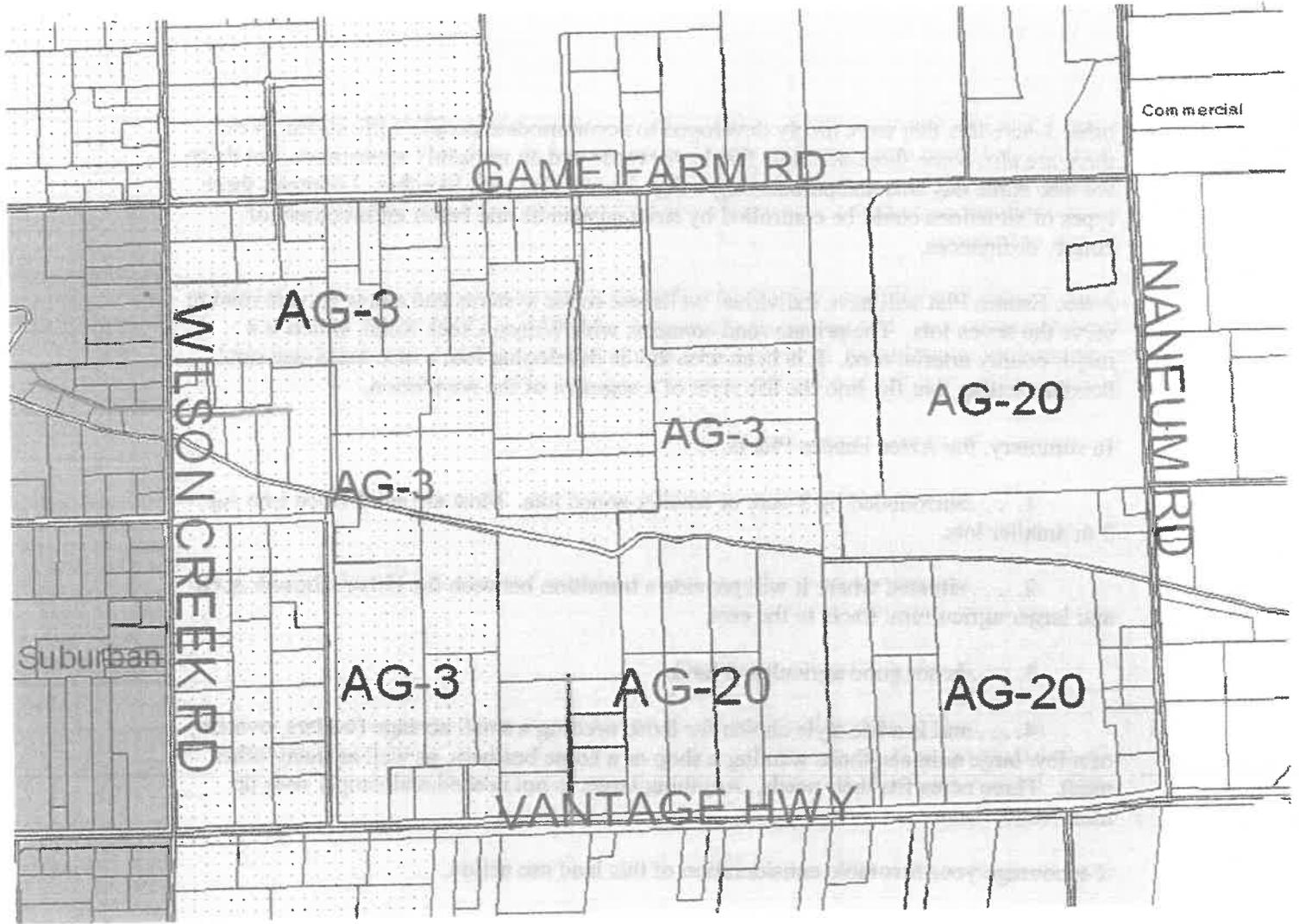




Photo 3 is at 300 Mission View Drive. This 3-acre lot has a house and nicely-fenced pastures for raising several head of cattle. One is for 4-H.

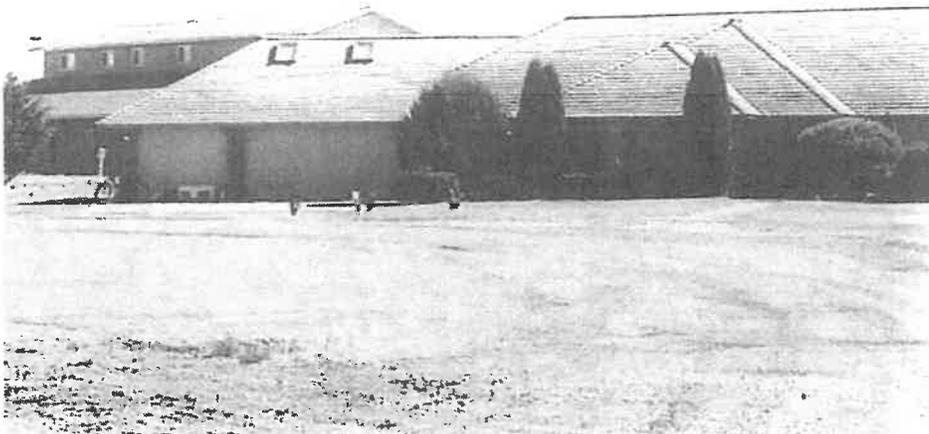
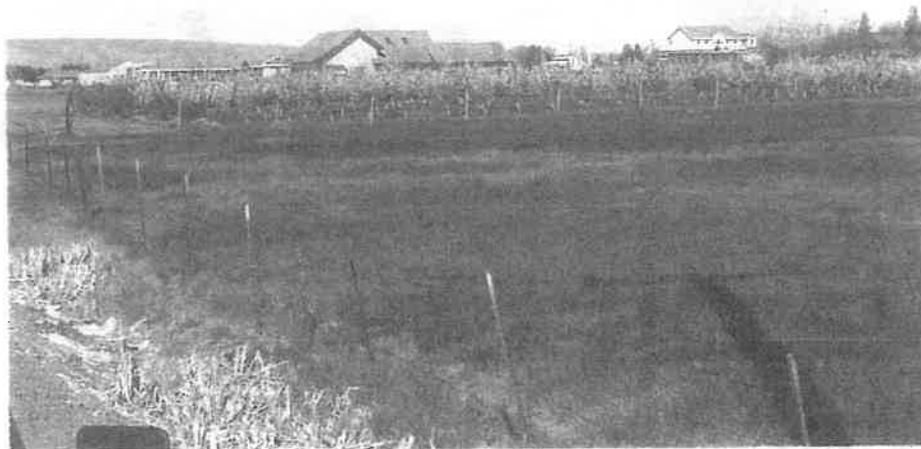


Photo 4 is at 700 Fields Road. It shows a 3-acre tract that includes a house and a large barn. On this tract, the owners' raise several 4-H steers each year and use the "Condo" barn for livestock and storage on the first floor and the upstairs is for the large family's children use when they spend time at home away from college.



**Photo 1 is at 200 Mission View Drive. This 3-acres has a house and well-fenced pasture that accommodates horses for pleasure riding and has a barn for RV storage and shop facilities.**



**Photo 2 is at 50 Curlew Road. This 3-acres is used for a house and an orchard for raising pears.**





EXHIBIT 6

Question #10 Transfer of Development Rights

Question #10. Please describe whether this amendment will require transferred of development rights, and if they are required, described how this requirement will be met.

>>The transfer of development rights does not apply at the comprehensive plan amendment stage, per Kittitas County Code 17.13.

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**From:** Jeremy Johnston [jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)  
**Subject:** RE: TDR questions  
**Date:** April 1, 2022 at 4:44 PM  
**To:** Chad Bala [bala.ce@gmail.com](mailto:bala.ce@gmail.com)  
**Cc:** Dan Carlson [dan.carlson@co.kittitas.wa.us](mailto:dan.carlson@co.kittitas.wa.us)



Hi Chad,

Thanks for clarifying. I just spoke with Dan about a code section that may answer your questions (if we are understanding them correctly).

**17.13.080 TDR Transfer Process.**

1. TDR transaction transferring density credits from within unincorporated Kittitas County to within an incorporated city shall be reviewed and transferred using the city's development application review process. The transfer shall be subject to a TDR agreement between Kittitas County and the city. The County and any city located within the County may also establish by agreement general procedures for facilitating and completing TDR transactions transferring density credits from unincorporated Kittitas County to any such city.
2. Density credits shall be required for approved amendments to the Comprehensive Plan associated with receiving sites detailed in KCC 17.13.030 1.a thru 1.h.  
**Applications may be submitted without the purchase of density credits, but no final plat approval or other permits, if no land division is involved, for development associated with a TDR requirement shall be issued until the density credit requirement is satisfied.**
  - a. **The tender of density credits is not a precondition for any amendment to the Comprehensive Plan, Zoning Map or proposed development to be approved. The density credits are required before the County issues final plat approval or permits, if no land division is involved, for any development of the additional units in the Comprehensive Plan amendment. The developer must submit the density credits when applying for the permit.**
  - b. **The ordinance granting each Comprehensive Plan Amendment shall condition the approval upon the applicant's compliance with the requirement of development credits.**

If I am understanding your questions correctly, I believe this addresses it. If I am missing something let me know.

Jeremy Johnston  
Kittitas County Planning Official  
[jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)  
(509) 962-7065

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**From:** Chad Bala <[bala.ce@gmail.com](mailto:bala.ce@gmail.com)>  
**Sent:** Friday, April 1, 2022 3:01 PM  
**To:** Jeremy Johnston <[jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)>  
**Cc:** Dan Carlson <[dan.carlson@co.kittitas.wa.us](mailto:dan.carlson@co.kittitas.wa.us)>

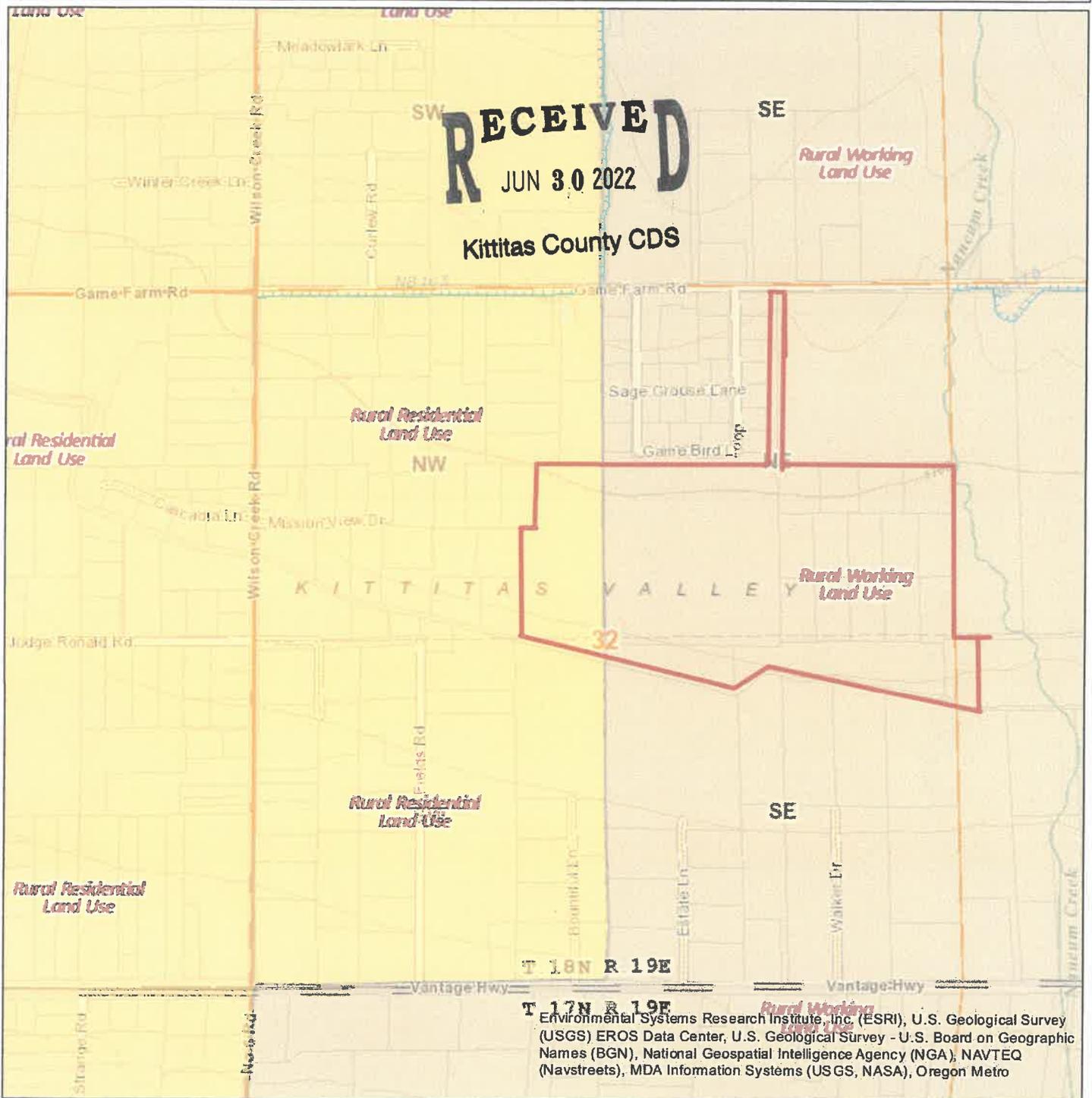
## EXHIBIT #7

See numerous Exhibits providing information for Question 11. A thru c.

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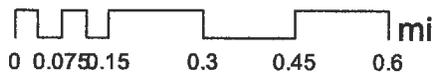
# Land Use Designation



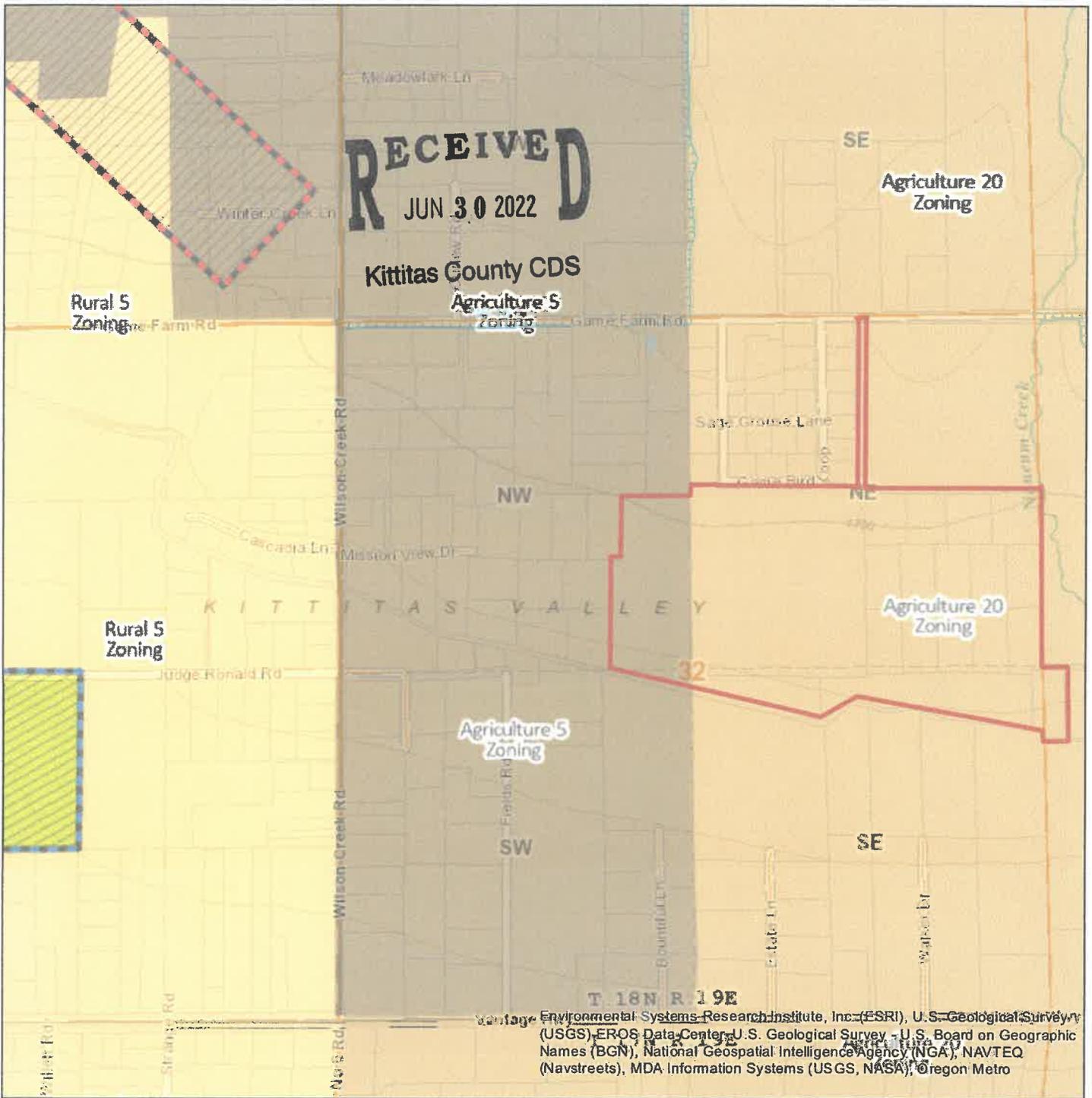
Date: 3/21/2022

1 inch = 1,505 feet  
 Relative Scale 1:18,056

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# Zoning Designation



Environmental Systems Research Institute, Inc. (ESRI), U.S. Geological Survey (USGS), EROS Data Center, U.S. Geological Survey - U.S. Board on Geographic Names (BGN), National Geospatial Intelligence Agency (NGA), NAVTEQ (Navstreets), MDA Information Systems (USGS, NASA), Oregon Metro

Date: 3/21/2022

1 inch = 1,505 feet  
Relative Scale 1:18,056

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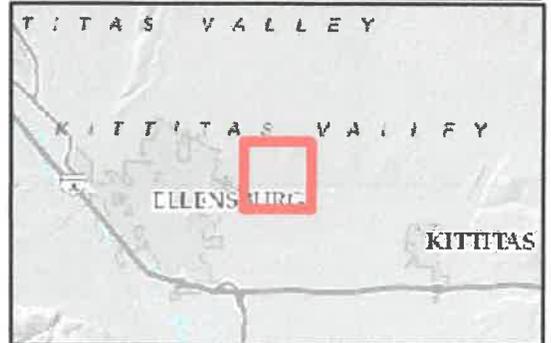
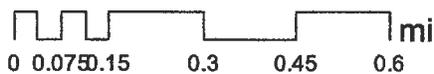


EXHIBIT #10

See Exhibit #2

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# EXHIBIT #11

See Exhibit #6

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## Rezone Criteria

Question 11A. The proposed amendment is compatible with the comprehensive plan.

This Project's relationship and compatibility with the Kittitas County Comprehensive Plan is consistent with the goals and policies outlined within Exhibit 3 & 4 of this proposal along with the additional goals and policies listed below.

H-G1: Support strategies that increase and maintain the availability of affordable housing for all incomes levels throughout the county.

This zone change will allow for additional housing to be built in the future with domestic water provided by Group A water system. Housing units needed for future populations, per the comprehensive plan, is projected to be 8,611 units by the year 2037.

H-G3: Provide equitable housing options to allow residents with supported living needs to live as independently as possible throughout the County.

The proposal will create the possibility for new homes to be built in the future which will provide future home ownership.

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.

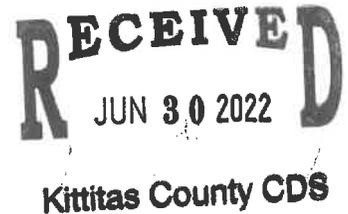
This proposal will provide additional housing units while maintaining the environmental corridors and quality habitats as this land doesn't contain any floodplain and has continued to be farmed in the past prior to the surrounding development of adjacent lands. This proposal will also provide additional housing in the lower county as it will provide for land that is served with a Group A water system and adequate water rights to serve the area and number of units allowed by the new zoning.

H-G8: Provide for future populations while protecting individual property rights.

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Rezone



Question 11.B. The proposed amendment bears a substantial relation to the public health, safety or welfare.

The proposed amendment must bear a substantial relation to only one of the following: public health, safety or welfare and this proposal benefits county residents in all three categories.

**Kittitas County Population Growth:** The Kittitas County Conference of Governments (COG) made a recommendation to the Board of County Commissioners to adopt the Office of Financial Management's (OFM) numbers and distribution of populations projections through 2037. These projections are intended to guide in the development of Kittitas County. This recommendation included a population projection of 65,967 residents within Kittitas County by the year 2037. Using this projection, the 20-year population allocation for Kittitas County is anticipated to increase by 23,297 people. This proposal provides for the possibility of housing that will add to the greater mix of residential housing types that will assist in meeting the carrying capacity that the county is required to provide for in the Kittitas County Comprehensive Plan. By changing this zone to Agricultural-5 with property located in the future boundaries of a Group A Water System that has the water rights to serve this area bears a substantial relation to the public health, safety and/or welfare; and

**Public Health:**

In 2016 Kittitas County had the availability of new domestic water supplies greatly reduced as the Department of Ecology has determined that the water in the upper Yakima River basin has been over allocated. In addition, the Department of Ecology has found that there is a connection between surface and ground water in the Upper Yakima River Basin and has determined that there will be no new water rights (surface or ground) issued for any use unless mitigated by an existing senior water right. Since this decision Kittitas County came into compliance with the adoption of their comprehensive plan along with the continued development on how to provide water for domestic purposes. One example is that Kittitas County has purchased water rights and developed an over the county water program to meet the domestic needs of Kittitas County. Furthermore, private water banks were developed, with approval from WA ST. Dept. of Ecology to also allow for the ability to provide domestic water for new and future residential uses. This proposal will be served by these options along with being served by a local Group A water system. The Applicant also owns senior water rights that have the possibility of being used as mitigation water for domestic purposes. By providing private senior water rights and a Group A water systems this amendment bears a substantial relation to the public health; and

**Welfare:**

The Merriam-Webster dictionary defines "welfare" as "the state of doing well especially in respect to good fortune, happiness, well-being, or prosperity ". Home ownership

intermixed with recreation activities are specifically designed to provide happiness and well-being. The property is located adjacent to other properties in the same area all destined to be used for Rural home ownership with majority of densities being 3 acres in size, with easy and local access to wide variety of recreational opportunities for both summer and winter (Wenatchee National Forest). By providing these new opportunities the proposal bears a substantial relation to welfare; and

**Safety:**

The Merriam-Webster dictionary defines "safety" as "the condition of being safe from undergoing or causing hurt, injury, or loss". The change in the zone from Agricultural - 20 to Agricultural-5 will provide a similar environment for the continued and growing rural population and recreation uses. The proposal is already being encircled by surrounding smaller densities therefore larger farming operations cannot exist. By up zoning these parcels for innovated techniques to occur for residential development and providing new housing with a safe water supply in a safe environment therefore this amendment bears a substantial relation to safety.

Rezone.

Question 11.C. The proposed amendment has merit and value for Kittitas County or a sub-area of the county

The Merriam-Webster dictionary defines "merit" as "a good quality or feature that deserves to be praised" and/or "the quality of being good, important, or useful".

**Protection of existing agricultural land:** With the concept of preserving agricultural land, this proposal is not good agricultural land. This area is extremely rocky and not conducive to agriculture/farming. All the surrounding land has been continually developed into smaller parcels making it even more difficult to continue with any sort of farming practices. By changing the land use designation and zoning designation allows for the continued rural residential lifestyle to occur at the same time directing growth away from larger tracts of farm ground. By doing this the amendment and rezone has merit and value for the county.

**Protection of Naneum Creek:** The Naneum Creek is located at the far eastern side of this proposal. By directing this rural residential growth away from Naneum Creek and its associated flood plain and wetlands provides merit and value for the county.

**Water Availability:** This amendment and rezone will also allow any future development to use the existing Group A water system for domestic uses along with the applicant's senior waters. By doing this the amendment has merit and value for the county.

**Access:** With the existing roads that provide the ability for future connectivity, loop connections and basically two ways in and out for future development proves that this amendment has merit and value for the county.

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## Rezone

Question 11.D. The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property.

The proposed amendment needs to be found appropriate because one of the following (i) because of changed circumstances (ii) because of a need for additional property in the proposed zone (iii) because the proposed zone is appropriate for reasonable development of the subject property. As stated above the amendment for the proposal needs to meet only one of these criteria.

Because of Changed Circumstances: There has been a minimum of two changes in circumstances shown as follows:

1. One major change that has occurred is the newly adopted land use designations. When these designations occurred, for the County to be compliant, the boundaries were not clearly thought out. For example, this proposal contains a parcel that has Rural Residential and Rural Working land use designations (two different land use designations). This inadvertent change created inconsistencies in applying the county's comprehensive plan policies and development regulations to parcels within this proposal. See Exhibit 5.
2. This proposal and the surrounding areas have also been through numerous changes due to its closeness to the city. Under the County's zoning history at one point in time there was Suburban zoning that was to the west of this proposal and 3-acre zoning to the north and south. As part of the compliance effort the County removed the Suburban zoning, which allowed for 1 acre lot density, and replaced most of these areas with a Rural Residential land use designation. Most of the 3 acre lots was placed into the Rural Working land use designation. As you can see from past land use and zoning designation changes, this area has changed and developed into a more rural residential area. Please see Exhibit 7 where you will review a landowner describing the changes to this area. Please see a comparison of parcel changes due to the different land use and zoning designations, specifically comparing the 2007 zoning/parcel map to a current 2022 map. The area this proposal is in has continually felt this change to the west. This change alone meets the required criteria as stated above.

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Because of a need for additional property in the proposed zone:

This proposal meets the needs for additional property within this rural residential land use designation, based off the Kittitas County Population Growth: The Kittitas County Conference of Governments (COG) made a recommendation to the Board of County Commissioners to adopt the Office of Financial Management's (OFM) numbers and distribution of populations projections through 2037. These projections are intended to guide in the development of Kittitas County. This recommendation included a population projection of 65,967 residents within Kittitas County by the year 2037. Using this projection, the 20-year population allocation for Kittitas County is anticipated to increase by 23,297 people or by 8,611 units.

Because the proposed zone is appropriate for reasonable development of the subject property because.

The property is uniquely suited for rural residential development as it is in an area that has access to multiple access points (Wilson Creek Road and Game Farm Road) and access to a Group A water system and additional water rights to provide for domestic uses. The area of this proposal has also continued to develop creating an island around the subject parcels, surrounded by rural residential development. Specifically, to the north and adjacent to this proposal is the Game Farm Cluster Plat (27 one-acre lots). The Game Farm Plat was approved in 2005 (Resolution 2005-99). As part of this plat approval staff reports were presented to the Kittitas County Planning Commission and Board of County Commissioners that include references to the comprehensive plan policies that this area is a "rural residential land use" and is consistent with those rural residential land use policies. This alone supports the redesignation of this proposal to Rural Residential and to an Agricultural-5 zoning designation. The surrounding land is no longer used as resource-based land. The land that is now used for rural residential development and recreational lands. The proposed rezone for the property provides for the reasonable development of the land for rural residential uses as well as recreational uses.

As stated above this proposed amendment is appropriate because of changed circumstances and because of a need for and because the proposed zone is appropriate for reasonable development of the subject property.

## Rezone

Question 11.E. The subject property is suitable for development in general conformance with zoning standards for the proposed zone.

### Chapter 17.28A

#### A-5 - AGRICULTURAL ZONE

##### 1 7.28A.010 Purpose and intent.

The purpose and intent of the agriculture (A-5) zone is to provide for an area where various agricultural activities and low-density residential developments co-exist. A-5 zones are pre-dominantly agricultural-oriented lands, and it is not the intent of this section to impose further restrictions on continued agricultural activities herein.

As pointed out throughout this proposal the uses (smaller hobby farms, densities (1 and 3 acre lots), etc.) that are surrounding the subject parcels are already limiting the ability to operate larger farm tracts under the current zoning of Ag-20. With respect to the uses allowed (permitted & conditional uses) within the existing zone and compared to the proposed zone to Ag-5 are extremely similar if not the same (See Exhibit 9).

Within the Ag-20 zone, the current zoning of this proposal, there are certain uses such as interpretative centers, Agricultural enhance uses, feedlots, shooting ranges, hospitals, refuse centers, boarding houses, that are allowed within this zone. These types of uses should be located away from rural residential development and located on larger tracts of land. This is the reason why these types of uses were written into the Ag-20 zoning code.

The surrounding land, the surrounding uses of the property, the changing uses of the land to rural residential, the available of water through the Group A water system and an improving road network show that the property is suitable for development in general conformance with zoning standards for the proposed zone.

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17.15.060

17.15.060.1 Allowed Uses in Rural Non-LAMIRD Lands

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use  * See KCC Chapter 17.08 Definitions	Rural Non-LAMIRD							
	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation
	Ag 5 <sup>49</sup>	Rural 5 <sup>49</sup>	Ag 20 <sup>49</sup>	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
A. Agriculture								
<sup>4</sup> Agricultural Enhanced Uses*			p55	p55		p55		
Agricultural direct marketing activities*	p62	p62	p62	p62				
Agricultural seasonal harvest festivities*	p63	p63	p63	p63				
Agricultural expanded seasonal harvest festivities*	C	C	C	C				
Animal boarding*	P	P	P	P		CU	CU	
Agriculture processing*	CU 23		CU 23	CU **		P		
Agriculture production*	p24	P	P	p24	p24	p24	p24	p24
Farm Stand,*	p22 / AC51	p22 / AC51	p22 / AC51	p22 / AC51	p22 / AC51	P	p22 / AC51	p22 / AC51
Agriculture Sales,*	CU		CU			P		
Dairy	CU	CU	CU	CU	CU	CU	CU	
<sup>5</sup> Feedlot*			CU	CU **				
Grazing*	P	P	P	P	P	P	P	P
Marijuana processing*								
Marijuana production*								
Marijuana, retail sales*								
Nurseries	P	P	P	CU **		P	CU61	
Riding academies	CU		CU	CU	CU		CU	
Small-scale event facility*	AC 45 / CU	AC 45 / CU	AC 45 / CU	AC 45 / CU				
U-Pick/U-Cut Operations*	P / AC51	CU	P / AC51	P / AC51			CU	
Farm Visit	CU	CU	AC51	AC51	CU	CU	CU	p52
Commercial Activities associated with agriculture*	AC		AC					
	Ag 5 <sup>51</sup>	Rural 5 <sup>51</sup>	Ag 20 <sup>51</sup>	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
B. Civic Uses/Community Services								
Cemetery	p 21	p 21	p 21	CU **	p 21	p 21	p 21	p 21
Clubhouses, fraternities and lodges*	AC 44	AC 44	AC 3	AC 35	AC		AC	
Cultural and education facilities					P		P	
<sup>2</sup> Libraries			CU 3			CU		
Meeting facilities					P			



Ag-5

Ag-20

Museums and galleries						CU		
Religious institutions	CU		CU	CU	CU	CU	CU	
Schools, public or private*	p 25		p 25	CU			CU	
<sup>6</sup> Interpretive Center*			AC	AC			AC	
	Ag 5 <sup>51</sup>	Rural 5 <sup>51</sup>	Ag 20 <sup>51</sup>	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
C. Commercial								
Auction sales of non-agriculture products						CU		
Bank						CU		
Bed and breakfast*	AC	AC	AC	AC **			AC	
Clinic*								
Day care facilities*								
Funeral home/mortuary								
Hospital*								
<sup>7</sup> Hospital, animal or veterinary*			CU			CU		
Hotel/motel					CU <sup>6</sup>			
Office*						p 12		
Restaurant				CU <sup>36</sup>	P	CU	CU	
Retail sales, * general				CU <sup>36</sup>	P	CU <sup>18</sup>	CU <sup>18</sup>	
Retail sales, * lumber and building materials								
Retail sales, * vehicles								
Services					p 20	CU <sup>50</sup>		
<sup>8</sup> Shooting range*			CU <sup>31</sup>	CU ** <sup>31</sup>			CU <sup>31</sup>	
Tavern				CU <sup>36</sup>	P	CU		
Temporary sales office					P			
Vehicle/equipment service and repair*	p 16		p 16	CU <sup>36</sup>	p 42	p 42		
	Ag 5 <sup>51</sup>	Rural 5 <sup>51</sup>	Ag 20 <sup>51</sup>	Forest & Range <sup>51</sup>	Master Planned	General Commercial	Rural Recreation	PUD
D. Industrial								
<sup>9</sup> Airport*	CU		CU	CU	CU	CU	CU	
Asphalt/Concrete plants				CU <sup>37</sup>				
Explosives, storage or manufacture								
Forest product processing* (portable)	P	P	CU	CU <sup>35</sup>				
Forest product processing* (permanent)			CU	CU **				
Freighting and trucking yard or terminal*								
Hazardous waste storage*								
Hazardous waste treatment*								
Impound/towing yard*								

A<sub>g</sub>5

A<sub>g</sub>20

Junkyard*								
Manufacturing*								
Mini-Warehouse				CU 59		CU 14		
Refuse disposal/recycle*			CU 19	CU 58				
Research laboratories								
Wastewater treatment								
Warehousing and distribution	PA 47	PA 47	PA 47 / CU 46	PA 47				
Wholesale business								
	Ag 5 <sup>51</sup>	Rural 5 <sup>51</sup>	Ag 20 <sup>51</sup>	Forest & Range <sup>51</sup>	Master Planned	General Commercial	Rural Recreation	PUD
E. Recreation								
Campground*	CU 12	CU 12	CU 12	CU 12 p 54 **	CU 13	CU 12	CU 12	CU
Golf course*	CU	CU	CU	CU **	CU		CU	
Guest ranch or guest farm*	CU	CU	CU	CU **			CU	
Parks and playgrounds*	P	P	p 3	P	P	P	P	P
Recreation, indoor*					P	CU	CU	p 26
Recreation, outdoor*	AC	AC	CU	CU	AC	AC	AC	p 26
Recreational vehicle park*	CU	CU			CU		CU	CU
Recreational vehicle/equipment service and repair*				CU 60				
Recreational vehicle storage				CU 26			CU 26	p 26
Stadiums								
Trails	PA	PA	PA	PA	PA	PA	PA	PA
	Ag 5 <sup>51</sup>	Rural 5 <sup>51</sup>	Ag 20 <sup>51</sup>	Forest & Range <sup>51</sup>	Master Planned	General Commercial	Rural Recreation	PUD
F. Residential								
Accessory dwelling unit*	PA 27	PA 27	PA 27	PA 27 **			PA 27	PA 27
Accessory living quarters*	p 28	p 28	p 28	p 28 **	p 28		p 28	p 28
Adult family home*	p 41	p 41	p 41	p 41	p 41	p 41	p 41	p 41
Boarding house			CU 29	CU 29 **				
Convalescent home			CU	CU **				
Dwelling, single-family*	p 33	p 40	P	p 34	p 1	PA 2	P	P
Dwelling, two-family*	P		p 3	p 34	p 1		CU	P
Dwelling, multiple-family*					p 1			P
Farm labor shelter*	CU 4		CU 4	CU 4 **				
Group home*	CU	CU					CU	
Group Care Facility*	CU 56	CU	CU 56	CU			CU	
Home occupation*	P/CU 5	P/CU 5	P/CU 5	P/CU 5 **	P/CU 5		P/CU 5	P/CU 5
Manufactured home*	P	P	P	P **	P	PA 2	P	P
Manufactured home park								
Mobile home	p 38	p 38		p 34				
Special care dwelling*	p 30	p 30	p 30	p 30			CU 30	p 30

Ag-5

Ag-20

Temporary trailer	p Z	p Z	p Z	p Z **	p Z	p Z	p Z	p Z
	Ag 5 <sup>51</sup>	Rural 5 <sup>51</sup>	Ag 20 <sup>51</sup>	Forest & Range <sup>51</sup>	Master Planned	General Commercial	Rural Recreation	PUD
G. Resource								
Forestry*	P	P	P	p 34				
Forest product sales*				P				
Mining and excavation*	CU	CU 39	CU	p 34				
Rock crushing*		CU 39		p 34				
	Ag 5 <sup>51</sup>	Rural 5 <sup>51</sup>	Ag 20 <sup>51</sup>	Forest & Range <sup>51</sup>	Master Planned	General Commercial	Rural Recreation	PUD
H. Utilities and Public Facilities								
Electric vehicle infrastructure*	p 32	p 32	p 32	p 32	p 32	p 32	p 32	p 26
Public facilities*	PA <sup>53</sup>	PA <sup>53</sup>	PA <sup>53</sup>	PA <sup>53</sup>	PA <sup>53</sup>	PA <sup>53</sup>	PA <sup>53</sup>	PA <sup>53</sup>
Solar Power Production Facilities	5Z	5Z	5Z	5Z	5Z	5Z	5Z	5Z
Utilities	p 9 /ACU 9 /CU 9	p 9 /ACU 9 /CU 9	p 10 /ACU 10 /CU 10	p 9 /ACU 9 /CU 9	p 11 /ACU 11 /CU 11	p 9 /ACU 9 /CU 9	p 9 /ACU 9 /CU 9	p 9 /ACU 9 /CU 9
Watershed management activities*	PA	PA	PA	PA	PA	PA	PA	

\*\* Publisher's Note: Footnote 37 was erroneously referenced in this section by Ordinance 2013-001

**17.15.060.2 Footnotes Associated with Rural Non-LAMIRD Use Table.**

1. Provided use is integrated into and supports the on-site recreational nature of the master planned resort and short-term visitor accommodation units constitute greater than fifty percent (50%) of the total resort accommodation units.
2. No new residence shall be permitted except that related to the business or enterprises allowed in this zone such as janitor or night watchman. Any such residence shall meet the requirements of the residential zone.
3. Not permitted in the Agriculture Study Overlay Zone. Clubhouses, fraternities and lodges limited to facilities that serve traditional rural or resource activities (such as granges).
4. Provided:
  - a. The shelters are used to house farm laborers on a temporary or seasonal basis only, regardless of change of ownership, if it remains in farm labor-needed status;
  - b. The shelters must conform with all applicable building and health regulations;
  - c. The number of shelters shall not exceed four (4) per twenty (20) contiguous acres of land area;
  - d. The shelters are owned and maintained by the owner or operator of an agricultural operation which clearly demonstrates the need for farm laborers;
  - e. Should the parent agricultural operation cease or convert to non-agriculture use, then the farm labor shelters shall conform with all applicable buildings and health regulations.
5. No sign advertising a home occupation shall exceed sixteen (16) square feet in size. Home occupations with no outdoor activities or noise are permitted; home occupations with outdoor activities or noise are a conditional use. In-home daycares with six (6) or fewer individuals receiving care in a twenty-four (24) hour period are permitted; in-home daycares with seven to twelve (7-12) individuals receiving care in a twenty-four (24) hour period require a Conditional Use Permit.
6. Provided short-term visitor accommodation units constitute greater than fifty percent (50%) of the total resort accommodation units.
7. When used for temporary occupancy for a period not-to-exceed one (1) year related to permanent home construction or seasonal/temporary employment.
8. Public transportation deadhead stations permitted; passenger terminals are a Conditional Use.
9. Utilities are defined and regulated by KCC Chapter 17.61, Utilities.
10. Utilities are defined and regulated by KCC Chapter 17.61, Utilities. Not permitted in the Agriculture Study Overlay Zone.
11. Utilities are defined and regulated by KCC Chapter 17.61, Utilities. Limited to the capital facilities, utilities, and services necessary to maintain and operate the master planned resort.
12. In considering proposals for location of campgrounds, the Board shall consider at a minimum the following criteria:
  - a. Campgrounds should be located at sufficient distance from existing rural residential/residential development so as to avoid possible conflicts and disturbances;
  - b. Traffic volumes generated by such a development should not create a nuisance or impose on the privacy of nearby residences or interfere with normal traffic flow;
  - c. Landscaping or appropriate screening should be required and maintained where necessary for buffering;
  - d. Adequate and convenient vehicular access, circulation and parking should be provided;
  - e. Public health and safety of campers and those reasonably impacted by the campground (i.e. health, water, sanitation).
13. Campgrounds and Recreational vehicle sites with power and water are permitted; campgrounds and recreational vehicle sites without power and water require a conditional use permit.
14. The following standards shall apply to the approval and construction of mini-warehouses:
  - a. A mini-warehouse proposal (application) must include plans for aesthetic improvements and/or sight screening;
  - b. All buildings with storage units facing property boundaries shall have a minimum setback of thirty-five (35) feet;

- c. No commercial or manufacturing activities will be permitted within any building or storage unit;
  - d. Lease documents shall spell out all conditions and restrictions of the use;
  - e. Signs, other than on-site direction aids, shall number not more than two (2) and shall not exceed forty (40) square feet each in area.
15. Permitted when conducted wholly within an enclosed building (excluding off-street parking and loading areas).
  16. Limited to farm implement repair and maintenance.
  17. Limited to offices directly related to tourism and recreation.
  18. Retail sales are limited to groceries and sales directly related to tourism and recreation. Structural footprint containing all of these activities may not exceed 4,000 square feet.
  19. Limited to composting facilities.
  20. Limited to those services typically found on other destination resort properties and designed to serve the convenience needs of the users and employees of the master planned resort. Shall be designed to discourage use from non-resort users by locating such services well within the site rather than on its perimeter.
  21. No new cemeteries. Existing cemeteries may expand or enlarge within established cemetery boundaries as of the date of amendment adoption, and in compliance with applicable standards and regulations.
  22. When located no more than forty-five (45) feet from the centerline of the public street or highway and selling goods produced on site.
  23. Hay processing, and small-scale processing of agricultural products produced on the premises are permitted without a conditional use permit.
  24. Excluding swine and mink, provided a minimum of one (1) acre is available. When located in the Liberty Historic Overlay Zone, this use is subject to the provisions of KCC Chapter 17.59.
  25. Existing schools are permitted; new schools require a conditional use permit. Not permitted in the Agriculture Study Overlay Zone.
  26. Recreational vehicle storage may be enclosed or outdoor storage of recreational vehicles or both. Permitted where the use is only serving a residential PUD or in the Rural Recreation and Forest and Range zoning districts and subject to the following standards and conditions:
    - a. All stored vehicles must be licensed if required by law, and operational. This land use does not include vehicle sales.
    - b. Unless it is limited to serving a residential PUD and otherwise permitted or authorized, recreational vehicles shall not be stored outside when the site is contiguous to a residential zoning district.
    - c. No commercial or manufacturing activities are permitted except when recreational vehicle/equipment service and repair has been permitted subject to the requirements of KCC 17.15.060.2 Footnote 60.
    - d. In the Forest and Range zoning district, and when not limited to serving a recreational planned unit development, the site shall either be:
      - i. Contiguous to a State Highway, or
      - ii. Contiguous to a designated urban arterial or rural collector road located near a highway intersection or freeway interchange.
      - iii. It is not necessary for the site to have direct access to such arterial, collector or highway to meet this requirement.
    - e. Recreational vehicle storage shall be designed to be compatible with the surrounding rural character, subject to the following standards:
      - i. Storage areas shall be enclosed with a minimum five-foot-high, security fence. The applicant may be required to provide additional plans for aesthetic improvements and/or site-screening.
      - ii. Additional setbacks, physical barriers or site-screening may be required on sites that border resource lands in the Commercial Agriculture or Commercial Forest zoning districts.
      - iii. Findings shall be made that the proposal does not require urban governmental services such as municipal sewer or water service and does not compromise the long-term viability of designated resource lands.
      - iv. Measures shall be taken to protect ground and surface water.
- Electric Vehicle Infrastructure subject to provisions of KCC Chapter 17.66.
27. Subject to the following requirements:
    - a. ADUs shall be allowed as a permitted use within designated UGAs;
    - b. ADUs shall be subject to obtaining an Administrative Use permit in areas outside UGAs;
    - c. Only one ADU shall be allowed per lot;
    - d. Owner of the property must reside in either the primary residence or the ADU;
    - e. The ADU shall not exceed the square footage of the habitable area of the primary residence;
    - f. All setback requirements for the zone in which the ADU is located shall apply;
    - g. The ADU shall meet the applicable health department standards for potable water and sewage disposal;
    - h. No mobile homes or recreational vehicles shall be allowed as an ADU;
    - i. The ADU shall provide additional off-street parking;
    - j. An ADU is not permitted on the same lot where a special care dwelling or an Accessory Living Quarters exists.
    - k. An ADU must have adequate acreage to meet maximum density within the zone classification.
  28. Subject to the following requirements:
    - a. Accessory Living Quarters shall be located within an owner-occupied primary residence;
    - b. Accessory Living Quarters are limited in size to no greater than fifty percent (50%) of the habitable area of the primary residence;
    - c. The Accessory Living Quarters are subject to applicable health district standards for water and sewage disposal;
    - d. Only one (1) Accessory Living Quarters shall be allowed per lot;
    - e. Accessory Living Quarters are to provide additional off-street parking;
    - f. Accessory Living Quarters are not allowed where an Accessory Dwelling Unit or Special Care Dwelling exists.
  29. Maximum of four (4) boarders and two (2) bedrooms dedicated to the use.
  30. Subject to the following requirements:
    - a. The Special Care Dwelling must meet all setback requirements for the zone in which it is located;
    - b. The Special Care Dwelling must meet all applicable health department requirements for potable water and sewage disposal;
    - c. Placement is subject to obtaining a building permit for the manufactured home;
    - d. Owner must record a notice to title prior to the issuance of building permit which indicates the restrictions and removal requirements;
    - e. The Special Care Dwelling unit cannot be used as a rental unit;
    - f. The Special Care Dwelling unit must be removed when the need for care ceases;
    - g. A Special Care Dwelling is not permitted on the same lot where an Accessory Dwelling Unit or Accessory Living Quarter exists.
    - h. Park model trailers shall obtain the same building permit as for placement of a manufactured home.
    - i. Park model trailers shall be inspected and approved by Washington State Department of Labor and Industries.

31. Structures and facilities associated with the operation of shooting ranges are permitted and subject to all associated Kittitas County building codes and regulations. Shooting Ranges may be operated in conjunction with other permitted or conditional uses for the specified zone. Shooting Ranges are subject to periodic inspection and certification as deemed necessary by the Kittitas County Sheriff's Department. In considering proposals for the location of Shooting Ranges a detailed site plan shall be required; the Board's review of said site plan and the proposal as a whole shall include, but not be limited, to the following criteria:
  - a. The general health, safety, and welfare of surrounding property owners, their livestock, their agricultural products, and their property.
  - b. Adherence to the practices and recommendations of the "NRA Range Sourcebook."
  - c. Adherence to the practices and recommendations of the "EPA Best Management Practices for Lead at Outdoor Shooting Ranges."
  - d. Proposed shooting ranges in areas designated as agricultural land of long-term commercial significance shall comply with RCW 36.70A.177(3) as currently existing or hereafter amended, and shall be limited to lands with poor soils or those unsuitable for agriculture.
32. Subject to the provisions of KCC Chapter 17.66, Electric Vehicle Infrastructure.
33. Single family homes located in Twin Pines Trailer Park, Central Mobile Home Park, or Swiftwater shall be subject to the provisions of KCC Chapter 17.24, Historic Trailer Court Zone.
34. When located in the Liberty Historic Overlay Zone, this use is subject to the provisions of KCC Chapter 17.59.
35. Limited to facilities that serve traditional rural or resource activities (such as granges). Allowed as a permitted use in the Liberty Historic Overlay Zone, subject to the provisions of KCC Chapter 17.59.
36. Allowed only as a conditional use in the Liberty Historic Overlay Zone, subject to the provisions of KCC Chapter 17.59.
37. Prohibited in the Liberty Historic Overlay Zone. Temporary asphalt plants only.
38. As of September 1, 1998, mobile homes are no longer allowed to be transported and placed within Kittitas County. Those units presently located in Kittitas County that are to be relocated within Kittitas County must have a fire/life inspection approved by the Washington State Department of Labor and Industries. Mobile homes located in Twin Pines Trailer Park, Central Mobile Home Park, or Swiftwater shall be subject to the provisions of KCC Chapter 17.24, Historic Trailer Court Zone.
39. Permitted when located within an established mining district; conditional use permit required when located outside established mining district.
40. Single family homes located in Twin Pines Trailer Park, Central Mobile Home Park, or Swiftwater shall be subject to the provisions of KCC Chapter 17.24, Historic Trailer Court Zone.
41. Pursuant to RCW 70.128.140.
42. Permitted when conducted wholly within an enclosed building (excluding off-street parking and loading areas).
43. Includes truck stop operations. Minor repair work permitted.
44. Limited to facilities that serve traditional rural or resource activities (such as granges).
45. Use shall not exceed 10,000 square feet and no more than eight (8) events shall occur within a calendar year.
46. Existing facilities are permitted; new facilities require a conditional use permit. Limited to agricultural products.
47. Limited to seasonal, non-structural hay storage.
48. Services limited to resource based industries
49. All lots greater than one-half (1/2) acre will not have more than fifty percent (50%) of the lot covered by impervious surface.
50. An administrative conditional use permit is required when enhanced agricultural sales or sales of goods produced offsite are provided and/or when the farm stand is located more than forty-five (45) feet from the centerline of the public street or highway.
51. When enhanced agricultural sales are provided.
52. When approved as part of the PUD development plan.
53. Pursuant to KCC Chapter 17.62, Public Facilities Permits.
54. Limited to primitive campgrounds as defined by KCC 17.08.155A.
55. Agricultural Enhanced Uses which include eating and drinking establishments and/or event facilities for seminars or other social gatherings are limited to 4,000 square feet of total indoor floor area.
56. Only allowed as a conditional use when primary use of land is agriculture.
57. Pursuant to KCC 17.61C.050 and 17.61C.060.
58. Limited to expansion of existing county owned and/or operated facilities. New facilities are prohibited. (Note: A scrivener's error in D-2018-021 lists this footnote as number 57)
59. The following standards shall apply to the approval and construction of mini warehouses in the Forest and Range zone:
  - a. The site shall either be contiguous to a State Highway or contiguous to a designated urban arterial or rural collector road located near a highway intersection or freeway interchange. It is not necessary for the site to have direct access to such arterial, collector or highway to meet this requirement;
  - b. Findings shall be made that the use does not require urban government services such as municipal sewer or water service and does not compromise the long-term viability of designated resource lands;
  - c. Additional setbacks, physical barriers or site-screening may be required on sites that border resource lands in the Commercial Agriculture or Commercial Forest zoning districts;
  - d. Measures shall be taken to protect ground and surface water;
  - e. A mini-warehouse proposal (application) must include plans for aesthetic improvements and/or slight screening;
  - f. All buildings with storage units facing property boundaries shall have a minimum setback of thirty-five (35) feet;
  - g. No commercial or manufacturing activities will be permitted within any building or storage unit except for RV storage when authorized under KCC 17.15.060.2, Footnote 60;
  - h. Lease documents shall spell out all conditions and restriction of the use;
  - i. Signs, other than on-site direction aids, shall number not more than two (2) and shall not exceed forty (40) square feet each in area.
60. Recreational vehicle/equipment service and repair is permitted by conditional use permit in the Forest and Range zoning district. The site shall either be:
  - a. Contiguous to a State Highway, or
  - b. Contiguous to a designated urban arterial or rural collector road located near a highway intersection or freeway interchange.
  - c. It is not necessary for the site to have direct access to such arterial, collector or highway to meet this requirement.

Vehicles under repair shall either be kept inside buildings or visually screened from surrounding areas. No on-street vehicle parking shall be allowed associated with the use. All vehicles, including recreational vehicles and customer and employee automobiles shall be stored or parked on-site at all times. Maintenance and repair activities shall not take place in RV storage enclosures or spaces, except limited maintenance and minor repairs may be performed on RV's that are already being stored at the site in order to avoid having to move them, when such maintenance and repair activities can be

completed in two hours or less and only in the enclosures or spaces in which the RV's are already being kept. This use shall be designed to be compatible with the surrounding rural character, subject to the following standards:

- a. Findings shall be made that the use does not require urban governmental services such as municipal sewer or water service and does not compromise the long-term viability of designated resource lands.
  - b. Additional setbacks, physical barriers or site-screening may be required on sites that border resource lands in the Commercial Agriculture or Commercial Forest zoning districts.
  - c. Measures shall be taken to protect ground and surface water.
61. Nurseries limited to the growth, display, and/or sale of plants, shrubs, trees, and materials used in indoor or outdoor planting. Sale of bulk landscape materials such as rock, bark, mulch and topsoil shall not be permitted in this zone. Pre-packaged landscape materials are excluded from this restriction.
62. Agricultural direct marketing activities shall comply with all of the following standards:
- a. The subject property shall be actively farmed by the property owner.
  - b. Retail structures shall not total more than three thousand (3,000) square feet.
  - c. The parcel, or adjacent parcel, shall include the residence of the owner or operator of the farm.
  - d. Carnival rides, helicopter rides, inflatable features and other typical amusement park games, facilities and structures are not permitted.
  - e. The use shall be operated in accordance with all applicable federal, state, and local ordinances.
  - f. New structures or existing structures converted for public use shall meet current building and fire codes.
  - g. Adequate sanitary facilities shall be provided in accordance with Kittitas County Public Health Department requirements.
  - h. Adequate ingress/egress shall be provided to and from the site in accordance with Kittitas County Public Works requirements.
  - i. Sufficient land area is provided to accommodate the proposed use and related parking, and the use and any appurtenant structures shall be so arranged on the land as to minimize any adverse effects on surrounding properties. The use shall not create particular hazards to adjacent properties.
63. Agricultural seasonal harvest festivities shall comply with all of the following standards:
- a. The site shall conform to the requirements for "agricultural direct marketing activities" except as provide for herein.
  - b. Hours of operation shall occur between 8:00 a.m. and 6:00 p.m.
  - c. Seasonal harvest festivities are prohibited on vacant property, unless the vacant land adjoins property occupied by the owner/operator of the festivities.
  - d. Seasonal harvest festivities shall be limited to Friday, Saturday, Sunday, and Monday, from the second weekend of June through the December 31.
  - e. Inflatable amusement devices, such as moonwalks, slides, or other inflatable games for children, shall be limited to a maximum of five (5) per seasonal harvest festivities event.

(Ord. 2021-015, 2021; Ord. 2019-013, 2019; Ord. 2018-021, 2018; Ord. 2018-018, 2018; Ord. 2018-001, 2018; Ord. 2016-023, 2016; Ord. 2015-010, 2015; Ord. 2014-015, 2014; Ord. 2014-005, 2014; Ord. 2014-004, 2014; Ord. 2013-012, 2013; Ord. 2013-008, 2013; Ord. 2013-001, 2013)

**17.15.070 Allowed Uses in Rural LAMIRD Lands**

Note to Reader: All allowed uses within Type 3 LAMIRDs, other than manufacturing, outdoor recreation, and natural resource processing will be limited to 30,000 square feet in area, and that impervious surfaces on lots greater than one acre in size are limited to one third (1/3) of the lot.

**17.15.070.1 Rural LAMIRD Use Table**

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use  <i>*See KCC Chapter 17.08 Definitions</i>	Rural LAMIRD <sup>49</sup> (Type 1 LAMIRDs)										Rural Employment Centers <sup>50, 52</sup> (Type 3 LAMIRDs)			
	Residential 1	Residential 2	Rural 5	Agriculture 3	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD	Limited Commercial	General Commercial	Highway Commercial	Light Indust
A. Agriculture														
Animal boarding*	CU <sup>1</sup>	P	P	P	P			P			P			
Agriculture processing*				p <sup>2</sup>	P/CU <sup>4</sup>		P/CU <sup>4</sup>	P/CU <sup>4</sup>	CU		P/CU <sup>4</sup>	P/CU <sup>4</sup>	P/CU <sup>4</sup>	P/CU
Agriculture production*	CU <sup>1</sup>		p	p <sup>5</sup>			p <sup>4</sup>	p <sup>4</sup>	p <sup>5</sup>					p <sup>4</sup>
Agriculture sales,* Farm stand*				p <sup>2</sup> /AC	P	P					P	P	P	
Agriculture sales				CU										
Feedlot*														
Grazing*			P	P	P*	P	P	P	P		P	P	P	P
Marijuana Processing*							ACU <sup>56</sup>	ACU <sup>56</sup>						

Rezone

Question 11.F. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.

The proposed rezone of the property will enhance the properties in the immediate vicinity of the subject property. Under the land use and zoning of Ag-20, the Ag-5 and the Ag-20 zone are very similar except that Ag-20 allows for certain uses such as interpretative centers, agricultural enhance uses, feedlots, shooting ranges, hospitals, refuse centers, and boarding houses. By rezoning this property, will not be materially detrimental to the use of the properties in the immediate vicinity of the subject property and would be more protective to the properties in the immediate vicinity.

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**Kittitas County CDS**

Rezone

Question 11.G. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.

The applicant owns water rights that are applicable to certain lands under the applicant's ownership. Furthermore, this proposal will not adversely impact irrigation water deliveries to other properties.

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## Rezone

Question 11.H. The proposed amendment is in full compliance with Chapter KCC 17.13 Transfer of Development Rights.

According to KCC 17.13 Transfer of Development Rights, specifically 17.14.080 2. the transfer of development rights is not a precondition for any amendment to the Comprehensive Plan, Zoning Map, or proposed rezone to be approved.

### *KCC 17.13.080.2.*

*a. The tender of density credits is not a precondition for any amendment to the Comprehensive Plan, Zoning Map or proposed development to be approved. The density credits are required before the County issues final plat approval or permits, if no land division is involved, for any development of the additional units in the Comprehensive Plan amendment. The developer must submit the density credits when applying for the permit.*

*b. The ordinance granting each Comprehensive Plan Amendment shall condition the approval upon the applicant's compliance with the requirement of development credits.*

There are no Transfer of Development Rights needed at this time for this proposal.

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**Comprehensive plans—Review procedures and schedules—Amendments.**

Kittitas County CDS

(1)(a) Each comprehensive land use plan and development regulations shall be subject to continuing review and evaluation by the county or city that adopted them. Except as otherwise provided, a county or city shall take legislative action to review and, if needed, revise its comprehensive land use plan and development regulations to ensure the plan and regulations comply with the requirements of this chapter according to the deadlines in subsections (4) and (5) of this section.

(b) Except as otherwise provided, a county or city not planning under RCW 36.70A.040 shall take action to review and, if needed, revise its policies and development regulations regarding critical areas and natural resource lands adopted according to this chapter to ensure these policies and regulations comply with the requirements of this chapter according to the deadlines in subsections (4) and (5) of this section. Legislative action means the adoption of a resolution or ordinance following notice and a public hearing indicating at a minimum, a finding that a review and evaluation has occurred and identifying the revisions made, or that a revision was not needed and the reasons therefor.

(c) The review and evaluation required by this subsection shall include, but is not limited to, consideration of critical area ordinances and, if planning under RCW 36.70A.040, an analysis of the population allocated to a city or county from the most recent ten-year population forecast by the office of financial management.

(d) Any amendment of or revision to a comprehensive land use plan shall conform to this chapter. Any amendment of or revision to development regulations shall be consistent with and implement the comprehensive plan.

(2)(a) Each county and city shall establish and broadly disseminate to the public a public participation program consistent with RCW 36.70A.035 and 36.70A.140 that identifies procedures and schedules whereby updates, proposed amendments, or revisions of the comprehensive plan are considered by the governing body of the county or city no more frequently than once every year. "Updates" means to review and revise, if needed, according to subsection (1) of this section, and the deadlines in subsections (4) and (5) of this section or in accordance with the provisions of subsection (6) of this section. Amendments may be considered more frequently than once per year under the following circumstances:

(i) The initial adoption of a subarea plan. Subarea plans adopted under this subsection (2)(a)(i) must clarify, supplement, or implement jurisdiction-wide comprehensive plan policies, and may only be adopted if the cumulative impacts of the proposed plan are addressed by appropriate environmental review under chapter 43.21C RCW;

(ii) The development of an initial subarea plan for economic development located outside of the one hundred year floodplain in a county that has completed a state-funded pilot project that is based on watershed characterization and local habitat assessment;

(iii) The adoption or amendment of a shoreline master program under the procedures set forth in chapter 90.58 RCW;

(iv) The amendment of the capital facilities element of a comprehensive plan that occurs concurrently with the adoption or amendment of a county or city budget; or

(v) The adoption of comprehensive plan amendments necessary to enact a planned action under RCW 43.21C.440, provided that amendments are considered in accordance with the public participation program established by the county or city under this subsection (2)(a) and all persons who have requested notice of a comprehensive plan update are given notice of the amendments

and an opportunity to comment.

(b) Except as otherwise provided in (a) of this subsection, all proposals shall be considered by the governing body concurrently so the cumulative effect of the various proposals can be ascertained. However, after appropriate public participation a county or city may adopt amendments or revisions to its comprehensive plan that conform with this chapter whenever an emergency exists or to resolve an appeal of a comprehensive plan filed with the growth management hearings board or with the court.

(3)(a) Each county that designates urban growth areas under RCW 36.70A.110 shall review, according to the schedules established in subsections (4) and (5) of this section, its designated urban growth area or areas, and the densities permitted within both the incorporated and unincorporated portions of each urban growth area. In conjunction with this review by the county, each city located within an urban growth area shall review the densities permitted within its boundaries, and the extent to which the urban growth occurring within the county has located within each city and the unincorporated portions of the urban growth areas.

(b) The county comprehensive plan designating urban growth areas, and the densities permitted in the urban growth areas by the comprehensive plans of the county and each city located within the urban growth areas, shall be revised to accommodate the urban growth projected to occur in the county for the succeeding twenty-year period. The review required by this subsection may be combined with the review and evaluation required by RCW 36.70A.215.

(4) Except as otherwise provided in subsections (6) and (8) of this section, counties and cities shall take action to review and, if needed, revise their comprehensive plans and development regulations to ensure the plan and regulations comply with the requirements of this chapter as follows:

(a) On or before June 30, 2015, for King, Pierce, and Snohomish counties and the cities in those counties;

(b) On or before June 30, 2016, for Clallam, Clark, Island, Jefferson, Kitsap, Mason, San Juan, Skagit, Thurston, and Whatcom counties and the cities within those counties;

(c) On or before June 30, 2017, for Benton, Chelan, Cowlitz, Douglas, Kittitas, Lewis, Skamania, Spokane, and Yakima counties and the cities within those counties; and

(d) On or before June 30, 2018, for Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grant, Grays Harbor, Klickitat, Lincoln, Okanogan, Pacific, Pend Oreille, Stevens, Wahkiakum, Walla Walla, and Whitman counties and the cities within those counties.

(5) Except as otherwise provided in subsections (6) and (8) of this section, following the review of comprehensive plans and development regulations required by subsection (4) of this section, counties and cities shall take action to review and, if needed, revise their comprehensive plans and development regulations to ensure the plan and regulations comply with the requirements of this chapter as follows:

(a) On or before June 30, 2024, and every eight years thereafter, for King, Kitsap, Pierce, and Snohomish counties and the cities within those counties;

(b) On or before June 30, 2025, and every eight years thereafter, for Clallam, Clark, Island, Jefferson, Lewis, Mason, San Juan, Skagit, Thurston, and Whatcom counties and the cities within those counties;

(c) On or before June 30, 2026, and every eight years thereafter, for Benton, Chelan, Cowlitz, Douglas, Franklin, Kittitas, Skamania, Spokane, Walla Walla, and Yakima counties and the cities within those counties; and

(d) On or before June 30, 2027, and every eight years thereafter, for Adams, Asotin, Columbia, Ferry, Garfield, Grant, Grays Harbor, Klickitat, Lincoln, Okanogan, Pacific, Pend Oreille, Stevens, Wahkiakum, and Whitman counties and the cities within those counties.

(6)(a) Nothing in this section precludes a county or city from conducting the review and evaluation required by this section before the deadlines established in subsections (4) and (5) of this section. Counties and cities may begin this process early and may be eligible for grants from the department, subject to available funding, if they elect to do so.

(b) A county that is subject to a deadline established in subsection (5)(a)(ii) through (iv) [(b) through (d)] of this section and meets the following criteria may comply with the requirements of this section at any time within the twenty-four months following the deadline established in subsection (5) of this section: The county has a population of less than fifty thousand and has had its population increase by no more than seventeen percent in the ten years preceding the deadline established in subsection (5) of this section as of that date.

(c) A city that is subject to a deadline established in subsection (5)(a)(ii) through (iv) [(b) through (d)] of this section and meets the following criteria may comply with the requirements of this section at any time within the twenty-four months following the deadline established in subsection (5) of this section: The city has a population of no more than five thousand and has had its population increase by the greater of either no more than one hundred persons or no more than seventeen percent in the ten years preceding the deadline established in subsection (5) of this section as of that date.

(d) State agencies are encouraged to provide technical assistance to the counties and cities in the review of critical area ordinances, comprehensive plans, and development regulations.

(7)(a) The requirements imposed on counties and cities under this section shall be considered "requirements of this chapter" under the terms of RCW 36.70A.040(1). Only those counties and cities that meet the following criteria may receive grants, loans, pledges, or financial guarantees under chapter 43.155 or 70A.135 RCW:

(i) Complying with the deadlines in this section; or

(ii) Demonstrating substantial progress towards compliance with the schedules in this section for development regulations that protect critical areas.

(b) A county or city that is fewer than twelve months out of compliance with the schedules in this section for development regulations that protect critical areas is making substantial progress towards compliance. Only those counties and cities in compliance with the schedules in this section may receive preference for grants or loans subject to the provisions of RCW 43.17.250.

(8)(a) Except as otherwise provided in (c) of this subsection, if a participating watershed is achieving benchmarks and goals for the protection of critical areas functions and values, the county is not required to update development regulations to protect critical areas as they specifically apply to agricultural activities in that watershed.

(b) A county that has made the election under RCW 36.70A.710(1) may only adopt or amend development regulations to protect critical areas as they specifically apply to agricultural activities in a participating watershed if:

(i) A work plan has been approved for that watershed in accordance with RCW 36.70A.725;

(ii) The local watershed group for that watershed has requested the county to adopt or amend development regulations as part of a work plan developed under RCW 36.70A.720;

(iii) The adoption or amendment of the development regulations is necessary to enable the county to respond to an order of the growth management hearings board or court;

(iv) The adoption or amendment of development regulations is necessary to address a threat to human health or safety; or

(v) Three or more years have elapsed since the receipt of funding.

(c) Beginning ten years from the date of receipt of funding, a county that has made the election under RCW 36.70A.710(1) must review and, if necessary, revise development regulations to protect critical areas as they specifically apply to agricultural activities in a participating

watershed in accordance with the review and revision requirements and timeline in subsection (5) of this section. This subsection (8)(c) does not apply to a participating watershed that has determined under RCW 36.70A.720(2)(c)(ii) that the watershed's goals and benchmarks for protection have been met.

[ 2020 c 113 § 1; 2020 c 20 § 1026; 2012 c 191 § 1. Prior: 2011 c 360 § 16; 2011 c 353 § 2; prior: 2010 c 216 § 1; 2010 c 211 § 2; 2009 c 479 § 23; 2006 c 285 § 2; prior: 2005 c 423 § 6; 2005 c 294 § 2; 2002 c 320 § 1; 1997 c 429 § 10; 1995 c 347 § 106; 1990 1st ex.s. c 17 § 13.]

## NOTES:

**Reviser's note:** This section was amended by 2020 c 20 § 1026 and by 2020 c 113 § 1, each without reference to the other. Both amendments are incorporated in the publication of this section under RCW 1.12.025(2). For rule of construction, see RCW 1.12.025(1).

**Intent—2011 c 353:** "It is the legislature's intent to provide local governments with more time to meet certain statutory requirements. Many cities and counties in Washington are facing revenue shortfalls, higher expenses, and more difficulty with borrowing money as a result of the economic downturn. The effects of the economic downturn on the budgets of local governments will be felt most deeply from 2010 to 2012. Local governments are facing the combined impact of decreased tax revenues, a falloff in state and federal aid, and increased demand for social services. With the loss of tax revenue and state and federal aid, local governments are being forced to make significant cuts that will eliminate jobs, curtail essential services, and increase the number of people in need. Additionally, local governments are struggling to comply with certain statutory requirements. Local governments want to comply with these statutory requirements, but with budget constraints, they need more time to do so. The legislature does not intend to remove any existing statutory requirement, but rather modify the time under which a local government must meet certain statutory requirements." [ 2011 c 353 § 1.]

**Effective date—Transfer of power, duties, and functions—2010 c 211:** See notes following RCW 36.70A.250.

**Effective date—2009 c 479:** See note following RCW 2.56.030.

**Intent—2006 c 285:** "There is a statewide interest in maintaining coordinated planning as called for in the legislative findings of the growth management act, RCW 36.70A.010. It is the intent of the legislature that smaller, slower-growing counties and cities be provided with flexibility in meeting the requirements to review local plans and development regulations in RCW 36.70A.130, while ensuring coordination and consistency with the plans of neighboring cities and counties." [ 2006 c 285 § 1.]

**Intent—Effective date—2005 c 423:** See notes following RCW 36.70A.030.

**Intent—2005 c 294:** "The legislature recognizes the importance of appropriate and meaningful land use measures and that such measures are critical to preserving and fostering the quality of life enjoyed by Washingtonians. The legislature recognizes also that the growth management act requires counties and cities to review and, if needed, revise their comprehensive

plans and development regulations on a cyclical basis. These requirements, which often require significant compliance efforts by local governments are, in part, an acknowledgment of the continual changes that occur within the state, and the need to ensure that land use measures reflect the collective wishes of its citizenry.

The legislature acknowledges that only those jurisdictions in compliance with the review and revision schedules of the growth management act are eligible to receive funds from the public works assistance and water quality accounts in the state treasury. The legislature further recognizes that some jurisdictions that are not yet in compliance with these review and revision schedules have demonstrated substantial progress towards compliance.

The legislature, therefore, intends to grant jurisdictions that are not in compliance with requirements for development regulations that protect critical areas, but are demonstrating substantial progress towards compliance with these requirements, twelve months of additional eligibility to receive grants, loans, pledges, or financial guarantees from the public works assistance and water quality accounts in the state treasury. The legislature intends to specify, however, that only counties and cities in compliance with the review and revision schedules of the growth management act may receive preference for financial assistance from these accounts." [ 2005 c 294 § 1.]

**Effective date—2005 c 294:** "This act is necessary for the immediate preservation of the public peace, health, or safety, or support of the state government and its existing public institutions, and takes effect immediately [May 5, 2005]." [ 2005 c 294 § 3.]

**Prospective application—1997 c 429 §§ 1-21:** See note following RCW 36.70A.3201.

**Severability—1997 c 429:** See note following RCW 36.70A.3201.

**Finding—Severability—Part headings and table of contents not law—1995 c 347:** See notes following RCW 36.70A.470.

*Definitions: See RCW 36.70A.703.*

*RCW 36.70A.130(2) does not apply to master planned locations in industrial land banks: RCW 36.70A.367(2)(c).*

**RCW 36.70A.120**

**Planning activities and capital budget decisions—Implementation in conformity with comprehensive plan.**

Each county and city that is required or chooses to plan under RCW 36.70A.040 shall perform its activities and make capital budget decisions in conformity with its comprehensive plan.

[ 1993 sp.s. c 6 § 3; 1990 1st ex.s. c 17 § 12.]

**NOTES:**

**Effective date—1993 sp.s. c 6:** See note following RCW 36.70A.040.

## RCW 36.70A.070

### Comprehensive plans—Mandatory elements.

The comprehensive plan of a county or city that is required or chooses to plan under RCW 36.70A.040 shall consist of a map or maps, and descriptive text covering objectives, principles, and standards used to develop the comprehensive plan. The plan shall be an internally consistent document and all elements shall be consistent with the future land use map. A comprehensive plan shall be adopted and amended with public participation as provided in RCW 36.70A.140. Each comprehensive plan shall include a plan, scheme, or design for each of the following:

(1) A land use element designating the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses. The land use element shall include population densities, building intensities, and estimates of future population growth. The land use element shall provide for protection of the quality and quantity of groundwater used for public water supplies. Wherever possible, the land use element should consider utilizing urban planning approaches that promote physical activity. Where applicable, the land use element shall review drainage, flooding, and stormwater runoff in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters entering Puget Sound.

(2) A housing element ensuring the vitality and character of established residential neighborhoods that:

(a) Includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, as provided by the department of commerce, including:

- (i) Units for moderate, low, very low, and extremely low-income households; and
- (ii) Emergency housing, emergency shelters, and permanent supportive housing;

(b) Includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences, and within an urban growth area boundary, moderate density housing options including[,] but not limited to, duplexes, triplexes, and townhomes;

(c) Identifies sufficient capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and within an urban growth area boundary, consideration of duplexes, triplexes, and townhomes;

(d) Makes adequate provisions for existing and projected needs of all economic segments of the community, including:

(i) Incorporating consideration for low, very low, extremely low, and moderate-income households;

(ii) Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations;

(iii) Consideration of housing locations in relation to employment location; and

(iv) Consideration of the role of accessory dwelling units in meeting housing needs;

(e) Identifies local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including:

(i) Zoning that may have a discriminatory effect;

(ii) Disinvestment; and  
(iii) Infrastructure availability;  
(f) Identifies and implements policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and programs;

(g) Identifies areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments; and

(h) Establishes antidisplacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.

In counties and cities subject to the review and evaluation requirements of RCW 36.70A.215, any revision to the housing element shall include consideration of prior review and evaluation reports and any reasonable measures identified. The housing element should link jurisdictional goals with overall county goals to ensure that the housing element goals are met.

(3) A capital facilities plan element consisting of: (a) An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities; (b) a forecast of the future needs for such capital facilities; (c) the proposed locations and capacities of expanded or new capital facilities; (d) at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and (e) a requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. Park and recreation facilities shall be included in the capital facilities plan element.

(4) A utilities element consisting of the general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines.

(5) Rural element. Counties shall include a rural element including lands that are not designated for urban growth, agriculture, forest, or mineral resources. The following provisions shall apply to the rural element:

(a) Growth management act goals and local circumstances. Because circumstances vary from county to county, in establishing patterns of rural densities and uses, a county may consider local circumstances, but shall develop a written record explaining how the rural element harmonizes the planning goals in RCW 36.70A.020 and meets the requirements of this chapter.

(b) Rural development. The rural element shall permit rural development, forestry, and agriculture in rural areas. The rural element shall provide for a variety of rural densities, uses, essential public facilities, and rural governmental services needed to serve the permitted densities and uses. To achieve a variety of rural densities and uses, counties may provide for clustering, density transfer, design guidelines, conservation easements, and other innovative techniques that will accommodate appropriate rural economic advancement, densities, and uses that are not characterized by urban growth and that are consistent with rural character.

(c) Measures governing rural development. The rural element shall include measures that apply to rural development and protect the rural character of the area, as established by the county,

- (i) Containing or otherwise controlling rural development;
- (ii) Assuring visual compatibility of rural development with the surrounding rural area;
- (iii) Reducing the inappropriate conversion of undeveloped land into sprawling, low-density

development in the rural area;

(iv) Protecting critical areas, as provided in RCW 36.70A.060, and surface water and groundwater resources; and

(v) Protecting against conflicts with the use of agricultural, forest, and mineral resource lands designated under RCW 36.70A.170.

(d) Limited areas of more intensive rural development. Subject to the requirements of this subsection and except as otherwise specifically provided in this subsection (5)(d), the rural element may allow for limited areas of more intensive rural development, including necessary public facilities and public services to serve the limited area as follows:

(i) Rural development consisting of the infill, development, or redevelopment of existing commercial, industrial, residential, or mixed-use areas, whether characterized as shoreline development, villages, hamlets, rural activity centers, or crossroads developments.

(A) A commercial, industrial, residential, shoreline, or mixed-use area are subject to the requirements of (d)(iv) of this subsection, but are not subject to the requirements of (c)(ii) and (iii) of this subsection.

(B) Any development or redevelopment other than an industrial area or an industrial use within a mixed-use area or an industrial area under this subsection (5)(d)(i) must be principally designed to serve the existing and projected rural population.

(C) Any development or redevelopment in terms of building size, scale, use, or intensity shall be consistent with the character of the existing areas. Development and redevelopment may include changes in use from vacant land or a previously existing use so long as the new use conforms to the requirements of this subsection (5);

(ii) The intensification of development on lots containing, or new development of, small-scale recreational or tourist uses, including commercial facilities to serve those recreational or tourist uses, that rely on a rural location and setting, but that do not include new residential development. A small-scale recreation or tourist use is not required to be principally designed to serve the existing and projected rural population. Public services and public facilities shall be limited to those necessary to serve the recreation or tourist use and shall be provided in a manner that does not permit low-density sprawl;

(iii) The intensification of development on lots containing isolated nonresidential uses or new development of isolated cottage industries and isolated small-scale businesses that are not principally designed to serve the existing and projected rural population and nonresidential uses, but do provide job opportunities for rural residents. Rural counties may allow the expansion of small-scale businesses as long as those small-scale businesses conform with the rural character of the area as defined by the local government according to RCW 36.70A.030(23). Rural counties may also allow new small-scale businesses to utilize a site previously occupied by an existing business as long as the new small-scale business conforms to the rural character of the area as defined by the local government according to RCW 36.70A.030(23). Public services and public facilities shall be limited to those necessary to serve the isolated nonresidential use and shall be provided in a manner that does not permit low-density sprawl;

(iv) A county shall adopt measures to minimize and contain the existing areas or uses of more intensive rural development, as appropriate, authorized under this subsection. Lands included in such existing areas or uses shall not extend beyond the logical outer boundary of the existing area or use, thereby allowing a new pattern of low-density sprawl. Existing areas are those that are clearly identifiable and contained and where there is a logical boundary delineated predominately by the built environment, but that may also include undeveloped lands if limited as provided in this subsection. The county shall establish the logical outer boundary of an area of more intensive rural development. In establishing the logical outer boundary, the county shall address (A) the need to

preserve the character of existing natural neighborhoods and communities, (B) physical boundaries, such as bodies of water, streets and highways, and land forms and contours, (C) the prevention of abnormally irregular boundaries, and (D) the ability to provide public facilities and public services in a manner that does not permit low-density sprawl;

(v) For purposes of (d) of this subsection, an existing area or existing use is one that was in existence:

(A) On July 1, 1990, in a county that was initially required to plan under all of the provisions of this chapter;

(B) On the date the county adopted a resolution under RCW 36.70A.040(2), in a county that is planning under all of the provisions of this chapter under RCW 36.70A.040(2); or

(C) On the date the office of financial management certifies the county's population as provided in RCW 36.70A.040(5), in a county that is planning under all of the provisions of this chapter pursuant to RCW 36.70A.040(5).

(e) Exception. This subsection shall not be interpreted to permit in the rural area a major industrial development or a master planned resort unless otherwise specifically permitted under RCW 36.70A.360 and 36.70A.365.

(6) A transportation element that implements, and is consistent with, the land use element.

(a) The transportation element shall include the following subelements:

(i) Land use assumptions used in estimating travel;

(ii) Estimated traffic impacts to state-owned transportation facilities resulting from land use assumptions to assist the department of transportation in monitoring the performance of state facilities, to plan improvements for the facilities, and to assess the impact of land-use decisions on state-owned transportation facilities;

(iii) Facilities and services needs, including:

(A) An inventory of air, water, and ground transportation facilities and services, including transit alignments and general aviation airport facilities, to define existing capital facilities and travel levels as a basis for future planning. This inventory must include state-owned transportation facilities within the city or county's jurisdictional boundaries;

(B) Level of service standards for all locally owned arterials and transit routes to serve as a gauge to judge performance of the system. These standards should be regionally coordinated;

(C) For state-owned transportation facilities, level of service standards for highways, as prescribed in chapters 47.06 and 47.80 RCW, to gauge the performance of the system. The purposes of reflecting level of service standards for state highways in the local comprehensive plan are to monitor the performance of the system, to evaluate improvement strategies, and to facilitate coordination between the county's or city's six-year street, road, or transit program and the office of financial management's ten-year investment program. The concurrency requirements of (b) of this subsection do not apply to transportation facilities and services of statewide significance except for counties consisting of islands whose only connection to the mainland are state highways or ferry routes. In these island counties, state highways and ferry route capacity must be a factor in meeting the concurrency requirements in (b) of this subsection;

(D) Specific actions and requirements for bringing into compliance locally owned transportation facilities or services that are below an established level of service standard;

(E) Forecasts of traffic for at least ten years based on the adopted land use plan to provide information on the location, timing, and capacity needs of future growth;

(F) Identification of state and local system needs to meet current and future demands. Identified needs on state-owned transportation facilities must be consistent with the statewide multimodal transportation plan required under chapter 47.06 RCW;

(iv) Finance, including:

(A) An analysis of funding capability to judge needs against probable funding resources;

(B) A multiyear financing plan based on the needs identified in the comprehensive plan, the appropriate parts of which shall serve as the basis for the six-year street, road, or transit program required by RCW 35.77.010 for cities, RCW 36.81.121 for counties, and RCW 35.58.2795 for public transportation systems. The multiyear financing plan should be coordinated with the ten-year investment program developed by the office of financial management as required by RCW 47.05.030;

(C) If probable funding falls short of meeting identified needs, a discussion of how additional funding will be raised, or how land use assumptions will be reassessed to ensure that level of service standards will be met;

(v) Intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions;

(vi) Demand-management strategies;

(vii) Pedestrian and bicycle component to include collaborative efforts to identify and designate planned improvements for pedestrian and bicycle facilities and corridors that address and encourage enhanced community access and promote healthy lifestyles.

(b) After adoption of the comprehensive plan by jurisdictions required to plan or who choose to plan under RCW 36.70A.040, local jurisdictions must adopt and enforce ordinances which prohibit development approval if the development causes the level of service on a locally owned transportation facility to decline below the standards adopted in the transportation element of the comprehensive plan, unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development. These strategies may include increased public transportation service, ride-sharing programs, demand management, and other transportation systems management strategies. For the purposes of this subsection (6), "concurrent with the development" means that improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years. If the collection of impact fees is delayed under RCW 82.02.050(3), the six-year period required by this subsection (6)(b) must begin after full payment of all impact fees is due to the county or city.

(c) The transportation element described in this subsection (6), the six-year plans required by RCW 35.77.010 for cities, RCW 36.81.121 for counties, and RCW 35.58.2795 for public transportation systems, and the ten-year investment program required by RCW 47.05.030 for the state, must be consistent.

(7) An economic development element establishing local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life. A city that has chosen to be a residential community is exempt from the economic development element requirement of this subsection.

(8) A park and recreation element that implements, and is consistent with, the capital facilities plan element as it relates to park and recreation facilities. The element shall include: (a) Estimates of park and recreation demand for at least a ten-year period; (b) an evaluation of facilities and service needs; and (c) an evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand.

(9) It is the intent that new or amended elements required after January 1, 2002, be adopted concurrent with the scheduled update provided in RCW 36.70A.130. Requirements to incorporate any such new or amended elements shall be null and void until funds sufficient to cover applicable local government costs are appropriated and distributed by the state at least two years before local government must update comprehensive plans as required in RCW 36.70A.130.

[ 2021 c 254 § 2. Prior: 2017 3rd sp.s. c 18 § 4; 2017 3rd sp.s. c 16 § 4; 2017 c 331 § 2; 2015 c 241 § 2; 2010 1st sp.s. c 26 § 6; 2005 c 360 § 2; (2005 c 477 § 1 expired August 31, 2005); 2004 c 196 § 1; 2003 c 152 § 1; prior: 2002 c 212 § 2; 2002 c 154 § 2; 1998 c 171 § 2; 1997 c 429 § 7; 1996 c 239 § 1; prior: 1995 c 400 § 3; 1995 c 377 § 1; 1990 1st ex.s. c 17 § 7.]

## NOTES:

**Finding—2017 3rd sp.s. c 18:** See note following RCW 36.70A.030.

**Short title—2017 c 331:** "This act may be known and cited as the economic revitalization act." [ 2017 c 331 § 1.]

**Effective date—2015 c 241:** See note following RCW 44.28.812.

**Expiration date—2005 c 477 § 1:** "Section 1 of this act expires August 31, 2005." [ 2005 c 477 § 3.]

**Effective date—2005 c 477:** "This act is necessary for the immediate preservation of the public peace, health, or safety, or support of the state government and its existing public institutions, and takes effect immediately [May 13, 2005]." [ 2005 c 477 § 2.]

**Findings—Intent—2005 c 360:** "The legislature finds that regular physical activity is essential to maintaining good health and reducing the rates of chronic disease. The legislature further finds that providing opportunities for walking, biking, horseback riding, and other regular forms of exercise is best accomplished through collaboration between the private sector and local, state, and institutional policymakers. This collaboration can build communities where people find it easy and safe to be physically active. It is the intent of the legislature to promote policy and planning efforts that increase access to inexpensive or free opportunities for regular exercise in all communities around the state." [ 2005 c 360 § 1.]

**Prospective application—1997 c 429 §§ 1-21:** See note following RCW 36.70A.3201.

**Severability—1997 c 429:** See note following RCW 36.70A.3201.

**Construction—Application—1995 c 400:** "A comprehensive plan adopted or amended before May 16, 1995, shall be considered to be in compliance with RCW 36.70A.070 or 36.70A.110, as in effect before their amendment by this act, if the comprehensive plan is in compliance with RCW 36.70A.070 and 36.70A.110 as amended by this act. This section shall not be construed to alter the relationship between a countywide planning policy and comprehensive plans as specified under RCW 36.70A.210.

As to any appeal relating to compliance with RCW 36.70A.070 or 36.70A.110 pending before a growth management hearings board on May 16, 1995, the board may take up to an additional ninety days to resolve such appeal. By mutual agreement of all parties to the appeal, this additional ninety-day period may be extended." [ 1995 c 400 § 4.]

**Effective date—1995 c 400:** See note following RCW 36.70A.040.