

**NEGATIVE IMPACTS OF THE CONVERSION OF URBAN GROWTH NODES
TO RURAL LAND USE DESIGNATIONS WITH LOW DENSITY ZONING**

- Conversion of Urban Growth Nodes (Urban Growth Areas) to Rural areas is inconsistent with all adopted Capital Facilities Plans for all Public Utility Entities serving the existing Urban Growth Nodes.
- Conversion of Urban Areas to Rural areas is inconsistent with adopted private water company's comprehensive development plans that require approval by State agencies and review and consistency with the Kittitas County Comprehensive Plan. Conversion of Urban Lands to Rural would make the Comprehensive Plan inconsistent with previously reviewed, approved and adopted Water System Plans.
- Substantial public and private investment has occurred within the Urban Growth Nodes that would effectively be lost should these lands be converted to Rural. Public and Private entities may default on bonds or loans as a result of overbuilding capital facilities that were designed for urban densities and can now only serve rural densities.
- Kittitas County may be liable for the inability of public and private entities and individuals to fully utilize existing developed infrastructure in a manner that was anticipated at development as allowed by the Kittitas County Comprehensive Plan and approved by Kittitas County for development.
- Excess capacity of utility systems and other capital facilities that were planned and developed at urban standards as allowed by the Kittitas County Comprehensive Plan and approved by Kittitas County for development may need to be purchased and or compensated by Kittitas County based on urban development potential and previous approvals.
- All Urban Growth Nodes have some level of urban infrastructure development existing within the boundary of the designated urban area.
- While there is no long term guarantee of future zoning or land use there is an expectation under the Growth Management Act that consistency will be an element of the 20 year planning period. Urban designations, especially those that have been in place for over 15 years, have historically been secure, in part, due the recognition of the public and private investment that is needed to develop urban levels of infrastructure and services. Conversion of the Urban Areas to Rural would not only be unprecedented but is inconsistent with the intent of the Growth Management Act to provide orderly and predictable planning to accommodate population projections.
- Kittitas County has been allocated population by the Kittitas County Conference of Governments to the Urban Growth Nodes, again a clear indication that Kittitas

Exhibit #5
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Submitted by: Chad Bala

County considers Urban Growth Nodes as Urban Growth Areas under the Growth Management Act.

- Kittitas County and the incorporated cities in Kittitas County relied on the population allocation numbers in their individual Comprehensive Plan Updates. Conversion of Urban Lands to Rural would require a new allocation by the Conference of Governments potentially requiring amendments to a number of City Comprehensive Plans. No city has indicated that they could accommodate the additional population within their existing plan or capital facilities.
- Any consideration of conversion of urban lands to rural should be a result of careful and thorough review of all the potential issues and consequences. This cannot be accomplished within the time frame allowed for this current process.

Suggested Findings of Fact for Urban to Rural Conversion

1. Conversion of Urban Growth Nodes (Urban Growth Areas) to rural areas is inconsistent with all adopted Capital Facilities Plans for all Public Utility Entities serving the existing Urban Growth Nodes.
2. Conversion of Urban Areas to Rural areas is inconsistent with adopted private water company's comprehensive development plans that require approval by State agencies and review and consistency with the Kittitas County Comprehensive Plan. Conversion of Urban Lands to Rural would make the Comprehensive Plan inconsistent with previously reviewed, approved and adopted Water System Plans.
3. Substantial public and private investment has occurred within the Urban Growth Nodes that would be effectively lost should these lands be converted to Rural. Public and Private entities may default on bonds or loans as a result of overbuilding capital facilities that were designed for urban densities and can now only serve rural densities.
4. All Urban Growth Nodes have some level of urban infrastructure development existing within the boundary of the designated urban area.
5. While there is no long term guarantee of future zoning or land use there is an expectation under the Growth Management Act that consistency will be an element of the 20 year planning period. Urban designations, especially those that have been in place for over 15 years, have historically been secure, in part, due the recognition of the public and private investment that is needed to develop urban levels of infrastructure and services. Conversion of the Urban Areas to Rural would not only be unprecedented but is inconsistent with the

intent of the Growth Management Act to provide orderly and predictable planning to accommodate population projections.

6. Kittitas County has been allocated population by the Kittitas County Conference of Governments to the Urban Growth Nodes, again a clear indication that Kittitas County considers Urban Growth Nodes as Urban Growth Areas under the Growth Management Act.
7. Kittitas County and the incorporated cities in Kittitas County relied on the population allocation numbers in their individual Comprehensive Plan Updates. Conversion of Urban Lands to Rural would require a new allocation by the Conference of Governments potentially requiring amendments to a number of City Comprehensive Plans. No city has indicated that they could accommodate the additional population within their existing plan or capital facilities.
8. Any consideration of conversion of urban lands to rural should be a result of careful and thorough review of all the potential issues and consequences. This cannot be accomplished within the time frame allowed for this current process.