

## **EXECUTIVE STATEMENT**

The comprehensive plan affects all unincorporated lands of Kittitas County of approximately 1,487,000 acres. The comprehensive plan is intended to conserve lands designated by protecting them from conflicting land uses, providing sufficient services and ensuring adequate facilities with goals, objectives and policies. This comprehensive plan would remain in effect until additional policies and regulations are developed and implemented. This plan will be updated on a yearly basis.

This document is the official amended Comprehensive Plan for Kittitas County. The Plan is not an ordinance, it contains no regulations or minimum standards. It is a declaration of policies related to future growth and development in the County:

The Plan contains:

- A Land Use Element which establishes official policy with regard to appropriate uses of land in the County and ensures that the County can accommodate the population growth projected to occur over the next 20 years;
- A Housing Element that addresses the need for affordable housing;
- A Utilities Element that describes planned utility expansions;
- A Transportation Element, which will be used as a guide in future street and road construction, programs to produce a safe and efficient arterial system. The Kittitas County Transportation Plan is maintained by the Kittitas County Department of Public Works.
- A Rural Element that ensures the protection of rural lands and provides for a variety of rural densities.
- A Capital Facilities Element which is maintained by the Kittitas County Auditor's Office.
- An Economic Development Element that addresses economic growth for the county.
- A Recreation and Parks Element that describes and inventories park and recreation opportunities in the county.

The Comprehensive Plan is based on a framework of community goals and objectives adopted by the County as a formal expression of public policy. There is no assurance, however, that orderly development or any of the other goals will be accomplished simply by the formal adoption of the Plan. The value of the Plan lies in the determination and commitment of the County in the future to implement the Plan through the adoption of ordinances and codes designed to achieve the stated objectives.

## **VISION STATEMENT**

Kittitas County has a rich cultured mix that is a result of agriculture, education and resource-based industries such as timber and mining. Many families in the lower Kittitas Valley carry on long family traditions in farming and cattle production, while the Upper County is changing from the once powerful mining and timber industries to recreational-based and service enterprises. Central Washington University provides direct and indirect employment for a large portion of the population. The Ellensburg area and student population and educational services are expected to grow substantially over the next few years. More and more residents are moving to Kittitas County to enjoy the quality of life here while having to commute out of county for work due to lack of employment in the area.

The Kittitas County Comprehensive Plan is an attempt to address issues and formulate guiding policies for future growth and development in Kittitas County. This plan is adopted by the county in compliance with the Washington State Growth Management Act, RCW 36.70A and under authority of the Planning Commission Act, RCW 35.63.

This comprehensive plan is based on a framework of community goals and objectives adopted by the county with the help of the various subarea groups and other citizens as a final expression of public policy

## CHAPTER ONE: AMENDMENTS TO COUNTY PLAN, CODES AND STANDARDS

The Kittitas County Comprehensive Plan, elements thereof, and development regulations shall be subject to continuing evaluation and review by Kittitas County. Any change to development regulations shall be consistent with and implement the comprehensive plan as adopted pursuant to RCW 36.70A.

Kittitas County shall broadly disseminate to the public the following program for public participation in amendments to the county comprehensive plan and development regulations:

A. If, during project permit review, Kittitas County identifies deficiencies in county plans or regulations, the project permit review shall continue, and the identified deficiencies shall be docketed for possible future amendments. For purposes of this section, a deficiency in a comprehensive plan or development regulations refers to the absence of required or potentially desirable contents of a comprehensive plan or development regulations. It does not refer to whether a development regulation addresses a project's probable specific adverse impacts, which the permitting agency could mitigate in the normal project review process.

B. Any interested person, including applicants, citizens, county commission and board members, and staff of other agencies may suggest plan or development regulation amendments. The suggested amendments shall be docketed with the Planning Department and considered by Kittitas County Planning Commission and Board of County Commissioners on at least an annual basis, consistent with the provision of RCW 36.70A.130 and the regulatory reform act ESHB 1724.

C. Proposed amendment or revisions of the comprehensive plan are considered by the Board of County Commissioners no more frequently than once a year except that amendments may be considered more frequently under the following circumstances:

1. The initial adoption of a subarea plan; and
2. The adoption or amendment of a Shoreline Master Program under the procedures set forth in RCW 90.58.

D. All proposals shall be considered by Kittitas County concurrently so that the cumulative effect of the various proposals can be ascertained. However, after appropriate public participation Kittitas County may adopt amendments or revisions to its comprehensive plan whenever an emergency exists or to resolve an appeal of a comprehensive plan filed with a growth management hearings board or with the court.

E. For purposes of this section, docketing refers to compiling and maintaining a list of suggested changes to the comprehensive plan or development regulations in the Planning Department in a manner that will ensure such suggested changes will be considered by Kittitas County and will be readily available for review by the public. Docketing for the calendar year shall be taken from January 1 to June 30 of each calendar year. Amendments docketed after June 30 shall be considered in the following calendar year.

F. Amendments to the comprehensive plan or development regulations docketed by June 30 shall be approved or denied by the Board of County Commissioners on or before December 31 of that same calendar year.

G. In order to facilitate public participation, Kittitas County shall maintain and provide for the following procedures when considering amendments to the comprehensive plan and development regulations:

1. **Broad dissemination of proposals and alternatives.** The docket shall be available for public review in the Planning Department during regular business hours. Alternatives to a proposal may be submitted by any party prior to the closing of the written testimony portion of the public hearing before the Planning Commission.
2. **Opportunity for written comments.** Written testimony shall be allowed from the date of docketing up to the date of closing of the written testimony portion of the public hearing.
3. **Public Meetings.** Study sessions and hearings shall be held only after effective notice has been distributed.
4. **Provisions for open discussion.** Hearings shall allow for sufficient time allotments in order that all parties that wish to give oral or written testimony may do so.
5. **Communication programs and information services.** A newsletter that summarizes amendments docketed and projected meeting and hearing dates should be provided by the Planning Department for distribution to all parties that have requested to receive it by mail. Copies of proposed amendments shall be available at cost of reproduction.
6. **Consideration of and response to public comments.** Planning Commission and the Board of County Commissioners members should review the testimony submitted in their findings.
7. **Notice of decision.** Publication in the paper of record of a notice that Kittitas County has adopted the comprehensive plan or development regulations or amendments thereto, and such publication shall state all petitions in relation to whether or not such actions are in compliance with the goals and requirements of this chapter, RCW 90.58 or RCW 43.21C and must be filed within 60 days after the publication date.

H. The County-Wide Planning Policies identifies the Conference of Governments as the body that will allocate population projections based on criteria consistent with state law. Changes to the zoning map shall only be conducted in a manner consistent with process to changes with the land use map.

## CHAPTER TWO: LAND USE

### 2.1 EXISTING CONDITIONS

#### 2.1(A) Current Land Use

##### *General Description*

Kittitas County is located at the geographic center of Washington State, midway between the heavily populated Puget Sound region and the eastern farming areas centered around Moses Lake. More than half of the county is covered by coniferous forests, while approximately thirty percent (30%) is in pasture or unimproved grazing land. Less than two percent (2%) of the county is in urban development.

The county covers 2,315 square miles of highly varied terrain and climates. Beginning in the high Cascades the land slopes generally to the east and south to the Columbia River

#### 2.1(B) Analysis of Existing Land Use Patterns

Land use in Kittitas County ranges from residential uses to resource based activities. In the Snoqualmie Pass area, resource allocation, in the form of timber harvesting, is the predominate land use with sporadic areas used for recreational purposes. Resource allocation is still predominant in the mid-elevations; however, residential development becomes more persistent in these areas. In the lower elevations agricultural activities are the main land use, with residential development intermixed in the area. In addition, the Yakima Training Center, located in the southeastern portion of the county, makes up a large percentage of the ownership in the lower Kittitas Valley, approximately 164,132 acres.

##### *Existing Density*

The Comprehensive Plan relies on the underlying zoning for assigning density. Under current zoning, densities range from one unit per 6,000 square feet to one unit per 80 acres. Specifically, the Urban Residential, Rural Residential, Rural-3, Agricultural-3, Rural- 5, Agricultural- 5, Rural-10, and Agricultural-10, Agricultural-20, and Forest and Range Zones allow for a density range of one unit per 6,000 square feet to 20 acres. The lowest density in the county is in the Commercial Forest Zone where the assigned density is one unit per 80 acres.

### 2.2 GENERAL GOALS AND POLICIES

The foundation of the Comprehensive Plan consists of the major goals and policies established by the County during the planning process. It is upon these goals and policies that virtually the entire plan is based.

The planning process is an on-going, open-ended process consisting of establishing, applying, monitoring and evaluating goals and policies. Different goals may at times conflict requiring the county to weigh one against the other...a part of the on-going process of goal evaluation.

Citizen participation has been a vital part of the planning process of formulating goals and objectives. The following general goals have been drawn from that process.

## **2.2(A) General Planning Goals, Objectives and Policies**

GPO 2.1 The maintenance and enhancement of Kittitas County's natural resource industry base including but not limited to productive timber, agriculture, mineral and energy resources.

GPO 2.2 Diversified economic development providing broader employment opportunities.

GPO 2.3 The encouragement of urban growth and development to those areas where land capability, public roads and services can support such growth.

GPO 2.4 Encourage zoning and development regulations in the UGAs that ensure the cost of new housing in these areas will not be substantially higher than equivalent housing outside these areas.

GPO 2.5 Kittitas County should encourage residential and economic growth that will minimize the costs of providing public utilities and services.

GPO 2.6 Kittitas County will maintain a flexible balance of land uses.

GPO 2.7 Kittitas County will cooperate with the private sector and local communities in actively improving conditions for economic growth and development.

GPO 2.8 The process and formula for population projection and allocation in Kittitas County is outlined in the County-wide Planning Policies.

GPO 2.9 When adopting development regulations, Kittitas County shall notify property owners that zoning and land use may change, and it would be appropriate for landowners to submit requests for amendments to their individual property.

GPO 2.10A Kittitas County recognizes the importance of Natural Area Preserves and Natural Resource Conservation Areas administered by the Washington State Department of Natural Resources under RCW 79.70 and 79.71. The County will seek to be included in the identification and development of management plans for these sites located within the County.

GPO 2.10B The County may develop study areas, either county wide or specific geographic locations for analysis and implementation of a variety of planning techniques and tools including but not limited to subarea plans, LAMIRDs, zoning designations, design standards and development requirements.

GPO 2.10C Study areas shall be considered for the following issues and areas.

- Teanaway Drainage Basin
- Rural Transition Zone (both urban-rural interface and rural-resource land interface)
- Freeway Interchanges
- Yakima River Watershed Planning

- Siting of Wind Farms

GPO 2.11A Kittitas County recognizes the need to provide adequate and efficient fire services to all areas of the County. The following strategies should be utilized:

- Adoption and implementation of the most current version of the International Fire Code including the Urban – Wildland Interface Code (UWIC)
- Community Fire Wise Programs
- Development of Community Fire Wise Plans
- Coordination with and between Fire Districts
- Coordination with the Washington State Department of Natural Resources

GPO 2.12a Kittitas County shall consider the development and implementation of a Transfer of Development Rights program. Such a program will seek to implement planning tools that will encourage and promote the protection of Natural Resource Lands, Forest Lands and Agriculture Lands.

GPO 2.12b Kittitas County may, as an element of GPO 2.12a, develop and implement a demonstration Transfer of Development Rights Program. Such a program may be limited in scope and overall availability. The purpose of such a demonstration program is to provide examples of how a Transfer of Development Rights program may work and provide corrections to any such program prior to full countywide implementation.

GPO 2.12c When subdivisions involving conversion of use from forest or agriculture use to residential, commercial or industrial use are approved the County shall encourage the use of appropriate clustering and connecting of open spaces with adjacent open spaces. The County shall also encourage or provide incentives for the inclusion of easements for public access, habitat, and recreational use.

GPO 2.12d Kittitas County shall seek consistency in development regulations in Urban Growth Areas with adjacent cities and when appropriate where rural development may impact future urban growth. This may be accomplished through:

- Coordination through the Conference of Governments
- Development of Interlocal agreements
- Use of overlay zones such as Rural Transition Zones.
- Recognition of adopted Comprehensive Plans for both the county and city jurisdictions.

## **2.2(B) Private Property and Water Rights**

### ***Property Rights***

Kittitas County recognizes private property rights and as such includes reference to Ordinance No. 96-09, an ordinance enabling a private property taking impact analysis within Kittitas County. In addition, Kittitas County recognizes the importance of agriculture and has addressed appropriate protection mechanisms through those policies contained in Kittitas County Code Section 17.74, Right to Farm for the Protection of Agricultural Activities.

GPO 2.13a Kittitas County will administer this Chapter in accordance with the United States and State of Washington constitutional provisions for the protection of private property rights and provision of due process. As set forth in WAC 365-195-720 [Procedural Criteria], the county in administering this ordinance, “should refer to all sources at all levels of government, including federal and state constitutions, federal and state statutes, and judicial interpretations thereof.”

GPO 2.13b Should any provisions of this ordinance be in violation of constitutional requirements or of recent court decisions, the Planning Director will advise the Board of the provisions in violation, and whether the violation is a requirement of the State of Washington or a regulation or policy of the county. If the violation is a requirement of the state, the Washington State Attorney General’s Office will be advised. If the violation is a county requirement, the Board of County Commissioners will schedule a public meeting to consider removing or amending such section or policy.

GPO 2.14 Kittitas County will place a high priority in the Kittitas County Comprehensive Plan the following state goal:

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

### ***Water Rights***

Water rights are property rights held by individual citizens, irrigation entities, municipalities, public and private utilities and governments. Water rights are recognized by state law RCW 90.03.010 Surface Waters and RCW 90.44.035 Ground Waters. Surface waters within Kittitas County are being adjudicated in Yakima Superior Court in the action commonly known as Acquavella.

Kittitas County affirms existing water rights and uses and shall have no power of eminent domain or authority to impair by any county action, ordinance, or policy, including that of watershed planning agencies, (a) any lawful water right or use; (b) the capability of water suppliers or users to store, divert, convey, deliver, and apply the water to beneficial use in the exercise of those rights; (c) the continuation of existing land uses dependent on, or benefited by, those water rights and uses.

In defining water rights for purposes of these agricultural land uses, no water rights under State law, including the Acquavella litigation, are available for fish or wildlife habitat without voluntary agreement of the water and/or land owner affected. Water rights and waters covered by the stipulation entered in the Acquavella adjudication as to all parties in Kittitas County dealing with water rights as confirmed for Non-Diversory Stock and Wildlife watering are incorporated by reference and set forth as follows for clarity:

GPO 2.15 Waters in natural watercourses in the sub- basin shall be retained when naturally available, in an amount not to exceed 0.25 cubic foot per second (cfs), for stock water uses in such watercourses as they flow across or are adjacent to lands, which are now used as pasture or

range for livestock. Retention of such water shall be deemed senior (or first) in priority, regardless of other rights confirmed in this cause. Regulation of these watercourses by the plaintiff shall be consistent with such retention requirements.

GPO 2.16 Water in natural watercourses in the sub-basin shall be retained when naturally available, in an amount not to exceed 0.25 cubic foot per second (cfs), for wildlife watering uses in such watercourses as they flow across or are adjacent to lands, which are now used as pasture or range for wildlife. Retention of such water shall be deemed senior (or first) in priority.

GPO 2.17 Waters in naturally occurring ponds and springs (with no surface connection to a stream) in the sub-basin shall be retained for stock water uses, when such ponds and springs are located on or adjacent to lands which are now used as pasture or range for livestock. Said uses embody entitlement to a level in the water bodies sufficient to provide water for animals drinking directly from there while ranging on riparian lands, and with the same priority as provided in paragraph 1. Regulation of the ponds and springs by the plaintiff shall be consistent with such retention requirements.

GPO 2.18 Waters in naturally occurring ponds and springs (with no surface connection to a stream) in the sub-basin shall be retained for wildlife watering uses, when such ponds and springs are located on or adjacent to lands which are now used as pasture or range for wildlife. Said uses embody entitlement to a level in the water bodies sufficient to provide water for wildlife drinking directly from there while ranging on riparian lands, and with the same priority as provided in paragraph 1. Regulation of the ponds and springs by the plaintiff shall be consistent with such retention requirements.

GPO 2.19 Nothing in this stipulation mandates that any lands, associated with water rights or water retention as provided herein shall be reserved for wildlife purposes.

## **2.2(C) Historical Lands**

Historical lands include all those lands, which have been designated as such on Federal, State or local historical registers as well as those sites, which have a local cultural or historical significance.

### ***Liberty Historic District***

The following section from the Swauk-Teaway Subarea Comprehensive Plan has been adopted regarding the Liberty Historic District:

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 town site 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 and adjacent parcels in the Forest and Range Zoning District have a 20-acre minimum unless platted through a clustered subdivision.

GPO 2.20 The Liberty Historic District contained two land-use classification recommendations under the Swauk Teanaway Sub-area Plan. The Liberty town site should be classified as a special historical suburban area and the adjacent Forest Multiple-Use lands should have architectural standards placed on their use. A design review board should be created to assure consistency and fairness in future decisions about what is built within and adjacent to the Liberty Historic District.

GPO 2.21 Future development in the historic district should be primarily residential and be consistent with any existing or new design review standards.

GPO 2.22 Surrounding development on the adjacent forested properties, which are abutting the historic district, should also be consistent with any subsequent design review standards.

GPO 2.23 The Liberty town site is a small high-density residential area and many of the uses in the current Forest and Range Zoning District are not appropriate for Liberty.

### **2.3(D) Shoreline Land Use**

Kittitas County is endowed with a variety and abundance of lakes, rivers, and streams. A county undergoing considerable change and development cannot long take for granted such valuable and limited resources. It shall be the objective of the county, therefore, to provide for the long range management of shorelines and adjacent wetlands by planning for and fostering all reasonable and appropriate uses, including residential, industrial, agricultural, private and public recreation, etc. This policy is designed to ensure the development and/or preservation of shorelines, which will promote and enhance both private and public interest. It will also provide a policy framework whereby decisions are formulated before controversial issues or crises develop which often result in hasty, ill-advised solutions.

GPO 2.24 In compliance with RCW 90.58 Kittitas County should undertake an updated comprehensive study of its lakes and rivers, including an inventory of and classification of all shoreline lands, swamps, and marshes.

GPO 2.25 The County should, in compliance with the Shorelines Management Law prepare and adopt a comprehensive land use and conservation plan related to its shorelines, swamps, and marshes consistent with the requirements of RCW 36.70A and 90.58.

The following goals and policies are part of the *Shoreline Master Program for Kittitas County Washington* originally adopted in 1975.

### ***Shoreline Management***

GPO 2.26 Shoreline Use: Kittitas County is characterized by four major shoreline uses: (1) irrigated agriculture; (2) range; (3) forest and wild lands; (4) recreational use. A continuation of such uses should be encouraged.

Alternative uses may occur which are compatible with the specific Environments of the Act, provided that they are compatible to the physical characteristics of any particular site. These concepts are intended to promote a pattern of shoreline uses, which will minimize conflict, preserve high quality environment, and leave open the greatest number of options for future generations of shoreline users.

GPO 2.27 Agriculture and Irrigation: Irrigated agriculture is a water dependent use and a key factor in the economy of Kittitas County; therefore, it is a goal of our County that other shoreline uses should not jeopardize production on agricultural lands. While other shoreline uses may be compatible with irrigation systems, it is a goal of our County that all shoreline uses shall be constructed and maintained in such a way as to not interfere with the diversion of delivery of water. Irrigation easements, head ditches, headgates, turnouts, and other necessary appurtenances shall be given priority.

GPO 2.28 Economic Development: It is a goal of our County that commercial development locate inland from designated flood plain and shoreline areas unless that development is particularly dependent upon a shoreline location and is consistent with the long range needs of the public.

GPO 2.29 Recreation: It is a goal of our County to encourage recreational opportunities which will not compromise water quality, will not have a detrimental effect on the fragile systems of our shorelines, nor infringe on the rights of the private property owner.

GPO 2.30 Conservation: It is a goal of our County to encourage sound management of renewable shoreline resources and that non-renewable shoreline resources be preserved to the greatest extent feasible.

GPO 2.31 Circulation: It is a goal of our County to encourage a transportation network capable of delivering people, goods, and services, which will result in minimum disruption of the natural system of our shorelines.

GPO 2.32 Public Access: Shoreline dependent recreational activities are of significant importance to the citizens of Kittitas County. A public access system should facilitate movement to public shoreline areas without compromising the natural features of the shoreline. Public access to public areas shall in no way limit or lessen any private landowner's right to prevent trespassing.

It is a goal, therefore, of our County to develop a network of well planned and maintained public access areas located on publicly owned shorelines, to purchase additional shoreline property when feasible and to encourage a provision of public access in all future public land shoreline development. Intrusions created by such public access should not have detrimental effects on fragile natural features, endanger life, or infringe upon the rights of private property owners.

GPO 2.33 Historical/Cultural: It is a goal of our County to protect and restore areas and sites having historical, cultural, or educational importance without infringing upon the private property owners.

GPO 2.34 Public Awareness: The public should be made aware of the content of the Shoreline Management Act as it applies to Kittitas County. The rights and obligations of the public and private citizens should be clearly stated. This information should be clearly identified. Methods of informing the public should be those most appropriate to a given situation.

These are examples of items to be considered:

- Standardized markers should be developed to inform public of access routes, parking, limitation of area, etc.
- The public should be made aware of their responsibility in maintaining the quality of the environment, especially for such things as litter prevention, trail cutting, clearing brush, and off road vehicular traffic.
- The public should be made aware of private property (where public lands end).

GPO 2.35 Restoration: It is the goal of Kittitas County to provide, where feasible and desirable, for restoration of blighted areas along the shorelines of Kittitas County to a natural and/or rehabilitated condition.

### ***Shoreline Use Activity***

These policies will reflect the intent of any one or all of the goal statements prescribed in Chapter Three depending on their applicability.

GPO 2.36 Agriculture: Kittitas County should (1) assure that lands suitable for agriculture are maintained in agricultural production; (2) should not allow the locations of confined animal feedlot operations, retention and storage ponds for feedlot wastes, or stock piles of manure solids close enough to shoreline areas to affect water quality; and (3) should encourage the maintenance of a buffer of permanent vegetation between tilled areas and associated water bodies which would retard surface runoff, reduce siltation, provide habitat for fish and wildlife and reduce erosion.

GPO 2.37 Aquaculture: Aquaculture enterprises should (1) not obstruct navigational access to upland areas, (2) shall not obstruct visual access of upland owners, and (3) should be located in areas where they do not impair the aesthetic quality of the shoreline of quality of the water involved.

Note that spawning areas and fish hatcheries, which are managed by the Department of Game and Fisheries, are required to obtain a hydraulic project approval permit for work done in any stream or lake bed.

GPO 2.38 Archaeological/Historic Sites: Where possible archaeological and historical sites should be permanently preserved for scientific study and public observation.

Kittitas County Planning Department should consult with professional archaeologists to identify areas containing potentially valuable archaeological data and to establish procedures for salvaging the data.

In areas known to contain archaeological data, local governments shall attach a special condition to a shoreline permit, providing for a site inspection and evaluation by an archaeologist to insure that possible archaeological data are properly salvaged.

Shoreline permits, in general, should contain special provisions, which require developers to notify local governments if any possible archaeological data are uncovered during excavations.

The National Preservation Act of 1966 and Chapter 43.51, RCW provides for the protection, rehabilitation, restoration, and reconstruction of districts, sites, buildings, structures, and objects significant in American and Washington history, architecture, archaeology or culture. The State Legislature names the Director of the Washington State Park and Recreation Commission as the person responsible for this program.

**GPO 2.39 Commercial Development:** Consideration to approve a permit for commercial development located on a shoreline shall be given only to those commercial developments which are shoreline dependent or shoreline oriented.

Commercial development which is non-shoreline oriented should be located inland away from the ordinary high water mark where commercial uses exist and where the appropriate zoning exists.

Commercial developments should be constructed in a manner, which would either improve or at most result in minimal damage to the normal qualities of the shoreline area.

**GPO 2.40 Dredging:** Dredging of materials for the single purpose of obtaining fill materials should be prohibited in any designated environment.

Dredging for the purpose of deepening a navigational channel should be permitted in any designated environment provided such dredging will not cause damage to existing ecological values and natural resources of both the area to be dredged and the area for deposit of the materials.

**GPO 2.41 Flood Plains:** It is the policy of this Section to minimize losses in flood plains by restricting or prohibiting uses which are dangerous to health, safety or property in times of flood or cause excessive increases in flood heights or velocities.

Uses vulnerable to floods, including facilities, which serve such uses, shall be protected against flood damage at the time of initial construction. General regulations for carrying out this policy given under the Shoreline Master Program Ordinance, Section 25, pages ORD-10- 11, apply to the four Environments, which include Natural, Conservancy, Rural and Urban.

**GPO 2.42 Forest Management:** Logging within shoreline areas should be conducted in such a manner to ensure the maintenance of buffer strips of ground vegetation, brush, and trees to prevent temperature increases adverse to fish population and erosion of stream banks.

Shoreline areas having scenic qualities, such as those providing a diversity of views, unique landscape contracts, or landscape panoramas should be encouraged as scenic views in timber harvesting areas. Timber harvesting practices, including road construction and debris removal, should be regulated so that the quality of the view and viewpoints in shoreline areas of the State are not degraded.

Seeding and replanting should be accomplished where necessary to provide stability on areas of steep slope, which have been disturbed. Replanted vegetation should be of a similar or improved type and concentration as existing in the general vicinity of the logged area.

Special attention should be directed in logging and thinning operations to prevent an accumulation of slash and other debris in contiguous waterways.

Logging should be avoided on shorelines with slopes of such grade that large sediment run-off will be precipitated, unless adequate restoration and erosion control can be expeditiously accomplished.

Proper road and bridge design, location and construction and maintenance practices should be used to prevent development of roads and structures, which would adversely affect shoreline resources.

GPO 2.43 Industry: Significant alteration of the shoreline environment is associated with industrial use; therefore, the location of industry on the shorelines of Kittitas County shall be limited to:

Enterprises which are clearly dependent upon access to the shoreline and associated waters (for successful operation); and

To sites which currently possess advantages to industry such as proximity to adequate transportation, raw materials, labor and the like,

In Kittitas County sites meeting the above objectives are associated with urban areas of Ellensburg, Cle Elum, South Cle Elum and the Milwaukee Railroad crossing of the Columbia River.

Industrial development which is not shoreline dependent should be located inland away from the ordinary high water mark where industrial uses exist and where sewer and the appropriate zoning exists.

Industrial sites should be encouraged to locate within areas adjacent to other industrial sites, without overcrowding the area involved.

Industrial developments should be constructed in a manner, which would either improve or result in minimal damage to the normal qualities of the shoreline area.

GPO 2.44 Landfill: In evaluating fill projects and in designating areas appropriate for fill, such factors as total water surface reduction, navigation restriction, impediment to water flow

and circulation, impediment to irrigation systems, reduction of water quality, and destruction should be considered.

Shoreline fills or cuts should be designated and located so that significant damage to existing ecological values, natural resources or alteration of local currents will not occur creating a hazard to adjacent life, property and natural resources systems.

Landfills should be allowed only for water-dependent uses, for public uses, and for the purpose of elevating a structure to meet flood-proofing requirements as required by the flood control zone permit.

GPO 2.45     Marinas: Location and design of marinas should consider effects on fish and wildlife resources during construction and operation and at the same time be aesthetically compatible with adjacent areas.

Fuel handling and storage should be given special attention in design to minimize spillage and provide means for handling such spillage.

Marina construction and development should comply with the Washington State Department of Fisheries guidelines and local standards, which apply.

All docking and marinas should be equipped with receptacles to receive and adequately dispose of sewage, waste, rubbish and litter from boats.

GPO 2.46     Mining: Land reclamation should be included as part of the mining project and should be initiated after completion of each phase of the mining activity.

When minerals are removed from shoreline areas, adequate protection against the sediment and silt production should be provided. If such removal is to occur in a lake, river or streambed, a Hydraulics Permit from the Department of Game and Fisheries is required.

If diversion of water for mining purposes is required, water rights shall be established prior to issuing the permit.

GPO 2.47     Outdoor Advertising: Outdoor advertising signs should be located on the upland side of transportation routes which parallel and are adjacent to shorelines.

Views and vistas should not be degraded and visual access to the water from such vistas should not be impaired by the placement of signs. Local sign ordinances should be strictly enforced.

GPO 2.48     Recreation: allow various recreational opportunities to meet the needs of the people.

Where uses designated for a specific recreational area are planned to satisfy a diversity of demands, these uses must be compatible with each other and not damaging to the area's environment.

Signs should be posted informing the public of areas available for their use.

The locations, design, construction and operation of recreational facilities should prevent undue adverse impacts on adjacent or nearby privately owned properties.

Parking facilities should be located in areas, which will be the least damaging to the natural character of the area. Large parking lots should be located outside the immediate shoreline area.

Water supplies, sewage, drainage, alteration of shoreline vegetation and other changes associated with recreational development should be planned to preserve a high quality environment.

GPO 2.49 Residential: Residential subdivisions should be consigned (1) so as to adequately protect and/or to improve the area's aesthetic qualities and characteristics of the water and shoreline areas; and (2) at a level of density of site coverage and of occupancy compatible with the physical capabilities of the shoreline and water.

Planned Unit Developments, which reserve substantial portions of land as open space or recreation area, are preferred over conventional subdivisions.

Subdivider should be encouraged to provide pedestrian access to the shorelines within the development and to minimize the impact of vehicular use and parking on the normal aesthetic qualities of the shoreline area.

GPO 2.50 Roads, Railroads and Bridges: Future roads and railways should be located away from the shorelines wherever feasible. "Wherever feasible" is an important condition, since shorelines often offer the least troublesome and costly sites for road construction, but wherever a public road can be located outside the shoreline area, even at somewhat greater construction costs and problems, then the inland location should be used.

Extensive loops or spurs to old highways with high aesthetic quality should be kept in service as pleasure bypass routes.

When planning public roads, federal, State and local governments should, where appropriate, provide sanitary facilities, scenic viewpoints, and picnic areas on publicly owned shorelines.

Road management for logging shall be done in accordance with the regulations for "Roads" under the Shoreline Master Program, Ordinance, Section 25, Forest Management.

GPO 2.51 Shoreline Works and Structures: The approval of shoreline works and structures projects should be based on flood backwater evaluation and on the projects' impact on properties downstream.

The approval of shoreline works and structures projects should be based on the projects' impact on the river's environment.

GPO 2.52 Solid Waste Disposal: Solid waste materials should be handled, contained, or disposed of in a manner which avoids damage to the environment and will maintain the aesthetic values to the shoreline area.

GPO 2.53 Utilities; Utilities should be designed and installed in a manner which would result in minimal damage to the normal qualities of the shoreline area.

Utilities should be planned to avoid destroying scenic views.

Upon completion, the applicant should restore the project area to a natural or near natural condition.

## **2.2(E) Critical Areas**

As part of the growth management planning process, Kittitas County has adopted Critical Areas Policies. The following contain those policies. Ordinance 94-22 contains development regulations which were adopted to implement these policies.

### ***Wetlands***

Wetlands play a significant role in the reduction of water pollution, erosion, siltation, flooding, and provide significant wildlife, fisheries, and plant habitats; and their destruction or impairment may result in increased public and private costs or property losses.

GPO 2.54 Kittitas County should accept landowner claims that a defined wetlands is artificial unless the determining regulatory agency deemed otherwise based on the I-V tiered wetland rating system outlined in this policy document.

GPO 2.55 Kittitas County should accept the premise that the substantial irrigated agricultural activities enhance and maintain some wetlands environments within this area.

GPO 2.56 Kittitas County should encourage the development of a regulatory program for wetlands protection that is both sufficiently flexible to allow reasonable use and enjoyment of private property and generally consistent with the requirements of the Growth Management Act.

GPO 2.57 Kittitas County should encourage the implementation of wetlands protection strategies that will achieve, to the maximum extent practicable, a zero net loss of natural wetlands acreage, functions, and values and, if reasonably possible, a gain of wetlands habitat in the long term.

GPO 2.58 Any wetlands protection measures imposed by Kittitas County should not interfere with stock water or irrigation water rights recognized in the Acquavella adjudication process.

GPO 2.59 Any wetlands protection measures imposed by Kittitas County should not interfere with a person's ability to engage in existing agricultural land use activity associated with his property. Agricultural land use activities include, but are not limited to, the grazing and watering of livestock; plowing, seeding, cultivation, harvesting for the production of crops; upland soil and water conservation practices; the maintenance of farm for stock ponds, irrigation ditches, drainage ditches, underground drainage systems and farm roads, and the control of noxious weeds.

GPO 2.60 Preliminary determinations by the Kittitas County Planning Department concerning the potential presence of wetlands that may be impacted by an activity requiring a permit or approval from the County department should be based on data contained in the U.S.

Fish and Wildlife Service Inventory for Kittitas County. The Fish and Wildlife Service Inventory should be augmented over time with more specific information concerning wetlands location, class, and type generated through the administration of the wetlands protection program.

GPO 2.61 Water conservation and enhancement shall take precedence over inadvertent and/or unintentional wetland regulation and preservation.

GPO 2.62 Kittitas County should give positive tax incentives to private property owners who maintain, reclaim, or enhance class I, II, III, and IV wetlands.

GPO 2.63 Kittitas County should support or encourage the purchase and dedication of lands by public or private organizations for wetlands and apply sound management principles to said property.

GPO 2.64 The following activities shall be exempt from the provisions of a wetlands protection program: emergency uses necessary to prevent immediate threat to the public health, safety or property, maintenance of existing facilities, structures, ditches, roads, and utility systems; provided the footprint of the structure is not within a critical area and/or its buffer.

GPO 2.65 The Washington State Tier Wetlands rating system will be used for identification and classification.

GPO 2.66 Buffers, wetland replacement ratios, and a wetlands mitigation program - if implemented by ordinance in Kittitas County - should be consistent with all other policies contained in this document.

### ***Aquifers***

Groundwater is a significant source of drinking water for County residents; and once potable groundwater becomes contaminated, it is difficult if not impossible to clean and resulting costs can be prohibitive.

GPO 2.67 Critical Aquifer Recharge Areas should be mapped as soon as practical so as to warn the public of possible development restrictions. We feel this is of the highest priority for the public health and safety.

GPO 2.68 In areas of Critical Aquifer Recharging effect only limited densities, based on that which would not impair the functions of the Aquifer Recharge area, shall be allowed.

GPO 2.69 Kittitas County shall give high priority to the protection of known aquifers that have a Critical Recharging effect, as identified by technical data, on potable water aquifers for reasons of public health and safety.

GPO 2.70 Kittitas County shall consider providing technical design assistance for septic tank design permits when potable Aquifer Recharge risks are considered significant.

### ***Frequently Flooded Areas***

Frequently flooded areas provide storage for flood control by slow release of water; provide wildlife and fisheries habitat, recreation areas and agricultural lands; and these areas are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare. These flood losses are caused by the cumulative effects of obstructions in areas of special flood hazards, which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Structures that are inadequately flood proofed, elevated or otherwise protected also contribute to flood loss. Floodways are especially hazardous areas due to the velocity of floodwaters, which carry debris, potential projectiles and erosion potential.

GPO 2.71 Maintain the current Kittitas County Shoreline Master Program.

GPO 2.72 Maintain Kittitas County's eligibility under the National Flood Insurance program. Eligibility is maintained by compliance with the Kittitas County Flood Damage Prevention Ordinance.

GPO 2.73 All submitted preliminary plats must clearly delineate the 100-year Floodplain boundary.

GPO 2.74 Increasing the reservoir capacity of the river system may be beneficial to flood control and the public welfare.

GPO 2.75 Utilize the concept of zero rise in identified high-risk areas of the 100-year Floodplain.

### ***Geologically Hazardous Areas***

Geologically hazardous areas are in tenuous geologic balance and disturbance can result in the loss of slope and soil stability, allowing increased erosion, including mass wasting and landslides, increasing stormwater runoff; and maintaining this balance reduces the danger to public health and safety.

In most cases, the risk to development from geological hazards can be reduced or mitigated to acceptable levels by engineering design, or modified construction practices. In areas where these measures are not sufficient to reduce the risk from geological hazards, uses that include development are best avoided.

### ***Erosion/Landslide Hazards***

GPO 2.76 Design provisions should be adequately reflected in the Kittitas County Building Code.

GPO 2.77 Natural resource-based access and activities should not be unduly restricted or prohibited in areas of known geologic hazards.

GPO 2.78 Risk of erosion should be considered accordingly throughout Kittitas County, based on localized rainfall average.

GPO 2.79 Kittitas County recognizes the policies of the proposed Snoqualmie Pass Subarea Comprehensive Plan regarding Snow Avalanche Hazard Areas, including possible hazards outside of the Snoqualmie Pass subarea.

#### *Seismic Hazard Areas*

GPO 2.80 Because of existing Kittitas County Building Code, the risk from tertiary effects do not indicate an unusual hazard at this time.

#### *Mine Hazards*

GPO 2.81 Siting of structures on known individual mine hazard areas should be avoided.

GPO 2.82 In siting and design of structures, etc., in known mine hazards areas, the danger of the hazard should be considered.

GPO 2.83 Kittitas County Planning and Building Departments should each maintain a library of maps of known mine hazard areas.

#### *Volcanic Hazards*

GPO 2.84 The planning of volcanic hazards should be addressed through Kittitas County emergency management procedures: better planning of warning and emergency communications.

GPO 2.85 Manual disposal of ash fallout into bodies of water shall not be allowed; alternatives for the handling and disposal of ash fallout should be considered by Kittitas County in emergency management procedures.

#### *Fish and Wildlife Habitat Conservation Areas*

Habitat conservation areas contain: habitat for migrating waterfowl, game and food fish, and species which are threatened or endangered, and provide for greater species diversity; and these areas provide recreational resources, and more stable ecosystems and their disturbance could result in irreversible loss of important habitat and species diversity and therefore loss of economic resources. The intent is to maintain species in suitable habitats within their natural geographic distribution to prevent the creation of isolated sub- populations.

#### *Habitat Conservation*

GPO 2.86 Matching conservation moneys - When available, matching conservation moneys should be offered to all landowners on a first-come, first-serve basis for the purpose of maintaining and enhancing wildlife and its habitat in Kittitas County.

GPO 2.87 The Washington State Department of Fish and Wildlife should offer educational programs to the general public so that taxpayers and landowners may better understand the many benefits that wildlife provides.

GPO 2.88 Kittitas County expert technical help should be available to those wishing to develop land that contains, or potentially contains any of the various critical areas defined by these definitions.

GPO 2.89 Information & regulations should be understandable by citizens.

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

### *Habitat of Local Importance*

GPO 2.90 It shall be the policy that the Kittitas County Board of Commissioners shall carefully consider each nomination separately and only within the public hearing process.

GPO 2.91 The County shall encourage economically feasible incentives for the protection and enhancement of designated Habitats of Local Importance.

## **2.2(F) Ground Water**

Kittitas County recognizes the importance of ground water to the economic well being of the area.

This section shall not impair or interfere with any lawful right to withdraw and/or use groundwater. (See Section 2.2(B) Water Rights).

Kittitas County currently understands the importance of a ground water recharge study of the Yakima River Basin as a whole.

GPO 2.91A Kittitas County shall ensure that citizens' water rights are adequately addressed and protected to the fullest extent in any ground water study conducted by any governmental entity, including state and federal agencies.

GPO 2.91B The County shall support the development of a comprehensive review of the water resources in the county.

GPO 2.109A Kittitas County will consider creating a wildfire protection policy tied to land use zoning that will protect both the private landowner and public lands from wildfire. When the use of forested lands is changed, the party doing the changing is responsible for providing a fire resistant buffer around the property.

GPO 2.109B Kittitas County will to the extent possible create a policy to preserve the grandfathered rights of private landowners to build roads on public lands under statute RS 2477.

GPO 2.109C Kittitas County will consider establishing a board to coordinate with the federal and state fish and wildlife agencies to provide local input into decisions about wildlife introduced into the area.

GPO 2.109D All agencies and jurisdictions shall recognize the area's traditions, customs, cultures and economy.

GPO 2.109E Kittitas County recognizes that local tax burden on private lands is increased when private land is changed to public ownership. Such changes should be discouraged.

## **2.2(G) Kittitas County Airport**

Kittitas County has an “Airport Zone”, in which to protect its general aviation airport. Through its comprehensive plan and development regulations, in compliance with RCW 36.70.547, or as amended thereafter, the County shall discourage the siting of incompatible uses adjacent to its general aviation airport.

The Kittitas County Airport (Bowers Field) is the largest airport in the County and provides air transport from the Ellensburg area to other airports. It is located adjacent to Ellensburg which is experiencing added development. Zoning revisions will be necessary to provide the protection needed for the continued safe operations of the airport. A zoning proposal has been presented to the planning Commission and they have recommended approval to the Board of County Commissioners.

GPO 2.91H To update and adopt a revised Airport Layout Plan for the Kittitas County Airport (Bowers Field) in conformance with the Federal Aviation Administration which provides for new height restrictions that will allow for precision landing approach. The area contained in the FAR Part 77 should be designated as the Airport Overlay Zone.

GPO 2.91I To consider aviation easements in the Airport Overlay Zone.

GPO 2.91J To consider notifying all property owners within the Airport Overlay Zone of airport activities.

GPO 2.91K To adopt the following safety zones within the Airport Overlay Zone:

- Inner Safety Zone
- Inner Turning Zone
- Outer Safety Zone
- Sideline Zone
- Traffic Pattern Zone

There has been an identified lack of available land zoned “industrial” in the County. An “industrial” use for the County owned property surrounding the aeronautical operations at the Kittitas County Airport would be compatible with airport operations. The Kittitas County Planning Commission has recommended that the county owned property south of Bowers Road be designated as “industrial”.

GPO 2.91L The County should develop and adopt regulations for an airport industrial zone at the Kittitas County Airport.

GPO 2.91M All aviation related land uses should be considered acceptable in the area designated as “industrial” and provided that the FAA airport design criteria are met.

GPO 2.91N The County should promote economic development and employment opportunities for the Airport Industrial Zone.

GPO 2.91O The County should establish zoning standards which will insure that the industrial uses will not impact airborne aircraft because of height structures, smoke, glare, lights which shine upward, and radio transmissions, nor any water impoundments or sanitary landfills which would create hazards from waterfowl to airborne aircraft.

## **2.3 LAND USE PLAN**

The Land Use Plan shown on the maps in this chapter provides an official guide for the orderly growth of residential, business and industrial areas in the County. The Plan shows the relationship of these and other land uses to each other, to major parks and to existing and proposed arterials. The Comprehensive Plan Map is generalized and not intended do be precise or permanent. It should not, above all, be interpreted as a zoning map.

The following land use designations are used to establish general locations for different types of activities throughout the County.

### **2.3(A) Urban Land Use**

#### ***Urban Residential Land Use***

This designation contains those lands within urban growth areas, which appear to be most suitable and likely for future development and city utilities. The areas are, for the most part, highly suited to orderly street systems and land subdivision. Residential densities and housing types are the subject of this Plan and should be based on the expansion of the Ellensburg Comprehensive Plan or other cities' comprehensive plans and zoning ordinances.

GPO 2.92A The future urban residential areas may be both residential and agricultural. Ongoing agriculture should be supported in development regulations.

GPO 2.92B The current use of future urban residential areas may be both residential and agricultural. Meanwhile, ongoing agriculture should be supported as the lands are in transition.

GPO 2.92C Encourage and accommodate future expansion of utilities and roadways for urban densities.

GPO 2.93 Innovations in housing development should be encouraged, this includes but is not limited to cluster developments, master planned developments/resorts, shadow platting, fully contained communities, transfer of development rights and planned unit developments.

#### ***Urban Growth Areas***

Though the areas included within the urban growth area boundaries are intended to urbanize and become annexed in the proceeding 20 years, these lands will continue to be under County jurisdiction. To ensure both consistency and coordination, the planning for these areas will be done in concert with the respective cities. In addition, interlocal agreements with the individual cities may be necessary to provide the necessary administrative guidance and services to these unincorporated areas.

Two major issues arise in the discussion of urban growth area boundaries. These include phased growth and transitional land uses. Most communities preparing plans for the urban growth area have elected to plan under a phased growth scenario. The overall concept of phased growth indicates that growth will occur in “phases.” The first phase usually includes those areas that are already served by public water and/or sewer, and where the second phase of growth will occur in areas where services do not presently exist but are eventually. The inclusion of land within an urban growth area indicates that the land will be developed at an urban density within the next 20 years. Therefore, the existing Agricultural Land Use or Rural Residential Land Use within the urban growth areas will eventually transition from Agricultural Land Use to Urban Residential Land Use, which serves the 20-year forecasted population. This transition from Agriculture Land Use to Urban Residential Land Use within the urban growth area will require land uses and densities which allow this change to occur in as efficient a manner as possible.

As portions of the urban growth areas develop, it is assumed that these areas will be annexed to the adjacent city. Intergovernmental agreements will need to be created in order to deal with the allocation of financial burdens that result from the transition of land from county to city jurisdiction. Similarly, agreements will need to be drafted to coordinate planning efforts for the unincorporated areas of the urban growth areas and with facility providers in the other areas throughout the county. Kittitas County has offered the opportunity to prepare an interlocal agreement with the cities for the preparation of a draft urban growth area plans. This agreement and the work resulting from it are expected to be completed in the end of 2008. The following are additional issues that must be resolved by the cities and Kittitas County for the preparation and implementation of goals, objectives and policies contained in this comprehensive plan:

\*Joint interlocal agreements:

- 1) Unified or consistent subdivision code;
- 2) Municipal utility extension agreement for water, sewer and gas;
- 3) Intergovernmental service agreements for libraries, fire, EMS, parks and recreation;
- 4) Unified or consistent zoning code with provisions for urban zoning, transitional zoning, and other transitional uses;
- 5) Density and land use mapping;
- 6) Airport Facility-flight safety zones, density, land uses, expansion of the airport and services provided for the City of Ellensburg;
- 7) Extension and acquisition of Rights-of Way;
- 8) Unified or consistent road standards, stormwater standards and level of service; and,
- 9) Annexation agreements.
- 10) Shorelines development plan

\*This list is not intended to be all inclusive of issues to be addressed through interlocal agreements with the cities but specific issues, which may affect the Kittitas County Comprehensive Plan.

The individual cities within Kittitas County are responsible for developing a final urban growth area boundary, future land use plans for the unincorporated portion of their respective urban growth areas, and facility or service needs to accommodate the 20-year population growth. These plans are to be submitted to Kittitas County for consideration and ultimately adoption as a portion of the Kittitas County Comprehensive Plan. RCW 36.70A.110(5) states, "Final urban growth areas shall be adopted at the time of comprehensive plan adoption under this chapter..." and RCW 36.70A.110(6) states, "Each county shall include designations of urban growth areas in its comprehensive plan."

Urban Growth Areas are identified for the cities of Ellensburg, Cle Elum, Roslyn, Kittitas, and the Town of South Cle Elum.

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

Urban Growth Nodes in Kittitas County were established as part of the original Kittitas County Comprehensive Plan. During that time it was identified that Urban Growth Nodes (UGNs) were a unique feature of the planning landscape in Kittitas County. UGNs were identified as Thorp, Easton, Vantage, Ronald, and Snoqualmie Pass. The concept of UGNs was to recognize communities with urban characteristics such as established residential, commercial, and industrial settlements. Since adoption of the 1996 Kittitas County Comprehensive Plan the Growth Management Act has been amended to provide for Limited Areas of More Intense Rural Development

(LAMIRD)LAMIRDs have specific requirements regarding the overall size of the area identified for development which is based on a pre-existing development pattern. Snoqualmie Pass and the Vantage UGNs had sub area plans that were developed. Other UGNs went through various levels of subarea planning although these plans were not adopted into the 1996 Comprehensive Plan. Further analysis of each of these previously designated UGN areas need to occur through the subarea planning process. Each area should be prioritized regarding the need and timing of the planning process. Through this planning process a determination as to the viability of a particular area currently identified as an Urban Growth Node might be more appropriately designated as an Urban Growth Area, a LAMIRD, or Rural area could be determined. It is suggested that the UGN designation be dropped as under the Growth Management Act this designation does not exist and with the introduction of the LAMIRD designation might be better designated as such. Further, as the planning process develops to analyze the previously designated Urban Growth Nodes, these areas shall be designated to Rural land use designations until analysis is completed that indicates whether the areas should be an Urban Growth Area,LAMIRD, or Rural.

GPO 2.94a A consideration for all future development should be the adaptability of a proposal to both public and private utilities such as municipal water and sewer systems.

GPO 2.94b Expansion of the UGA should be encouraged in areas least suited for agriculture and areas not impacted by Critical Areas

GPO 2.95 Within the UGAs, in the absence of urban utilities, a system of subdivision and development should be encouraged which would produce a pattern capable of re-division to a higher density at such time when utilities are available.

GPO 2.96a Adopt urban growth area (UGA) boundaries to accommodate residential and employment increases projected within the boundaries over the next 20 years.

GPO 2.96b As allowed in GPO 2.10B and GPO 2.10C develop a study area around each Urban Growth Area that may lead to the development of a Rural Transition Zone overlay. The study area should consider but not be limited to:

- 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.

GPO 2.97 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 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.

GPO 2.97 Reserved

GPO 2.98A 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 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.

GPO 2.98B Per RCW 36.70A.06094 forest land and agricultural land located within urban growth areas shall not be designated by a county or a city as forest land or agricultural land of long-term commercial significance under RCW 36.70A.170, unless the city or county has enacted a program authorizing transfer or purchase of development rights.

GPO 2.99 Analysis of each of the areas of Easton, Ronald, Snoqualmie Pass, Thorp and Vantage need to occur. Each area should be prioritized regarding the need and timing of the planning process. This planning process may explore the viability of a particular area previously identified as an Urban Growth Node, to determine if the area might be more appropriately designated as an Urban Growth Area, a LAMIRD, or Rural. The planning process should be completed by the end of 2009.

### ***Commercial Land Use***

The present and long established land use pattern in Kittitas County is the basis for planning future business development. That pattern finds most business located in established communities and/or business districts.

GPO 2.100 Kittitas County will act to preserve the viability and integrity of existing business districts within the incorporated and unincorporated county.

GPO 2.101 Most comparison shopping (general merchandise, clothing, appliance, auto, sporting goods) should be located in or near existing business districts.

GPO 2.102 Neighborhood "convenience" business outside urban areas serving rural districts or demonstrated motorist needs should be encouraged in appropriate areas.

GPO 2.103 Home occupations which result in accumulations of vehicles, appliances, or other materials should be regulated, licensed and required to provide sight screening from adjacent properties and roadways.

GPO 2.104 Highways and roads should not be developed with new commercial sites without compelling reasons and supporting economic data. Expansion and full development of existing business districts is encouraged.

GPO 2.105 I-90 exits shall not be considered as new business sites unless an Interchange Zone Classification is developed.

GPO 2.106 Kittitas County recognizes home occupations and cottage industries as valuable additions to the economic health of the community. In addition, where distances from other employment warrants, limited-dispersed rural business activities (LD-RBAs) of low impact and with necessary infrastructure will be encouraged on a case by case basis as long as these sustain or are compatible with the rural character of their area in which they locate.

GPO 2.107 Limited-dispersal rural business activities (LD-RBAs), not necessarily resource-based, including but not limited to information, legal, office and health services, arts and crafts, clothing, small manufacture and repair may be located as an overlay zone in all rural and resource lands in the county as long as they are compatible with the rural character of the area in which they locate.

GPO 2.107A Designate sufficient available land for specialized commercial uses that are by their nature compatible with residential, agricultural, recreational, and other general land use types.

GPO 2.107B Promote large-scale commercial development within the UGAs by encouraging infrastructure improvements and new business recruitment.

GPO 2.107C Promote small-scale commercial development outside of UGAs when compatible with adjacent land uses.

GPO 2.107D Encourage an adequate inventory of developable property to accommodate the siting of new, and the expansion of existing, commercial uses.

GPO 2.107E Identify areas where mixed commercial and industrial uses can be sited if compatibility is evident.

#### *Industrial Land use*

It is the objective of this plan and the policy of the County to improve conditions, insofar as possible, to attract industry.

GPO 2.108 Location of Industrial Land. There should be sufficient industrial land in the county located in areas convenient to utilities, fire protection and to major transportation facilities (air, rail, freeway). Industrial developments may be permitted beyond urban growth areas.

GPO 2.109 Compatibility. Industry located adjacent to residential areas or along scenic routes should be situated so as to minimize impacts on those areas and should provide screening and other measures to achieve compatibility.

GPO 2.109A Designate sufficient available land for specialized industrial uses that are by their nature compatible with residential, agricultural, recreational, and other general land use types.

GPO 2.109B Promote industrial development within the UGAs by encouraging infrastructure improvements and new business recruitment.

GPO 2.109C Encourage an adequate inventory of developable property to accommodate the siting of new, and the expansion of existing industrial uses.

GPO 2.109D Identify areas where mixed commercial and industrial uses can be sited if compatibility is evident.

## **2.3(B) Public Lands**

### *Yakima Training Center*

This designation contains those lands within the boundaries of the Yakima Training Center, an area acquired by the Federal Government for military personnel training.

The Department of Defense has developed and is implementing a comprehensive Integrated Cultural and Natural Resource Management Plan (January 2002) which serves as the guidance document for the management of installation resources. Kittitas County recognizes this plan and the goal and policy statements that result from it. In the event any portion of the Yakima Training Center was to revert to another ownership, the County reserves the right to establish land use planning goals, policies and designations prior to such transfer being effective.

### *Other Public Lands*

Approximately sixty-four percent (64%) of Kittitas County is managed by State and Federal Agencies. In addition to those lands owned by the U.S. Department of Defense, there are also lands managed by the U.S. Forest Service, U.S. Bureau of Land Management, Washington State Department of Natural Resources, Washington State Department of Fish and Wildlife, etc.

GPO 2.109E Kittitas County shall notify all state and federal agencies or other governmental entities that the county has developed land use regulations. Any planning activities by any other agency or governmental entity within Kittitas County shall be preceded by notification to the Board of County Commissioners. Other plans shall, unless specifically prohibited by statute, conform to and be consistent with Kittitas County planning ordinances, procedures and policies.

GPO 2.109F It is the policy of Kittitas County to recognize the water rights of citizens and entities within its borders as determined in the Yakima basin general adjudication and not to impair or adversely affect the water rights of its citizens by any action of county government.

GPO 2.109G Kittitas County will consider creating a wildfire protection policy tied to land use zoning that will protect both the private landowner and public lands from wildfire. When the use of forested lands is changed, the party doing the changing is responsible for providing a fire resistant buffer around the property.

GPO 2.109H Kittitas County will to the extent possible create a policy to preserve the grandfathered rights of private landowners to build roads on public lands under statute RS 2477.

GPO 2.109I Kittitas County will consider establishing a board to coordinate with the federal and state fish and wildlife agencies to provide local input into decisions about wildlife introduced into the area.

GPO 2.109J All agencies and jurisdictions shall recognize the area's traditions, customs, cultures and economy.

GPO 2.109K Reserved

## 2.3(C) Resource Lands

### *Commercial Agriculture Land Use*

The purpose and intent of this designation is to comply with the requirements of the Growth Management Act [RCW 36.70A.060]. The county has considered the Minimum Guidelines [WAC 365-190] in the classification, designation and conservation of commercial agricultural lands in Kittitas County. It is the county's intent to meet these requirements by establishing a Commercial Agricultural designation. Based on the review criteria established by Kittitas County, land located in the Commercial Agricultural Zone [CAZ] has been formally designated as Agricultural Lands of Long-term Commercial Significance.

Agricultural lands of long-term commercial significance have been identified by considering the following criteria:

- - The criteria contained under WAC 365-190-050, and, in addition, should be factored with the following criteria:
    - A) Farming is a Business and must be profitable:
      - The location of manufacturing/processing facilities.
      - The cost to transport.
      - The ability to compete in the world market.
      - The cost to farm. (seed, fuel, fertilizer, water, etc.)
      - The land holding and administrative costs.
      - Payroll costs.
      - Governmental influenced costs? E.g.
        - L&I raising costs to the Ag community.
        - Employment Security rates.
        - Imposition of additional taxes on agriculture.
        - Immigration reforms influence on farming.
        - CAO and Endangered Species Act (ESA)
    - B) Whose Land is it?

No landowner should be forced into a particular occupation forever. The farmer should be allowed to choose where/how to best use his land. Private ownership of land is and should be "**private**". About 75% of the land of Kittitas County is held under "public" ownership. These public lands, not the private lands, are the ones that should be forced into designation. However, some other factors to be evaluated when applied to private lands are:

      - Availability of Agriculture infrastructure;
      - Intensity of nearby land uses;
      - History of land development permits nearby;
      - Land values under alternative uses;
      - Land use settlement patterns and their compatibility with agriculture practices; and

- Proximity or relationship to UGA - particularly as the more people there are increases complaints and crimes against the farmer.

Upon review of these considerations, Kittitas County determined that there were two different categories of land appropriate for designation: irrigated croplands and non-irrigated grazing lands. Irrigated croplands identified for designation were lands located within the Agricultural 20 zone, within an irrigation district, consisting primarily of prime or unique soils, and complied with the other criteria under the GMA. Non-irrigated grazing lands were lands that lacked adequate water for crop growing purposes, but have a capacity for and historic use for grazing, and are lands that are predominately a section of land in size with contiguous blocks of ownership of those lots.

Kittitas County was able to identify large, contiguous areas containing parcels, which met the review criteria. Kittitas County then reviewed the areas, which were consistent with the review criteria, taking into consideration topography and natural designation boundaries. The lands designated as agricultural lands of long-term commercial significance depict the final review of all the factors and criteria considered for designation.

De-designation of lands out of the Commercial Agriculture Land Use Designation shall meet the following criteria:

#### De-designation Criteria

Area wide analysis for de-designation of Ag Lands of Long Term Commercial Significance (ALLTCS) shall include the following:

- Any lands incapable of meeting the standards and criteria for designation as established in WAC 365-190-050 and/or A & B from above, at the owners option.
- Additional criteria for de-designation:
  - Long term economic conditions
  - Compatibility land use alternatives
  - Ownership goals and objectives
  - Availability of public services
  - Site productivity
  - Change in circumstances
- Annually inform AgCom, which must be comprised of Ag producers with a history in the county, of applications and solicit their input using their knowledge of local factors.
- If conditions require expansion for economic or other reasons and adjacent and/or nearby land is not available for purchase at a price that can reasonably be re-captured through farming, the now "too small" parcel or farm, may be freed of designation at the owners option.

- Land freed from the ALLTCS designation may be placed into any legal land use category or zone desired by the applicant that does not endanger adjacent farming, (abolishing GPO 2.125).
- The Farmer must be knowledgeable. Length of ownership and/or operation within a family is crucial. It takes years to develop a feel for the land, weather patterns, and what does - or does not produce well in a given land.

Designation and de-designation of Commercial Agriculture Lands shall be reviewed by the agricultural advisory council (Agriculture Lands Advisory Committee), in which recommendations can be made to the Planning Commission and Board of County Commissioners regarding such requests.

GPO 2.110A Oppose laws and regulations, which restrict agriculture, and support laws and regulations, which enhance agriculture.

GPO 2.110B As allowed in GPO 2.10B and 2.10C develop a study area where the Rural Land Use designation 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.
- Consider Transfer of Development Rights from Commercial Agriculture to Rural lands.
- Use of Cluster Development within the transition zone to minimize impacts.
- Use of open space to act as a “buffer” between Rural and Commercial Agriculture designations.

GPO 2.111 Continue and expand support for right-to-farm ordinances.

GPO 2.112 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

GPO 2.113 Support efforts to see that all lands receive their full allocation of water.

GPO 2.114A Agricultural activities within areas designated as Commercial Agriculture shall take precedent over recovery activities targeted for the recovery of threatened and endangered species.

GPO 2.114B Economically productive farming should be promoted and protected. Commercial agricultural lands includes those lands that have the high probability of an adequate and dependable water supply, are economically productive, and meet the definition of “Prime Farmland” as defined under 7 CFR Chapter VI Part 657.5.

For the purpose of this chapter, “Adequate and dependable water supply” means enough water as outlined in those engineering reports available on most commercial farmlands in the Kittitas Valley, from Adjudication records (i.e. Aquavella et al) that detail the water duty necessary for each parcel to remain viable as commercial agricultural lands.

For the purpose of this chapter, “Economically productive” means the ability to provide and continue to provide sufficient return on investment to allow present and future farmers to continue using the designated commercial agricultural land. This would include but not be limited to being economically realistic as Ag lands with respect to land value, property taxes, market conditions, water costs and other economic factors.

GPO 2.115 Reserved

GPO 2.116 Support an information campaign to educate our non-farm populace on agricultural activities.

GPO 2.117 Encourage non-farmers in agricultural areas to meet farm performance standards.

GPO 2.118 Encourage development projects whose outcome will be the significant conservation of farmlands.

GPO 2.119 Identify and designate agriculture transportation corridors that facilitate farm use.

GPO 2.121 Cooperate in sound voluntary farm conservation or preservation plans (i.e., be recipients and overseers for conservation easements and/or assist with transferable development rights programs).

GPO 2.122 Look into additional tax incentives to retain productive agricultural lands.

GPO 2.123 Value agricultural lands for tax purposes at their current agricultural land use.

GPO 2.124 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.

GPO 2.125 If any lands are de-designated out of the Commercial Agricultural designation, then the land reverts to a Rural land use consistent with rural land use designation criteria.

### *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.

GPO 2.126 Where appropriate, Kittitas County will exert its influence to help provide the delivery of water to all lands within the county whether the deliveries are through Bureau of Reclamation, Districts, or private facilities; and to oppose other government agency action impairing water rights or delivery.

GPO 2.127a Irrigation delivery facilities shall be managed and maintained by adjacent landowners to facilitate the unimpeded delivery of waters to agricultural lands in Kittitas County. No existing contractual agreement pursuant to any water system shall be impaired by this ordinance.

GPO 2.127B Encourage all development to incorporate drought tolerant or native vegetation as a major component of their landscaping plan (i.e. xeriscaping)

GPO 2.128 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.

GPO 2.129A In determining the current use value of open space land, the County Assessor shall consider only the use to which such property and improvements is currently applied and shall not consider potential uses of such property. In determining the current use value of farm and agricultural land the County Assessor shall consider the earning or productive capacity of comparable lands from crops grown most typically in the area averaged over not less than five years.

GPO 2.129B Require that all plats, short plats, development permits, and building permits issued for development activities on, or within five hundred feet of, lands designated as agricultural lands, forest lands, or mineral resource lands, shall contain a notice that states that: "The subject property is within or near designated agricultural lands, forest lands, or mineral resource lands on which a variety of commercial activities and mineral operations may occur that are not compatible with residential development for certain periods of limited duration. Commercial natural resource activities and/or mineral operations performed in accordance with county, state and federal laws are not subject or legal action as public nuisances. (RCW 7.48.305)"

### ***Commercial Forest Land Use***

Commercial forestland, approximately 732,000 acres, claims approximately half of the Kittitas county land area. A checkerboard pattern of private, State, and Federal land ownerships characterizes the County forests.. Federal and State ownership accounts for approximately eighty two percent of the lands designated commercial forestlands in Kittitas County. Private ownership only accounts for approximately eighteen percent of commercial forestlands.

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 also 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.

The original Commercial Forest zone was created in 1993 during an era of strong local and regional markets for traditional solid wood products from forest lands in Kittitas County. There was a large, viable industrial forest land base and an active National Forest timber sale program. Further, many of the Non-Industrial Private Forest ownerships were intact and contributing to the supply side of the log markets.

This created a large annual supply of logs for the wood basket of local and regional manufacturing within a 100 mile radius. The Commercial Forest zone created in 1993 was driven by ownership objectives at that time and historic land use. There have been significant changes in land ownership and manufacturing infrastructure since the Commercial Forest zone was created.

The forest industry in Kittitas County has experienced a substantial economic down turn for the past 15+ years. This occurred primarily due to the Endangered Species Act and its effect on state forest practices, imposing regulations to protect listed species and their habitats on Federal, State and Private forest lands. Backed by the increasing use of citizen suits under the ESA and other federal environmental statutes, these regulations resulted in the removal of most of the federal timber from the market place and placed constraints on state and private forest management for wood products. This in turn increased the demand for logs off of private forest land. Increases in private harvests over the past decade helped to offset some of the decline in federal harvests, but the capacity to maintain higher harvest levels on private forest lands on a sustainable basis peaked, causing local mills to seek logs at greater distances. With the lack of local supply, increased transportation, and manufacturing costs, the mills had no choice but to shut down. The loss of seven mills since 1990 in Kittitas, Klickitat, Chelan, and Yakima counties has resulted in reduced market competition and increased haul distances for logs.

Unlike the West side of the State, forests in Kittitas County have a significant species mix and size of timber that are generally undesirable to West side mills. In addition, export restrictions on state and federal forest have limited the marketability of timber. The confluence of these factors has devastated the timber industry in Kittitas County. Without the local milling infrastructure, and a short-term and long-term inventory consisting only of low value logs, participants in the commercial timber industry in Kittitas County can no longer compete in the log market when most of the milling capacity is in the Western part of the State, with its own abundant supply of relatively cheap timber and close proximity to a forested land base. Historically, the industry has been able to survive the cyclical down turns in log markets when there is a consistent local infra-structure to keep transportation costs down, but with the loss of the milling and manufacturing infrastructure within the region, this is no longer the case.

This significant change in circumstances within Kittitas County, the collapse of the commercial timber industry, and lack of infra-structure, other incentives and alternatives to keep working forests viable should be considered. There may be emerging markets such as carbon sequestration, Transfer of Development Rights (TDRs), bio-fuel and bio-energy production that

offset the loss of the traditional log product markets, but these markets are commercially speculative, predicated upon viable working forests, and are unavailable to landowners in the immediate future. Even when such markets are developed, it is unlikely that they will generate revenue sufficient for managing and sustaining healthy, commercially viable forestlands. Moreover, landowners should not be expected to continue to manage forest lands for public benefits without compensation to offset the costs associated with managing forest lands.

It is clear that the Legislature intended that counties planning under the Growth Management Act (GMA) should consider land characteristics and economic factors when designating commercial forest lands. Under the GMA and its guidelines, lands may not be economically and practically managed for commercial timber production if long-term conditions, such as mill closures, unforeseen regulatory encumbrances, and international competition rendered such production economically unfeasible. 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)

De-designation of lands out of the Commercial Forest Land Use Designation shall occur having a one year review process from June to June, with decision made by December during the annual comp plan review. All applications must be reviewed by the Forest Lands Advisory Committee prior to review by the Planning Commission and Board of County Commissioners.

The following procedures should be followed for Designation and De-designation:

1. Application submitted to Community Development Services (CDS).
2. Application referred to Forest Lands Advisory Committee for review and recommendations.
3. Planning Commission conducts public hearings with Forest Lands Advisory Committee recommendations.
4. Planning Commission makes recommendations to BOCC.
5. BOCC makes final decision as part of the annual Comp Plan Amendment Process.

De-Designation criteria for Commercial Forest Lands:

- Long Term Economic Conditions
- Compatible Land Use Alternatives
- Ownership Goals and Objectives
- Availability of Public Services
- Site Productivity
- Change in Circumstances

The purpose of these Criteria is a tool to be used by the proponent and Kittitas County Community Development Services and their designated advisory committee to evaluate parcels within the commercial forest zone proposed for de-designation.

De-designation should not only recognize changes in circumstances since the original Commercial Forest zone created in 1993, but also continuing changes. GMA anticipates that the needs of landowners and local communities will change, and will require amendments to land

designations. Land use planning is a dynamic process. Procedures for designation should provide a rational and predictable basis for accommodating change.” WAC 365-190-040(h)

The following criteria are not ranked in order of importance or value, and an application for a de-designation of commercial forestlands may proceed on one or more of the criteria. The proponent and Community Development Services should address each criteria item on a case by case basis in as much detail as possible while considering the cumulative influences of all criteria.

### **CRITERION NO. 1: LONG TERM ECONOMIC CONDITIONS**

The original Commercial Forest zone was created during an era of strong local and regional markets for traditional solid wood products from forest lands Kittitas County. There was a large, viable industrial forest land base and an active National Forest timber sale program. Further, many of the Non-Industrial Private Forest ownerships were intact and contributing to the supply side of the log markets. This created a large annual supply of logs for the wood basket of local and regional manufacturing.

The Commercial Forest zone created in 1993 was driven by ownership objectives at that time and historic land use. There have been significant changes in land ownership and manufacturing infrastructure since the CF-80 zone was created. The de-designation discussion should evaluate the following inter-related factors:

- The current log market situation and how it has impacted the industry in Kittitas County :
  - Milling Facilities
  - Transportation
  - Log Values
  - Species Mix and log size
  - Land holding and administrative costs
  - The needs of the local forest products industry, and the availability of long-term sources of timber

For example, the reduced supply of timber reflects the current State regulatory environment for state and private lands, changes in State policies on the management and harvest of State timberlands, changes in Federal management objectives on Federal lands in response to the Endangered Species Act, Clean Water Act and National Environmental Policy Act, and changes in goals and objectives with new ownership of private lands.

### **CRITERION NO. 2: COMPATIBLE LAND USE ALTERNATIVES**

Rural land values including rural forested land values have increased dramatically since the Commercial Forest zone was created in 1993. These value increases have been driven by a high market demand for smaller parcels for use as rural residential, 2<sup>nd</sup> home site, or simply as an investment. In economic terms, the ‘highest and best use’ of these lands in the current market far exceeds traditional resource land values.

The de-designation discussion should evaluate the following:

- Land Use Plan consistent with requested de-designation, including operational impacts on adjacent commercial forest land.

Applications for de-designation from Commercial Forest should demonstrate compatible use with adjoining rural and commercial forest land use parcels. Innovative land use planning that allows for development while preserving open space should be considered favorably.

### **CRITERION NO. 3: OWNERSHIP GOALS AND OBJECTIVES**

The Commercial Forest ownership pattern should be evaluated on a County wide basis. Recognition should also be given to the percentage of Commercial Forestlands in Kittitas County under Federal and State ownership. It should be recognized that ownership objectives and goals vary depending on if the lands are managed by the Federal Government, small or large private, or lands administered by the State (i.e. WDNR or WDFW). Public lands are statutorily managed for various competing uses, such as recreation, public access, and timber production. Private lands are managed under the expectations and objectives of the landowner, and largely derive their operating costs from forest products. Unless private timber lands are economically viable, private landowners may be without the financial means to effectively manage their forests.

The de-designation discussion should consider:

- Land owner goals and objectives
- Regional benefits that may result from de-designation, including higher property taxes and economic stimulus

### **CRITERION NO. 4: AVAILABILITY OF PUBLIC SERVICES**

The applicant must demonstrate the availability or potential availability of public services at a level appropriate for a proposed de-designation.

- Examples are:
  - Current and future status of infrastructure.
  - Public roads or potentially public roads.
  - Fire District.
  - Location in relation to Wildland Urban Interface boundary.
  - Within or potentially included in a Community Wildfire Protection Plan.
  - Public schools.
  - Water available or potentially available
  - Waste water treatment

### **CRITERION NO. 5: SITE PRODUCTIVITY**

**The applicant for de-designation should demonstrate that the majority (or significant portion) of the property does not meet site class 1-4. This means the land can not produce a marketable stand of timber in at least a 100 year growth period.**

### **CRITERION NO. 6: CHANGE IN CIRCUMSTANCES**

Applications for de-designation should demonstrate change in circumstance leading to the requested de-designation of commercial forestland. While it is understood that economic

changes within the local timber industry, or for a landowner, may constitute a "change of circumstances" warranting a de-designation of commercial forestlands, those issues are identified as Criterion No. 1 above.

The de-designation discussion should consider:

- Change in circumstance
  - Example changes includes:
    - Kittitas County land use patterns and land use planning;
    - Legislative land use direction (TDR's for example);
    - Changes in GMA: RCW and WAC , and KCC
    - Recognize the evolving regulatory changes affecting the management of State and private forest land:
      - State Forest & Fish Law, 1999
      - State Hydraulics Code
      - Clean Water Act: State & Federal
      - Endangered Species Act: Federal and State
      - Shoreline Management Act: State

The following policies will guide the county in land use decisions affecting lands designated as Commercial Forest Lands:

GPO 2.130A To conserve forest lands for productive economic use by identifying and designating forestlands where the principal and preferred land use is resource management and meets the economic needs of the industry and County. The boundaries and lot size remain as designated in 1993, with modifications occurring on a case by case basis as applications for de-designation are submitted.

GPO 2.130B Create a growth management commercial forest committee comprised of persons with forest land management backgrounds in order to:

- a. assess and review applications for designation and de-designation of forestlands in Kittitas County
- c. b. make recommendations to the Planning Commission and Board of County Commissioners on all applications for designation and de-designation.

GPO 2.131 Forest resource lands should be classified and designated based on the criteria and procedures established in WAC 365-190-040, and 060 with special consideration given to the determination of whether forest resource lands considered for designation are viable as long term commercial significant forest resource lands.

Designation Considerations:

1. Define the current status of the industry
2. Define the needs of the industry within Kittitas County
3. Define the Region and the Regional needs as it relates to the industry within Kittitas County

4. Define viability within local and regional circles (i.e. 100 miles, 200 miles, 300 miles)
5. How much Commercial Forest Lands are needed to support local and regional needs of the industry.

GPO 2.132 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.

GPO 2.133 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. De-designated lands without a development proposal shall be designated into a Rural Land Use and shall be designated into a 20 acre zone. The de-designation is intended to be a one step process, but may be accomplished as a de-designation with the option for the applicant to later submit a development proposal.

GPO 2.134 To encourage incentives and alternatives to keep working forests viable by considering when feasible emerging markets such as carbon sequestration, Transfer of Development Rights, Bio-fuel and bio-energy production that offset the loss of the traditional log and special forest product markets.

GPO 2.135 Resource activities performed in accordance with county, state and federal laws should not be subject to legal actions as public nuisances.

GPO 2.136 To support and encourage the maintenance of commercial forest lands in timber and current use property tax classifications consistent with RCW 84.28, 84.33 and 84.34.

GPO 2.137 Kittitas County recognizes Engrossed Substitute House Bill (ESHB) 2091 also known as the Forest and Fish Law. Kittitas County will support local forest landowner's seeking regulatory relief in order to help them remain economically viable.

GPO 2.138 Land use activities within or adjacent to commercial forest land should be sited and designed to minimize conflicts with forest management and other activities on commercial forestlands.

GPO 2.139 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)

GPO 2.140 Encourage clustered residential developments on adjacent non-commercial forestlands. The open space in clustered development should buffer adjacent forestland from development.

GPO 2.141 Kittitas County will advocate active management of Federal and State forest lands to create and maintain health, firesafe forests.

GPO 2.142A 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 (Ord. 93-42); and
- c. To encourage and support a local and regional infrastructure of manufacturing facilities that use wood products within an economically viable 100 mile circle.

GPO 2.142B Require that all plats, short plats, development permits, and building permits issued for development activities on, or within five hundred feet of, lands designated as agricultural lands, forest lands, or mineral resource lands, shall contain a notice that states that: "The subject property is within or near designated agricultural lands, forest lands, or mineral resource lands on which a variety of commercial activities and mineral operations may occur that are not compatible with residential development for certain periods of limited duration. Commercial natural resource activities and/or mineral operations performed in accordance with county, state and federal laws are not subject or legal action as public nuisances. (RCW 7.48.305)"

### ***Commercial Mineral Resource Lands***

The State Growth Management Act (Section 17) 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." The Act defines minerals as sand, gravel and valuable metallic substances. Section 6 of the Act states that each county shall adopt development regulations to assure the conservation of mineral resource lands.

Kittitas County approved Resolution No.95-37 in April 1995, a declaration regarding GMA interim classification and designation for natural resource mineral lands of long-term commercial significance. The resolution meets the requirements of the Growth Management Act. The resolution declares that Kittitas County recognizes mineral resources as a property right and the utilization of new and finished mineral products as an important factor in the social and economic stability of the County. In addition, the County recognizes that mineral resource lands provide economic and social foundations, historical, present and future for the growth and development of the County.

The resolution defines minerals to include "metallic and non-metallic minerals of commercial value such as sand, gravel, coal, oil, natural gas, gold, silver gem stones, clay, building stone, etc." Based on a public hearing process, the County has outlined nine designation criteria for the classification of Mineral Resource Lands of long-term commercial significance. These include the following:

1. Physical properties of the resource, including a quality and type;
2. Depth of resource;

3. Depth of overburden;
4. Accessibility and proximity to the point of use or market;
5. Physical and topographical characteristics of the mineral resource site;
6. Life of resource;
7. Availability of public roads;
8. General land use patterns in the area; and
9. Surrounding parcel sizes and surrounding uses.

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.

GPO 2.143 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.

GPO 2.144 New conflicting uses, such as residential and commercial uses, may be required by the County to locate, site, and/or be screened away from designated commercial mining activities.

GPO 2.145 Require that all plats, short plats, development permits, and building permits issued for development activities on, or within five hundred feet of, lands designated as agricultural lands, forest lands, or mineral resource lands, shall contain a notice that states that: “The subject property is within or near designated agricultural lands, forest lands, or mineral resource lands on which a variety of commercial activities and mineral operations may occur that are not compatible with residential development for certain periods of limited duration. Commercial natural resource activities and/or mineral operations performed in accordance with county, state and federal laws are not subject or legal action as public nuisances. (RCW 7.48.305)”

### Maps

The Kittitas County Comprehensive Plan Land Use Maps are included in the Kittitas County GIS data and are maintained by Kittitas County Community Development Services.

## **2.4 MASTER PLANNED RESORTS**

The Master Planned Resort (“MPR”) designation means those lands that comprise a self-contained and fully integrated planned unit development located in areas of significant natural amenities, with primary focus on 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 include other 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 nodes. 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, *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.

#### **2.4(A) MPR DESIGNATION PROCESS**

GPO 2.183 MPRs should have a thorough review process prior to being located, and such review process should be phased, consistent, specific, and timely. Because a MPR typically involves large and complex site-specific projects with multiple phases over a long period of time, e.g., several decades, MPRs are appropriate for and should be reviewed using the provisions of RCW 36.70B.170-.210, *Development agreements*, and KCC 15A.11, *Development agreements*. Development Agreements should provide a tangible route of review, from initial land-based mapping to the final designed MPR product.

GPO 2.184 Amendment to the Comprehensive Plan land use designation map for a specific site is necessary for authorization of a MPR. Such amendment may occur concurrently with review of a MPR application. In addition, the specific elements of a MPR proposal can be addressed, including early public participation, protection of critical areas, treatment of adjacent lands, and fiscal and economic impacts.

GPO 2.185 The MPR planning and review process should proceed from the general to the specific, and should occur in phases. As part of the application for a rezone of the county zoning map to Master Planned Resort zoning district, a proposed MPR must demonstrate that it is in accord with applicable Comprehensive Plan policies. The design, review and permitting of specific MPR phases will typically be spread out over a long period of time, and reviewed at each phase through final development plan review.

#### **2.4(B) MASTER PLANNED**

GPO 2.186 A MPR must be planned and designed by looking at the entire site and adjacent lands and communities.

GPO 2.187 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.

GPO 2.188 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.

GPO 2.189 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.

#### **2.4(C) SELF-CONTAINED**

GPO 2.190 Except in areas designated for urban growth, new urban land uses shall be precluded by the county in the vicinity of a MPR.

GPO 2.191 A MPR should be physically and, for the most part, visually separated from the nearest developed area.

GPO 2.192 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.

#### **2.4(D) NATURAL SYSTEMS AND DESIGN**

GPO 2.193 A MPR plan shall be consistent with all Development Regulations for critical areas.

GPO 2.194 A MPR should maintain and enhance the physical environment. Planning for a MPR should be based on natural systems, constraints, and opportunities. Design characteristics should consider the overall context of the MPR, maintaining a common character throughout the project, which blends with natural features on-site. The objective of a MPR is to minimize alterations to natural systems, unless it can be demonstrated that any such alteration will enhance critical environmental features.

GPO 2.195 An application for a MPR 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.

GPO 2.196 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.

GPO 2.197 A design theme for a MPR may be appropriate but is not required. However, multiple discordant themes should be avoided.

#### **2.4(E) RECREATIONAL OPPORTUNITIES AND FACILITIES**

GPO 2.198 Natural and man-made recreational facilities and opportunities shall be the central focus of a MPR.

GPO 2.199 Recreational facilities must be included with initial development phases of a MPR.

GPO 2.200 Recreational facilities and visitor accommodations should be phased along with other types of development within a MPR. Recreational facilities and visitor accommodations included in initial phases of a MPR can be built over time, provided their construction is guaranteed through covenants or other legal provisions that satisfy policy requirements without imposing unreasonable up-front costs to the developer.

GPO 2.201 Off-site recreational areas and facilities, such as designated national and state parks and recreation areas, lakes, and rivers, shall not be the major recreational focus of a MPR. A MPR must include significant recreational areas and facilities on-site so that the use of off-site recreational areas and facilities by resort visitors and associated impacts are minimized. Off-site impacts, which may occur, may be mitigated, for example, by making some recreational areas and facilities in a MPR available for public use, or through other means proposed by the developer.

#### **2.4(F) VISITOR ACCOMMODATIONS AND HOUSING**

GPO 2.202 A MPR must have a primary focus on short-term visitor accommodations, including vacation and second homes. Other residential uses may be permitted within a MPR if such uses are integrated into and support the on-site recreational nature of the resort.

GPO 2.203 Short-term visitor accommodations should constitute more than fifty percent (50%) of all resort accommodation units.

GPO 2.204 Short-term visitor accommodations, such as hotel rooms, should be included with the first and initial phases of a MPR development.

GPO 2.205 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.

## **2.4(G) RETAIL AND COMMERCIAL SERVICES**

GPO 2.206 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.

GPO 2.207 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.

GPO 2.208 A full-range of commercial services should only be provided within the urban growth areas of the surrounding region.

## **2.4(H) CAPITAL FACILITIES, UTILITIES AND SERVICES**

GPO 2.209 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.

GPO 2.210 MPR community sewer, water and stormwater facilities (including associated treatment facilities) may be provided on-site and should be limited to meeting the needs of the MPR.

GPO 2.211 Public facilities, utilities, and services from existing service providers can 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, cities and towns within the county, water and sewer districts, and owners of water systems.

GPO 2.212 A MPR and existing service providers may enter into agreements for shared capital facilities and utilities, provided that such facilities and utilities serve only the MPR and existing service or urban growth areas.

GPO 2.213 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.

GPO 2.214 Construction of a MPR and all necessary on-site and off-site capital facilities and utilities infrastructure must be concurrent, but may be provided in phases to meet the needs of development phases as constructed and utilized.

GPO 2.215 Impacts to public services should be fully reviewed and fair and proportionate mitigation provided by the MPR.

GPO 2.216 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.

GPO 2.217 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.

GPO 2.218 At all times, MPR road standards must meet the minimum safety standards adopted by the county Fire Marshal.

GPO 2.219 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.

GPO 2.220 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.

GPO 2.221 All external road connection points with the MPR should be determined through review agreements with affected agencies and local governments in the region.

## **2.5 MAJOR INDUSTRIAL DEVELOPMENT**

“Major Industrial Developments” may be approved within Kittitas County as authorized by the general principles of RCW 36.70A.365. “Major Industrial Developments” means a master planned location for a specific manufacturing, industrial or commercial business that:

- a) requires a parcel of land so large that no suitable parcels are available within an urban growth area; or
- b) is a natural resource based industry requiring a location near agricultural land, forestland or mineral resource land upon which it is dependent. The major industrial development shall not be for the purpose of retail commercial development or multi-tenant office parks.

Major Industrial developments may be needed to provide family wage jobs locally, and in addition may help increase tax revenues and expand the County's economic base. Four possible sites have been identified for designation as major industrial developments once appropriate policies have been adopted through the Kittitas County Conference of Governments process and amendments to the County-wide Planning Policies: Thrall area, Bowers Field, Bull Frog Road area and Alpine Veneer site.

It is the intent of the above provisions that the Major Industrial Development policies is solely intended to identify a nonexclusive list of rural areas that possibly could be considered in the future for Major Industrial Development. This listing does not in any way designate those listed areas as industrial development sites, nor does it authorize industrial development sites within rural Kittitas County. Major Industrial Development sites will only be approved and designated in the future if and when appropriate policies have been developed through the Kittitas County Conference of Government process, amendments to the County-Wide Planning Policies have been made, and the Comprehensive Plan has been amended to reflect such amendments.

Note: Please see Industrial Land Use under Section 2.3(A) Urban Land Use for additional information on industrial lands.

## CHAPTER THREE: HOUSING ELEMENT

Tables showing specific data on housing shown in the Comprehensive Plan are available from the Kittitas County Community Development Services Department.

### 3.1 INTRODUCTION

This Housing Element describes existing housing conditions and needs in Kittitas County, and projected housing needs for the period 2005-2025. This element, to the extent possible, includes information on the plans, goals and specific housing needs of the incorporated cities, towns, and subarea plans within Kittitas County. The purpose of this element is to identify Kittitas County's goals, policies and strategies for the preservation, improvement and development of housing, and the mechanisms that will lead to affordable housing choices for all economic segments of the population.

#### *Element Organization*

The Housing Element consists of three main sections. The first section, "Housing Conditions and Needs" includes statistics, which support the County's housing goals and policies. It summarizes existing housing conditions and needs, and projected housing needs within the County. It focuses on inventory data, which support the County's policy orientation on growth management. The second section, "Goals and Policies" presents a general set of comprehensive goals and policies to guide the implementation of the comprehensive plan. The final section, "Housing Strategies" consists of a set of strategies related to implementation of the Housing Element, and to address future issues that may arise.

### 3.2 HOUSING CONDITIONS AND NEEDS

In order to effectively plan for the housing needs of Kittitas County residents, and future residents, it is necessary to assess the existing housing conditions and needs in the County. This section of the Housing Element describes the number, type and other characteristics of housing units within Kittitas County. It also describes the population of Kittitas County as it relates to housing needs.

Much of the data contained in this section comes from the U. S. Bureau of Census 1990 census and 2000 census. Other information in this section comes from other published reports regarding Kittitas County housing needs and population, and from the housing studies completed by some of the subareas in the County.

#### *Number, Type and Distribution Of Housing Units*

According to the 2000 Census, Kittitas County has approximately 16,475 housing units. Most of the housing units, (55%), are located within incorporated cities. The largest city, Ellensburg has 41% of the County's housing units. Table 3.1 shows the distribution of housing units by city and unincorporated area for 1980, 1990 and 2000, and the percent of change in the housing distribution over the twenty year period.

A percentage of the housing units in Kittitas County are located in unincorporated areas, which are not served by public water or sewer systems. The number and percent of housing units on private wells and septic tanks has increased since 1990. Most of the housing units in Kittitas County are owner occupied single-family units. In 2000, approximately 47% of the County's housing units were owner occupied.

Since 1990, the number of housing units within the unincorporated areas of Kittitas County has increased. Data on issued building permits is maintained by Kittitas County Community Development Services.

If growth in Kittitas County population continues in the same pattern as it has since 1990, the majority of the new housing units will be single-family homes in the incorporated and urban growth areas. Changes to the zoning designations and the provision of water and sewer in the unincorporated area could target growth to selected areas.

### ***Tenure and Occupancy Rates***

According to the 2000 census figures there were 16,475 housing units in Kittitas County. Of these housing units, 13,382 were occupied. The approximately 3,093 vacant units include seasonal, recreational and farm worker housing. In some areas of the County such as Easton, Snoqualmie Pass and Swauk-Teaway, seasonal and recreational units comprise a majority of the units.

Of the occupied units, 7,805 were occupied by the owner, and 5,577 were occupied by a renter. This represents a home ownership rate of 58%. This rate is higher than it was in 1990 (57%). Efforts targeted at assisting first-time homebuyers and offering housing in various price ranges may encourage trend.

There exists in Kittitas County group quarters dominantly found as a result of students at Central Washington University residing in group quarters.

Another form of group quarters available in Kittitas County occurs through nursing homes. Persons in nursing homes include individuals with disabilities, and those who are elderly. The portion of the County's population which is over the age of 80 years increased by 186 people between 1990 and 2000. This increase in elderly persons may result in the demand for more nursing care facilities.

Other persons living in group quarters include individuals with developmental disabilities. As these individuals age, it is likely that some of them will require assisted living or nursing care facilities. (Kittitas County Mental Health/Developmental Disability Board)

### ***Value and Cost of Housing***

Sale prices of homes are an indicator of the value of homes available in the community. The average sale price for homes in the Lower Kittitas County area in 2006 was \$250,573. . Currently, the average price of single-family homes available for sale is \$264,502 (figures based on information provided by a local real estate broker from data taken from the Northwest Multiple Listing Service).

This increase in home purchase prices has made home ownership beyond the affordability of many potential homebuyers. Using the Washington Center for Real Estate Research's formula for calculating the number of first-time homebuyers in Kittitas County who can afford to purchase the median priced resale home, 43.2% of these potential purchasers can afford the median priced home. In Kittitas County, the current "ceiling" for FHA loans is at \$144,336.00. There are few homes available for sale, which qualify for the federal home purchase programs.

Data from the U.S. Census in 1990 indicated a median rent of \$265 for the county. The 2006 census data currently reflects a median rent of \$497, which represents a 66% increase from the 1990 median rent. According to the census there were 5,408 renter households in Kittitas County.

In October of 2005, the Kittitas County Conference of Governments (COG) adopted the high population projection provided by the Washington State Office of Financial Management (OFM) for the planning period of 2005-2025. This provided for a population projection for the entire county of 52,180 people in the year 2025. The County-Wide Planning Policies have set population allocations for local jurisdictions. The total 20-year allocation for Kittitas County, is at 15,052. According to the 1990 Census, there was an average of 2.33 people per household. This figure was for the entire county and represented all single-family units. The following equation can be used to determine the number of future housing units that may be needed.

Projected Population Increase/ Average # of persons per household = Total # of dwelling units needed

Total # of dwelling units needed - Existing vacant units = # of additional units needed

$$15,052/2.33=6,460$$

$$6,460-0=6,460$$

\*The number of vacant units is assumed to be 0.

By using this equation with the 2000 Census average number of people per households and the County-Wide Planning Policies 20-year population allocation for the county, the total number of additional units needed between 2005 to 2025 is 6,460.

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. For the purpose of this Housing Element existing settlement patterns, land use designations and known environmental constraints will be used to project needed numbers of housing units by area.

The projected number of housing units for the unincorporated county is consistent with the County-Wide Planning Policies, which indicate that 28.5% of the increase should occur in the remainder of the unincorporated area. The allocation of additional housing units to the unincorporated area is based on those areas's current pro rate share of housing units.

### **3.3 CITY HOUSING ASSESSMENTS**

There are five incorporated cities in Kittitas County, including Ellensburg, Kittitas, Cle Elum, South Cle Elum, and Roslyn. The cities have designated Urban Growth Areas (UGAs) outside of the current city limits. It is recognized and anticipated that as the cities undergo their own individual Comprehensive Plan Updates that housing assessments be available. With current updates occurring, information on housing assessments is anticipated to be adopted in 2007. Kittitas County intends to work together in a cooperative manner with the cities in order to address housing issues brought to light by such assessments.

### **3.4 GOALS, POLICIES, AND OBJECTIVES**

Kittitas County has established the following goals and policies to guide future housing development. These goals and policies were developed in response to existing housing conditions and identified needs within the County, and support the County-Wide Planning Policies.

- GPO 3.1 Provide a sufficient number of housing units for future populations in rural areas of Kittitas County.
- GPO 3.2 Designate higher density residential land use zones within Urban Growth Areas.
- GPO 3.3 Encourage home ownership within the community.
- GPO 3.4 Provide sufficient housing units while maintaining environmental quality.
- GPO 3.5 Encourage residential development close to employment opportunities and needed services to reduce vehicular traffic and related air quality problems.
- GPO 3.6 Provide for future populations while protecting individual property rights.
- GPO 3.7 Promote community involvement in the preparation and implementation of plans and regulations related to residential development.
- GPO 3.8 Provide housing options to allow residents with special housing needs to live as independently as possible throughout the County.
- GPO 3.9 Provide housing which is supportive of economic opportunities.
- GPO 3.10 Encourage mixed use, commercial and residential development, in areas, which need to provide housing for employees.
- GPO 3.11 Encourage the development of temporary housing for farm workers.
- GPO 3.12 Encourage the development of innovative applications of technology in housing.
- GPO 3.13 Provide for housing to be developed which is affordable to all economic groups.
- GPO 3.14 Designate high-density residential land use zones such as PUDs, cluster development, and MPRs outside of Urban Growth Areas.

- GPO 3.15 Provide for a range of housing types within Kittitas County.
- GPO 3.16 Evaluate the impact of proposed policies and procedures on the cost of developing, preserving or maintaining of residential units prior to adoption.
- GPO 3.17 Provide a sufficient number of housing units for future populations while maintaining the rural character of Kittitas County.
- GPO 3.18 Provide sufficient housing units while maintaining environmental quality.
- GPO 3.19 Provide housing options to allow residents with special housing needs to live as independently as possible throughout the County.
- GPO 3.20 Provide housing which is supportive of economic opportunities.
- GPO 3.21 Allow for the placement of Accessory Dwelling Units as a permitted use within the Urban Growth Areas and as a Conditional Use in the areas outside the UGAs.
- GPO 3.22 Encourage and allow for mixed-use development and high-density development within the Cities and Urban Growth Areas.
- GPO 3.23 Kittitas County shall support policies that increase and maintain the availability of affordable housing, throughout the County. Affordable housing definitions shall be consistent with the definition in state law.
- GPO 3.24 Kittitas County shall employ a variety of strategies to increase and maintain the availability of affordable housing.

### **3.5 KITTITAS COUNTY HOUSING STRATEGIES**

The goals, which have been developed to guide future housing development in Kittitas County can be achieved by adopting the previously stated policies and implementing the following strategies. These strategies include several recommended changes to the zoning code. These recommendations of change to the zoning code are consistent with the consideration of alternate land use designations currently being studied by Kittitas County. Specific references are not made to a particular zone at this time, since more than one land use designation system is being proposed. Instead the term “higher density zone” in the strategies refers to those residential designations, which allow more than two units per acre. “Low density zones” in the strategies refer to residential designations which allow fewer than two units per acre. The strategies focus on the relationship of the zone to housing needs rather than recommending a particular land use designation alternative.

The numbers used in this section relate to the Goal and Policy numbering system in the previous section of the Housing Element.

Strategy 3.1 Identify lands within areas which are served by centralized water and sewer systems, paved streets, and have other public services provided to them which are suitable for

multi-family uses or only single family uses and designate these areas for higher density residential use, including planned unit developments and clustered housing.

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

Strategy 3.3 Invest in the maintenance and expansion of water, sewer, streets, parks and fire protection services to adequate service levels in areas designated for higher density residential uses.

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

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

Strategy 3.6 Include multi-family units in commercial zones.

Strategy 3.8 Use development regulations to assure quality in housing development and maintenance.

Strategy 3.9 Provide infrastructure to support higher density development in areas where it is designated.

Strategy 3.10 Enforce building and zoning codes in residential neighborhoods.

Strategy 3.11 Permit historic structures applications for federal and state funds to preserve them.

Strategy 3.12 Invest in the maintenance and expansion of centralized water and sewer systems in the Urban Growth Areas.

Strategy 3.13 Allow home occupations as a conditional use in all residential zones.

Strategy 3.14 Allow child care facilities as a conditional use in all residential zones.

Strategy 3.15 Eliminate requirements, which discourage use of innovative technology in residential development.

Strategy 3.16 Include resident participation in needs assessment processes, plan development, implementation and evaluation through public hearings, citizen committees, and timely notice of planning activities.

Strategy 3.17 Consider the potential costs to individual property owners and the potential to the whole population when developing goals, policies and procedures.

Strategy 3.18 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.

Strategy 3.19 Allow a range of residential types in commercial zones.

Strategy 3.20 Eliminate barriers to using innovative technology in housing construction.

Strategy 3.21 Encourage the development of new and maintenance of existing affordable housing stock dispersed throughout Kittitas County through employment of a variety of strategies including but not limited to:

3.21(a) Approval of accessory dwelling units, cooperative housing and, within urban growth areas, mixed-use (commercial/ residential) developments.

3.21(b) Support the use of density bonuses for new housing developments that include at least 10% affordable housing within urban growth areas.

3.21(c) Support the use of subsidies and grants, such as Block Grants from HUD's Community Development Block Grant Program (CDBG), Hope VI program (supporting redevelopment of run-down structures as mixed-income developments) and the Home investment Partnership (HOME) (for re-development of community facilities for housing), for homebuyer and renter assistance and home-buying counseling, Housing Trust Fund, and low-income housing tax credits.

3.21(d) Support the use of non-profit community housing land trust that will own and lease land and/or structures to homeowners and guarantee permanent affordability of the homes in the event of resale.

## CHAPTER FOUR: TRANSPORTATION

### 4.1 INTRODUCTION

This chapter is organized into the following sections, which correspond to major issue areas identified throughout the comprehensive planning process. Each section contains proposed goals, policies, and implementation measures for consideration and inclusion in the final comprehensive plan:

- Inventory of Existing Facilities and Services
- Land Use, Environment and Economic Development
- Level of Service and Concurrency
- Finance
- Intergovernmental Coordination and Public Participation

The complete Long-Range Transportation Plan is maintained by the Kittitas County Department of Public Works. The Kittitas County Comprehensive Plan includes the Transportation Plan by reference. The Transportation Plan is adopted through a separate process than the annual amendment plan. Any changes made are adopted by reference to the Kittitas County Comprehensive Plan at adoption.

### 4.2 DESCRIPTION OF THE EXISTING TRANSPORTATION SYSTEM

Kittitas County's road system in the lower valley is roughly based on a one-mile grid system, which is intended to follow section lines or reasonable fractions of a section subdivision (i.e. quarter sections, 1/16th lines, etc.). The upper reaches of the county are mountainous and roads lend themselves more to terrain and other physical conditions than to survey features.

There are various categories of roads within Kittitas County that are administered and maintained by different agencies and property owners, including federal, state, county, city, and private.

- Federal roads include the interstate highway system and US Forest Service roads. These roads are administered by federal agencies.
- State roads include highways that are administered and maintained by the Washington State Department of Transportation and Department of Natural Resource roads, which provide direct access to state lands.
- County roads are officially adopted onto the Kittitas County Road system by the Board of County Commissioners and are also known as "on-system" roads. The county is responsible for maintenance and improvements to these roads.
- City roads are administered and maintained by the cities of Cle Elum, Ellensburg, Kittitas, Roslyn, and the Town of South Cle Elum.
- Private roads are usually created by developments. They are owned, controlled, and typically maintained by private property owners. Private roads can be dedicated to the

public through a platting process or by being used by the public for over 10 years without being accepted as a part of the county road system by the Board of County Commissioners. These roads are known as public “off system” roads and cannot be gated or obstructed.

#### **4.2(A) County Roads**

The Long-Range Transportation Plan, adopted by reference, provides a summary of the county road log inventory of existing conditions for all county on-system roads. They are grouped according to functional classification and include mileage for each road and then a total for each classification. The “Urban” and “Rural” classifications refer to the federal urban area around Ellensburg. Also included in the Long-Range Transportation Plan is an inventory of existing conditions including pavement width, pavement type, a history of Average Daily Traffic (ADT) volumes, roadway capacity, and roadway level of service (LOS).

#### **4.2(B) Changes to Road Inventory**

Some of the existing county roads may be vacated or annexed in any given year. Road vacations take the mileage off the inventory through a public transfer of the property. Annexations of properties into city limits can involve transferring ownership and maintenance responsibilities of adjacent roads to a city. Road vacations and annexations remove road mileage from the county road log inventory.

Just as annexations and vacations remove roads from the inventory, construction of new county roads adds mileage to the inventory. New roads can be constructed either by County resources or as part of developments.

#### **4.2 (C) Other Transportation Modes**

There are several alternative transportation modes utilized in Kittitas County other than driving passenger vehicles on roads. These transportation modes include rail, truck service, public transportation, air, and non-motorized systems. The Long-Range Transportation Plan that is maintained by the Kittitas County Department of Public Works and adopted by reference provides a detailed description of these various modes. It describes:

- Rail service - available freight rail and potential passenger rail.
- Truck movements throughout the County.
- Public transportation options available – demand response services, shuttle bus services, and intercity services.
- Air transportation - provided at Bowers Field Airport, Cle Elum Municipal Airport, DeVere Field, and Easton State Airfield.
- Non-Motorized systems – pedestrian and bicycle services and recreational paths.

#### **4.2(D) Transportation System Maintenance**

Preserving and maintaining the public’s investment in transportation infrastructure is an important expenditure of public funds. Kittitas County prioritizes maintenance activities as follows: first priority is for emergencies, immediate action is taken to repair damage and correct

problems as soon as they are reported; second priority is for items that are scheduled on a yearly basis, including but not limited to: crack sealing, preleveling, sealcoating, and roadway striping; and the third priority is for preventive maintenance activities that are scheduled on a seven-year maintenance cycle to keep the pavement conditions above a level that would require corrective maintenance or other major repairs.

### **4.3 LAND USE, ENVIRONMENT AND ECONOMIC DEVELOPMENT**

Many of the decisions related to transportation have an effect on land uses, the environment and economic development. Different land uses have different transportation needs and impacts. Transportation improvement projects need to address the environmental impacts of the proposed actions. Similarly, many economic development strategies include the need for transportation facilities. These areas are all inter-related and their relationships need to be recognized.

#### **4.3(A) Land Use**

The final comprehensive plan will contain a land use element with a land use plan and policies, which will need to be consistent with the transportation element. In the event that the land uses proposed cannot be supported by the existing transportation system and there are no identified means to fund the necessary improvements, there needs to be a mechanism in place to review both plans and either revise the land use plan or otherwise change the level of service standard or project priorities and funding in the transportation element. This needs to be an iterative process in which both plans are routinely reviewed for consistency and compatibility.

Presently, the transportation-related assumptions used in the alternative draft land use plans have been developed as part of the SEPA process.

#### **4.3(B) Environment**

Transportation decisions are not, and should not be, exempt from environmental review. Impacts to the natural and built environment need to be taken into consideration before any major transportation decisions are made. Most local transportation improvement projects are subject to state and federal environmental regulations as well as any local environmental laws that apply. County road projects (CRPs) routinely follow SEPA regulations unless they are specifically exempted under WAC 197-11-305, 800 through 880. Some large transportation improvement projects are also subject to NEPA -- the National Environmental Policy Act. Other environmental reviews are part of permitting for work over or adjacent to streams.

#### **4.3(C) Economic Development**

Transportation facilities are an important consideration to a business or industry making location decisions. The decision whether or not to locate in a particular jurisdiction can rest solely in the balance of access to transportation facilities. Businesses look at their need to get customers and supplies to their location with ease. Industrial developments need access to transportation facilities for shipping and receiving. Many local jurisdictions have to balance their desires to attract new businesses and industries against the obligation to provide transportation services.

### **4.4 LEVEL OF SERVICE / CONCURRENCY**

Kittitas County measures level of service (LOS) for arterial roadways utilizing the Highway Capacity Manual (HCM) LOS methodology. The Highway Capacity Manual (HCM) method of measuring LOS is recognized as a national standard and is currently being utilized by other jurisdictions throughout the state and within Kittitas County including the Washington State Department of Transportation (WSDOT) and the City of Ellensburg.

#### **4.5 EXISTING DEFICIENCIES**

The adopted LOS methodology and threshold determinations are stated in Section 4.8 Goals, Policies, and Objectives, specifically Level of Service (LOS) and Concurrency GPO 4.25 through GPO 4.33.

##### **4.5(A) Twenty-Year Forecast**

As the population grows within the county, the number of registered vehicles and drivers will also increase. Where those vehicles travel will depend, in large part, on where the drivers reside, shop and work. Determining the likely increases in traffic along transportation facilities is based on the land uses, which will be permitted and even encouraged in various parts of the county. The Long-Range Transportation Plan that is maintained by the Kittitas County Department of Public Works and adopted by reference indicates the twenty-year forecasted traffic growth and level of service impacts to the County's transportation system.

##### **4.5(B) Planned Improvements**

###### *Six-Year Transportation Improvement Program*

The County's Six-Year Transportation Improvement Program (TIP) is reviewed, updated, and adopted every year. Washington State Law requires counties to develop six-year transportation improvement programs as provided under RCW 36.81.121.

In addition to state laws, federal laws also dictate transportation improvements. It is our objective to meet as many of the needs of the traveling public: county residents, visitors, and service providers, in order to provide a safe and efficient transportation system while recognizing the fiscal realities of funding for construction and maintenance of the transportation system.

The Six-Year TIP is updated every year by the Department of Public Works and changes are made to reflect funding secured or shifts in priorities. The Annual Construction Program, adopted with the county's budget, provides an accurate picture of the first year of the TIP.

###### *New Roads and Planned Extensions*

The Transportation Plan has a list of proposed new roads or extensions, which have been identified through various planning processes to date.

#### **4.6 FINANCING TRANSPORTATION IMPROVEMENTS**

##### **4.6(A) Revenue Sources**

Revenue sources change annually and are projected and included in the Six-Year Transportation Improvement Program and in the Long-Range Transportation Plan as it is updated. Both of these documents are adopted by reference and should be reviewed for the latest information on tax revenues, grants, and loans available for transportation system improvements. Revenue sources for all programmed improvements are listed in the Transportation Improvement Program and the Long-Range Transportation Plan to indicate that the plans are financially feasible and constrained.

#### **4.7 PUBLIC PARTICIPATION**

Discussions and decisions related to transportation are not made without active consultation with the public. A variety of forums are used to solicit quality input from a broad cross-section of interests. The Long-Range Transportation Plan has been developed through an intergovernmental coordination process involving all Kittitas County jurisdictions and those agencies and individuals indicating interest in transportation issues including QUADCO Regional Transportation Planning Organization, Washington State Department of Transportation, local area transportation providers, and local citizens. The draft plan has been posted on Kittitas County's website for review and comment by the public from October 2005 through October 2006. Open Houses will be scheduled for further public input in early November, 2006 and a Public Hearing will be scheduled mid November, 2006 with the County Commissioners for final public involvement in this update process.

#### **4.8 GOALS, POLICIES AND OBJECTIVES**

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

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

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

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

GPO 4.4 Kittitas County shall provide a transportation system that enhances the safety of the community and which maximizes the use of the existing road system by maintaining a system of arterials, collectors and local access roads that forms an interconnected network for vehicular circulation.

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

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

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

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

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

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

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

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

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

GPO 4.14A To recognize non-motorized travel as a viable transportation mode by developing a countywide non-motorized system plan and by improving and maintaining existing non-motorized facilities.

GPO 4.14B Encourage new development to provide for safe transportation alternatives.

GPO 4.15A To maintain a Non-Motorized Transportation System Plan that clearly reflects the direction for Kittitas County.

GPO 4.15B To work with other entities to identify viable options and projects for a connection of the John Wayne Pioneer Trail through, adjacent to, or around the City of Ellensburg.

GPO 4.15C Kittitas County discourages new public trail systems in farming areas.

GPO 4.15D To recognize air transport and airports as an important element.

GPO 4.15E Recognize public-use airports as essential public facilities.

GPO 4.15F 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.

GPO 4.15G A notice to title or disclosure statement should be required for new or substantial redevelopment of lots, buildings, structures, and activities located adjacent to public-use airports. The notice should indicate that the property is located adjacent to the airport and may experience low overhead flights, odor, vibrations, noise and other similar aviation impacts.

GPO 4.14H Protect public-use airports from height hazards by developing a height overlay district that will prohibit buildings or structures from penetrating the Federal Aviation Regulations (FAR) Part 77 “Imaginary Surfaces.”

### ***Land use, Environment and Economic Development***

GPO 4.16 To provide a transportation system that corresponds to and is consistent with patterns of land development in accordance with the adopted land use plans.

GPO 4.16A To adopt plans and regulations in compliance with RCW 36.70.547, or as amended thereafter, to protect airport operations.

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

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

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

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

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

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

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

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

### ***Level of Service (LOS) and Concurrency***

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

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

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

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

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

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

GPO 4.31 Reserved

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

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

### ***Financing Transportation Improvements***

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

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

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

GPO 4.37 To maximize benefits from expenditures of transportation funds

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

GPO 4.39 To reduce administrative costs associated with transportation improvements

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

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

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

GPO 4.43 Reserved

GPO 4.44 Reserved

### ***Intergovernmental Coordination and Public Participation***

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

GPO 4.46 Kittitas County shall coordinate transportation planning, construction and maintenance efforts with all affected agencies by developing joint transportation standards for UGAs with the adjoining city or town, by identifying stakeholders and including them in the

decision-making process and jointly develop a process for resolving conflicts between jurisdictions.

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

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

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

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

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

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

## **CHAPTER FIVE: CAPITAL FACILITIES PLAN**

### **5.1 CONTENTS**

The CFP Element of the comprehensive plan is presented in four sections:

*Introduction:* Purpose of the CFP, statutory requirements, methodology.

*Goals and Policies:* Statements of requirements, level of service standards, guidelines, and criteria that are used to develop and implement the CFP.

*Capital Improvements:* List of proposed capital projects, including financing plan, future operating costs, and reconciliation of project capacity to level of service standards. This section is maintained by the Kittitas County Auditor's Office.

*Implementation Programs:* Summary of tools that will be used to implement the CFP. This section is also maintained by the Kittitas County Auditor's Office and adopted by reference.

The Capital Facilities Program is adopted through a separate process than the annual comprehensive plan amendment process. Any changes made are adopted by reference to the Kittitas County Comprehensive Plan at adoption.

## **5.2. INTRODUCTION**

### ***Definition and Purpose of Capital Facilities Plan***

The CFP is a 6-year plan for capital improvements that support Kittitas County's current and future population and economy. The capital improvements are fully funded (i.e., not a "wish list"). One of the principal criteria for identifying needed capital improvements are standards for levels of service (LOS). The CFP contains LOS standards for each public facility, and requires that new development be served by adequate facilities (i.e., the "concurrency" requirement). The CFP also contains broad goals and specific policies that guide and implement the provision of adequate public facilities.

The purpose of the CFP is to use sound fiscal policies to provide adequate public facilities consistent with the land use element and concurrent with, or prior to the impacts of development in order to achieve and maintain adopted standards for levels of service, and to exceed the adopted standards, when possible.

### **WHY PLAN FOR CAPITAL FACILITIES?**

There are at least three reasons to plan for capital facilities: (1) growth management, (2) good management, and (3) eligibility for grants and loans.

#### **Growth Management**

A CFP is required by the GMA. The CFP is one of six required elements of Kittitas County's comprehensive plan:

- Land Use
- Housing
- Transportation
- Utilities
- Rural (counties only)
- Capital Facilities Plan

Capital facilities plans are required in the comprehensive plan in order to:

- Provide capital facilities for land development that is envisioned or authorized by the land use element of the comprehensive plan.
- Maintain the quality of life for existing and future development by establishing and maintaining standards for the level of service of capital facilities.
- Coordinate and provide consistency among the many plans for capital improvements, including:
  - Other elements of the comprehensive plan (i.e., transportation and utilities elements),
  - Master plans and other studies of the local government,

- Plans for capital facilities of state and/or regional significance,
  - Plans of other adjacent local governments, and
  - Plans of special districts.
- Ensure the timely provision of adequate facilities as required in the GMA.
  - Document all capital projects and their financing (including projects to be financed by impact fees and/or real estate excise taxes that are authorized by GMA).

The CFP is the element that makes the rest of the comprehensive plan "real". By establishing levels of service as the basis for providing capital facilities and for achieving concurrency, the CFP determines the quality of life in the community. The requirement to fully finance the CFP (or revise the land use plan) provides a reality check on the vision set forth in the comprehensive plan. The capacity of capital facilities that are provided in the CFP affects the size and configuration of the urban growth area.

### **Good Management**

Planning for major capital facilities and their costs enables Kittitas County to:

- demonstrate the need for facilities and the need for revenues to pay for them;
- estimate future operation/maintenance costs of new facilities that will impact the annual budget;
- take advantage of sources of revenue (i.e., grants, impact fees, real estate excise taxes) that require a CFP in order to qualify for the revenue; and
- get better ratings on bond issues when the County borrows money for capital facilities (thus reducing interest rates and the cost of borrowing money).

### **Eligibility for Grants and Loans**

DCTED's Public Works Trust Fund requires that local governments have some type of CFP in order to be eligible for grants and loans. Some other grants and loans have similar requirements (i.e., Interagency for Outdoor Recreation), or give preference to governments that have a CFP.

After the CFP is completed, and adopted as part of the comprehensive plan, the County must adopt development regulations to implement the plan. The development regulations must be completed within one year of the adoption of the comprehensive plan. The development regulations will provide detailed regulations and procedures for implementing the requirements of the plan.

Each year the CFP must be updated. The annual update will be completed before the County's budget is adopted in order to incorporate the capital improvements from the updated CFP in the County's annual budget.

### **NEW CAPITAL FACILITIES PLANS (CFP) vs. TRADITIONAL CAPITAL IMPROVEMENTS PROGRAMS (CIP)**

Traditional capital improvements programs (which are often "wish lists") will not meet these requirements. Figure 5.1 compares traditional CIP's to the new CFP.

## LEVEL OF SERVICE METHOD FOR ANALYZING CAPITAL FACILITIES

### Explanation of Levels of Service

Levels of service are usually quantifiable measures of the amount of public facilities that are provided to the community. Levels of service may also measure the quality of some public facilities.

Typically, measures of levels of service are expressed as ratios of facility capacity to demand (i.e., actual or potential users). Figure 5.2 lists examples of levels of service measures for some capital facilities

Each of these levels of service measures needs one additional piece of information: The specific quantity that measures the current or proposed level of service. For example, the *standard* for parks might be 5 acres per 1,000 population, but the *current* level of service may be 2.68 acres per 1,000, which is less than the standard.

In order to make use of the level of service method, the County selects the way in which it will measure each facility (i.e., acres, gallons, etc.), and it identifies the amount of the current and proposed (i.e., standard) level of service for each measurement.

There are other ways to measure the level of service of many of these capital facilities. The examples in Figure 2 are provided in order to give greater depth to the following discussion of the use of levels of service as a method for determining the County's need for capital facilities.

### Method for Using Levels of Service

The level of service method answers two questions in order to develop a financially feasible CFP. The GMA requires the CFP to be based on standards for service levels that are measurable and financially feasible for the six fiscal years following adoption of the plan. The County is required to adopt its plan to meet its capital needs for the fiscal years 1996 through 2001.

There are two questions that must be answered in order to meet the GMA requirements:

1. What is the quantity of public facilities that will be required by the end of the 6th year (i.e., 2013)?
2. Is it financially feasible to provide the quantity of facilities that are required by the end of the 6th year (i.e., 2013)?

The answer to each question can be calculated by using objective data and formulas. Each type of public facility is examined separately (i.e., roads are examined separately from parks). The costs of all the facilities are then added together in order to determine the overall financial feasibility of the CFP.

Question 1. What is the quantity of public facilities that will be required by the end of the 6th year (i.e., 2001)?

$$\text{Formula 1.1: Demand X Standard} = \text{Requirement}$$

Where Demand is the estimated 2000 population or other appropriate measure of need (i.e., dwelling units), and Standard is the amount of facility per unit of demand (i.e., acres of park per capita)

The answer to this formula is the total amount of public facilities that are needed, regardless of the amount of facilities that are already in place and being used by the public.

Formula 1.2: Requirement - Inventory = Surplus or Deficiency

Where Requirement is the result of Formula 1.1, and Inventory is the quantity of facilities available as of December 31, 1994 (the beginning of the six years covered by the plan).

This formula uses the inventory of existing public facilities, plus facilities that will be completed by December 31, 1994, to offset the total requirement of Formula 1.1. The answer to Formula 1.2 is the net surplus of public facilities, or the net deficit that must be eliminated by additional facilities before December 31, 2001.

Question 2. Is it financially feasible to provide the quantity of facilities that are required by the end of the 6th year (i.e., 2001)?

A "preliminary" answer to Question 2 is prepared to test the financial feasibility of tentative/proposed standards of service. The preliminary answers use "average costs" of facilities, rather than specific project costs. This approach avoids developing detailed projects and costs that would be unusable if the standard proved to be financially unfeasible. If the standards are feasible at the preliminary level, detailed projects are prepared for the "final" answer to Question 2. If, however, the preliminary answer indicates that a standard of service is not financially feasible, six options are available to the County:

- Reduce the standard of service, which will reduce the cost, or increase revenues to pay for the proposed standard of service (higher rates for existing revenues, and/or new sources of revenue), or
- Reduce the average cost of the public facility (i.e., alternative technology or alternative ownership or financing), thus reducing the total cost, and possibly the quality, or
- Reduce the demand by reducing consumption (i.e., transportation demand management techniques, recycling solid waste, water conservation, etc.) which may cost more money initially, but may save money later, or
- Any combination of options.

The preliminary answer to Question 2 is prepared using the following formulas (P = preliminary):

Formula 2.1P: Deficiency X Average Cost Per Unit = Deficiency Cost

Where Deficiency is the Result of Formula 1.2, and Average Cost/Unit is the usual cost of one unit of facility (i.e., mile of road, acre of park)

The answer to Formula 2.1P is the approximate cost of eliminating all deficiencies of public facilities, based on the use of an "average" cost for each unit of public facility that is needed.

Formula 2.2P: Deficiency Cost - Revenue = Net Surplus or Deficiency

Where Deficiency Cost is the result of Formula 2.1P, and Revenue is the money currently available for public facilities.

The result of Formula 2.2P is the preliminary answer to the test of financial feasibility of the standards of service. A surplus of revenue in excess of cost means the standard of service is affordable with money remaining (the surplus), therefore the standard is financially feasible. A deficiency of revenue compared to cost means that not enough money is available to build the facilities, therefore the standard is not financially feasible. Any standard that is not financially feasible will need to be adjusted using the 6 strategies listed above.

One of the CFP support documents, "Capital Facilities Requirements" contains the scenarios for Kittitas County.

The "final" demonstration of financial feasibility uses detailed costs of specific capital projects in lieu of the "average" costs of facilities used in the preliminary answer, as follows (F = final):

Formula 2.1F: Capacity Projects + Non-capacity Projects = Project Cost

Where Capacity Projects is the cost of all projects needed to eliminate the deficiency for existing and future development (Formula 1.2), including upgrades and/or expansion of existing facilities as well as new facilities, and Non- capacity Projects is the cost of remodeling, renovation or replacement needed to maintain the inventory of existing facilities.

Formula 2.2F: Project Cost - Revenue = Net Surplus or Deficiency

Where Project Cost is the result of Formula 2.1F, and Revenue is the money available for public facilities from current/proposed sources.

The "final" answer to Question 2 validates the financial feasibility of the standards for levels of service that are used for each public facility in the CFP and in the other elements of the comprehensive plan. The financially feasible standards for levels of service and the resulting capital improvement projects are used as the basis for policies and implementation programs in the final Capital Facilities Plan.

### **Setting the Standards for Levels of Service (LOS)**

Because the need for capital facilities is largely determined by the LOS that are adopted, the key to influencing the CFP is to influence the selection of the level of service standards. Level of service standards are measures of the quality of life of the community. The standards should be based on the community's vision of its future and its values.

Traditional approaches to capital facilities planning rely on technical experts (i.e., staff and consultants) to determine the need for capital improvements. In the scenario-driven approach, these experts play an important advisory role, but they do not control the determination. Their role is to define and implement a process for the review of various scenarios, to analyze data and make suggestions based on technical considerations.

The final, legal authority to establish the LOS rests with the County Board because they enact the level of service standards that reflect the community's vision. Their decision should be influenced by recommendations of the: (1) Planning Commission; (2) providers of public facilities (i.e., County departments, special districts, private utilities, State of Washington, tribal governments, etc.); (3) formal advisory groups that make recommendations to the providers of public facilities i.e., community planning groups; (4) the general public through individual citizens and community civic, business, and issue-based organizations that make their views known, or are sought through sampling techniques.

An individual has many opportunities to influence the LOS. These opportunities include attending and participating in meetings, writing letters, responding to surveys or questionnaires, joining organizations that participate in the CFP process, being appointed/elected to an advisory group, making comments/ presentation/testimony at the meetings of any group or government agency that influences the LOS decision and giving input during the SEPA review process.

The scenario-driven approach to developing the level of service standards provides decision-makers and anyone else who wishes to participate with a clear statement of the outcomes of various levels of service for each type of public facility. This approach reduces the tendency for decisions to be controlled by expert staff or consultants, and opens up the decision-making process to the public and advisory groups, and places the decisions before the County Board.

The Level of Service standards that were developed as part of the adoption of the 1996 Comprehensive Plan continue to be valid. Selection of a specific level of service to be the "adopted standard" is accomplished by a 10-step process:

1. The "current" (1994) actual level of service was calculated.
2. Departmental service providers were given national/regional standards or guidelines and examples of local LOS from other local governments.
3. Departmental service providers researched local standards from County studies, master plans, ordinances and development regulations.
4. Departmental service providers recommended a standard for the County's CFP.
5. Departmental service providers prepared specific capital improvements projects to support the 1996-2001 LOS.
6. The draft CFP is reviewed/discussed and recommended by the Planning Commission to the County Board.

7. The County Board formally adopts levels of services as part of the CFP.

The final standards for levels of service are adopted in GPO 5.12. The adopted standards (1) determine the need for capital improvements projects (see GPO 5.17 and the Capital Improvements section) and (2) are the benchmark for testing the adequacy of public facilities for each proposed development pursuant to the "concurrency" requirement (see GPO 5.45). The adopted standards can be amended, if necessary, once each year as part of the annual amendment of the comprehensive plan. Within 24 months of adoption of the comp plan, proposed capital facilities Level of Service will be established pursuant to the 7-step process outlined above.

## **5.2.2 POTENTIAL IMPACTS**

This section discusses various potential impacts, which could arise as development occurs with the County. Specifically, this section will discuss public safety, private and municipal water service, , and public facilities. Although general potential impacts can be identified, specific development proposals will continue to be reviewed for additional and project specific impacts.

### **5.2.2(A) Public Safety**

#### *Police Protection*

The Kittitas County Sheriffs Department provides countywide law enforcement. As development occurs and additional population moves into the County, increased demands for police protection may occur. Kittitas County may need to increase the number of sworn officers, patrol vehicles, corrections officers, jail space, etc. to mitigate against increased demands. Increased density in the remote rural areas of the county has resulted in the location of an upper-county "satellite" office of the Kittitas County Sheriff's Department, currently located at Easton School.

The City of Ellensburg, as the largest incorporated city in Kittitas County, also has the largest municipal police force. As discussed in Chapter 2, Land Use, the County has adopted an urban growth area for the City of Ellensburg. As areas of the UGA are annexed it may become increasingly difficult for the City and County police forces to distinguish who has jurisdiction over criminal matters. As is the case with potential impacts to the Kittitas County Sheriffs resources, the Ellensburg Police Department could face the same issues. However, the City of Ellensburg has adopted its Comprehensive Plan and those impacts should be identified as well as potential measures to mitigate those impacts.

The remaining incorporated communities (Cle Elum, South Cle Elum, and Roslyn) have had their respective city limits designated as their UGA boundaries. As growth occurs within these respective cities, impacts to their respective police forces may occur.

#### *Fire Protection*

There are currently eight (8) fire districts within the unincorporated Kittitas County. Kittitas Valley Fire and Rescue/Fire District 2 serves the largest area and population of the unincorporated County. As development occurs and population increases within the unincorporated County, increased demands for fire protect and emergency services may occur.

Each of the incorporated communities have fire departments, with Kittitas Valley Fire and Rescue/Fire District 2 having the greatest number of emergency service personnel. However, because of the current number of emergency service personnel in the smaller communities, the impacts may be greater than that to the City of Ellensburg.

The area of greatest potential impacts to the municipal and unincorporated emergency response should be the urban growth areas, in which the majority of the population increase should occur.

### **5.3 GOALS, POLICIES AND OBJECTIVES**

#### *Public Facility Needs*

GPO 5.1 Define types of public facilities, establish standards for levels of service for each type of public facility, and determine what capital improvements are needed in order to achieve and maintain the standards for existing and future populations, and to repair or replace existing public facilities.

GPO 5.2 Definitions. The following definitions apply throughout this Capital Facilities Plan.

GPO 5.3 "Capital improvement" means land, improvements to land, structures (including design, permitting, and construction), initial furnishings and selected equipment. Capital improvements have an expected useful

GPO 5.4 "Category of public facilities" means a specific group of public facilities, as follows:

- A. Category A public road facilities are facilities owned or operated by Kittitas County and subject to the requirement for concurrency.
- B. Category B public facilities are facilities owned or operated by independent districts, or private organizations and subject to the requirement for concurrency.
- C. Category C public facilities are facilities owned or operated by Kittitas County but not subject to the requirement for concurrency.
- D. Category D public facilities are facilities owned or operated by independent districts or private organizations and not subject to the requirement for concurrency.

GPO 5.5 "Development permit" means any document granting, or granting with conditions, an application for a land use designation or redesignation, zoning or rezoning, subdivision plat, short plat, site plan, building permit, special exception, variance, or any other official action of the County having the effect of authorizing the development of land.

- A. "Final development permit" means a building permit, site plan approval, final subdivision approval, short subdivision approval, variance, or any other development permit which results in an immediate and continuing impact upon public facilities.

- B. "Preliminary development permit" means a land use designation or redesignation, zoning or rezoning, or subdivision preliminary plat.

GPO 5.6 "Public facility" means the capital improvements and systems of each of the following:

- A. Airport
- B. County administrative offices
- C. County fairgrounds
- D. Emergency medical services
- E. Juvenile Detention
- F. Library services
- G. Maintenance shop and storage facilities
- H. Parking - general purpose
- I. Parks and recreation
- J. Probation services
- K. Regional justice center
- L. Roads
- M. Sanitary sewer
- N. Schools
- O. Solid waste
- P. Surface water management
- Q. Transit
- R. Water

GPO 5.7 Application of Standards. The County shall establish standards for levels of service for Categories A, B, C and D of public facilities. The levels of service shall be cooperatively defined by all segments of the public and private sector involved in providing a particular service. The County shall apply the standards as follows:

GPO 5.8 Category A. The standards for levels of service of each type of public facility in Category A shall apply to development permits issued by the County after May 1, 1996 (as described GPO 5.12), the County's annual budget beginning with the 1997 fiscal year, the County's Capital Improvements Program beginning with the 1997 fiscal year, and other elements of this Comprehensive Plan.

GPO 5.9 Category B. The standards for levels of service of each type of public facility in Category B shall apply to development permits issued by the County after May 1, 1996 (as described in GPO 5.48), and other elements of this Comprehensive Plan. Category B public facilities are provided by entities other than Kittitas County, therefore the standards for levels of service shall not apply to the County's annual budget or the County's Capital Improvements Program, however the standards for levels of service shall apply to the annual budgets and Capital Improvements Programs of the entities which provide the public facilities.

GPO 5.10 Category C. The standards for levels of service of each type of public facility in Category C shall not apply to the concurrency management system as set forth in GPO 5.48, however the standards for levels of service shall apply to the County's annual budget beginning

with the 1996 fiscal year, the County's Capital Improvements Program beginning with the 1996 fiscal year, and other elements of this Comprehensive Plan.

**GPO 5.11** Category D. The standards for levels of service of each type of public facility in Category D shall not apply to the concurrency management system as set forth in GPO 5.48. Category D public facilities are provided by entities other than Kittitas County, therefore the standards for levels of service shall not apply to the County's annual budget or the County's Capital Improvements Program, however the standards for levels of service shall apply to the annual budgets and Capital Improvements Programs of the entities which provide the public facilities.

**GPO 5.12** Standards for Levels of Service. The standards for levels of service of public facilities shall be as follows ("per person" or "per 1,000 population" means population of the jurisdiction that provides the public facility, unless otherwise indicated). The County may create separate standards for levels of service in the urban and rural areas of the County.

<u><b>Facility</b></u>	<u><b>Standard for Level of Service</b></u>
GPO 5.13 Roads (Local)	Category A Public Facilities See Transportation Element Policy
GPO 5.14 Roads (State)	Category B Public Facilities See Transportation Element Policy
GPO 5.15 County Administrative Offices:	Category C Public Facilities Office Space 1,095 sq. ft. per 1,000 Population
County Fairgrounds:	
Acres	0.29 per 1,000 Fair Attendees
Administrative Offices	132 sq. ft. per 1,000 Population
Exhibit Hall	483 sq. ft. per 1,000 Fair Attendees
Maintenance Shop	900 sq. ft. per Shop Employee
Parking Spaces	4.5 per 1,000 Fair Attendees
Public Restrooms	0.08 per 1,000 Fair Attendees
Juvenile Detention:	Beds 1.53 per 1,000 Population
Maintenance Shop and Storage Facilities:	
Building	788 sq. ft. per 1,000 Population
Parking - General Purpose:	
Parking Spaces	1.17 Employees per Parking Space
Parks and Recreation:	
Regional Parks	3.96 acres per 1,000 Population
Trails	0.44 miles per 1,000 Population
Probation Services:	
Office Space	47 sq. ft. per 1,000 Population

Regional Justice Center:	
Courtrooms	0.12 per 1,000 Population
Jail	5.4 Beds per 1,000 Population
Office Space	385 sq. ft. per 1,000 Population
Solid Waste:	
Disposal	4.0 Pounds per Capita per Day
Transit	See Transportation Element Policy
GPO 5.16 Category D Public Facilities	
Airport:	
Kittitas County Airport	Airport Capacity Equals 100% Aircraft Operations Demand

Emergency Medical Services:	
Easton FD No. 3	
Kittitas Valley Fire and Rescue/Fire District 2	
Hospital District No. 1 (Lower County)	
Hospital District No. 2 (Upper County)	
Lake Kachess FD No. 8	
Lower County FD No. 1	No Standards applicable per
Ronald/Lake Cle Elum FD No. 6	RCW 52.33.010
Snoqualmie Pass FD No. 51	
Thorp FD No. 1	
Upper County FD No. 2	
Upper County Area FD No. 7	
Vantage FD No. 4	

Sanitary Sewer:	
City of Cle Elum	100 Gallons per Capita per Day
Town of South Cle Elum	100 Gallons per Capita per Day *
City of Ellensburg	100 Gallons per Capita per Day *
City of Kittitas	100 Gallons per Capita per Day *
Water District No. 2	105 Gallons per Capita per Day
Snoqualmie Pass Sewer and Water District	100 Gallons per Capita per Day *
Water District No. 6	100 Gallons per Capita per Day *

\* Washington State DOE sewer design standard for residential development (in lieu of information from provider)

School District Facilities:	
Cle Elum/Roslyn	_____
Easton	_____
Kittitas	_____
Thorp	_____
Ellensburg	_____

Damman

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Water:

City of Cle Elum	100 Gallons per Capita per Day
Town of South Cle Elum	100 Gallons per Capita per Day
City of Ellensburg	800 Gallons per Day per ERU *
City of Kittitas	135 Gallons per Capita per Day
Snoqualmie Pass Sewer and Water District	800 Gallons per Day per ERU *
Water District No. 2	800 Gallons per Day per ERU *
Water District No. 3	320 Gallons per Capita per Day
Water District No. 4	800 Gallons per Day per ERU *
Water District No. 5	800 Gallons per Day per ERU *
Water District No. 6	800 Gallons per Day per ERU *

\* Washington State DOE minimum LOS for water supply (in lieu of information from provider)

GPO 5.17 Determining Public Facility Needs. The County shall determine the quantity of capital improvements that is needed as follows:

GPO 5.18 The quantity of capital improvements needed to eliminate existing deficiencies and to meet the needs of future growth shall be determined for each public facility by the following calculation:  $Q = (S \times D) - I$ .

Where Q is the quantity of capital improvements needed,  
S is the standard for level of service,  
D is the demand, such as the population, and  
I is the inventory of existing facilities.

The calculation shall be used for existing demand in order to determine existing deficiencies. The calculation shall be used for projected demand in order to determine needs of future growth. The estimates of projected demand shall account for demand that is likely to occur from previously issued development permits as well as future growth.

GPO 5.19 There are two circumstances in which the standards for levels of service are not the exclusive determinant of need for a capital improvement:

- A. Repair, remodeling, renovation, and replacement of obsolete or worn out facilities shall be determined by the County Commission upon the recommendation of the appropriate Department Head.
- B. Capital improvements that provide levels of service in excess of the standards adopted in this Comprehensive Plan may be constructed or acquired at any time as long as the following conditions are met:
  1. the capital improvement does not make financially infeasible any other capital improvement that is needed to achieve or maintain the standards for levels of service adopted in this Comprehensive Plan, and

2. the capital improvement does not contradict, limit or substantially change the goals and policies of any element of this Comprehensive Plan, and
3. one of the following conditions is met:
  - the excess capacity is an integral part of a capital improvement that is needed to achieve or maintain standards for levels of service (i.e., the minimum capacity of a capital project is larger than the capacity required to provide the level of service), or
  - the excess capacity provides economies of scale making it less expensive than a comparable amount of capacity if acquired at a later date, or
  - the asset acquired is land that is environmentally sensitive, or designated by the County as necessary for conservation, or recreation, or
  - the excess capacity is part of a capital project financed by general obligation bonds approved by referendum.

GPO 5.20     Priorities.   The relative priorities among capital improvements projects are as follows:

GPO 5.21     Priorities Among Types of Public Facilities.   Legal restrictions on the use of many revenue sources limit the extent to which types of facilities compete for priority with other types of facilities because they do not compete for the same revenues. All capital improvements that are necessary for achieving and maintaining a standard for levels of service adopted in this Comprehensive Plan are included in the financially feasible schedule of capital improvements contained in this Capital Facilities Plan. The relative priorities among types of public facilities (i.e., roads, sanitary sewer, etc.) were established by adjusting the standards for levels of service and the available revenues until the resulting public facilities needs became financially feasible. This process is repeated with each update of the Capital Facilities Plan, thus allowing for changes in priorities among types of public facilities.

GPO 5.22     Priorities of Capital Improvements Within a Type of Public Facility.   Capital improvements within a type of public facility are to be evaluated on the following criteria and considered in the order of priority listed below. The County shall establish the final priority of all capital facility improvements using the following criteria as general guidelines. Any revenue source that cannot be used for a high priority facility shall be used beginning with the highest priority for which the revenue can legally be expended.

- A. Reconstruction, rehabilitation, remodeling, renovation, or replacement of obsolete or worn out facilities that contribute to achieving or maintaining standards for levels of service adopted in this Comprehensive Plan.
- B. New or expanded facilities that reduce or eliminate deficiencies in levels of service for existing demand. Expenditures in this priority category include equipment, furnishings,

and other improvements necessary for the completion of a public facility (i.e., recreational facilities and park sites).

- C. New public facilities, and improvements to existing public facilities, that eliminate public hazards if such hazards were not otherwise eliminated by facility improvements prioritized according to Policies a or b, above.
- D. New or expanded facilities that provide the adopted levels of service for new development and redevelopment during the next six fiscal years, as updated by the annual review of this Capital Facilities Plan. The County may acquire land or right-of-way in advance of the need to develop a facility for new development. The location of facilities constructed pursuant to this Policy shall conform to the Land Use Element, and specific project locations shall serve projected growth areas within the allowable land use categories. In the event that the planned capacity of public facilities is insufficient to serve all applicants for development permits, the capital improvements shall be scheduled to serve the following priority order:
  - 1. previously approved permits for redevelopment,
  - 2. previously approved permits for new development,
  - 3. new permits for redevelopment, and
  - 4. new permits for new development.
- E. Improvements to existing facilities, and new facilities that significantly reduce the operating cost of providing a service or facility, or otherwise mitigate impacts of public facilities on future operating budgets.
- F. New facilities that exceed the adopted levels of service for new growth during the next six fiscal years by either
  - 1. providing excess public facility capacity that is needed by future growth beyond the next six fiscal years, or
  - 2. providing higher quality public facilities than are contemplated in the County's normal design criteria for such facilities.
- G. Facilities not described in Policies A through F, above, but which the County is obligated to complete, provided that such obligation is evidenced by a written agreement the County executed prior to the adoption of this Comprehensive Plan.

GPO 5.23 All facilities scheduled for construction or improvement in accordance with this Policy shall be evaluated to identify any plans of State or local governments or districts that affect, or will be affected by, the proposed County capital improvement.

GPO 5.24 Project evaluation may also involve additional criteria that are unique to each type of public facility, as described in other elements of this Comprehensive Plan.

GPO 5.25 Kittitas County shall consider recreation needs and the services, which the County is able to provide by developing a countywide recreation plan in coordination with other agencies and jurisdictions within Kittitas County. Recreation opportunities and facilities include,

but are not limited to parks, trails, river access, public lands access, campgrounds and picnic facilities.

GPO 5.26 Kittitas County shall consider the applicable adopted city's comprehensive plan for capital facilities and its relation to the identified Urban Growth Areas.

### ***Financial Feasibility***

GPO 5.26 Provide needed public facilities that are within the ability of the County to fund the facilities, or within the County's authority to require others to provide the facilities.

GPO 5.27 Financial Responsibility. Existing and future development shall both pay for the costs of needed capital improvements.

GPO 5.28 Existing development.

- A. Existing development shall pay for the capital improvements that reduce or eliminate existing deficiencies, some or all of the replacement of obsolete or worn out facilities, and may pay a portion of the cost of capital improvements needed by future development.
- B. Existing development's payments may take the form of user fees, charges for services, special assessments and taxes.

GPO 5.29 Future development:

- A. Future development may be required to pay its fair share of the capital improvements needed to address the impact of such development, and may pay a portion of the cost of the replacement of obsolete or worn out facilities. Upon completion of construction, "future" development becomes "existing" development, and shall contribute to paying the costs of the replacement of obsolete or worn out facilities as described in GPO 5.28 (A), above.
- B. Future development's payments may take the form of, but are not limited to, voluntary contributions for the benefit of any public facility, impact fees, mitigation payments, capacity fees, dedications of land, provision of public facilities, and future payments of user fees, charges for services, special assessments and taxes. Future development shall not pay fees for the portion of any public facility that reduces or eliminates existing deficiencies.

GPO 5.30 Existing and future development may both have part of their costs paid by grants, entitlements or public facilities from other levels of government and independent districts.

GPO 5.31 Financing Policies. Capital improvements shall be financed, and debt shall be managed as follows:

GPO 5.32 Capital improvements financed by County enterprise funds (i.e., solid waste) shall be financed by:

- A. debt to be repaid by user fees and charges and/or connection or capacity fees for enterprise services, or
- B. current assets (i.e., reserves, equity or surpluses, and current revenue, including grants, loans, donations and interlocal agreements), or
- C. a combination of debt and current assets.

GPO 5.33 Capital improvements financed by non- enterprise funds shall be financed from either current assets: (i.e., current revenue, fund equity and reserves), or debt, or a combination thereof. Financing decisions shall include consideration for which funding source (current assets, debt, or both) will be a) most cost effective, b) consistent with prudent asset and liability management, c) appropriate to the useful life of the project(s) to be financed, and d) the most efficient use of the County's ability to borrow funds.

GPO 5.34 Debt financing shall not be used to provide more capacity than is needed within the schedule of capital improvements for non-enterprise public facilities unless one of the conditions of GPO 5.19(B)(3) is met.

GPO 5.35 Operating and Maintenance Costs. The County shall not provide a public facility, nor shall it accept the provision of a public facility by others, if the County or other provider is unable to pay for the subsequent annual operating and maintenance costs of the facility.

GPO 5.36 Revenues Requiring Referendum. In the event that sources of revenue listed under "Projected Costs and Revenues" require voter approval in a local referendum that has not been held, and a referendum is not held, or is held and is not successful, this Comprehensive Plan shall be revised at the next annual amendment to adjust for the lack of such revenues, in any of the following ways:

GPO 5.37 Reduce the level of service for one or more public facilities;

GPO 5.38 Increase the use of other sources of revenue;

GPO 5.39 Decrease the cost, and therefore the quality of some types of public facilities while retaining the quantity of the facilities that is inherent in the standard for level of service;

GPO 5.40 Decrease the demand for and subsequent use of capital facilities;

GPO 5.41 A combination of the above alternatives.

GPO 5.42 Uncommitted Revenue. All development permits issued by the County which require capital improvements that will be financed by sources of revenue which have not been approved or implemented (such as future debt requiring referenda) shall be conditioned on the approval or implementation of the indicated revenue sources, or the substitution of a comparable amount of revenue from existing sources.

GPO 5.43 Shared Funding. The County and Cities should jointly sponsor the formation of Local Improvement Districts, Road Improvement Districts, and other benefit areas for the

construction or reconstruction of infrastructure to a common standard, which are located in the City and the Urban Growth Areas.

***Provide Needed Improvements And Concurrency Management***

GPO 5.44 Provide adequate public facilities by constructing needed capital improvements which (1) repair or replace obsolete or worn out facilities, (2) eliminate existing deficiencies, and (3) meet the needs of future development and redevelopment caused by previously issued and new development permits. The County's ability to provide needed improvements will be demonstrated by maintaining a financially feasible schedule of capital improvements in this Capital Facilities Plan.

GPO 5.45 Schedule of Capital Improvements. The County shall provide, or arrange for others to provide, the capital improvements listed in the schedule of capital improvements in this Capital Facilities Plan. The schedule of capital improvements may be modified as follows:

GPO 5.46 The schedule of capital improvements shall be updated annually beginning in conjunction with the annual budget process.

GPO 5.47 Pursuant to the Growth Management Act, the schedule of capital improvements may be amended one time during any calendar year.

GPO 5.48 The schedule of capital improvements may be adjusted by ordinance not deemed to be an amendment to the Comprehensive Plan for corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the plan; or the date of construction (so long as it is completed within the 6-year period) of any facility enumerated in the schedule of capital improvements.

GPO 5.49 Budget Appropriation of Capital Improvement Projects. The County shall include in the capital appropriations of its annual budget all the capital improvements projects listed in the schedule of capital improvements for expenditure during the appropriate fiscal year, except that the County may omit from its annual budget any capital improvements for which a binding agreement has been executed with another party to provide the same project in the same fiscal year. The County may also include in the capital appropriations of its annual budget additional public facility projects that conform to GPO 5.19(B) and GPO 5.22(F).

GPO 5.50 Adequate Public Facility Concurrency. The County Commission finds that the impacts of development on public facilities within the County occur at the same time as occupancy of development authorized by a final development permit. The County shall issue development permits only after a determination that there is sufficient capacity of Category A and Category B public facilities to meet the standards for levels of service for existing development and the impacts of the proposed development concurrent with the proposed development. For the purpose of this policy and the County's land development regulations, "concurrent with" shall be defined as follows:

GPO 5.51 The availability of public facility capacity to support development concurrent with the impacts of such development shall be determined in accordance with the following:

For roads:

1. The necessary facilities and services are in place at the time a development permit is issued; or
2. The necessary facilities are under construction at the time a development permit is issued, and the necessary facilities will be in place when the impacts of the development occur; or
3. Development permits are issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or
4. The County has in place commitments to complete the necessary public facilities within six years.

GPO 5.52 No final development permit shall be issued by the County after May 1, 1996, unless there shall be sufficient capacity of Category A and Category B public facilities available to meet the standards for levels of service for existing development and for the proposed development.

GPO 5.53 No preliminary development permit shall be issued by the County after May 1, 1996, unless the applicant complies with one of the following Policies:

- A. The applicant may voluntarily request a determination of the capacity of Category A and Category B public facilities as part of the review and approval of the preliminary development permit, including the requirements of GPO 5.54, or
- B. The applicant may elect to request approval of a preliminary development permit without a determination of capacity of Category A and Category B public facilities provided that any such order is issued subject to requirements in the applicable land development regulation or to specific conditions contained in the preliminary development permit that:
  1. Final development permits for the subject property are subject to a determination of capacity of Category A and Category B public facilities, as required by GPO 50.0 and 52.0, and
  2. No rights to obtain final development permits, nor any other rights to develop the subject property have been granted or implied by the County's approval of the preliminary development permit without determining the capacity of public facilities.

GPO 5.54 Development permits issued pursuant to GPO 5.52 and GPO 5.53(A) shall be subject to the following requirements:

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

Roads: applicable roads and areas impacted by the proposed development.

### ***Coordinate Capital Improvements with Land Development***

GPO 5.55 Manage the land development process to insure that all development receives public facility levels of service equal to the standards adopted in GPO 5.12 by implementing the schedule of capital improvements contained in this Capital Facilities Plan, and by using the fiscal resources provided for in Goal 2 and its supporting policies.

GPO 5.56 Consistency All Category A public facility capital improvements shall be consistent with the adopted land use map and the goals and policies of other elements of this Comprehensive Plan. The location of, and level of service provided by projects in the schedule of capital improvements shall maintain adopted standards for levels of service for existing and future development in a manner and location consistent with the Land Use Element of this Comprehensive Plan.

GPO 5.57 Integration and Implementation. The County shall develop, adopt and use implementation programs which integrate its land use planning and decisions with its planning and decisions for public facility capital improvements.

### ***Siting Of Essential Public Facilities***

GPO 5.58 Develop criteria and cooperative and structured processes through the Kittitas County Conference of Governments for siting regional and community facilities.

GPO 5.59 Designation of Land. The County may identify lands useful for public purposes and incorporate such designations in the comprehensive plan

GPO 5.60 Regional Facilities. The County and each municipality in the County may establish a countywide process for siting essential public facilities of region-wide significance. This process may include:

GPO 5.61 An inventory of needed facilities;

GPO 5.62 A method of fair share allocation of facilities;

GPO 5.63 Economic and other incentives to jurisdictions receiving such facilities;

GPO 5.64 A method of determining which jurisdiction is responsible for each facility;

GPO 5.65 A public involvement strategy; and

GPO 5.66 Assurance that the environmental and public health and safety are protected.

GPO 5.67 County, Regional, State and Federal Facilities. Essential public facilities, which are identified by the County, by regional agreement, or by State or Federal government, may be subject to the following process. When essential public facilities are proposed the County and each municipality in the County may:

GPO 5.67A County, Regional, State, and Federal Facilities. Essential public facilities, which are identified by the County, by regional agreement, or by State or Federal government, may be subject to local approval.

GPO 5.67B As the Office of Financial Management has not submitted a listing of essential public facilities as required by 36.70A, Growth Management, no provisions have been made for the siting of such facilities.

GPO 5.68 Ensure public involvement through the use of timely press releases, newspaper notices, public information meetings, and public hearings.

GPO 5.69 Consistency with Comprehensive Plan. The County may develop and adopt regulations that ensure that the facility siting is consistent with the adopted County comprehensive plan, including;

GPO 5.70 The future land use map;

GPO 5.71 The Capital Facilities Plan Element and budget;

GPO 5.72 The Utilities Element;

GPO 5.73 The Transportation Element;

GPO 5.74 The Housing Element;

GPO 5.75 The Rural Element;

GPO 5.76 The Economic Development Element;

GPO 5.77 The comprehensive plans of adjacent jurisdictions that may be affected by the facility siting;

GPO 5.78 Regional general welfare considerations.

GPO 5.79 Siting of Public Facilities Outside of UGAs. Essential public facilities sited outside of urban growth areas must be self-supporting and not require the extension, construction, or maintenance of urban services and facilities.

GPO 5.80 Coordination. The County's policies and regulations on facility siting may be coordinated with and advance other planning goals including, but not necessarily limited to, the following:

GPO 5.81 Promotion of economic development and employment opportunities

GPO 5.82 Protection of the environment

GPO 5.83 Positive fiscal impact and on-going benefit to the host jurisdiction

GPO 5.84 Serving population groups needing affordable housing

GPO 5.85 Receipt of financial or other incentives from the State and/or other local governments

GPO 5.86 Fair distribution of such public facilities throughout the County

GPO 5.87 Requiring State and Federal projects to be consistent with this policy.

***Urban Growth Areas***

GPO 5.88 Provide adequate public facilities to urban growth areas.

GPO 5.89 The County and each municipality in the County shall designate urban growth areas and encourage adequate public facilities and services concurrent with development.

GPO 5.90 Levels of Service. Levels of service for public facilities in the unincorporated portion of the urban growth areas shall be the same as the County's adopted standards.

GPO 5.91 Facility and Service Providers. The primary provider of public facilities and services in the unincorporated portion of the Urban Growth Area shall be:

<b><u>Facility</u></b>	<b><u>Provider</u></b>
GPO 5.92 Airport:	Kittitas County
GPO 5.93 County administrative offices	Kittitas County
GPO 5.94 County fairgrounds	Kittitas County
GPO 5.95 Emergency medical services	Easton FD No. 3, <b>Kittitas Valley Fire and Rescue/Fire District 2</b> , Lake Kachess FD No. 8, Lower County FD No. 1, Ronald/Lake Cle Elum FD, No. 6, Snoqualmie Pass FD No. 51, Thorp FD No 1, Upper County FD No. 2, Upper County Area FD No. 7, Vantage FD No. 4, Hospital District No. 1, Hospital District No. 2
GPO 5.96 Juvenile Detention	Kittitas County
GPO 5.97 Library services	Cities of Kittitas, Cle Elum, Ellensburg, Roslyn/Kittitas County via agreements and support for existing and new services
GPO 5.98 Maintenance shop & storage facilities	Kittitas County
GPO 5.99 Parking - general purpose	Kittitas County

GPO 5.100 Parks (Regional, Trails)	Kittitas County, Cle Elum, Ellensburg, City of Kittitas, Roslyn, South Cle Elum
GPO 5.101 Probation services	Kittitas County
GPO 5.102 Regional justice center	Kittitas County
GPO 5.103 Roads (Local)	Kittitas County
GPO 5.104 Roads (State)	Washington State
GPO 5.105 Sanitary sewer	Cle Elum, Ellensburg, City of Kittitas, Kittitas County Water District No. 2, Snoqualmie Pass Sewer and Water District, Vantage Water District No. 6
GPO 5.106 Schools	School Districts (Cle Elum/ Roslyn, Easton, Kittitas, Thorp, Ellensburg, Damman)
GPO 5.107 Solid waste disposal	Kittitas County
GPO 5.108 Surface water management	Kittitas County, Cle Elum, Ellensburg, City of Kittitas, Roslyn, South Cle Elum
GPO 5.109 Water	Cle Elum, Ellensburg, City of Kittitas, Elk Meadows Water District No. 5, Water District No. 2: Ronald, Water District No. 3: Easton, Snoqualmie Pass Sewer and Water District, Thorp Sub-area Water System No. 4, Vantage Water System No. 6

GPO 5.110 Public Facilities Outside of Urban Growth Areas. New municipal urban public facilities (central sewage collection and treatment, public water systems, urban street infrastructure and stormwater collection facilities) will not be extended beyond urban growth area boundaries for residential development. Water service - public or private - may be provided beyond urban growth area boundaries. This policy does not apply to storm water drainage.

GPO 5.110A 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) or Fully Contained Community to the extent elsewhere permitted), on property located outside of an urban growth area if such facilities and utilities are located within the boundaries of such resort or community which is approved pursuant to County Comprehensive Plan policies and development regulations.

GPO 5.110B Electric and natural gas transmission and distribution facilities may be sited within and through areas of Kittitas County both inside and outside of municipal boundaries, UGAs, Master Planned Resorts, and Fully Contained Communities, including to and through rural areas of Kittitas County.

GPO 5.111 Financing Providers of public facilities are responsible for paying for their facilities. Providers may use sources of revenue that require users of facilities to pay for a portion of the cost of the facilities. As provided by law, some providers may require new development to pay impact fees or mitigation payments for a portion of the cost of public facilities.

GPO 5.112 Planning Coordination. The County will enter into interlocal/joint planning agreements, contracts, memorandums of understanding or joint ordinances with municipalities and other providers of public facilities to coordinate planning for and development of the Urban Growth Area.

GPO 5.113 Fiscal Coordination. The County and each municipality in the County will address fiscal issues including tax revenue sharing, the provision of regional services and annexations through the development of interlocal agreements.

GPO 5.114A Primary initiative for capital facilities such as water, sewer, and arterial roadways within UGAs shall be the responsibility of the cities. Required facilities to accommodate growth shall be included in the city's capital facilities plan. The primary financing mechanism shall be local improvement districts as authorized in RCW 35.44. Assessment district boundaries may exceed the city limits. The county will cooperate and jointly plan for these assessment districts as they are proposed. The county may elect to sponsor local improvement districts within unincorporated portions of the county to meet concurrency standards in the comprehensive plan.

GPO 5.115 Libraries: As growth continues to occur both in the urban and rural areas of Kittitas County, there are and will be increased impacts on existing library services and an increasing demand for additional library services.

### **Swiftwater Corridor Vision Plan**

A corridor vision plan was prepared by the consulting firm of Otak and a citizen's advisory committee, dated July 1997 (as amended). The corridor extends between Ellensburg, at the southeast end, and Salmon La Sac, at the northwest end, over a total distance of 42 miles. The vision plan is a corridor management plan prepared for the purposes of identifying unique and special features within the corridor and assessing eligibility for different types of funding, both private and public, for improvements, capital construction, operation, maintenance and enhancements, as well as economic development and tourism programs. The vision plan is a planning document to be used as a tool that provides recommendations for specific strategies to improve, enhance, and sustain the corridor's unique intrinsic qualities and the many enjoyable experiences it offers.

GPO 5.120 To recognize the Swiftwater Corridor Vision Plan as a planning tool that provides recommendations for specific strategies to improve, enhance, and sustain the corridor's unique

intrinsic qualities and the many enjoyable experiences it offers. Selected projects within the vision plan shall not place additional management policies or regulations on private property or adjacent landowners beyond those that already exist under federal, state, regional, and local plans and regulations.

## **5.4 CAPITAL IMPROVEMENTS**

### **5.4(A) Introduction**

Section 5.4 of the CFP presents capital improvements projects, and the financing plan to pay for those projects. It also contains the inventory of existing facilities, a map of existing and planned facilities, the level of service standard, and concurrency requirements.

Each type of public facility is presented in a separate subsection, which follows a standard format.

#### ***Narrative Summary***

Overview of the data, with sections devoted to Current Facilities, Level of Service, Capital Facilities Projects and Financing, and Concurrency.

#### ***Inventory of Current Facilities***

A list of existing capital facilities, including the name, capacity (for reference to levels of service), and location. The location of existing capital facilities is on computer file and will be included in the map form.

#### ***Level of Service Capacity Analysis***

A table analyzing facility capacity requirements is presented for each type of public facility. The statistical table at the top calculates the amount of facility capacity that is required to achieve and maintain the standard for level of service. The capital improvements projects that provide the needed capacity are listed below the requirements table, and their capacities are reconciled to the total requirement in the table.

#### ***Capital Projects and Financing Plan***

A list of capital improvements that will eliminate existing deficiencies, make available adequate facilities for future growth and repair or replace obsolete or worn out facilities through December 31, 2001. Each list of capital improvements begins with a financing plan, and then itemizes the individual projects.

#### ***Financing Plan***

Specific sources and amounts of revenue are shown, which will be used to pay for the proposed capital projects. The forecasts of existing revenue and expenditures are provided to (1) determine the County's overall financial position, and (2) identify existing Kittitas County revenue that can

be used for future capital facility projects. "Revenue Sources for Capital Facilities" forecast new sources of revenue that the County could generate for capital facilities projects.

### ***Future Capital Facilities Projects***

Kittitas County has experienced a decline in space within the County Courthouse. In response to the decline in space, the Kittitas County Board of Commissioners began a review process for determining the current and future space needs for the county courthouse, which included the possibility of a Law and Justice Center. In June 2000, the Kittitas County Law and Justice Committee received the final feasibility analysis for the construction of a new Law and Justice Center.

Once the necessary review process has been completed, the Kittitas County Board of Commissioners will determine the best avenue to resolve the current and future space needs for the offices and departments.

### ***Capital Projects***

Each capital improvement project is named, and briefly described. Project locations are specified in the name or description of the project. The cost for each of the next six fiscal years is shown in thousands of dollars (\$1,000). All cost data is in current dollars; no inflation factor has been applied because the costs will be revised as part of the annual review and update of the Capital Facilities Plan.

All capital improvement projects were prepared by the department that provides the public facility.

### ***Location of Current Capital Facilities (Map)***

A map showing the location of existing capital facilities is located in the Kittitas County Planning Department.

## **5.4(B) Selecting Revenue Sources for The Financing Plan**

One of the most important requirements of the Capital Facilities Plan is that it must be financially feasible; GMA requires a balanced capital budget. The following are excerpts from GMA pertaining to financing of capital improvements.

GMA requires "a six-year plan that will finance...capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes."

For roads, GMA allows development when "a financial *commitment* is in place to complete the improvements...within six years" (emphasis added).

The County must be able to afford the standards of service that it adopts, or "if probable funding falls short of meeting existing needs" the County must reassess any element to achieve consistency.

In keeping with these requirements, the County's CFP GPO 5.6 (see Goals and Policies, above) requires "revenues from sources that are available to the County pursuant to current statutes, and which have not been rejected by referendum, if a referendum is required to enact a source of revenue."

The forecasts of existing revenue and expenditures are provided to (1) determine the County's overall financial position, and (2) identify existing Kittitas County revenue that can be used for future capital facility projects. "Revenue Sources for Capital Facilities" forecasts new sources of revenue that Kittitas County could generate for capital facilities projects.

The process of identifying specific revenues for the financing plan is as follows:

1. Calculate total costs for each type of public facility.
2. Match existing restricted revenue sources to the type of facility to which they are restricted.
3. Subtract existing restricted revenues from costs to identify unfunded "deficit." (1-2=3).
4. Apply new restricted revenues to the type of facility to which they are restricted.
5. Subtract new restricted revenues from costs to identify remaining unfunded "deficits" (3-4=5).
6. Allocate new unrestricted revenue to unfunded deficits. The allocation in this draft uses two new unrestricted revenues as a total "package": the second 1/4¢ real estate excise tax, and new bond issues (either councilmanic, or voted, or a combination). Decision makers can choose which of the two (REET or bonds) to assign to specific capital projects for the final CFP.

### ***Contractor Performance System***

The County will develop a system of monitoring the actual performance of contractors who design and/or construct public facilities for the County. The monitoring system shall track such items as actual vs. planned time schedule, and actual vs. bid cost. The performance of contractors shall be considered when the County awards contracts for public facilities.

### **Maps**

The maps showing the Capital Facilities of Kittitas County are available at the Kittitas County Planning Department.

## CHAPTER SIX: UTILITIES

### 6.1 INTRODUCTION

The Kittitas County Comprehensive Plan utilities element shall, at minimum, consist of the general location, proposed location, and capacity of all existing and proposed utilities, including but limited to, electrical lines, telecommunication lines and natural gas lines. Existing and updated maps of all utilities in Kittitas County are maintained by the County Geographic Information Systems (GIS) to meet the requirements of the Utilities Element as outlined in RCW 36.70A.070.

#### 6.1(A) Glossary of Terms

*Utilities*-means the supply, treatment and distribution, as appropriate, of domestic and irrigation water, sewage, storm water, 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 supplies. Utilities are supplied by a combination of general purpose local governments as well as private and community based organizations.

*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, schools, and government.

*Regulatory Authority*: The primary regulatory agency for most utilities in Washington State is the Washington Utilities and Transportation Commission (WUTC), a state agency. The WUTC ensures that safe and reliable service is provided to customers at reasonable rates. The Commission regulates the rates and charges, services, facilities, and practices of most of Washington's investor-owned gas, electric and telecommunication utilities. As defined by the WUTC, some utilities are considered a critical service, namely electricity and standard telephone, and must be provided "upon demand". In order to fulfill public service obligations, these utility providers must plan to extend or add to their facilities when needed. On the other hand, natural gas is not considered a necessity, but rather a utility of convenience. All utilities regulated by the WUTC are prohibited from passing the cost of new construction onto the existing rate base.

Federal agencies also play a role in regulating some of these utilities. For example, the Federal Communications Commission (FCC) regulates telecommunications. In addition, the Federal Energy Regulatory Commission (FERC), an independent commission with the U.S. Department of Energy, sets rates and charges for the transportation and sale of natural gas, and for the transportation of oil by pipeline, for the transmission and sale of electricity, and the licensing of hydroelectric power projects.

Local government, too, has a role in regulation for certain utilities, such as franchise agreements. However, the effort behind meeting Growth Management Act requirements is not primarily

regulatory; rather it is to promote coordination and cooperation between jurisdictions and utility providers.

Virtually all land uses require one or more of the utilities discussed in this Chapter. Local land use decisions drive the need for new or expanded utility facilities. In other words, utilities follow growth. Expansion of the utility systems is a function of the demand for reliable service that people, their land uses, and activities place on the systems.

### **6.1(B) Participation**

Kittitas County recognizes the vast array of utilities provided by various companies and government agencies. Utilities provided include electricity, natural gas, standard telephone, cellular telephone, cable, and irrigation purveyors. Existing and updated maps of utilities in Kittitas County are maintained by the County Geographic Information Systems (GIS) to meet the requirements of the Utilities Element as outlined in state law. In addition Capital Facilities Plans of utility providers available in Kittitas County is hereby adopted by reference to meet the requirements of identifying proposed facilities.

## **6.2 GOALS, POLICIES, AND OBJECTIVES**

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

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

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

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

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

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

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

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

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

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

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

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

GPO 6.13 The County should coordinate with utility providers.

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

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

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

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

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

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

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

GPO 6.22 To review the placement and appropriateness of utilities

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

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

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

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

Westside Irrigation Company  
Taneum Ditch Company  
Bull Ditch Company

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

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

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

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

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

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

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

GPO 6.34 Wind Farms may only be located in areas designated as Wind Farm Resource overlay districts in the Comprehensive Plan unless they meet the criteria as may be developed under GPO6.35. Such Wind Farm Resource overlay districts need not be designated as Major Industrial Developments under Chapter 2.5 of the Comprehensive Plan.

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

- Location relative to residential development
- Location relative to visual impacts
- Location relative to audible impacts
- Issues pertaining habitat and avian impacts



## CHAPTER EIGHT: RURAL LANDS

### 8.1 Introduction

Kittitas County's rural land use designations have been established to balance the differing natural features, landscape types and land use within the land use designation. The County's Rural land uses consist of both dispersed and clustered residential developments, farms, ranches, wooded lots, and small scale commercial and industrial uses that serve rural residents. Kittitas County's 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 sensitive areas. The State of Washington defines rural character, rural development and rural governmental services in the Revised Code of Washington (RCW) 36.70A.030 (15), (16), and (17) as follows:

“Rural Character refers to the patterns of land use and development established by a county in the rural element of its comprehensive plan:

- a. In which open space, the natural landscape, and vegetation predominate over the built environment;
- b. That foster traditional rural lifestyles, rural based economies and opportunities to both live and work in rural areas;
- c. That provide visual landscapes that are traditionally found in rural areas and communities;
- d. That are compatible with the use by wildlife and for fish and wildlife habitat
- e. That reduce the inappropriate conversion of undeveloped land into sprawling, low density development
- f. That generally does not require the extension of urban governmental services.
- g. That is consistent with the protection of natural surface water flows and ground water and surface recharge and 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. Rural development does not refer to agriculture or forestry activities that may be conducted in rural areas.

Rural governmental services or rural services include those public services and public facilities historically and typically delivered at an intensity usually found in rural areas, and may include individual wells, domestic Group A and B water systems, individual septic systems, community septic systems, Class A reclaimed 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. Rural services do not include storm or sanitary sewers, except as otherwise authorized by RCW 36.70A.110(4).

### 8.2 IDENTIFICATION OF RURAL LANDS

## ***General Uses***

The Rural Lands exhibit a vibrant and viable landscape where a diversity of land uses and housing densities are compatible with rural character. Many sizes and shapes can be found in the Rural lands, its topography and access variations allow for small to large acreage, economic activities, residential subdivisions, farming, logging, and mining. This rich mix of uses allows the variety of lifestyle choice, which makes up the fabric of rural community life. Some choose a private, more independent lifestyle, or space for small farm activities and children's 4-H projects. Others choose the more compact arrangement found in clustering, with its accompanying open space and close neighbors. Traditionally the most common uses in rural lands are agriculture, recreational and residential, which remain important in terms of employment, income and tax base. Kittitas County will strive to encourage and support these activities in whatever areas and zones they occur.

## ***Description of Rural Lands***

Kittitas County lies within the Upper Yakima River watershed near the geographic center of Washington State. Lands range from coniferous forestlands of the mountains and foothills in the north and west to arid rangeland to the south and east. Mountains and high hills ring an extensive irrigated area known as the Kittitas Valley where most of the County's residents live. The County Seat and Central Washington University reside on the valley floor in the city of Ellensburg. Other incorporated areas throughout Kittitas County include: Cle Elum, South Cle Elum, Roslyn, and Kittitas. These areas have adopted designated Urban Growth Areas (UGA's). Un-incorporated communities designated as rural areas include: Snoqualmie Pass, Easton, Ronald, Throp, Vantage, Liberty, Thrall, Lauderdale, Sunlight Waters, Fairview, Denmark, Badger Pocket, Elk Heights, Teanaway, Reecer Creek, and Sky Meadows, as well as others.

A large portion of Kittitas County contains forested lands. Of these lands, 732,000 acres have been designated as forest lands of long-term commercial significance. Further, 358,000 acres of the valley floor's agricultural land has been designated as agricultural land of long-term commercial significance. Mining resource lands of long-term commercial significance have also been adopted. With the exclusion of stated incorporated areas, UGA's, forest lands of long-term commercial significance, agricultural land of long-term commercial significance, and mining resource lands of long-term commercial significance, all remaining areas will be generally considered to be Rural Lands. Together, Chapter 2: Land Use and this chapter form the basis for all future land use patterns and decisions for Kittitas County.

### **8.3 Rural Land Use**

#### **History**

Rural land uses in Kittitas County are a mixture of diverse development patterns stemming from trends established decades ago. These patterns include those resulting from the county's zoning code (Title 17, Kittitas County Code). In 1968, an agricultural zone was adopted with a minimum lot size of one acre. Since this time, down-zoning and additions to the code have resulted in minimum lot sizes in agricultural areas of 3 to 20 acres in size. In 1974, the Forest

and Range Zone was created which also had a one acre minimum lot size. Minimum lot sizes later increased in this zone to 20 acres and led to the creation of the Rural-3 zone, with a 3-acre minimum lot size. Further, a Commercial Forest zoning designation has recently been adopted which set an 80 acre minimum lot size for lands with this designation.

**Rural Land Use Designations**

Rural lands are identified on the Land Use Map with the following designations: Rural Transition, Rural Residential, Rural Resource, and Rural Outlying. A Rural Recreational Areas Overlay is provided under the Rural Outlying land use designation, allowing a tool to provide for density shifting to areas identified in the Rural Outlying land use designation where adequate water service, septic service, and infrastructure are available for residential development. The Rural Recreational Areas Overlay has not been pre-identified, and it is recognized that considerations for an overlay will be considered on a case by case basis as requests for such Rural Recreational Areas Overlay designation are received by the county. Based on Countywide Planning Policies, the rural area is expected to take 28.5% of the County’s future population growth. Criteria have been developed and used to map the various land use categories. Each land use category is prefaced by the Purpose and Intent Statement and General Policies. In addition Density Standards have been identified for each designation. Future changes in land use categories will be measured against the Purpose and Intent Statement, General Policies, Designation Criteria and Density Standards, in addition to the Comprehensive Plan as a whole.

The following table identifies the corresponding Rural Land Use and Zoning designations.

<b>Land Use</b>	<b>Zoning</b>
Rural Transition	Rural Transition
Rural Residential	Agriculture-3, Rural-3, Agriculture-5, Rural-5
Rural Resource	Agriculture-20, Forest and Range-20
Rural Outlying	Rural Outlying-20 and Rural Outlying -80
Rural Recreational Areas Overlay	Overlay in Rural Outlying Land Use Designation in which underlying zones are Rural Outlying -20 and/or Rural -80

Rural Transition areas

**PURPOSE AND INTENT**

Purpose is to implement GMA planning goals related to future population growth and projections for any city, to increasing viable open space, protecting critical

areas, and providing adequate infrastructure, transportation and utility corridors for balanced and sustainable future growth.

This land use designation sustains rural character by focusing projected development around existing cities consistent with planned transportation and urban utility corridors. Focusing growth into these areas will reduce pressures on farmlands and less populated rural areas where infrastructure, public services and facilities are more difficult or expensive to provide.

This category is also intended to minimize public service expenditures by encouraging infill and redevelopment of individual lots. To attain this objective, the designation incorporates cost-effective development policies related to community water systems, preferential use of developed road networks and planned transportation corridors, density shifting, and for the creation of and maintenance of open space.

Ultimately, rural transition policies are intended to maintain the sense of rural character while these lands remain outside UGAs, but with the understanding that at some point in time the rural transition area will become associated with the city's next era of projected population growth. These policies also provide incentives to accommodate economically feasible future urban conversion when additional urban land is needed.

#### POLICIES

Subdivision projects shall be planned with logical transportation and utility corridor extensions.

Density shifting, clustering and other innovative techniques are encouraged within this land use designation.

This land use designation shall encourage development in areas least suited for agriculture.

#### DESIGNATION CRITERIA

- Criterion 1. Land use designation shall be immediately adjacent to designated UGAs.
- Criterion 2. Lands at the time of adoption of the ordinance designated or zoned , Rural Residential, Ag 3, Rural 3, Ag 5, or Rural 5 and lands that otherwise are located adjacent to and logical extensions of UGA's.
- Criterion 3. Lands located within the logical expansion of urban utility corridors.
- Criterion 4. Lands with the potential to receive services within the 40 year planning period.
- Criterion 5. Lands that are included within and identified by the Kittitas County Transportation Plans.
- Criterion 6. Lands located within an irrigation district, irrigation entities, or non-proratable water district

- Criterion 7. May include lands identified as prime, prime if irrigated, and farmland of statewide or local importance
- Criterion 8. Lands that are not designated Commercial Agriculture, Commercial Forest, and Mineral Lands.
- Criterion 9. May include lands which have been mapped as floodway, or which have excessively steep slopes, unstable soils or other mapped critical area feature is predominant.
- Criterion 10. Lands which have public values that must be protected under state law including but not limited to:
  - i. Shorelines
  - ii. Wetlands
  - iii. Sensitive fish and wildlife habitat

DENSITY

- Standard 1. An average of 1 dwelling unit per 3<sup>1</sup> or 1 dwelling unit per 5 acres within the contiguous land use designation excluding non-conforming lots existing at the time of adoption of this ordinance.
- Standard 2. There are portions of the county that have parcels that have been created that are less than 3 acres. In these areas the density shall be the existing density.
- Standard 3. Property may not be further divided once the average of 1 unit per 3 or 1 dwelling unit per 5 acres density is reached until such time as the property is included in the UGA.
- Standard 4. Development shall be clustered and the use of shadow platting shall be required in order to plan for future incorporation into the UGA. Shadow plats shall identify future transportation and utility corridors.
- Standard 5. Require approved alternative septic and water systems for developments proposing lots sizes less than 3 acres in size.

**RURAL RESIDENTIAL AREAS**

PURPOSE AND INTENT

The Rural Residential category provides a broad choice of areas within rural Kittitas County where rural lifestyles can be sustained. This category is intended to maintain rural character by creating and/or maintaining larger parcel sizes.

POLICIES

The use of public water systems or community wells to conserve resources shall be encouraged. In the instance of Criterion 8 below, they shall be required.

Lands formerly designated as Urban Growth Nodes (UGN), (Snoqualmie Pass, Easton, Ronald, Thorp, and Vantage) and are now designated as Rural Residential at the adoption of this land use designation shall undergo review to decide whether or not these areas should be appropriately designated as Limited Areas of

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<sup>1</sup> A stay has been issued by the Superior Court. (Case No. 07-2-00549-1)

More Intense Development or Urban Growth Areas not associated with a City. These reviews shall include the adoption of new sections specifically including Purpose and Intent, Policies, Designation Criteria, and Density Standards for LAMIRD's and UGA's not associated with cities within the Kittitas Comprehensive Plan. The adoption of this new material shall be completed as identified by the Board of Commissioners.

Group A or B water systems and innovative waste water disposal systems are encouraged. In the instance of Criterion 8 below, they shall be required.

Parcel creation in this land use designation shall minimize conflicts with nearby resource lands.

#### DESIGNATION CRITERIA

- Criterion 1. Lands outside Urban Growth Areas and the Rural Transition designation.
- Criterion 2. Lands located outside of the Commercial Agriculture or Commercial Forest land use designations.
- Criterion 3. Lands located within a fire district, adjacent to a fire district, or have the demonstrated potential to be serviced by a fire district.
- Criterion 4. Lands served by established county and or state road networks, which are in existence or can be logically extended as provided in the Kittitas County Transportation Plan.
- Criterion 5. May include lands at the time of adoption of the ordinance designated or zoned Rural Residential, Ag 3, Rural 3, Ag 5, or Rural 5 or lands that otherwise are located adjacent to and are logical extensions of this land use designation determined on a case by case basis that provides for a logical boundary of the designation.
- Criterion 6. Lands that do not require extension or provision of public/urban levels of services. Utility Services may be provided by Public Utility Districts or Private Utility providers.
- Criterion 7. Lands that have not been identified as:
  - a. Lands which have been mapped as floodway, or which have excessively steep slopes, unstable soils or other mapped critical area feature is predominant.
  - b. Lands which have public values that must be protected under state law including but not limited to:
    - i. Shorelines
    - ii. Wetlands
    - iii. Sensitive fish and wildlife habitat
- Criterion 8. Lands that otherwise meet all criteria except, Criterion 5, that may have existing "on the ground investments," including but not limited to, state approved utility service.

#### DENSITY

- Standard 1. The density within this land use designation shall not exceed 1 dwelling unit per 3<sup>2</sup> acres or 1 dwelling unit per 5 acres excluding legal non-conforming lots existing at the time of the adoption of this ordinance.
- Standard 2. Parcels may be created with a maximum lot size of 1 acre, unless otherwise determined by the Kittitas County Environmental Health Department, or the Washington State Department of Health requirements, through clustering, density shifting or other innovative techniques as long as the average density of 1 dwelling unit per 3 or 1 dwelling unit per 5 acres is met.
- Standard 3. Parcel development, creating lots less than 3 acres in size shall require, at a minimum, community water and septic systems. Newly created 5 acre parcels may be served by individual wells and onsite individual septic systems.
- Standard 4. Clustering and other innovative techniques are encouraged and recommended for parcels in this land use designation.
- Standard 5. Any parcel development within 1320 feet (1/4 section) of a natural resource land use must be developed using innovative techniques, including but not limited to, clustering, density shifting, and Planned Unit Developments.

## **RURAL RESOURCE LANDS**

### PURPOSE AND INTENT

These areas are rural in character and may have access or limited access to services and infrastructure. These lands are found outside of UGAs and Rural Transition Areas. These lands may separate designated Commercial Agriculture or Commercial Forest lands from other more intense land use designations.

It is recognized that Rural Lands by definition, do not include agricultural, forestry and mineral lands that are classified as resource lands with “long-term significance.” Resource lands with long-term commercial significance are considered in the Natural Resources Lands section of the Kittitas County Comprehensive Plan.

Rural Resource Lands may include, however, viable resources uses, which do not fit all of the criteria for inclusion in the resource land designation. It is recognized that this area may have agriculture or forest land practices of small scale and/or commercial significance. In many cases public roads and infrastructure are not available to serve the area and may not be available in the 40 year planning period.

### POLICIES

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<sup>2</sup> A stay has been issued by the Superior Court. (Case No. 07-2-00549-1)

Density shifting, clustering and other innovative techniques are encouraged within this land use designation.

Group A or B water systems and innovative waste water disposal systems are encouraged.

This land use designation shall encourage development in areas least suited for agriculture.

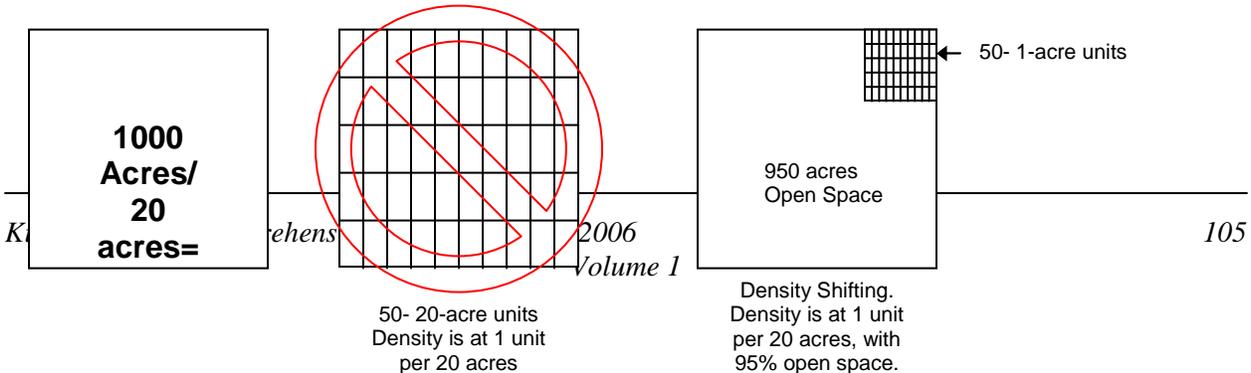
Recognize agriculture as an important economic activity and support the working lands in the county.

DESIGNATION CRITERIA

- Criterion 1. Lands outside Urban Growth Areas and the Rural Transition Areas land use designation.
- Criterion 2. Lands may have agriculture or forest land practices of small scale and/or commercial significance.
- Criterion 3. May include lands which have been mapped as floodway, or which have excessively steep slopes, unstable soils or other mapped critical area feature is predominant.
- Criterion 4. Lands located within areas serviced by irrigation entities.
- Criterion 5. Lands which have public values that must be protected under state law including but not limited to:
  - i. Shorelines
  - ii. Wetlands
  - iii. Sensitive fish and wildlife habitat

DENSITY

- Standard 1. The density within this land use designation shall not exceed 1 dwelling unit per 20 acres excluding legal non-conforming lots existing at the time of the adoption of this ordinance.
- Standard 2. Parcels may be created with a maximum lot size of 1 acre, unless otherwise determined by Kittitas County Environmental Health Department. or the Washington State Department of Health requirements, through clustering, density shifting or other innovative techniques as long as the density of 1 dwelling unit per 20 acres is met.



## **RURAL OUTLYING AREAS**

### PURPOSE AND INTENT

These outlying areas have been historically rural in character and include large tracts of undeveloped open space.. It is recognized that these area may have agriculture or forest land practices of small scale and/or commercial significance and or recreational significance. Areas may also be adjacent to designated resource lands. In many cases public roads and infrastructure are not available to serve the area.

### POLICIES

Development in this land use designation shall be limited to encourage conservation of open space.

Any development that occurs in this land use designation shall be encouraged to use clustering, density shifting or other innovative techniques.

Development less than 20 acres shall use innovative techniques, including, but not limited to, clustering, density shifting, and Planned Unit Developments. The use of provisions as allowed in Performance Based Cluster shall be available in this designation with consideration for up to a 200% density bonus.

The use of a Transfer of Development Rights Program (TDRs) is preferred and shall be strongly encouraged.

The County shall not extend county roads into lands designated as Rural Outlying Lands, unless identified as a transportation corridor in the Kittitas County Transportation Plan.

### DESIGNATION CRITERIA

- Criterion 1. Large undeveloped parcels with no direct county road or state highway access.
- Criterion 2. Lands located outside of an identified Irrigation Entity.
- Criterion 3. Lands in close proximity to Public Lands and private lands that have historically provided access to public recreation areas.
- Criterion 4. Lands previously designated as Commercial Forest and Commercial Agriculture land use.

- Criterion 5. May include lands previously zoned Agriculture-20 and Forest and Range-20. Lands zoned as such shall continue to retain a 1 dwelling unit per 20 acre development density, and shall be classified under the Rural -20 zone.
- Criterion 6. May include lands classified under “open space” tax classification per RCW 84.34 .
- Criterion 7. May include lands which have public values that must be protected under state law including but not limited to:
  - i. Shorelines
  - ii. Wetlands
  - iii. Sensitive fish and wildlife habitat
- Criterion 8. May include lands which have been mapped as floodway, or which have excessively steep slopes, unstable soils or other mapped critical area feature is predominant.
- Criterion 9. May include lands that were formerly designated as Commercial Forest Lands that could provide a buffer between Rural Residential and Commercial Forest Lands.

DENSITY

- Standard 1. Density in this land use designation shall be
  - a. 1 dwelling unit per 20 acres.
  - b. 1 dwelling unit per 80 acres consistent with Standard 2 below excluding non-conforming lots existing at the time of adoption of this ordinance.
  - c. 1 dwelling unit per 5 acres when planned and developed using the Performance Based Cluster Plat.
- Standard 2. De-designated natural resource lands shall be at existing density unless, plans for de-designation have been reviewed and subject to approval by the following committees.
  - a. Commercial Forest Lands shall be reviewed by the Forest Lands Advisory Committee.
  - b. Commercial Agriculture lands shall be reviewed by the Agricultural Lands Advisory Committee.
- Standard 3. Land use plans shall be reviewed and shall be subject to approval by the Land Use Advisory Committee for consistency with requested Rural Land Use Designation.
- Standard 4. The minimum lot size shall be 20 acres for lots created not using innovative techniques that is consistent with the density of 1 dwelling unit per 20 acres.
- Standard 5. Maximum lot size is 1 acre unless otherwise determined by Kittitas County Environmental Health Department or the Washington State Department of Health requirements for lots developed using innovative techniques.

**RURAL RECREATIONAL AREAS OVERLAY**

PURPOSE AND INTENT

Kittitas County is known for the recreational opportunities that its varied landscape offers. From the crest of the Cascades, to the Columbia River, Kittitas County provides residents and visitors of Washington State, a wonderful recreational playground during all the seasons of the year. Because of its location close proximity of the Puget Sound region Kittitas County is a growing location for second homes

These second homeowners are not accounted for in the Washington State Office of Financial Managements population projections for Kittitas County is required to plan for under GMA. This land use overlay is meant to recognize an area for planning that has been overlooked by GMA.

This land use designation overlay is for use in areas that may accommodate residential development associated with Kittitas County’s recreation opportunities. This land use designation overlay may also include large tracts of recreation land and public or private forest land where no residential development occurs.

POLICIES

Development shall require Group A water systems with adequate water rights.

Development shall occur using clustering, density shifting and other innovative techniques.

Residential development shall be clustered, developed as a Master Planned Resort, or as a Planned Unit Development, or through the use of other innovative techniques.

Lands included within this land use designation shall require a water right and a public water system for all residential development.

Parcel sizes shall be limited to a 1 acre maximum unless otherwise determined by Environmental Health and Department of Health requirements.

DESIGNATION CRITERIA

- Criterion 1. Lands adjacent to or associated with lands used for recreation.
- Criterion 2. Lands outside of UGA’s and those designated Rural Transition Areas.
- Criterion 3. May include lands that were designated Commercial Forest.
- Criterion 4. Lands located within Rural Land Use Designation.
- Criterion 5. May include lands beyond the existing county road or state route access network.
- Criterion 6. May include lands which have public values that must be protected under state law including:

- i. Shorelines
  - ii. Wetlands
  - iii. Sensitive fish and wildlife habitat
- Criterion 7. May include lands which have been mapped as floodway, or which have excessively steep slopes, unstable soils or other mapped critical area feature is predominant.

DENSITY

- Standard 1. Density shall be that of the underlying land use designation or as allowed by the use of innovative techniques.

#### **8.4 GOVERNMENT SERVICES IN RURAL LANDS**

Government services, which should be available in rural areas, are those which are necessary to protect the public health and safety, such as police protection, public roads, domestic water systems and provisions for public health. Municipal or urban services such as centralized sewage collection and treatment, urban street infrastructure, and storm water systems will not generally be provided by government entities in rural areas. Cities may provide water service beyond a designated urban growth area if the service area is required by agreement through a Coordinated Water Supply Plan. For areas of more intensive rural development established under RCW 36.70A.070(5)(d), public services and facilities necessary to service these areas would be permitted.

Rural residents should expect that public services will not be supplied at the same level that city governments provide. Emergency response times for sheriff, fire departments, medical care, snow removal, etc. will be greater as the distance from urban areas increases. Those choosing to live in rural rather than urban areas must understand and accept these differences in urban and rural services.

GPO 8.1 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 or Fully Contained Community 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.

GPO 8.2A 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) or Fully Contained Community to the extent elsewhere permitted), on property located outside of an urban growth area if such facilities and utilities are located within the boundaries of such resort or community which is approved pursuant to County Comprehensive Plan policies and development regulations.

GPO 8.2B Electric and natural gas transmission and distribution facilities may be sited within and through areas of Kittitas County both inside and outside of municipal boundaries, UGAs, Master Planned Resorts, and Fully Contained Communities, including to and through rural areas of Kittitas County.

GPO 8.3 Sprawl will be discouraged if public services and public facilities established under RCW 36.70A.070(5)(d) are limited to just those necessary to serve the developed area boundaries and are not allowed to expand into adjacent Rural Land.

GPO 8.4 Essential public facilities whose nature requires that they be sited outside cities, urban growth areas or nodes must be self-supporting and 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, urban growth areas or nodes unless the nature of their operations needs or dictates that they be sited in the rural area of the county.

## **8.5 GOALS, POLICIES AND OBJECTIVES FOR LAND USES ON RURAL LANDS**

The following goals, policies and objectives for Rural Lands are established in an attempt to prevent sprawl, direct growth toward the Urban Growth Areas and Nodes, provide for a variety of densities and uses, respect private property rights, provide for residences, recreation, and economic development opportunities, support farming, forestry and mining activities, show concern for shorelines, critical areas, habitat, scenic areas, and open space while keeping with good governance and the wishes of the people of Kittitas County and to comply with the GMA and other planning mandates.

### **8.5(A) GENERAL GOALS, POLICIES AND OBJECTIVES**

The following GPO's apply to all Rural Lands or uses on those lands:

GPO 8.5 Kittitas County recognizes and agrees with the need for continued diversity in densities and uses on Rural Lands.

GPO 8.6 An expanded public lands element may be added to the comprehensive plan before 1999, which contains strategies for county involvement in decisions and action on public lands within the Rural Lands designated area.

GPO 8.7 Private owners should not be expected to provide public benefits without just compensation. If the citizens desire open space, or habitat, or scenic vistas that would require a sacrifice by the landowner or homeowner, all citizens should be prepared to shoulder their share in the sacrifice.

GPO 8.8 Voluntary, cooperation-seeking, incentive-based strategies will be sought in directing specific uses or prohibitions of uses on Rural Lands.

GPO 8.9 Projects or developments which result in the significant conservation of rural lands or rural character will be encouraged.

GPO 8.10 Factors within municipalities that encourage movement onto Rural Lands should be identified and referred to the municipality.

GPO 8.11 Existing and traditional uses should be protected and supported while allowing as much as possible for diversity, progress, experimentation, development and choice in keeping with the retention of Rural Lands.

GPO 8.12 Reserved

GPO 8.13 Methods other than large lot zoning to reduce densities and prevent sprawl should be investigated.

GPO 8.14 Reserved

### **8.5(B) RURAL USES ADJACENT TO DESIGNATED RESOURCE LANDS**

As required under the Growth Management planning process, Kittitas County has adopted Kittitas County Codes 17.31 - Commercial Agriculture and 17.57 - Commercial Forest, which designates natural resource lands of long-term commercial significance. In addition, Kittitas County adopted Resolution 94-152, adopting the classification and designation for mineral lands of long-term commercial significance. The following policies are intended to minimize potential conflicts between activities on state designated lands and rural lands activities.

GPO 8.15 All conveyance instruments including plats, short plats as well as other development activities of a residential nature on or within 1,000 feet of land designated as resource lands, shall contain a notice which states: "The subject property is within or adjacent to existing resource areas on which a variety of activities may occur that are not compatible with residential development for certain periods of limited duration. Resource activities performed in accordance with county, state, and federal laws are not subject to legal action as public nuisances. Kittitas County has adopted Right to Farm provisions contained in Section 17.74 of the Kittitas County Code."

GPO 8.16 Growth in the Rural Lands should be managed in a manner that minimizes impacts on adjacent natural resource lands.

GPO 8.17 Support for right-to-farm ordinances should be continued and expanded.

GPO 8.18 Irrigation delivery facilities should be managed and maintained to facilitate the unimpeded delivery of water to agricultural lands.

GPO 8.19 Clustering of residential development adjacent to commercial forest and agricultural land should be encouraged. The open space in the clustered development may buffer adjacent natural resource land from development.

GPO 8.20 Development standards for access, lot size, and configuration, fire protection, forest protection, water supply and dwelling unit location should be adopted for development within or adjacent to forest lands.

GPO 8.21 During the review of proposed new land uses that have the potential to conflict with commercial mining activities, such as residential subdivision, consideration of both surface and mineral rights ownership should be included in the review.

GPO 8.22 New conflicting uses such as residential and commercial may be required by the County to locate, site and / or be screened away from designated commercial mining activities.

### **8.5(C) NON-DESIGNATED RESOURCE USES - FORESTRY, FARMING, MINING**

Natural Resource activities contribute to the County's overall economic base, as such, commercial agriculture, forestry and mining in Rural Lands should be encouraged and enhance. The County's commitment to support the continuation, whenever possible, of agriculture, timber and mineral uses on lands not designated for long-term commercial significance should be achieved through the following policies.

GPO 8.23 Kittitas County will continue to explore incentives for farming and ranching to continue as significant land uses.

GPO 8.24 Resource activities performed in accordance with county, state and federal laws should not be subject to legal actions as public nuisances.

GPO 8.25 Support for right-to-farm ordinances should be continued and expanded.

GPO 8.26 Laws and regulations which unnecessarily restrict farming, logging and mining should be opposed, and laws and regulations which enhance them should be supported.

GPO 8.27 Kittitas County should cooperate in sound voluntary farm conservation or preservation plans.

GPO 8.28 Non-farmers in agricultural areas should be encouraged to meet commonly accepted farm standards.

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

GPO 8.30 Look at solutions to the problems of needing to sell house lots without selling farm ground.

GPO 8.31 Portions of Kittitas County are covered by the Open Range Law. If rural residents in Open Range Areas do not want cattle, sheep or other livestock on their property, it is the rural resident's responsibility to fence the livestock out.

GPO 8.32 Where appropriate, Kittitas County should exert its influence to help provide the delivery of water to all lands within the county whether the deliveries are through the Bureau of Reclamation, Irrigation Districts, or private facilities; discourage other governmental agency action impairing water rights or delivery.

GPO 8.33 Efforts to see that all lands receive their full allocation of water should be supported.

GPO 8.34 Special taxing districts associated with urban growth should be opposed on rural lands.

GPO 8.35 Additional tax incentives to retain productive agricultural lands should be sought and supported.

GPO 8.36 Kittitas County should support and encourage the maintenance of forestlands in timber and current use property tax classifications consistent with RCW 84.28, 84.33, and 84.34.

GPO 8.37 Valuation agricultural lands for tax purposes at their current agricultural land use value should be encouraged.

#### **8.5(D) OTHER BUSINESS USES**

The economy of our rural community has traditionally been based on natural resource activities and Kittitas County encourages and supports their continuation in Rural Lands. Policies on the continuation of these resource uses are found in Section 8.5 (C) of the Comprehensive Plan. Rural Areas are not just rustic places; they are vital, thriving communities with working landscapes and working peoples. Economically viable farming and logging may occur with or beyond the state designated areas (LLTCS) but more and more it is necessary to supplement income from outside sources in order to support natural resource operations. Other businesses and economic growth can be realized without sacrificing our rural character.

The value of agricultural and forest products can be increased by having them processed locally, instead of shipping the products and thus economic benefits elsewhere. Direct marketing of local products, such as through farmers' markets, roadside stands, and "U-pick" operations also increases value.

Our many scenic and recreation areas provide economic opportunities through tourism and recreation. These recreational and tourist uses, including the commercial facilities, which serve them, are important sources of income and employment.

Some commercial and industrial uses are appropriate in rural areas and are permitted through the Growth Management Act. Home-based occupations are growing in popularity and provide workers with flexible hours, an alternative to commuting, and an answer to childcare concerns. Computers and advancements in communication open new opportunities for home-based businesses.

GPO 8.38 Cottage and home occupations should be encouraged. Cottage industries are considered a small industry in or near the operator's home with a few employees, but with a low impact on neighbors and services.

GPO 8.39 Kittitas County recognizes home occupations and cottage industries as valuable additions to the economic health of the community. In addition, where distances from other employment warrants, limited-dispersed rural business activities (LD-RBA's) of low impact and with necessary infrastructure will be encouraged on a case by case basis as long as these sustain or are compatible with the rural character of the area in which they operate.

GPO 8.40 Limited-dispersed rural business activities (LD-RBA's), not necessarily resource-based, including but not limited to: information, legal, office and health services, arts and crafts, clothing, small manufacture and repair, may be located as an overlay zone in all rural areas.

GPO 8.41 Provisions should be made for roadside stands, farmers' markets, "U-pick," and customer share cropping operations.

GPO 8.42 The development of resource based industries and processing should be encouraged.

GPO 8.43 To increase commercial, industrial, recreational and tourist opportunities, the County should consider the establishment of areas of more intensive rural development, according to RCW 36.70A.070(5)(d).

GPO 8.44 Kittitas County recognizes the need for neighborhood convenience businesses and motorist services.

GPO 8.45 The County should consider major industrial development in the rural areas according to RCW 36.70A.365.

### **8.5(E) RESIDENTIAL USES**

Rural Lands of Kittitas County are the home sites for thousands of families and provide a very special quality of life for these people. These people vary from being resource producers living and working on their own lands to out-of-state or out-of-area individuals with recreation and vacation homes. These people also could consist of retired people or young families commuting to out-of-area jobs. Residences may be isolated, or in rural neighborhoods, or part of housing developments located on small lots or large land-holdings. These residential lots may be located in dense forest or desert sage, along rivers and lakes or along main thoroughfares to towns and cities. The best description of residential uses on Rural Lands is diverse and varied.

GPO 8.46 Residential development on rural lands must be in areas that can support adequate private water and sewer systems.

GPO 8.47 Insofar as residences are situated where farming, mining, and forestry exists, particular precaution should be taken to minimize the conflict between new residential

developments and farm operations. Farming, forestry and mining cannot be expected to curtail normal operation in the interest of residential development.

GPO 8.48 The possibilities and benefits of cluster residential developments located in rural lands should be retained.

GPO 8.49 Lot size should be determined by provision for water and sewer.

GPO 8.50 In the case of Planned Unit Developments (PUDs), only residential PUDs should be permitted outside of UGA's.

GPO 8.51 Innovations in housing developments such as but not limited to: cluster developments, planned unit developments, mobile home courts, and density bonuses should be encouraged whenever possible.

GPO 8.52 Existing lots of record are vested with the right to construct a single-family dwelling, subject to all applicable requirements in effect at the time of building permit application.

GPO 8.53 Where new residential development may be incompatible with resource production activities, any buffering necessary should be carried out by the new development unless an alternative is mutually agreed upon by adjacent landowners.

#### ***8.5(F) RECREATION USES***

While parks, open space and community recreational areas play an important role in any community, substantial amounts of recreation lands in this county are already owned by the public. These provide more than ample opportunities for water recreation, hunting, fishing, camping, hiking, trail riding, winter recreation and wildlife viewing. Public parks and recreation areas are more fully addressed in Section 5.3 of the Comprehensive Plan. In addition to publicly-owned areas, many private businesses cater to the public in providing skiing, golfing, camping and trail riding on private lands.

The County and the various cities have different roles regarding public 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. This is reflected in the cities providing organized recreation facilities and small parks.

The County has varied recreational related responsibilities. The availability of such a wide variety of recreation areas in the County, 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 County's exiting recreation facilities should be the County's recreation focus.

The Kittitas County Board of Commissioners created a Recreation Advisory Committee to create a Recreation Plan consisting of the following elements:

1. Economic analysis quantifying the influence of recreation/tourism activities on the local economy.
2. Mapping database identifying formal, informal, and proposed recreational infrastructures in Kittitas County.
3. Plan identifying proposed infrastructure retention, enhancement, and acquisition projects in Kittitas County to include timelines and proposed funding sources.

The 2004 version of the Recreation Plan is adopted by reference into this comprehensive plan subject to the following limitations:

- The Recreation Plan is adopted as a reference document to be used by Kittitas County as an aid in land use discussions and by members of the public wishing to propose recreation projects, pursue grants for projects, or propose agreements with landholders.
- The Recreation Plan may be used as a reference in the development of potential subdivision or zoning codes amendments related to proposed use of density bonuses or mitigation of identified project impacts.
- The Recreation Plan may be used as a part of the Kittitas County Capital Facilities plan for purposes of utilizing REET proceeds for acquisition or expansion of recreational infrastructure.
- Non-compliance or inconsistency with the Recreation Plan shall not be considered non-compliance or an inconsistency with the comprehensive plan or the GMA; nor may any non-compliance or inconsistency with the Recreation Plan be a basis for appeal of any land use decision made by Kittitas County
- The Recreation Plan shall not be used as evidence of use of property in an action for prescriptive easement or adverse possession.

The Recreation Advisory Committee shall review the plan annually for presentation to the BOCC in an announced public hearing prior to June 1 of each year. The updated plan shall be included in the docket of proposed comprehensive plan amendments.

GPO 8.54 Existing county-owned land should be the preferred location for any new recreation facilities.

GPO 8.55 Kittitas County should direct the greater part of its recreation budget to maintaining access to exiting areas and continuing to emphasize public safety.

GPO 8.56 Private development of recreational opportunities should be encouraged through a predictable, uncomplicated permit process.

GPO 8.57 Open space is a benefit, which must be provided and financed by the public at large, not at the expense of individual landowners or property taxpayers.

GPO 8.58 Greater identification and education is needed for public recreational lands, particularly in regards to private property, access, parking and community notification.

GPO 8.59 The County should seek financial support from state and federal agencies to assist in providing for recreational area access and safety.

GPO 8.60 Rural home sites and private lands are not for public use and landowners' privacy and property must be respected.

GPO 8.61 All trespass laws should be strictly enforced.

### **8.5(G) SHORELINES, CRITICAL AREAS, HABITAT, AND SCENIC AREAS**

Kittitas County offers a diverse natural environment. Critical areas such as wetlands, which play an important role in local and regional hydrologic cycles, and unique fish and wildlife habitat, are important to County residents. In a manner consistent with private property rights, critical areas located in Rural Lands are protected by Kittitas County Code 17A - Critical Areas, and the Kittitas County Shoreline Master Program, as well as the Flood Damage Prevention Ordinance - KCC 17.08. Policies to address ground water are located in Section 2.2(F) and water rights are discussed in Section 2.2(B) of this plan.

Habitat and scenic areas are a benefit to the County. However, as pointed out by the Land Use Study Commission in its 1996 Annual Report, "If voters are not willing to bear the cost of additional open space and habitat protection, it is unclear how effective the GMA will be in increasing the amount of open space, recreational, and habitat opportunities." Kittitas County residents must make the difficult decision on how much they are willing to pay in taxes to obtain these benefits.

GPO 8.62 Habitat and scenic areas are public benefits which must be provided and financed by the public at large, not at the expense of individual landowners and homeowners.

GPO 8.63 Any policies or actions concerning critical areas shall not be in conflict with Section 2.2(B), Private Property and Water Rights.

GPO 8.64 Kittitas County may accept by bequest lands for habitat and scenic areas.

GPO 8.65 If Kittitas County chooses to acquire additional lands for habitat and scenic areas, it may consider a variety of methods of financing, including grants of state or federal funds, or other instruments.

GPO 8.66A The County should recognize the abundance of habitat, scenic areas and views on publicly-owned lands when assessing the need for additional such lands. Efforts to connect habitat and open space on private lands to habitat and open space on public lands shall be encouraged.

GPO 8.66B Efforts to retain access to public lands shall be encouraged.

## **CHAPTER NINE: MOUNTAINSTAR PLANNED RESORT SUBAREA PLAN**

### **9.1 Subarea Defined**

- (a) The MountainStar Master Planned Resort Subarea shall include the real property shown on the MountainStar Master Planned Resort Subarea Map attached hereto as Exhibit A, and more particularly described in the legal description attached hereto as Exhibit B.
- (b) Adjacent lands are not included within the MountainStar Master Planned Resort Subarea. Lands outside the MountainStar Master Planned Resort Subarea boundary have been planned and are regulated by the County's Comprehensive Plan and development regulations.

### **9.2 Subarea Policies**

The County hereby adopts the Master Planned Resort Policies in Chapter 2.4 of the Comprehensive Plan as the planning policies to guide the development of the MountainStar Master Planned Resort Subarea.

### **9.3 Land Uses**

Land uses within the MountainStar Master Planned Resort Subarea shall be as shown on the Conceptual Master Plan attached hereto as Exhibit C, as may be amended upon approval of the County. Land uses within the MountainStar Master Planned Resort Subarea shall be consistent with (a) any development regulations adopted by the County to implement the MountainStar Master Planned Resort Subarea, (b) the terms and conditions of any MPR Development Permit approved by the County for MountainStar, (c) the terms and conditions of any Development Agreement entered into by the County pursuant to RCW 36.70B.170 through .200, and Ch. 15A.11 KCC, *Development Agreements*, and (d) RCW 36.70A.360.

### **9.4 Services and Facilities**

Adequate provision for services and facilities to the MountainStar Master Planned Resort Subarea as set forth in the Conceptual Master Plan for MountainStar shall be ensured by the terms and conditions of any MPR Development Permit approved by the County to implement the MountainStar Master Planned Resort Subarea, and by the terms and conditions of any development agreement entered into by the County pursuant to RCW 36.70B.170 through .200, and Ch. 15A.11 KCC, *Development Agreements*.

### **9.5 Development Regulations**

Development regulations applicable to the MountainStar Master Planned Resort Subarea shall be those established through the Subarea Implementation as set forth in Section 9.6.

### **9.6 Subarea Implementation**

Development of the MountainStar Master Planned Resort Subarea shall be governed by (a) the Subarea Policies set forth in Section 9.2, (b) any development regulations adopted by the County to implement the MountainStar Master Planned Resort Subarea, (c) the terms and conditions of any MPR Development Permit approved by the County for MountainStar, and (d) the terms and conditions of any development agreement entered into by the County pursuant to RCW 36.70B.170 through .200, and Ch. 15A.11 KCC, *Development Agreements*.

## CHAPTER 10: ECONOMIC DEVELOPMENT ELEMENT

### 10.1 INTRODUCTION

The economy plays an important role in making sure that Kittitas County is a community where one can live and work. Economic development can be defined as public and private initiatives that promote job creation and business retention and recruitment, increase goods and services to residents and businesses, and provide job training programs, all of which contribute to a strong tax base. Economic Development plays a key role in maintaining the quality of life in Kittitas County. A strong economy creates jobs and opportunities for the citizens. Within Kittitas County there exist resource-based industries, recreation, industrial, and commercial businesses. Supporting such economic development and developing strategies to do so will assist in encouraging and retaining business and industry in Kittitas County.

The purpose of this chapter is to establish the goals and policies for economic growth and vitality that will enhance the County’s character and quality of life.

#### *Element Organization*

The Economic Development Element consists of three main sections. The first section, “Economic Conditions and Needs” includes statistics, which support the County’s economic goals and policies. The second section, “Goals and Policies” presents a general set of comprehensive goals and policies to guide the implementation of the Comprehensive Plan. The final section, “Economic Strategies” consists of a set of strategies related to implementation of the Economic Development Element, and to address future issues that may arise.

### 10.2 ECONOMIC CONDITIONS AND NEEDS

#### *Household Income*

The reported median household income in the 2000 Census was \$32,546, which is less than reported median household income in Washington (Table 10.1).

Table 10.1 – Household Income, Kittitas County 1999

	Kittitas Co		Washington State	
	Number	Percent	Number	Percent
Less than \$10,000	2,173	16.2	171,863	7.6
\$10,000 to \$14,999	1,414	10.5	124,848	5.5
\$15,000 to \$24,999	1,802	13.4	265,131	11.7
\$25,000 to \$34,999	1,718	12.8	284,630	12.5
\$35,000 to \$49,999	2,063	15.4	389,434	17.1
\$50,000 to \$74,999	2,271	16.9	486,392	21.4
\$75,000 to \$99,999	994	7.4	264,498	11.6
\$100,000 to \$149,999	595	4.4	188,513	8.3
\$150,000 or more	375	2.8	96,952	4.3
Median household income (dollars)	32,546		45,776	

Source: US Census 2000

ECONorthwest provided a household income projection derived from other data as part of the City of Ellensburg 2006 Comprehensive Plan Update (Claritas. 2004 Household Trend Report for Kittitas County) that indicates continued growth in Kittitas County household income through 2009. The data also include both a median income and a mean income, illustrating the “student effect” on household incomes and, perhaps, depicting more truly Kittitas County’s household income picture. Annual household income is expected to increase by \$8,000 to almost \$12,000 by 2009.

Table 10.2 – Expected Income Growth, Kittitas County 2000 – 2009

Income Range	2000		2004		2009		2000 - 2009	
	Households	Percent	Households	Percent	Households	Percent	Change	Percent
Less than \$15,000	3,587	27	3,486	24	3,277	21	-310	-9
\$15,000 - \$24,999	1,802	13	1,871	13	1,988	13	186	10
\$25,000 - \$34,999	1,718	13	1,659	12	1,584	10	-134	-8
\$35,000 – \$49,999	2,063	15	2,089	15	2,289	15	226	11
\$50,000 - \$74,999	2,271	17	2,444	17	2,549	16	278	12
\$75,000 - \$99,999	994	7	1,343	9	1,563	10	569	57
\$100,000 - \$149,999	595	4	919	6	1,456	9	861	145
\$150,000 - \$249,999	278	2	328	2	481	3	203	73
\$250,000 - \$499,999	83	1	155	1	213	1	130	157
\$500,000 or more	14	0	38	0	83	1	69	493
Total Households	13,405		14,332		15,483		2078	
Median Household Income	\$32,644		\$36,080		\$40,849		\$8,205	
Mean Household Income	\$45,941		\$50,357		\$57,849		\$11,908	

Source: Claritas. 2004 Household Trend Report for Kittitas County

### Employment Growth and Distribution

Kittitas County’s employed population varies for the state averages (Table 10.3). A greater percentage of workers are employed in the government sector, with greater percentages

employed in both the self-employed and less in the private wage and salary classifications.

Table 10.3 – Class of Worker - 2000

	Kittitas County		Washington State	
	Number	Percent	Number	Percent
Private wage and salary workers	9,857	63.6	2,125,029	76.1
Government workers	4,239	27.3	459,722	16.5
Self-employed workers in own not incorporated business	1,246	8.7	199,827	7.2
Unpaid family workers	67	0.4	9,144	0.3

Source: US Census 2000

In a market study for the Ellensburg 2006 Comprehensive Plan Update, ECONorthwest made four primary findings concerning employment growth and distribution:

- Population in Kittitas County grew at an average rate of 2.1% per year from 1990 through 2003, substantially higher than the average rate of 0.7% per year experienced in the 1980’s. Population growth in Kittitas County lagged behind the rate in Washington in the 1980’s, but it has been above the state rate since 1990.
- Total covered employment in Kittitas County grew at an average rate of 2.5% per year during 1990 through 2003, slightly faster than population in the same period. Population and employment growth tend to grow at similar rates. Employment growing faster than population may indicate a decrease in unemployment, an increase in the labor force participation rate, or increased level of workers commuting from outside of Kittitas County.
- Population in Kittitas County is expected to grow at an average annual rate of 0.6% (low), 1.3% (intermediate), or 1.8% (high) over during 2005 to 2025.
- Employment in Kittitas County is expected to grow at an average annual rate of 1.4% over the ten years from 2002 to 2012.

Employment in Kittitas County may continue to grow slightly faster than population as it has since 1990, or it may grow slightly slower than population if the labor force participation rate declines due to an aging population. Given the range of growth rates in the State’s population forecast for Kittitas County over the 2005 – 2025 period, this suggests employment growth at a rate of 0.5% to 2.0% per year over the next 20 years. The low end of this range, however, is unlikely to occur unless the US or Washington State experiences a severe economic recession. While this scenario is possible, it is unlikely and not a useful scenario for planning purposes.

### **10.3 GOALS, POLICIES AND OBJECTIVES**

Kittitas County has established the following goals and policies to guide future economic development. These goals and policies were developed in response to existing economic

conditions identified within the County.

GPO 10.1 Be a county that supports the varied needs and demands of the community and surrounding area through the understanding and creation of a supportive and active environment for economic development in the community.

GPO 10.2 Support the retention and expansion of existing local businesses/industries and recruitment of new business/industries in order to maintain a strong job and wage base.

GPO 10.3 Implement regulations that recognize and further the diversity of industry and the business community, while also promoting the sustainability of natural resource based activities.

GPO 10.4 Encourage economic growth while protecting the rural character of the County.

GPO 10.5 Encourage the promotion of tourism and tourist based businesses.

GPO 10.6 Provide the infrastructure and public facilities to support economic activity and growth.

GPO 10.7 Strive to maintain a balance of jobs and housing.

GPO 10.8 Promote and encourage the establishment and expansion of educational, research and other related activities that support existing local industries and businesses.

GPO 10.9 Work in cooperation at the local and regional level to combine resources and build consistency in economic development strategies.

#### **10.4 ECONOMIC STRATEGIES**

The goals, which have been developed to guide future economic development in Kittitas County, can be achieved by adoption of the previously stated policies and implementation of the following strategies. While it is hard to predict what businesses may develop in the County, the goals, policies, objectives and strategies aim to work together in order to help encourage economic development.

Strategy 10.1A Identify an ideal mix of industrial and service sector businesses that will maximize the flow of monies into the community and maximize its use through local support businesses.

Strategy 10.2A Coordinate with the Economic Development Group and work with them in order to develop and establish a recruitment list of target industries and businesses.

Strategy 10.2B Establish strong relationships for cooperation and collaboration with, and foster communication among the business community, economic development boards and local government.

- Strategy 10.3A      Develop an economic development vision and implementation strategy.
- Strategy 10.3B      Establish opportunities for commemoration and recognition of farming and ranching in the community.
- Strategy 10.4        Determine what business types are needed that fit the character of the County.
- Strategy 10.5A      Development and upkeep of a website that includes resources to links highlighting tourism and tourism based business and information.
- Strategy 10.5B      Support and establish regulations for tourism and tourist based businesses.
- Strategy 10.6        Consider economic development in the processes of land use planning, transportation planning, infrastructure planning and determination of Urban Growth Areas.
- Strategy 10.7        Support and establish opportunities for affordable housing, and establishment of a balanced ratio of jobs to housing available in the County.
- Strategy 10.8        Coordinate with the university to shape local economic development strategy.
- Strategy 10.9A      Develop intergovernmental cooperation for developing new activities.
- Strategy 10.9B      Coordinate with regional service providers.
- Strategy 10.9C      Coordinate and support activities and opportunities available through the Economic Development Group.
- Strategy 10.10      Create site-ready business parks and pre-zone land that can support business activities, and provide supporting infrastructure and utilities.
- Strategy 10.11      Address and develop a strategy for uses of the airport property.

## CHAPTER 11: RECREATION AND PARKS ELEMENT

### 11.1 INTRODUCTION

Being centrally located with the state and easily accessed by two interstate highways, Kittitas County has become a recreational destination for many people. Both public and privately owned land and facilities are utilized throughout the year from snow skiing and hunting in the winter to fishing, hiking, and river floats in the summer.

As illustrated in the Land Use Element, approximately 64% of Kittitas County is owned by state and federal agencies. These lands, particularly the Wenatchee and Snoqualmie National Forest, L.T. Murray and Quilomene Wildlife Recreation Areas, and the Department of Natural Resources (DNR) trust lands, offer the public the greatest opportunity for outdoor recreation. In total, Kittitas County has designated 87,478 acres as Public Recreation on the Comprehensive Plan Land Use Map.

The County Recreation Plan/Outdoor Recreation Inventory is adopted by reference as meeting the requirements of the Recreation and Parks element.

### 11.2 EXISTING CONDITIONS

#### *Spring/Summer Opportunities*

The Yakima River, with its head-waters located in Kittitas County, provides an abundance of recreational opportunities to county residents and tourists. Ranked by many as one of the west's top natural fisheries, the Yakima River attracts many sports fishermen from around the state, as well as local citizens. In addition to the Yakima River, a number of lakes, streams, and creeks provide great fishing potential for county residents and tourists.

In addition to sports fishing opportunities, the Yakima River is utilized by many county residents for river floats. In response to the increasing public use the Bureau of Land Management has improved a number of recreational sites within the Yakima River Canyon. The Roza Dam Recreational Facility provides sanitary facilities, waste receptacles, picnic areas, and a boat launch for users of the Yakima River.

Kittitas County provides the only improved, non-fee boat launch facility to the Columbia River in Kittitas County. This facility is located within the Vantage town site and also provides sanitary facilities, picnic areas, and waste receptacles. Although most heavily used from late spring to early fall, this launch is open year round.

The vast number of public lands in Kittitas County, offer county citizens with hiking, camping, biking, horseback riding, and off-road vehicle (ORV) activities throughout the year. The L.T. Murray Wildlife Recreation area is perhaps the most widely used for these purposes. In order to promote non-motorized transportation, Kittitas County has provided a bike lane on Umptanum Road to Irene Rinehart Park and a pedestrian path on Airport Road to Bowers Field.

Various park projects have been processes and developed. The Coal Mines Trail is an example of the development of a multi-jurisdiction regional trail, which follows the old rail corridor between Cle Elum, Roslyn to Ronald. While the trail is managed by a six member Trail Commission, the trail is owned by the three jurisdictions through which it passes: Cle Elum, Roslyn and Kittitas County. The property was acquired in 1994. Development of the trail and trailheads is underway and improvements are continuing.

Washington State Parks and Recreation Commission operate and maintain a number of parks in Kittitas County, including, but not limited to, the Easton, Olmsted, and Ginko State Parks. Also, the John Wayne Trail is operated and maintained by the Washington State Parks and Recreation Commission. The John Wayne Trail provides citizens of Kittitas County with a non-motorized transportation route.

### *Fall/Winter Opportunities*

Large areas of Kittitas County provide excellent opportunities for County residents as well as non-residents to hunt with modern firearms, muzzleloaders and archery equipment for a variety of big and small game animals, migratory waterfowl and numerous other game birds as defined by the Washington Department of Fish and Wildlife. There are ten Game management Units in Kittitas County designated by the WDFW for hunting deer, elk, bear and cougar as well as special permit areas for deer, elk, bighorn sheep and mountain goat. The various hunting seasons begin in August and end in March with defined time periods for each species of game animals and game birds. The Yakima River also provides ample opportunities for the winter sport of fishing for whitefish which are abundant.

Other popular fall and winter recreational activities in Kittitas County are downhill and cross-country skiing. There are three private ski facilities located at Snoqualmie Pass, offering downhill and cross-country skiing and snow boarding areas for the public.

Sno-parks provide County residents and tourists with parking areas to access snow mobile, snow shoeing, and cross-country skiing areas. The Washington State Parks Department currently provides a number of sno-parks within Kittitas County. Under a maintenance agreement with Washington State Parks Department, Kittitas County maintains five (5) of these sno-parks. This includes: Kachees Lake Road, Salmon La Sac Road, Teanaway Road, Reecer Creek Road, and Naneum Road.

### **11.3 RECREATIONAL SAFETY**

According to the Kittitas County Sheriffs Department, the Cle Elum River drainage is the number one recreational destination in the Pacific Northwest and Kittitas County as a whole is the number one snow mobile destination during the winter months. In order to provide a public safety and law enforcement to remote areas of the County, the Sheriff's Department has a variety of equipment to support the various recreation activities available in Kittitas County.

### **11.4 FUTURE RECREATIONAL OPPORTUNITIES**

As the population of Kittitas County grows, there may be an increased demand for improved recreational facilities and parks for County residents and tourists. In order to provide for the possible increased demands, Kittitas County is partnering and working with various government entities to fund various opportunities for parks and recreational facilities. Kittitas County has already achieved inter-jurisdictional parks/recreation projects with the various governments through establishment of the West Ellensburg Park, the Upper Kittitas County Youth Baseball Association Complex in Cle Elum and the City of Cle Elum Skate Park.

During the course of the planning period, Kittitas County may conduct feasibility studies for the future parks within other urban growth areas. The foundation of the work contained in the County Recreation Plan/Outdoor Recreation Inventory, adopted by reference, also identifies future recreation opportunities for the county.

### **11.5 POTENTIAL IMPACTS**

This section discusses various potential impacts, which could arise as development occurs within the County. Although general potential impacts can be identified, specific development proposals will continue to be reviewed for additional and project specific impacts.

As growth continues to occur both in the urban and rural areas of Kittitas County, there may be increased impacts on existing recreational areas and a demand for additional areas and opportunities. In order to address the potential demands and impacts, Kittitas County has taken the approach that incorporated communities should be responsible for organized recreational opportunities and park systems, while the County is responsible for the unorganized, passive recreational opportunities.

### **11.6 GOALS, POLICIES AND OBJECTIVES**

GPO 11.1 Kittitas County should encourage and does provide new or enhance existing recreational areas whenever feasible.

GPO 11.2 Kittitas County may create a comprehensive recreation plan which:

- Incorporates new parks / recreational areas into growth planning;
- Establishes additional passive recreation sites and opportunities; and
- Formulates recreational guidelines.

GPO 11.3 Kittitas County should promote private/public and private/nonprofit partnerships to finance capital improvements to public parks / recreational areas.

GPO 11.4 Reserved

GPO 11.5 Kittitas County will engage in discussions with the incorporated communities within the County through the Regional Services Sub-Committee of the Kittitas County Conference of Governments to address the economic impacts on those communities resulting from the provision of organized, active recreation facilities to the unincorporated citizens of the County.

GPO11.6 Kittitas County shall consider recreation needs and the services, which the County is able to provide by developing a countywide recreation plan in coordination with other agencies and jurisdictions within Kittitas County. Recreation opportunities and facilities include, but are not limited to parks, trails, river access, public lands access, campgrounds and picnic facilities.

## APPENDIX ONE- GLOSSARY OF TERMS

Adequate Capital Facilities- facilities which have the capacity to serve development without decreasing levels of service below locally established minimums.

Agricultural Land- land primarily devoted to the commercial production of horticultural, viticulture, floriculture, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140, or livestock and land that has long-term commercial significance for agricultural production.

Arterial- means a road which serves as part of the principle network for through traffic flow; the highest classification of county roads. They usually carry the highest traffic volumes and longest trips.

Available Capital Facilities- facilities or services are in place or that financial commitment is in place to provide the facilities or services within a specified time. In the case of transportation, the specified time is six years from the time of development.

Benefit Area- Benefit area means an area designated as the sole recipient for any particular infrastructure improvement. Benefit areas are used to amortize the total cost of the improvement by the number of properties or structures included in the benefit area.

Capacity- the measure of the ability to provide a level of service on a public facility.

Capital Budget- the portion of each local government's budget which reflects capital improvements for a fiscal year.

Capital Facilities- Capital Facilities are those physical structures or assets which provide a public service such as, but not limited to, fire stations, water towers, police stations, libraries, highways, sewage treatment plants, communication and recreation facilities. Each entity will establish criteria to define financial limits for capital facilities within its boundaries.

Capital Improvement- physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally non-recurring and may require multi-year financing.

Collector- a roadway providing service, which is of relative moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterials.

Commercial Uses- activities within land areas, which are predominantly connected with the sale, rental and distribution of products, or performance of services.

Comprehensive Plan- a generalized coordinated land use policy statement of the governing body of a county or city that is adopted pursuant to this chapter.

Concurrency- Concurrency means that road improvements are made at the time of new development or planned in a predictable and coordinated manner to coincide with new development.

Consistency- that no feature of the plan or regulation is incompatible with any other feature of a plan or regulation. Consistency is indicative of a capacity for orderly integration or operation with other elements in a system.

Coordination- consultation and cooperation among jurisdictions.

Contiguous Development- development of areas immediately adjacent to one another.

Critical Areas- include the following areas and ecosystems: (a) wetlands; (b) areas with critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas. Please see title 17.A. of the Kittitas County Code.

Density- a measure of the intensity of development, generally expressed in terms of dwelling units per acre; it can also be expressed in terms of population density (i.e. people per acre) and is useful for establishing a balance between potential local service use and service capacities.

Development Regulations- means any controls placed on development or land use activities by a county or city, including, but not limited to, zoning ordinances, official controls, planned unit development ordinances, subdivision ordinances, and binding site plans ordinances.

Development Standards- means any required minimal functional standards, which describe or define how development is to occur. Development standards are intended to serve as an established level of expectation by which development is required to perform.

Domestic Water System- any system providing a supply of potable water for the intended use of a development which is deemed adequate pursuant to RCW 19.27.097

Essential Public Facilities- include those facilities that are typically difficult to site, such as airports, state education facilities, and 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, hospitals and other health facilities.

Fair Share Distribution- means all jurisdictions shall serve in the responsibility of providing locations for regional and essential public facilities.

Financial Commitment- that sources of public or private funds or combinations thereof have been identified which will be sufficient to finance capital facilities necessary to support development and that there is assurance that such funds will be timely put to that end.

Forest Land- land primarily useful for growing trees, including Christmas trees subject to the excise tax imposed under RCW 84.33.100 through 84.22.140, for commercial purposes, and that has long-term commercial significance for growing trees commercially.

Fully Contained Communities- a new fully contained community is a development proposed for location outside of the initially designated urban growth areas which is characterized by urban densities, uses and services, and meets the criteria of RCW 36.70A.350.

Goal- the long-term end toward which programs or activities are ultimately directed.

Growth Management- a method to guide development in order to minimize adverse environmental and fiscal impacts and maximize the health, safety, and welfare benefits to residents to the community.

Household- a household includes all the persons who occupy a group of rooms or a single room, which constitutes a housing unit.

Impact Fee- a fee levied by a local government on new development so that the development pays its proportionate share of the cost of new or expanded facilities required to service that development.

Industrial Uses- the activities predominately connected with the manufacturing, assembly, processing, or storage of products.

Infrastructure- those man-made structures which serve the common needs of the population, such as: sewage disposal systems, potable water wells serving a system, solid waste disposal sites or retention areas, stormwater systems, utilities, bridges, sidewalks and roadways.

Intensity- a measure of land use activity based on density, use, mass, size and impact.

Interlocal Agreements- shall mean any binding agreements, contracts or other stipulations between two or more governing entities, which implement the provisions of the County-wide Planning Policies.

Land Development Regulations- any control placed on development or land use activities by a county or city, including, but not limited to, zoning ordinances, subdivision ordinances, building codes, fire codes, sanitation regulations, sign regulation, shorelines, floodplains, critical areas, road standards, stormwater regulations or any other regulations controlling the development of land.

Level of Service (LOS)- 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 communications and recreational services. For Kittitas County LOS is a measurement, which indicates the performance of a particular facility. LOS can be measured in terms of facility capacity, service delivery time, periodic restrictions and many other measurements depending on the type of facility. LOS of

transportation facilities are commonly measured in terms of intersection delay, travel speed, or roadway capacity. Other measures are discussed in the Transportation element.

Limited Areas of More Intense Rural Development (LAMIRD) - "Limited Areas of More Intense Rural Development," or LAMIRDs, are areas within the unincorporated rural area that are developed at densities too intense to be considered rural development. The State Growth Management Act (GMA) requires LAMIRD designation to prevent additional low-density sprawl in the rural area by minimizing and containing the higher density areas. LAMIRDs shall be consistent as set forth in RCW 36.70A.070(5)(d).

Local Road- a roadway providing service which is relatively low traffic volume, short average trip length or minimal through traffic movements.

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

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.

Manufactured Housing- a manufactured building or major portion of a building designed for long-term residential use. It is designed and constructed for transportation to a site for installation and occupancy when connected to required utilities.

Master Planned Resort - a self-contained and fully integrated planned unit development, in a setting of significant natural amenities, with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor and outdoor recreational facilities.

Minerals- include gravel, sand and valuable metallic substances.

Mobile Home- a single portable manufactured housing unit, that is:

- a. designed to be used for living, sleeping, sanitation, cooking, and eating purposes by one family only and containing independent kitchen, sanitary, and sleeping facilities;
- b. designed so that each housing unit can be transported on its own chassis;
- c. placed on a temporary or semi-permanent foundation;
- d. is at least eight hundred and ninety-six square feet in size not including the tongue; and
- e. meets the minimum standards adopted by RCW 43.22, Sections 340 and 440 and does not meet the minimum standards of the Uniform Building Code.

Multi-Family Housing- as used in this plan, multi-family housing is all housing which is designed to accommodate two or more households.

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 stormwater systems, emergency services, libraries, schools, and government.

Natural Resource Lands- agricultural, forest, and mineral resource lands which have long-term commercial significance.

New Fully Contained Community- is a development proposed for location outside of the initially designated growth areas, which is characterized by urban densities, uses, and services.

Objective- a specific, measurable, intermediate end that is achievable and marks progress toward a goal.

Open Space-is land without industrial, commercial, or residential development.

Orderly- to create in an organized or arranged manner or pattern, not marked by disorder and produced in methodical fashion.

Owner- any person or entity, including a cooperative or public housing authority (PHA), having the legal rights to sell, lease, or sublease any form of real property.

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.

Planning Period- means the 20-year period following the adoption of a comprehensive plan or such longer period as may have been selected as the initial planning horizon by the planning jurisdiction.

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.

Public Facilities- include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, park and recreational facilities, and schools. These physical structures are owned or operated by a government entity, which provides or supports a public service.

Public Services- includes fire protection and suppression, law enforcement, public health, education, environmental protection, and other services.

Regional Transportation Plan- the transportation plan for the regionally designated transportation system, which is produced by the Regional Transportation Planning Organization.

Regional Transportation Planning Organization (RTPO)- the voluntary organization conforming to RCW 47.80.020, consisting of local governments within a region containing one or more communities which have common transportation interests.

Resident Population- inhabitants counted in the same manner utilized by the US Bureau of the Census, in the category of total population. Resident population does not include seasonal population or in some cases students as qualified in the Census.

Resource Lands- those lands as designated by the county.

Right-of-way- land in which the state, a county, or municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use.

Road Fund- that portion of the state gas tax and local property tax, which is dedicated to road construction and maintenance.

Road Standards- refers to Title 12 of the Kittitas County Code, which describes the specifications for roads, bridges and accesses, roadside features, and utility installations within the county road rights-of-way.

Rural Lands- those lands outside of cities, urban growth areas, and resource lands.

Sanitary Sewer Systems- all facilities, including on-site disposal facilities, used in the collection, transmission, storage, treatment or discharge of any waterborne waste, whether domestic in origin or a combination of domestic, commercial or industrial waste.

Self-Contained Communities- are those mixed land use planned unit developments proposed for location outside of the urban growth areas and which are fully self-contained with utilities, roads, and other municipal services.

Shadow Platting- a planning tool where by initial low-density development of property is accomplished according to a site plan which makes it easier to further subdivide and develop the property at urban density levels. The shadow plat generally includes provisions for future roadways, water and sewer line extensions, and other infrastructure associated with urban development.

Shall- a directive or requirement.

Should- an expectation.

Single-Family Housing- as used in this plan, a single-family unit is a detached housing unit designed for occupancy by not more than one household. This definition does not include mobile homes, which are treated as a separate category.

Solid Waste Handling Facility- any facility for the transfer or ultimate disposal of solid waste, including landfills and municipal incinerators.

Subdivision- the division or re-division of land into lots, tracts, or sites for the purpose of sale, lease or transfer of ownership.

Transferable Development Rights- are the conveyance of development rights to another parcel of land where restrictions placed on development of the original parcel prevent its previously allowed development. Usually associated with a program, which involves sending and receiving zones.

Transportation Facilities- capital facilities related to air, water, or land transportation.

Urban Growth- refers to growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources. When allowed to spread over wide areas, urban growth typically requires urban governmental services. "Characterized by urban growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.

Urban Growth Areas- UGAs are those areas designated by an incorporated city and approved by the county, in which urban growth is encouraged. Urban growth areas are suitable and desirable for urban densities as determined by the sponsoring city's ability to provide urban services.

Urban Lands- are located inside urban growth areas, or cities and are generally characterized by densities of more than three units per acre and municipal services provided.

Urban Service Area- are those areas mutually determined by a city and the county, which receive or are subject to special, municipal services. Urban service areas may include those within and beyond designated urban growth areas. Cities and the county may enter into special agreements to provide such services and compensation within the designated urban service area.

Urban Governmental Services- includes those governmental services historically and typically delivered by cities, and include storm and sanitary sewer systems, community and public water systems, fire and police protection services, public transit services, and other public services associated with urban areas and normally not associated with non-urban areas.

Utilities- Utilities means the supply, treatment and distribution, as appropriate, of domestic and irrigation 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.

Visioning- a process of citizen involvement to determine values and ideals for the future of a community and to transform those values and ideals into manageable and feasible community goals.

Water System- any system providing a supply of potable water for the intended use of development, which is deemed adequate pursuant to RCW 19.27.097.

WSDOT- Washington State Department of Transportation. Kittitas County is located in the South Central Region whose office is in Union Gap.

Zoning- the demarcation of an area by ordinance (text and map) into zones, and the establishment of regulations to govern the uses within those zones and the location, size, height, and coverage of structures within each zone.