

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.

In classifying mineral resource lands, Kittitas County shall identify and classify aggregate and mineral resource lands from which the extraction of minerals occurs or can be anticipated. Areas for sand, gravel and other metallic substances of long-term commercial significance shall be identified by the County's Mineral Lands Advisory Committee within 90 days of adoption of this comprehensive plan amendment. Proposed land uses within these areas designated as mineral resource lands may require special consideration to ensure future supply of aggregate and mineral resource material will be available. Classification of mineral lands shall be based on geographic, environmental, and economic factors, existing land uses and land ownership. Kittitas County shall also consider the combined effects of proximity to population areas and the possibility of more intense uses of the lands as indicated by:

- a. General land use patterns in the area;
- b. The availability of utilities or public services;
- c. Relationship or proximity to urban growth area(s), which shall include areas of where historic growth has occurred
- d. Predominant surrounding parcel size, subdivision or zoning for urban or small lots, or land settlement patterns and their compatibility with mineral lands of long-term significance;
- e. Intensity of nearby land uses;
- f. History of land development, or permits issued nearby;
- g. Land values under alternative uses;
- h. Location or public roads, access or proximity to the point of use or markets;
- i. Availability and adequate water supplies;
- j. Physical and topographical characteristics of the mineral resource site;
- k. Depth of the resource;
- l. Depth of the overburden;
- m. Physical properties of the resource including quality and type;
- n. Life of the resource;
- o. Resource availability in the region;

- p. Long-term economic conditions which affect the ability to manage and/or maintain commercially viable mineral lands of long-term commercial significance, which should include consideration of the following market factors:
 - i. The location of manufacturing or processing facilities,
 - ii. Equipment and transport costs,
 - iii. Site productivity and production costs,
 - iv. Taxes and administrative costs,

DEDESIGNATION

Kittitas County, hereby adopts the following provision with respect to dedesignation of mineral resource land:

- 1. Change in circumstances pertaining to the comprehensive plan or public policy;
- 2. A change in circumstances beyond the control of the landowner pertaining to the subject property;
- 3. An error in designation; or
- 4. New information on natural resources land or critical area status.

In considering any one of these elements, the criteria for designation should additionally be considered.

Areas meeting the criteria for Mineral Lands of Long- Term Commercial Significance and classified as such, including future discoveries, are designated on the final Comprehensive Plan map and included in the final Comprehensive Plan. The map shows the location of Mineral Lands of Long-Term Significance and will be updated and amended as new mining sites, meeting the designation criteria, are approved.

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. The notice for mineral resource lands shall also inform that an application might be made for mining-related activities, including mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals. (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 the Kittitas County Community Development Services.

2.3(E) Subarea Plans

The subarea comprehensive plans for Easton, Swauk- Teanaway, Thorp, Westside and Taneum can be found in Volume II of the Kittitas County Comprehensive Plan, 1996. These subarea comprehensive plans have no official standing in future land use decisions but may be used as evidence to support future comprehensive plan amendments. They constitute a major part of the county’s public participation in building the comprehensive plan.

Snoqualmie Pass Comprehensive Plan

Snoqualmie Pass Subarea Comprehensive Plan has been adopted into the Kittitas County Comprehensive Plan and is located in Chapter 7 of this document.

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. 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.