



Working Group – Agenda Meeting 1

Date: Thursday, March 9, 2017

Time: 1pm to 4 pm

Location: Kittitas Valley Event Center, Armory

Agenda

1. Role of Working Group and Design of this Meeting

2. Draft Vision Statement

a. Looking at October table from various groups

b. Example statement from all groups:

Kittitas County is an area with a distinct rural quality based upon the value and assortment of cultural, natural and health environments. Kittitas County demonstrates its commitment to quality of life by:

- *Ensuring a diverse rural and agricultural economy comprised of a variety of small-scale employment opportunities;*
- *Promoting safe and affordable housing for all income levels;*
- *Providing safe and effective multi-modal transportation; and*
- *Ensuring access (and enhancing?) recreational opportunities.*

3. Review of key issues addressed *and not addressed* by from Advisory Groups – Identifying Geographic Land Use Conflicts and Discuss Possible Solutions.

4. Initial review of draft goals and policies

5. Next steps

a. Continual review of the issues and the policies agreed upon in first step

b. Meeting on March 23, Thursday, at the same place

Materials Provided:

- Vision Statement from all groups
- List of the initial draft policies: Look for those Objectives having no policies and Policies having no objective.

Key Topics and Issues to Begin Discussion

Land Use

Key Topics

- Major energy facility siting – What criteria if any do we want to place upon these
- Define Kittitas County “urban character” to guide goals, policies and implementing regulations
- What is “compatible” ? See LU-P4 for discussion
- Provisions for siting essential public facilities
- Consider a policy to limit future MPRs

Rural Lands (include as a separate chapter in revised Comp Plan. Consider adding Resource Lands to same chapter)

Key Topics

- Rural PUDs – possible revised criteria to protect “rural character”
- Consider excluding critical areas from rural development density calculations
- Review and potentially revise Kittitas County “rural character” definition
- Defining “Rural Character”

Resource Lands (include as a separate chapter in revised Comp Plan. Consider adding Rural Lands to same chapter)

Key Topics

- Establishment of Agricultural Advisory Commission
- Flexibility to ensure agricultural viability
- Agritourism—What is it and where should it occur?
- Additional goals and policies for mineral resources and forestry

Housing

Key Topics

- Affordability for all incomes
- Variety of housing types in both urban and rural areas (e.g., accessory dwelling units)
- Homelessness
- Jobs and services close to housing
- Minimum number of affordable units in UGAs

Economic Development

Advisory Group Key Topics

- Develop and strengthen partnerships (See E-P3 below)
- Type and size of businesses and industries
- What sectors to increase and attract
- Infrastructure – people and capital improvements
- Community calendar

Natural Environment

Key Topics

- Balancing protection of critical areas with access for recreation
- Where feasible, enhance the functions and values of critical areas
- New goals/regulations to reduce flood hazards

Recreation, Parks, and Open Space

Key Topics

- Create a County Parks Department (See E-P17) ?
- New land use designation and zoning district for public lands

Transportation

Key Topics

- Coordinate with update to County Long Range Transportation Plan
- Investigate joining Yakima Valley Conference of Governments
- Non-motorized transportation
- Level of Service-- Areas of Designation and Standards for Roads

1.1 Introduction

1.2 Community Engagement

1.3 Vision Statement

1.4 Plan Organization

2. Goals and Policies

2.1 Land Use

Advisory Group Key Topics

- Major energy facility siting
- Define Kittitas County “urban character” to guide goals, policies and implementing regs
- What is “compatible” ? See LU-P4 for discussion
- Provisions for siting essential public facilities
- Consider a policy to limit future MPRs

Goals

- LU-G1:** Maintain a flexible balance of land uses which will protect, preserve, and enhance the rural character, historical forest lands, agricultural industries, mineral lands, and high quality environment.
- LU-G2:** Provide adequate and efficient fire services to all areas of the County.
- LU-G3:** Collaborate with cities to participate in the County’s transfer of development rights (TDR) program, to encourage and promote the protection of Rural Lands, Resource Lands and frequently flooded areas.
- LU-G4:** Promote the development of large-scale, high-intensity urban land uses within the UGA where there is supporting infrastructure.
- LU-G5:** Development outside of UGAs should be low-intensity, minimally impactful, and small-scale in nature.”
- LU-G6:** Development densities, intensities or uses that require urban level of services should not be allowed outside of urban areas.
- LU-G7:** Identify, designate, and protect agriculture transportation corridors that facilitate farm use.
- LU-G8:** The UGAs shall be consistent with the following criteria:

- a. Each UGA shall provide sufficient urban land to accommodate future population/employment projections through the designated planning period;
- b. Lands included within UGAs shall either be already characterized by urban growth or directly adjacent to such lands;
- c. Existing urban land uses and densities should be included within UGAs;
- d. UGAs shall provide a balance of industrial, commercial, and residential lands;
- e. Each UGA shall have the anticipated financial capability to provide infrastructure/services needed in the areas over the planning period under adopted concurrency standards;
- f. Protect natural resource and critical areas;
- g. Encourage the conversion of undeveloped lands into urban densities (infill);
- h. Provide for the efficient provision of public services;
- i. Promote a variety of residential densities; and,
- j. Include sufficient vacant and buildable land.

Policies

General Land Use Policies

- LU-P1:** Minimize the cost of providing public services and utilities by directing urban growth and development to areas where public roads and services can support such growth.
- LU-P2:** Reduce the conversion of land for development, and concentrate future growth in urban growth areas.
- LU-P3:** Encourage Community Fire Wise Plans.
- LU-P4:** Promote areas where compatible mixed commercial and industrial uses can be sited.
- LU-P5:** Pursue consistency in development regulations in urban growth areas with adjacent cities. This may be accomplished through: Potential Annexation Areas (PAAs); Coordination through the Conference of Governments; Development of Interlocal agreements; and Use of overlay zones such as Rural Transition Zones.
- LU-P6:** Expansion of a UGA shall be characterized by urban development and be supported by population forecasts and land capacity analysis.
- LU-P7:** Any UGA expansions should preserve rural areas.
- LU-P8:** Accommodate future expansion of utilities and roadways in a manner consistent with planned densities and uses for new development in UGAs.
- LU-P9:** Develop a study area around each Urban Growth. The study area should consider but not be limited to: Strategies to accommodate urban development in the 20-to-50-year planning horizon; Shadow platting to plan for and accommodate future development; Transfer of Development Rights receiving areas; Use of Cluster Development; Urban design standards consistent with adjacent or nearby cities; and Development of a Rural Transition Zone overlay.

- LU-P10:** Promote infill development of vacant or under-utilized properties.
- LU-P11:** Develop a process for the siting of Essential Public Facilities
- LU-P12:** Promote green building and environmental stewardship through development regulations.
- LU-P13:** Walkability and public health.
- LU-P14:** Encourage future subarea planning efforts to more directly implement land use and economic development measures.

Industrial Land Use Policies

- LU-P15:** Ensure an adequate supply of appropriate land in parcel sizes adequate to allow for future development as industrial uses or the expansion of existing industrial uses.
- LU-P16:** Plan capital facility and infrastructure investments to facilitate the development of lands designated for industrial uses.
- LU-P17:** Designate industrial land in areas convenient to utilities, fire protection, and to major transportation facilities (air, rail, freeway). Industrial developments may be located beyond UGAs.
- LU-P18:** Industrial uses located adjacent to residential areas or along scenic routes should be situated so as to minimize impacts on those areas. These industrial uses should provide screening and other measures to achieve compatibility.

Historical and Cultural Land Use

- LU-P19:** Collaborate with the Department of Archaeology and Historic Preservation and the Yakama Nation to protect historic lands and cultural resources in the County.
- LU-P20:** Support initiatives to improve public awareness of historic lands and cultural resources, for example, interpretive exhibits, signage, or formal designation on local, state, or federal registries.

Commercial Land Use

- LU-P21:** Evaluate, monitor, and improve development standards to ensure compatibility between adjacent commercial and non-commercial uses through bulk, height, and scale standards.
- LU-P22:** Ensure the adequate supply of developable property to accommodate the siting of new, and the expansion of existing, commercial uses.

Airports

- LU-P23:** Maintain an Airport Layout Plan for the Kittitas County Airport (Bowers Field) in conformance with the Federal Aviation Administration and Washington State Department of Transportation Aviation Division..
- LU-P24:** Consider aviation easements in the airport overlay zone(s) where appropriate to ensure compatibility.
- LU-P25:** The County will continue to implement the following Federal Aviation Administration safety zones within the airport overlay zone(s) to protect airport operations and reduce safety risks: Inner Safety Zone; Inner Turning Zone; Outer Safety Zone; Sideline Zone; and Traffic Pattern Zone.

- LU-P26:** Encourage aviation-related land uses in the airport overlay zone(s), provided that the FAA airport design criteria are met.
- LU-P27:** Promote economic development and employment opportunities for the Airport Industrial Zone and Bowers Field Overlay Zone through the Airport Master Plan.
- LU-P28:** Establish zoning standards which will ensure that industrial uses will not impact airborne aircraft because of height structures, smoke, glare, lights which shine upward, and radio transmissions, nor any water impoundments or sanitary landfills which would create hazards from waterfowl to airborne aircraft.
- LU-P29:** Promote renewable energy developments and industries within the Bowers Field Overlay Zone.

Master Planned Reports (MPRS)

- LU-P30:** A MPR must be planned and designed to minimize impact upon the rural character of Kittitas County by examining the entire site or area and adjacent lands and communities, and shall avoid significant negative impacts upon surrounding areas.
- LU-P31:** A variety of urban residential densities should be included in a MPR site design, providing efficient, compact residential land use. Residential uses may include single-family detached lots and multi-family and attached residential structures. Clustering of residential units shall be done in a manner that preserves open space. Overall MPR density shall not exceed an average of one unit per acre over the entire site of the MPR.
- LU-P32:** A MPR should be physically and visually separated from the nearest developed area.
- LU-P33:** 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. 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 shall be evaluated to determine the appropriate separation from adjacent lands.
- LU-P34:** A MPR should maintain and enhance the surrounding and critical area physical environment.
- LU-P35:** Historic and archeological features designated by the County shall be preserved and protected from any development.
- LU-P36:** Natural and man-made recreational facilities and opportunities shall be the central focus of a MPR.
- LU-P37:** Recreational facilities must be included with initial development phases of a MPR.
- LU-P38:** Recreational facilities and visitor accommodations should be phased along with other types of development within a MPR.
- LU-P39:** A MPR should have a primary focus on short-term visitor accommodations, including vacation and second homes. Other residential uses may be permitted within a MPR.
- LU-P40:** 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.

- LU-P41:** Retail and commercial services shall be designed to serve only the users of the MPR, and should be limited in scope and location to serve only as ancillary uses within the MPR.
- LU-P42:** Retail and commercial services offered on-site by a MPR should not duplicate the full range of commercial services available in adjacent communities.
- LU-P43:** 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.
- LU-P44:** MPR community sewer, water and stormwater facilities (including associated treatment facilities) will be provided on-site and should be limited to only meeting the needs of the MPR.
- LU-P45:** 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.
- LU-P46:** MPR facilities, utilities, and services shall be designed to accommodate only the projected needs of the resort users.
- LU-P47:** Construction of a MPR and all necessary on-site and off-site capital facilities and utilities infrastructure must be concurrent.
- LU-P48:** All school district facility and service impacts shall be mitigated by the MPR on a fair and proportionate basis, and review and mitigation of impacts on affected school districts may take into consideration the relatively low student population typically generated by a MPR.
- LU-P49:** County road standards shall be followed for on-site and off-site roadways and access points.
- LU-P50:** MPR road standards must meet the minimum safety standards adopted by the County Fire Marshal.
- LU-P51:** On-site roadway and access costs shall be fully borne by the MPR, and off-site road impacts should be mitigated by the MPR in proportion to its demonstrated impacts, including secondary impacts.
- LU-P52:** Traffic impacts of the MPR, on-site and between the MPR and nearby areas of interest, may be mitigated by appropriate measures, e.g., transit/shuttle services, pedestrian and bicycle trails, etc.
- LU-P53:** All external road connection points with the MPR shall be determined through review agreements with affected agencies and local governments in the region.

Rural Lands (include as a separate chapter in revised Comp Plan. Consider adding Resource Lands to same chapter)

Advisory Group Key Topics

- Rural PUDs – revised criteria to protect “rural character”
- Consider excluding critical areas from rural development density calculations
- Review and potentially revise Kittitas County “rural character” definition

Goals

- RR-G1:** Preserve and protect rural lands characterized by a lower level of services; mix of residential, agricultural and open space uses; broad visual landscapes and parcels of varying sizes, a variety of housing types and small unincorporated communities, and rural commercial activities.
- RR-G2:** Encourage development activities and development standards which enhance or result in the preservation of rural lands.
- RR-G3:** Kittitas County will encourage voluntary farm conservation and agriculture preservation activities, and support activities engaged in agriculture preservation.
- RR-G4:** Encourage innovative land use that preserves rural character and resource land uses.
- RR-G5:** Encourage education activities on the practices of resource land uses so that citizens are aware of the non-urban activities and impacts that occur in the resource and rural environment.
- RR-G6:** 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-G7:** Development in rural areas shall be compatible to the rural environment, and must be developed as determined necessary to mitigate any impacts to surface and groundwater.
- RR-G8:** Developers shall design new projects to visually enhance the rural environment character of Kittitas County which may include preserving open spaces, providing adequate buffering between development and natural areas, and preserving critical areas and forested lands.
- RR-G9:** Promote rural recreation development where there is potential for limited infill of seasonal recreation structure, in areas where seasonal structures are not uncommon, and upon soils and geologic conditions which can support structural development.
- RR-G10:** Consider incentive programs that create active and passive open space.
- RR-G11:** 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-G12:** Type 2 LAMIRDs, Rural Recreation Centers should allow:
- a) Intensification of development or new development of small scale recreational or tourist uses that rely on a rural setting is permitted;
 - b) Proposed uses which may serve the limited surrounding rural population and the traveling public;
 - c) Facilities that may not adversely impact natural resource production in the surrounding vicinity;

d) Proposed uses consistent with the surrounding rural character, not leading to low-density sprawl.

RR-G13: Designation and development standards in Type 3, Rural Employment Centers should allow:

- a) Intensification of development on lots containing isolated nonresidential uses or new development of isolated small scale businesses;
- b) Businesses should providing job opportunities for rural residents, and local residents;
- c) Small scale employment uses appropriate in a rural community, such as (but not limited to) independent contracting services, incubator facilities, home-based industries, and services which support agriculture; and
- d) Development conforming to the rural character of the surrounding area.

RR-G14: Designation and development standards in Type 1, Rural Activity Centers:

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

Policies

RR-P1: Limit development in rural areas through density requirements that protect and maintain existing rural character, natural open space, critical areas, and recreation areas.

RR-P2: Research new land use techniques that provide economic incentives to encourage continuation of agriculture activities.

RR-P3: Rural lands shall be limited to service provided by septic systems, individual wells small community water systems, or mitigated water.

RR-P4: The County shall establish Comprehensive Plan categories and zoning classifications that preserve rural character.

RR-P5: When considering development in rural areas continuation and preservation of all agricultural and recreational activities within the County shall be central in land use decisions.

RR-P6: Allow for extraction of rock and gravel resources which does not negatively impact rural character.

RR-P7: When reviewing innovative land use developments, exclude critical areas from rural density calculations.

RR-P8: Uses encumbering priority land uses commonly found in rural areas of Kittitas County, such as agriculture uses in Lower Kittitas and recreation uses in Upper Kittitas shall be allowed only after land use review.

RR-P9: Adequate buffer distances and appropriate vegetation shall be considered for proposals in order to reduce incompatibility between differing rural land uses.

RR-P10: Cottage and home occupations which are rural in nature and have minimal impact upon the rural nature of the county should be encouraged within all rural land use designations.

RR-P11: Encourage agricultural activities which sell and market local agricultural products and tourist activities.

RR-P12: Municipal, or public urban services will not be extended outside of urban growth areas except to a Master Planned Resort which is approved by the County and when expenses for such extension are fully borne by the resort or community.

- RR-P13:** Capital Facilities and Utilities may be sited, constructed, and operated within a Master Planned Resort (MPR), or Limited Area of More Intensive Rural Development (LAMIRD)) on property located outside of urban growth areas if such facilities and utilities are located within the boundaries of such approved resort or community. Per RCW 36.70A 070 (5)(d).
- RR-P14:** Clustering of development can only occur where it results in the protection of open space and will not negatively impact farming activity or preservation of other resource lands.
- RR-P15:** 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.
- RR-P16:** The open space portion of the cluster development shall be located to protect wildlife habitat and migration corridors and stewardship of the open space shall be the responsibility of potential residents.
- RR-P17:** Planned Unit Developments (PUD) in rural areas can only be established where such developments will not require urban services and reduce maintenance of rural character.
- RR-P18:** 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-P19:** Future development in the Liberty historic district shall be residential and be consistent with any existing or new design review standards.
- RR-P20:** Major alternative energy facilities shall be prohibited on prime farm lands.
- RR-P21:** Convenience and motorist services, when permitted near highway, freeway and major arterial intersections, shall be designed to be compatible with surrounding rural character.
- RR-P22:** Proposals in Rural Recreation areas within any land use shall have design or buffering provisions to assure compatibility with adjacent rural environments.
- RR-P23:** International Wildland-Urban Interface Code shall be enforced when approving a recreational residential structure for greatest protection of life and property.
- RR-P24:** Potential impacts from natural hazards in rural recreation areas shall be evaluated before allowing habitable or residential structure.
- RR-P25:** A full-range of commercial services should only be provided within the urban growth areas of the surrounding region.
- RR-P26:** Conserve important natural resource lands with the implementation of a Transfer of Development Rights program, or other a market-based tools which may encourage conservation of natural resource lands.
- RR-P27:** Support activities which educate populations on rural living and agricultural activities of long term significance.
- RR-P28:** Allow development projects which promote or enhance conservation of farmlands and natural resources.
- RR-P29:** 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.

LAMIRDS

- RR-P30:** Allow for designation of LAMIRDs in the rural area, consistent with the requirements of the GMA. The following factors shall be considered in designating a LAMIRD and establishing boundaries:
- a) Existing development pattern, potential for redevelopment and infill, and for Type 1 LAMIRDs the ability to establish a logical outer boundary;
 - b) Rural character of the potential LAMIRD and surrounding area;
 - c) Existing and potential mix of uses, densities and intensities and potential impacts to the surrounding area;
 - d) Presence/location of infrastructure and other “man-made” facilities
 - e) Distance from other LAMIRD, UGA, designated resource land or other special land use designation. If in close proximity, consider the potential for sprawl, and/or land use conflicts;
 - f) Feasibility, cost and need for public services;
 - g) Significant natural constraints or features to be preserved; and
 - h) Public input and comment.
- RR-P31:** Once LAMIRD boundaries are established, geographic expansion is not permitted unless needed based on one or more of the following criteria:
- a) to correct for mapping errors, or
 - b) to correct for other informational errors, or
 - c) when otherwise consistent with the requirements of GMA.
- RR-P32:** Allow inclusion of undeveloped land in LAMIRDs for limited infill, development or redevelopment when consistent with rural provisions of the Growth Management Act.
- RR-P33:** The LAMIRD designation will not be applied to designated resource lands. Development within the LAMIRD designation and adjacent to designated resource lands will minimize potential conflicts and not lead to potential conversion of farm and forest land to non-resource uses.

Resource Lands (include as a separate chapter in revised Comp Plan. Consider adding Rural Lands to same chapter)

Advisory Group Key Topics

- Establishment of Agricultural Advisory Commission
- Flexibility to ensure agricultural viability
- Additional goals and policies for mineral resources and forestry

Goals

- RL-G1:** Provide for flexible use of agricultural lands that are located in areas with limited or no irrigation.
- RL-G2:** 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.
- RL-G3:** Promote preservation of agricultural activities through programs that encourage long term ownership and production on agricultural lands.
- RL-G4:** Cluster residential development in forest areas must be sited to maintain visual compatibility with the surrounding landscape and to limit the removal of natural vegetation and trees.
- RL-G5:** Designated open ranges are a resource land which will not be subject to encumbrance by residential activity.
- RL-G6:** 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.

Policies

- RL-P1:** Allow for extraction of mineral resources where such extraction does not significantly impact other natural resources.
- RL-P2:** The County shall promote active management of lands to create and maintain healthy forests through support of related infrastructure.
- RL-P3:** Ongoing agriculture and forestry activities in rural working and resource lands should not be restricted in development regulations.
- RL-P4:** Kittitas County will advocate active management of Federal and State forest lands to create and maintain healthy, fire-resilient forests.
- RL-P5:** The County shall avoid land use conflicts with its resource industry by applying low residential densities to lands adjacent to resource lands.

- RL-P6:** The County shall establish an agricultural advisory commission to advise the BOCC on agricultural issues.
- RL-P7:** Work with landowners to ensure waters in naturally occurring ponds and springs (with no surface connection to a stream) in the sub-basin are retained for stock water uses, when such ponds and springs are located on or adjacent to lands which are now used as pasture or range for livestock.
- RL-P8:** Forest land and agricultural land located within UGAs shall 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.
- RL-P9:** Lands designated commercial agriculture or commercial forest lands shall not be used to expand an urban growth area or designated as future urban growth expansion areas.
- RL-P10:** Current agricultural uses in urban residential areas should continue to be allowed as the lands transition to urban residential uses.
- RL-P11:** Non-resource development and activities on lands adjacent to designated Rural lands shall require of the development activity, the preservation of adjacent vegetation, existing landforms (e.g. ravines) or other physical buffers that provide functional separation from the resource land use.
- RL-P12:** Proposed development allowed and adjacent to designated resource lands shall be conditioned to protect resource lands from negative impacts related to that development.
- RL-P13:** Development shall be located appropriate distances from streams, rivers, lakes, wetlands, critical areas designated necessary to protect ground and surface waters.
- RL-P14:** Where proposed development is determined incompatible with natural resource activities, all mitigation measures shall be completed at expense of the developer.
- RL-P15:** 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.
- RL-P16:** Cluster developments on adjacent non-commercial forestlands shall be required to provide buffers adjacent to forestland.

2.2 Housing

Advisory Group Key Topics

- Affordability for all incomes
- Variety of housing types in both urban and rural areas (e.g., accessory dwelling units)
- Homelessness
- Jobs and services close to housing
- Minimum number of affordable units in UGAs

Goals

- H-G1:** Support opportunities for an adequate supply of affordable housing for all income levels throughout the County.
- H-G2:** Encourage mixed residential and commercial development close to employment opportunities, public transportation, and social and health services.
- H-G3:** Promote community involvement in the preparation and implementation of plans and regulations related to housing.
- H-G4:** Provide housing options to allow residents with special housing needs to live as independently as possible throughout the County.
- H-G5:** Encourage large employers and educational institutions to support housing options for their employees.
- H-G6:** Encourage the development of temporary worker housing and student housing.
- H-G7:** Encourage and allow for mixed-use development and high-density development within the Cities and Urban Growth Areas.
- H-G8:** Kittitas County shall employ a variety of strategies to increase and maintain the availability of affordable housing for all income levels.

Policies

- H-P1:** Establish development regulations and incentives that provide a range of housing types, sizes, costs and densities which are affordable to all economic groups.
- H-P2:** Promote a range of housing types by implementing innovative residential development, such as cluster developments, master planned developments, shadow platting, and planned unit developments.
- H-P3:** Designate higher density residential land use zones and developments, such as PUDs, within Urban Growth Areas.
- H-P4:** Pursue grant opportunities to increase supply of housing for special needs populations.
- H-P5:** Promote accessible single-family housing options.
- H-P6:** Allow for the placement of Accessory Dwelling Units.

- H-P7:** Adopt zoning and development regulations that support ongoing residential use and preservation or rehabilitation of existing housing.
- H-P8:** Develop regulations to incentivize an increase in the supply of affordable housing and a greater diversity of housing types.
- H-P9:** Invest in the maintenance and expansion of water, sewer, streets, parks and fire protection services to adequate service levels in areas designated for higher density residential uses.
- H-P10:** Allow multi-family and accessory dwelling units in mixed-use buildings in commercial zones.
- H-P11:** Promote preservation, rehabilitation and reuse of historic structures for housing and other uses.
- H-P12:** Allow use of innovative technology in residential development.
- H-P13:** Identify the residential zones in which group homes, foster homes, and other specialized care facilities are allowed in the zoning code, and define these terms.
- H-P14:** Develop criteria for the use of density bonuses for new housing developments that include at least 10% affordable housing within urban growth areas.
- H-P15:** Coordinate with other agencies and non-governmental organizations for the use of competitive subsidies and grants.
- H-P16:** Support the use of non-profit community housing land trust that will own and lease land and/or structures to homeowners and guarantee permanent affordability of the homes in the event of resale.

2.3 Economic Development

Advisory Group Key Topics

- Develop and strengthen partnerships (See E-P3 below)
- Type and size of businesses and industries
- What sectors to increase and attract
- Infrastructure – people and capital improvements
- Community calendar

Goals

- E-G1:** Support economic development initiatives that meet the varied needs and demands of the community.
- E-G2:** Support the retention and expansion of existing local businesses and industries.
- E-G3:** Recruit new business and industries to foster strong and diverse jobs and wage base.
- E-G4:** Encourage economic growth while protecting the rural character of the County.
- E-G5:** Promote a balance of employment opportunities and housing.
- E-G6:** Encourage the full economic use of commercial and industrial lands, buildings, and infrastructure.
- E-G9:** Encourage efforts to decrease business leakage to other regional markets.
- E-G10:** Protect the viability of the airport as a significant economic resource to the community by encouraging compatible land uses, densities, and reducing hazards that may hinder economic viability of the airport.
- E-G11:** Balance economic development with environmental stewardship, social equity, and fiscal responsibility/sustainability.

Policies

- E-P1:** Develop and maintain the infrastructure and public facilities needed to support economic activity and growth.
- E-P2:** Establish and expand education, research and other related activities that support existing local industries and businesses.
- E-P3:** Develop collaboration and partnerships with other economic development organizations, the business community, other government entities and educational institutions.
- E-P4:** Support the long-term sustainability of natural resource based activities.
- E-P5:** Promote tourism and tourist based businesses to attract outside investment.

- E-P6:** Develop a collaborative framework for the creation and implementation of local and regional economic development strategies.
- E-P7:** Support a stable mix of industrial and service sector businesses.
- E-P8:** Develop an economic development vision and implementation strategy.
- E-P9:** Promote regional infrastructure coordination to facilitate regional growth and commerce, including rail for freight and passengers.
- E-P10:** Collaborate with the private sector and local communities in actively improving conditions for economic growth and development.
- E-P11:** Establish County branding and promote the County as a great place to do business; employ a strong marketing campaign.
- E-P12:** Develop strategies for attracting large economic generators such as manufacturing and industrial uses and technological companies.
- E-P13:** Increase or support the creation/retention of home-based businesses.
- E-P14:** Encourage flexible office developments that act as small business “incubators”; office share space.
- E-P15:** Ensure that the development review process is efficient and predictable.
- E-P16:** Support the remediation of environmentally contaminated sites to productive use.
- E-P17:** Create a County Parks Department to leverage community assets and/or local events to grow the local economy (e.g. natural amenities, cultural events, etc.)
- E-P18:** Support start-up businesses with technical assistance for County-supported economic development initiatives.
- E-P19:** Encourage economic development opportunities and aviation related uses adjacent to airports and promote the efficient mobility of goods and services region-wide consistent with the economic development element and the regional transportation strategy.
- E-P20:** Encourage the redevelopment of, or infill development on, underutilized properties.
- E-P21:** Develop and maintain a strong labor force through access to housing and educational and training programs that meet the needs of local businesses.
- E-P22:** Enhance our cultural resources and promote expanded cultural opportunities.
- E-P23:** Support arts and heritage organizations, public art and historic properties.
- E-P24:** Enhance opportunities for recognition of farming and ranching in the community, such as Farm to Table and harvest festivals.
- E-P25:** Develop intergovernmental cooperation for shared infrastructure and services.
- E-P26:** Encourage industrial or technological parks in urban growth areas by providing supporting infrastructure and utilities.

2.4 Natural Environment

Advisory Group Key Topics

- Balancing protection of critical areas with access for recreation
- Where feasible, enhance the functions and values of critical areas
- New goals to reduce flood hazards

Goals

- NE-G1:** Promote efforts to connect habitat and open space on private lands to habitat and open space on public lands.
- NE-G2:** Designate and protect the functions and values of critical areas consistent with best available science.

Policies

- NE-P1:** Consider a variety of finance methods for the acquisition of land for habitat, flood control, and scenic areas, including grants from State, federal, or other sources.

General Critical Areas

- NE-P2:** Protect surface and groundwater resources.
- NE-P3:** Give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries, including measures that protect habitat important for all life stages of anadromous fish.
- NE-P4:** Use best available science to regulate development in a manner that balances protection of property rights and human health and safety with protection of critical area functions and values.
- NE-P5:** Develop regulations and performance standards to mitigate land use incompatibilities in and adjacent to critical areas and their buffers for new and expanded uses and structures.
- NE-P6:** Use a preference-based system of mitigation sequencing that reduces impacts using approaches ranging from avoidance to replacement.
- NE-P7:** Identify and map critical areas throughout the County and ensure that the information is accessible to and understandable by citizens.
- NE-P8:** Evaluate opportunities to:
1. Utilize innovative land use management techniques to conserve and protect designated critical areas.
 2. Use non-regulatory measures to protect and enhance critical areas (e.g. education, transfer of development rights);
 3. Encourage restoration and enhancement of critical area functions and values through incentives (e.g. development flexibility); and
 4. Compensate property owners impacted by critical area regulations (e.g. modified taxation, value-added development flexibility).

- NE-P9:** Develop incentives to promote agricultural and environmental stewardship, such as the Voluntary Stewardship Program, to protect critical areas in areas used for agricultural activities while maintaining and enhancing the viability of agriculture.
- NE-P10:** The County shall coordinate its own programs, regulations and mapping with those of other public, tribal, and private organizations to protect and, where feasible, enhance the functions and values of critical areas.
- NE-P11:** Except as required by the Growth Management Act, the County shall develop performance standards and regulations that are complementary and not duplicative or more restrictive than other existing and applicable regulations (e.g. federal or state regulation).
- NE-P12:** Certain minor activities in critical areas or their buffers may be exempt from critical area regulations due to their low likelihood of adverse impact.
- NE-P13:** Support and encourage the purchase and dedication of lands by public or private organizations for critical area protection and apply best management practices to said property.

Critical Aquifer Recharge Areas

- NE-P14:** Designate and protect the functions and values of medium and high susceptibility critical aquifer recharge areas.
- NE-P15:** Recognize that some aquifers have critical recharging effects on streams, lakes, and wetlands that provide critical fish and wildlife habitat and that protecting adequate recharge of such aquifers may benefit fish and wildlife habitat conservation areas.
- NE-P16:** Develop performance standards and regulations for new activities and expanded uses likely to adversely impact water quality in aquifers.
- NE-P17:** Identify and map critical aquifer recharge areas. Continue data collection and evaluation efforts to better understand the vulnerability of County critical aquifer recharge areas to contamination.

Fish and Wildlife Habitat Conservation Areas

- NE-P18:** Designate and protect and where feasible, enhance the functions and values of fish and wildlife habitat conservation areas.
- NE-P19:** Evaluate opportunities to protect fish and wildlife habitat on a regional and site-specific scale. Consider:
1. Habitat connectivity;
 2. Habitat diversity;
 3. Areas of high species diversity;
 4. Unique and rare habitats; and
 5. Winter range and migratory bird habitats of seasonal importance.
- NE-P20:** Support actions that protect species from becoming listed as sensitive, threatened, or endangered.

Frequently Flooded Areas

- NE-P21:** Designate and protect, and where feasible, enhance the functions and values of frequently flooded areas.

- NE-P22:** Prevent the loss of life or property and minimize public and private costs associated with repairing or preventing flood damages from development in frequently flooded areas.
- NE-P23:** Maintain Kittitas County's eligibility under the National Flood Insurance program.
- NE-P24:** New or expanded uses or structures shall avoid impacts that reduce the effective flood storage volume within frequently flooded areas. When impacts are unavoidable, such impacts shall be mitigated with compensatory storage.
- NE-P25:** Evaluate opportunities to increase the reservoir capacity of the river system in a manner beneficial to flood control and the public welfare.
- NE-P26:** Support floodplain restoration to reduce flood hazards and promote water conservation on the landscape.
- NE-P27:** Support the County Flood Control District to manage flood related issues and to implement projects that prevent or reduce damage during floods.

Geologically Hazardous Areas

- NE-P28:** Designate and protect the function and value of geologically hazardous areas.
- NE-P29:** Appropriate mitigation measures shall be required to either avoid or reduce significant public health and safety risks that are posed by geologically hazardous areas.
- NE-P30:** Potential impacts and alternative mitigation measures to eliminate or minimize the impacts in geologically hazardous areas shall be documented during the review of development applications.
- NE-P31:** Restrict development in geologically hazardous areas, including areas which are subject to erosion, landslide, channel migration, avalanche, or subsidence.
- NE-P32:** Risk of erosion shall be considered during the review of development applications , based on localized rainfall, soil type, slope, drainage, run-off, and other site specific factors.
- NE-P33:** Siting of structures on known individual mine hazard areas shall be avoided, and where it cannot be avoided, the danger of mine hazards should be adequately considered.
- NE-P34:** Identify and map geologically hazardous areas, including erosion areas, landslide areas, seismic areas, channel migration zones, alluvial fan hazard areas, mine hazard areas, and volcanic hazards. Continue data collection and evaluation efforts to better understand the risks of County geologically hazardous areas.
- NE-P35:** At such time there are volcanic or seismic hazards identified and mapped in the County, any application for development in or near that area must show its location in relation to the hazard area.

Wetlands

- NE-P36:** Designate and protect, and where feasible, enhance the functions and values of wetlands.
- NE-P37:** Wetlands shall be protected because they provide important functions such as assisting in the reduction of erosion, siltation, flooding, ground and surface water pollution, and providing wildlife, plant, and fisheries habitats.

NE-P38: Develop a regulatory program for wetlands protection that is both sufficiently flexible to allow reasonable use and enjoyment of private property and consistent with the requirements of the Growth Management Act (GMA).

NE-P39: Encourage the implementation of wetland enhancement strategies that will result in a gain of wetlands habitat in the long term.

NE-P40: Wetland identification, delineation, categorization, and, where appropriate, mitigation shall rely on guidance from the Washington State Department of Ecology, the US Army Corps of Engineers and the US Environmental Protection Agency.

Water Resources

NE-P41: The County shall support the implementation of and maintenance of comprehensive management of the water resources in the County.

2.5 Recreation, Parks, and Open Space

Advisory Group Key Topics

- Create a County Parks Department (See E-P17)
- New land use designation and zoning district for public lands

Goals

- RPO-G1:** Provide education and enforcement to ensure a balance of safe recreational use and protection of critical areas.
- RPO-G2:** Kittitas County will encourage the enhancement of existing recreational areas and the development of new areas wherever feasible.
- RPO-G3:** Promote private/public and private/nonprofit partnerships to finance capital improvements to public parks and recreational areas.
- RPO-G4:** Maintain public access for multiple uses on public lands.

Policies

- RPO-P1:** Create and maintain a comprehensive recreation plan which:
1. Incorporates new parks / recreational areas into growth planning;
 2. Establishes additional passive recreation sites and opportunities;
 3. Formulates recreational guidelines; and
 4. Promote access to recreation and healthy lifestyles throughout the County.
- RPO-P2:** Provide a variety of finance methods for implementation of the countywide recreation plan in coordination with other agencies and jurisdictions.
- RPO-P3:** Provide a land use designation for public and private open space of regional/statewide significance. These areas are identified because their recreational, environmental, scenic, cultural, and other open space benefits extend beyond the local area to be regional or statewide in significance.
- RPO-P4:** Develop a program to identify and prioritize open space corridors and greenbelts within and between urban growth areas and other areas of the County that include lands useful for recreation, wildlife habitat, trails, and connection of critical areas.

2.6 Transportation

Advisory Group Key Topics

- Coordinate with update to County Long Range Transportation Plan
- Investigate joining Yakima Valley Conference of Governments
- Non-motorized transportation
- Level of Service

Goals

- T-G1:** To develop and maintain a safe, efficient and environmentally sound multi-modal transportation system in accordance with local, state, and federal requirements.
- T-G2:** To provide all-weather, all-season use of the road system for the movement of goods and services.
- T-G3:** To ensure an efficient regional system of roads that is functional, safe and consistent with inter/intra-county priorities and comprehensive plans.
- T-G4:** Protect Kittitas County Airport (Bowers Field), Cle Elum Municipal, DeVere Field and Easton State airports from adjacent incompatible land uses and/or activities that could impact the present or future use of the airports as essential public facilities.
- T-G5:** To maximize local funds by pursuing outside funding sources for multimodal transportation improvement projects.
- T-G6:** Prioritize projects and expenditures of transportation funds that have multiple benefits.
- T-G7:** Identify and address inefficiencies and redundancies. Deliver goods and services effectively and efficiently.
- T-G8:** To identify, review and resolve interjurisdictional transportation concerns within or affecting Kittitas County. Work with other jurisdictions to identify, review, and resolve concerns affecting Kittitas County.
- T-G9:** Build and maintain a modern transportation service which expands and grows with the needs of its growing population.
- T-G10:** Encourage the expansion and use of non-motorized transportation by constructing and maintaining safe, pleasant streets for pedestrian and bicycle use.
- T-G11:** Develop and maintain a safe and efficient non-motorized transportation system.
- T-G12:** Promote and support recreational activities throughout the County by providing adequate access.
- T-G13:** Promote a variety of transportation modes through the selection of transportation improvement projects and review of development proposals in the Urban Growth Areas.
- T-G14:** Work with WSDOT, QuadCo RTPO, cities and neighboring counties to develop and maintain a system of arterials, collectors and local access roads.
- T-G15:** Identify and encourage preservation of transportation corridors for future rights-of-way.

- T-G16:** Develop a countywide non-motorized system plan
- T-G17:** Recognize air transport and airports as an important mode of the transportation system.
- T-G18:** Recognize public-use airports as essential public facilities.
- T-G19:** Recognize rail transport as an important mode for moving freight and passengers.
- T-G20:** To encourage land use development patterns and support technology infrastructure, which reduce the demand on roadways.
- T-G21:** Kittitas County shall coordinate transportation planning, construction and maintenance efforts with all affected agencies by developing joint transportation standards for UGAs with the adjoining city or town.
- T-G22:** Investigate opportunities to join the Yakima Valley Conference of Governments in lieu of participation of QuadCo.
- T-G23:** Kittitas County shall support efforts to provide public transportation services to the general population.

Policies

- T-P1:** Provide for secondary vehicular access within new neighborhoods and encourage connectivity between existing neighborhoods.
- T-P2:** The County shall develop road standards that incorporate traffic calming techniques that are appropriate for the roadway and surrounding land use.
- T-P3:** Identify, designate, and protect agriculture transportation corridors that facilitate farm use.
- T-P4:** Transportation infrastructure shall be maintained and operated according to industry standards.
- T-P5:** Support the construction of parking facilities at identified locations known for recreational and multi-model use.
- T-P6:** Consider alternative modes when reviewing development applications, incorporating multiple modes into transportation improvement projects, and establish development standards to support the use of alternative transportation modes.
- T-P7:** Maintain an arterial system that can accommodate legal weights year-round by developing a program for identifying and prioritizing maintenance and reconstruction projects for roads, which are used primarily for freight and goods movement.
- T-P8:** Form an interconnected network for the efficient movement of goods and people.
- T-P9:** Prioritize arterial improvements and maintenance activities based on the function a facility serves.
- T-P10:** Provide for local vehicular access to arterials while minimizing conflicts with through traffic.
- T-P11:** Identify 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-P12:** Encourage and initiate Road Improvement Districts to bring all roads up to County standards.

- T-P13:** Traffic impacts resulting from new development shall be mitigated to meet LOS standards .
- T-P14:** Coordinate with other entities to identify viable options and projects for connection to the John Wayne Pioneer Trail within Kittitas County and to adjacent counties.
- T-P15:** A notice to title or disclosure statement should be required for new or substantial redevelopment of lots, buildings, structures, and activities located adjacent to public-use airports.
- T-P16:** Protect public-use airports from height hazards.
- T-P17:** To provide a transportation system which supports economic growth and vitality by developing policies related to capital improvements to support economic development.
- T-P18:** Provide a transportation system with a hierarchy of roads, with distinct purposes, forming a complete network.
- T-P19:** Develop a variety of performance measurements to evaluate the multi-modal transportation system and prioritize improvements.
- T-P20:** Evaluate and plan for regional facility improvements which may impact County road system.
- T-P21:** 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-P22:** 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-P23:** Kittitas County shall seek partnerships with other public or private agents when mutual benefits and significant cost savings are anticipated as a result of a coordinated transportation improvement project by coordinating transportation improvement projects with other jurisdictions, utilities and adjacent property owners to maximize benefits while minimizing costs.
- T-P24:** Kittitas County shall encourage efforts to reduce the costs associated with administration of transportation improvement projects by identifying opportunities to consolidate or coordinate administration responsibilities.
- T-P25:** Kittitas County shall actively participate on selected state, regional and local transportation committees.
- T-P26:** Ensure County plans and policies are consistent with other plans and policies within the region.
- T-P27:** Kittitas County shall promote public information and communication with businesses, organizations, and individual citizens as part of the transportation planning and decision-making process, by encouraging meaningful public input throughout the decision-making process and prioritizing projects.
- T-P28:** Kittitas County shall provide scheduled preservation and maintenance of its valuable roadway assets.
- T-P29:** Kittitas County shall implement safety improvements in areas with high accident locations.
- T-P30:** Kittitas County shall seek and program funds for widening narrow shoulders and for providing Safety Pull-outs along the most critical corridors. Priority shall be given to routes with high-volume school bus stops, public transportation stop locations, and traffic law enforcement.

- T-P31:** The level-of-service (LOS) standard for roadways in rural areas shall be LOS “C.” The LOS standard for roadways in urban areas shall be LOS “D.”
- T-P32:** Kittitas County shall ensure that intersections and roadways that are projected to decrease below a LOS “D” in urban areas and below a LOS “C” in rural areas shall be improved to maintain the LOS standard or proposed development that would utilize those facilities shall not be approved.
- T-P33:** Kittitas County shall support efforts to provide access to transportation that strengthens communities and promotes self-sufficiency and general welfare of special needs populations.
- T-P34:** Kittitas County shall work together with public transportation providers and School Districts to identify where roadway, bicycle and pedestrian safety improvements are warranted improvements.
- T-P35:** Kittitas County shall work with the School Districts to identify and provide “safe routes to schools.”
- T-P36:** Kittitas County shall encourage efforts promoting alternatives to driving alone, such as carpooling or vanpooling.
- T-P37:** Kittitas County shall work closely with its local, regional, and state partners to monitor freight activity and ensure that the County’s priorities, preferences, and interests are represented and factored into emerging State and County policies and programs.
- T-P38:** Kittitas County shall design reconstructed roads or future corridors identified as a bike or pedestrian paths with an extra wide shoulder.
- T-P39:** Non-motorized travel between communities shall be encouraged by providing a safe and convenient trail system.
- T-P40:** Kittitas County shall work with other local, state, and federal agencies to provide improvements to non-County transportation systems that promote safe access for recreational activities throughout the County.
- T-P41:** Kittitas County shall work with land owners, local, state, and federal agencies to provide additional Sno-Park parking to improve safety for recreational users and County road travelers.

2.7 Capital Facilities

Goals

Policies

2.8 Utilities

Goals

Policies