



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

TO: Kittitas County Planning Commission

FROM: Kittitas County Community Development Services

RE: Amendment to Kittitas County Comprehensive Plan and Kittitas County Code to Comply with Washington State Growth Management Plan

DATE: October 23, 2012 Public Hearing

I. GENERAL INFORMATION

Kittitas County staff provides a proposal to bring the Kittitas County Comprehensive Plan into compliance to the Growth Management Act of Washington State. Kittitas County's 2006 Comprehensive Plan and related Development Regulations were rejected in part by the Eastern Washington Growth Management Hearings Board (Hearings Board), which hears disputes arising from the adoption of comprehensive plans and development regulations. Over the last few years, the County has amended the Plan to comply with the decision by the Hearings Board. Some issues remain to be addressed, and as a result of the Order Following Remand from Washington State Supreme Court, all of which are being addressed by these recommended amendments.

II. ISSUES ADDRESSED

Following is a summary of the issues raised by the Eastern Washington Growth Management Hearings Board in 2006 and in large part supported by the Washington State Supreme Court in July, 2011. Issues that were found by the Hearings Board to be addressed within the Comprehensive Plan and Kittitas County Code include:

Case No. 07-1-0004c

- Issue 1: Agriculture-3 and Rural-3 zones are urban in the Rural Element.
- Issue 6: Expansion of City of Kittitas Urban Growth Area (UGA) is proposed without land capacity analysis.
- Issue 10: The County has not revisited or revised its Performance Based Cluster Platting, Planned Unit Development Zone; and Suburban zones demonstrating protection of rural character.
- Issue 11: The County has failed to adopt specific, directive policies that maintain a compliant mix of rural densities.
- Issue 14: Expansion of City of Kittitas Urban Growth Area (UGA) is proposed without land capacity analysis.

Case No. 07-1-0015

- Issue 1: The densities allowed by Agriculture-3 and Rural-3 zones are urban in the Rural Element.
- Issue 2: The County regulations permit urban uses in rural areas.

- Issue 3: The County regulations permit urban uses in agricultural lands of long-term significance.
- Issue 4: County regulations permits side-by-side common ownership permitting use of multiple exempt wells which does not protect water quality and quantity.
- Issue 6: Highway Commercial Zones are not compliant with GMA without building or siting limitations.
- Issue 7: One-time splits fail to protect agricultural areas.

III. STAFF REVIEW AND SUMMARY OF PROPOSED AMENDMENTS

INTRODUCTION

The following is a summary of the changes proposed by Kittitas County Planning Staff to the Comprehensive Plan, implementing regulations, and the maps that categorize the lands designations and zoning classifications. These proposed changes respond to the issues raised before the Eastern Washington Growth Management Hearings Board in 2006.

Issues presented by the Hearings Board and supported by the Supreme Court center around policies and regulations which do not preserve “rural character.” It is important in this compliance effort to establish what is considered “rural character” by the County citizens and by various other sources. The table on the following page summarizes criteria used when identifying “rural character.” Four sources are identified within the table, each source labeled at the top of each column. The first column identifies criteria listed within the State’s Code and administrative policies related to what is considered rural character. The second column summarizes findings from extensive research conducted throughout the United States over the past two decades on the perception of “rural” and “rural character” from residents and professionals living and working within those areas. One of these studies involved the City of Roslyn within Kittitas County and residents’ perception of “rural character.” The criteria from the State Growth Management law and the research studies, along with the numbers of comments received from citizens within Kittitas County over the past nine months summarized in column 4, were used to identify Kittitas County “rural character.” These “rural character” characteristics are outlined in column 3, and are used in developing the proposals presented before the Planning Commission for their review in this hearing.

PROPOSED AMENDMENT TO CHAPTER 2 OF COMPREHENSIVE PLAN –EXHIBIT A

Proposed amendments to the Land Use Element (Chapter 2) largely transfer existing policies from the Rural Element of the Plan that relate to the overall land use of the County and not just to the rural areas of the County. Current policies relating to agriculture, forest, and mining resources within the County’s Comprehensive Plan Land Use Element is proposed for transfer to the Rural Element. A number of the policies and text of the Land Use Element are re-written to address the land use issues identified by the Eastern Washington Growth Management Hearings Board as summarized in Section II of this report. Specifically, the revision of the Land Use Element (Chapter 2) establishes directive policies that provide for variety of rural densities while preserving rural character. The revised Element addresses the protection of water quality and quantity by providing policy to have adequate water prior to final approval of projects.

PROPOSED AMENDMENTS TO CHAPTER 8 OF COMPREHENSIVE PLAN- EXHIBIT B

One of the organizational changes to the Comprehensive Plan is the transfer of policies specific to resource and rural lands from the Land Use Element (Chapter 2) to the Rural Element of the Plan (Chapter 8). Policies

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WAC 365-196-200 & RCW 36.70A.030(15)	Scientific Study	"Rural Character" in Kittitas County	Public Participation
<ul style="list-style-type: none"> Open space, natural landscape, & vegetation predominating over built environment 	<ul style="list-style-type: none"> Rural open space consisting of natural areas/views of nature and farms Forest scenes 	<ul style="list-style-type: none"> Upper County - Predominant view consisting of open spaces, mountains, and forests with scattered residential uses. Lower County – Predominant view consisting of agricultural lands 	<ul style="list-style-type: none"> Upper County - Predominant view consisting of open spaces, mountains, and forests with scattered residential uses. Lower County – Predominant view consisting of agricultural lands
<ul style="list-style-type: none"> Foster traditional rural lifestyles, rural-based economy 	<ul style="list-style-type: none"> Balancing environmental protection of water quality/wildlife habitat with farmland protection Houses clustered between farmlands, wooded areas, and open spaces 	<ul style="list-style-type: none"> Agricultural lands and activities which preserve such rural-based economy Forest lands, timber harvesting, and resource-based activities which support the local economy Forest, mountains and rivers which support recreational activity Buildings and uses which support a recreation and resource based economy 	<ul style="list-style-type: none"> Agricultural lands and activities which preserve such rural-based economy Forest, mountains and rivers which support recreational activity Buildings and uses which support a recreation and resource based economy
<ul style="list-style-type: none"> Traditional rural area visual landscapes 	<ul style="list-style-type: none"> Mountain and forest scenes Houses clustered between farmlands, wooded areas, and open spaces Cluster developments which preserve open spaces Preservation of views of natural areas associated with rural nature 	<ul style="list-style-type: none"> Mountains and recreation lands in Upper Kittitas County Scattered and clustered residential development in mid-level areas of the County Agricultural lands with residences and agricultural support buildings in Lower Kittitas County. 	<ul style="list-style-type: none"> Mountains and recreation lands Agricultural lands with residences and agricultural support buildings in Lower Kittitas County. View of nature
<ul style="list-style-type: none"> Compatible with wildlife/fish and habitat 	<ul style="list-style-type: none"> Houses clustered between farmlands, wooded areas, and open spaces Balancing environmental protection of water quality/wildlife habitat with farmland protection 	<ul style="list-style-type: none"> Balances environmental and farmland protection with recreation, open space protection and building compatible with wildlife/fish and habitat 	<ul style="list-style-type: none"> Stream and river protection for recreation and visual purposes Adequate availability of water resources Protection of farmland
<ul style="list-style-type: none"> Reduce land sprawling, low-density development 	<ul style="list-style-type: none"> Beyond density . . . Community, Livelihood, Limited threat of change 	<ul style="list-style-type: none"> Using innovative development ideas/techniques to reduce sprawl 	<ul style="list-style-type: none"> Fewer performance based clusters Less land development More opportunity to develop on land

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<ul style="list-style-type: none"> • Generally, no extension of urban governmental services 		<ul style="list-style-type: none"> • Extension only to support rural activity 	<ul style="list-style-type: none"> • No extension of Urban governmental services outside UGA
<ul style="list-style-type: none"> • Consistent with protection of natural surface water flows & groundwater and surface water recharge/discharge. 	<ul style="list-style-type: none"> • Balancing environmental protection of water quality/wildlife habitat with farmland protection 	<ul style="list-style-type: none"> • Permitting only rural developments which protect the surface and ground waters within the County 	

currently located in the Rural Element that relate to the overall land use of the County and not just to the rural areas that were transferred to the Land Use Element (Chapter 2).

One of the major structural changes to the Plan is the transfer of the Resource policies for agriculture lands, forestry lands and mining lands presently located in the Land Use Element (Chapter 2) into the Chapter 8 so that it becomes the Rural and Resource Element. This is done to list policies within the Element addressing land use activities that interface with and are associated with rural lands. This action addresses the issue indicated that many of the existing policies provide adequate protection of resource lands. Amended policies within the Rural and Resource Element address this issue.

A major proposed substantive change in the Element is the designation of rural lands into one of four land use designations. The “Rural Residential” lands are intended to preserve a variety of residential densities within rural areas of the County. The “Rural Working” lands are intended to preserve lands that provide open space and areas of productive agriculture while permitting a number of uses which support Working lands. The “Rural Recreational” lands are provided to support the recreational activities and uses in the County which provide a strong economic foundation for the County. Such lands are designated and policies developed to permit such uses while protecting rural character. Rural LAMIRDS, which were found in compliance in 2009, are intended to provide small, rural communities as permitted within the Growth Management Act. The purpose and policies for the designations are more specifically described within each of the rural designations of Chapter 8.

Through these changes the proposed “Rural and Resource Element” establishes directive policies that provide for variety of rural densities while preserving rural character, establishes policies that identify rural character, preserves the uses identified within rural areas and protects resource lands.

PROPOSED AMENDMENTS TO PLAN MAPS OF KITTITAS COUNTY- EXHIBIT C

Proposed amendments to the Comprehensive Plan Maps reflect the changes proposed to the existing maps and provide location of the newly proposed Rural Residential, Rural Working, Rural Recreational and Rural LAMIRD designations discussed above. A whole County land use designation is presented on a small scale map. To provide greater detail of land use designation in the Upper and Lower Kittitas County, Plan Maps for these two regions are provided on foldouts to increase the scale of the map. Where greater detail is necessary, map “windows,” similar to an atlas, are provided on the regional maps to indicate areas that are shown on the largest scale.

The establishment of proposed Comprehensive Plan maps directs development to appropriate rural areas of the County aiding in the provision of a variety of rural densities within Kittitas County while preserving rural character.

PROPOSED AMENDMENTS TO ZONING MAPS OF KITTITAS COUNTY- EXHIBIT D

Proposed changes to the zoning maps are also provided. The proposed changes are locations of the zone classifications intended to implement the policies proposed for the Land Use Element and the Rural and Resource Element of the Comprehensive Plan. These maps are also presented in a similar format as presented for the Comprehensive Plan maps.

The most significant changes within the maps is that no R-3 or Ag-3 zones exist within Rural and Resource designated lands in the Comprehensive Plan. Such zones would only exist upon Lands Allowing More Intensive Rural Development (LAMIRDs) and in Urban lands.

Changes in the County's Zoning Maps address the issue of the County creating urban densities and uses within rural areas. Elimination of the 3-acre zones in rural designations omits urban-type densities within rural areas. Creation of more Forest and Range zoned areas and Agriculture 20 zoned areas preserves the open space necessary for agriculture and rural character. The maps also restrict Highway Commercial zones to LAMIRDs and rural areas appropriate to tourist travel along major freeway and not to all areas of the County with public access.

PROPOSED AMENDMENTS TO THE KITTITAS COUNTY CODE FOR IMPLEMENTATION

PROPOSED AMENDMENTS TO CHAPTER 13.35 OF THE KCC, ADEQUATE WATER SUPPLY DETERMINATION – Exhibit E, Pages 1- 3

Amendment to Chapter 13.35, administered by the Department of Health is recommended to insure that adequate water exists for proposed development while preserving the quantity and quality of the water source. This addresses the issue of adequately protecting water quality and quantity during subdivision of lands.

PROPOSED AMENDMENT TO CHAPTER 15 OF THE KCC, CHAPTER 15A.03.045, PROCESSING TIME- Exhibit E, Page 4

Amendment to Section 15A.03.045, Permitting Processing times, establish a maximum allowed final deadline extension of six (6) months for pending projects vested to a substantially different code (i.e., complete applications which are pending with no preliminary approval decision – e.g. no preliminary plat approval). This will establish a specific time frame for pending projects to proceed if currently underway, while also reserving rural character by preventing projects to exist for a long period of time as Code requirements change within the County.

PROPOSED AMENDMENT TO Title 16 OF THE KITTITAS COUNTY CODE, SUBDIVISION REGULATIONS- Exhibit E, Pages 5-22

1. 16.04, General Provisions

This proposed amendment includes the exemptions allowed in RCW 58.17 and to eliminate current exemptions which would normally require subdivision in order to transfer the ownership of land in order to conduct such purposes. Under current exemption language fire stations, emergency facilities (which could include clinics and hospitals) and all structures related to utilities would be exempt from required subdivision regulations. Note that administrative segregations have been recently eliminated from the subdivision ordinance (Ord. No 2012-006).

2. 16.08, Definitions (pages 10 - 13)

This section indicates terms used in the proposed subdivision amendments which are added to clarify intent of the proposed changes. Cluster Plat and Conservation Plat, along with recreational terms are key words that need definition within the subdivision section to show intent of the regulation and provide clarity for public and administrators.

3. 16.09, Cluster and Conservation Platting (Pages 14-22)

These proposed amendments to the section deletes reference to Performance Based Cluster Platting permitting projects which often were not compatible with rural character. The proposed amendments provide criteria by which cluster plats can be approved and used for creative development without affecting rural character and preserving open space. The proposed Conservation Platting provides criteria designed to be used by owners in the agriculture profession to divide land which would provide for a variety of rural density without affecting rural character.

These proposed amendments prevent the allowance of urban-type densities and uses within rural areas, and cluster proposals will improve preservation of rural character and rural densities.

PROPOSED AMENDMENT TO CHAPTER 17 OF THE KITTITIAS COUNTY CODE, ZONING REGULATIONS- Exhibit E, Pages 23-153

1. Zoning, Table of Contents

The Table is proposed for revision to match the amendments made within this Title of the Code.

2. 17.04 General Provisions

The maximum acreages are proposed to be deleted since percentages indicated within each zone classification listed are far below the existing or expected percentages of lands in each classification. This aids in the preservation of rural character through elimination of an anticipated amount of land to become residential.

3. 17.08 Definitions (pages 26 - 47)

Substantive amendments in Title 17 include the revision, deletion and introduction of definitions in Chapter 17.08. Definitions have been revised where needed and regulatory provisions previously found in definition text have been moved to more appropriate locations in Title 17 (such as footnotes associated with a particular use). Unused definitions were deleted. New definitions were drafted for terms used on the proposed allowed use tables (New Chapter 17.15) where such terms required clarification to effectively administer the Zoning Code. Many of the revised definitions are provided to eliminate urban-type uses and increase rural-type uses within the rural areas of the County.

4. 17.12.010 Zone Classifications (pages 48-49)

As with the Table of Contents for the Zoning Chapter, this section proposes changes for the zones which will exist as a result of proposed changes. A new zone, Rural Recreation, was introduced within the Code as a result of the existing landscape and development. It is identified as protecting the "rural character" identified by many of the citizens of Upper Kittitas County, and in support of the rural, tourist economic base identified. Base density within this zone is 1 unit for every 5 acres with potential bonus when meeting criteria and developed in small clusters preserving open space over a majority of land being developed.

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5. 17.14 Performance Based Cluster Plats (page 50)

This chapter is proposed to be deleted for consistency with the deletion of Performance Based Cluster Platting in KCC Chapter 16.09.

6. 17.15 New Section, Allowed Use Tables (pages 51-76)

A significant organizational change within the Zoning Code is the relocation of allowed uses from individual zoning chapters to consolidated use table with footnotes that govern specific uses or conditions where appropriate. Uses within the Urban and Rural LAMIRD land use designations are generally unchanged. However, substantive changes were made to allowed uses in zones within Resource and Rural land use designations in order to bring the code into compliance with the intent of the Growth Management Act. In this compliance effort, urban uses have been removed or limited on resource and rural lands.

As part of the allowed use table consolidation effort, some use terms were changed or consolidated in order to make a more usable table. Examples include the standardization of the term “Dwelling, two-family” rather than the range of terms that included “two-family dwelling” and “duplex.” An example of consolidation is including a “restaurant” use rather than separately listing “delicatessen” “café” and “restaurant.”

7. Specific Zone Classifications (pages 77- 147)

As indicated above, proposed permitted and conditional uses are removed from each zone designation section and placed within the Allowed Use tables in 17.15. Not all of the uses listed within the zone designations are directly transferred to the permitted uses or conditional uses as they now exist, either because the use is outdated and no longer useful within the Code, or because the use change addresses one or more of the compliance issues identified. The proposed use table provides changes in uses in regard to standards and review procedures for “urban like” uses in rural areas. Minor alterations are made to some zone classifications including making the Liberty Historic Zone an overlay zone. One-time splits are also deleted from the Agriculture -20 and Commercial Agriculture zones.

8. 17.36 Planned Unit Development (PUD) Zone (pages 118-123)

Proposed amendments prohibit PUDs in the Rural Working land use designation and limit densities of PUDs in the rural area to the density allowed by the underlying zone, but allow increased densities in UGAs pursuant to TDR provisions. Uses within the UGA Planned Unit Developments differ from uses outside designated UGAs to preserve and protect rural character. The proposed amendments also specify expiration timeframes for existing and approved PUDs. Such changes in this section will also eliminate urban-type uses and densities within the rural areas of the County, and preserve rural character by preventing inactive or uncompleted projects to exist for a long period of time as Code requirements change within the County. Related amendments are also proposed to the County-wide Planning Policies (Exhibit E-1). These proposed amendments were presented to the Kittitas County Conference of Governments (COG) on September 26th and are scheduled for final action by the COG on October 24th.

9. 17.48 Light Industrial (pages 133 and 134)

Proposed amendment to this section addresses the issue by the Hearings Board that the City of Kittitas provided no justification for expansion of its Urban Growth Area. The current proposed amendment provides a minimum lot size of 20 acres unless it is determined that smaller lots will not result in inefficient use of land, do not preclude future large-scale industrial development or the adequate access and infrastructure to future development, and the lots are at least 10 acres. None of the land will be permit commercial uses and will only permit industrial uses for the benefit of the entire County.

10. 17.60A Criteria and Conditions for Approval of Conditional Use Permits (pages 147-149)

Amendments to the Conditional Use Permit review criteria provide greater opportunity for review and mitigation of impacts associated with particular uses. The revisions allow for consideration of rural character and compatibility issues related to certain uses outside of UGAs.

11. 17.98 Amendments (pages 152 and 153)

Amendments are recommended to this section to emphasize that a zoning change request can be made by someone or group through petition when it is consistent with Comprehensive Plan. This identifies for the decision makers and petitioners the conditions under which the rezone can be requested outside of the Docket process, thereby improving the compliance to the Growth Management Act.

PROPOSED EXPANSION OF CITY OF KITTITAS URBAN GROWTH AREA – EXHIBIT F

This section provides the resolution from the City to expand the Urban Growth Boundary, and the maps related to the proposed expansion and the report from AJS consultants providing the Land Use Analysis and justification of the expansion of the Urban Growth Boundary.

Amendments are being proposed within the County’s existing “Light Industrial” zone (17.48, pages 133 and 134) since potential industrial uses could require various lot sizes as it meets the economic objectives for all of Kittitas County. A minimum lot size of 20 acres is proposed with the opportunity for smaller lot size when it is shown, under various conditions, that such a smaller size will not preclude future industrial developments requiring large area, similar to the “shadow plat” concept in other jurisdictions. A land capacity analysis previously done by the City has been re-evaluated, and the current analysis justifies the expansion of the UGA for regional, industrial purposes.

SUMMARY OF CHANGES IN RELATION TO ISSUES

Proposed amendments to the County’s Comprehensive Plan and the Kittitas County Code address all of the issues presented by the Eastern Washington Growth Management Hearings Board. Specifically, issues #1 in both the 07-1-0004c case (herein referred to as the “0004 case”) and the 07-1-0015 case (herein referred to as the “0015 case”), regarding the resulting urban densities in rural areas through use of 3-acre zones within the County’s rural area, are addressed by the proposed Zoning Maps and the change in regulation eliminating 3-acre zones within the rural designated areas.

Issues #6 and #14 within the 0004 case, regarding the expansion of the City of Kittitas UGA without appropriate land capacity analysis, are addressed by developing an appropriate land capacity analysis and validating that the expansion through industrial development will be of benefit to the entire County and not just the City of Kittitas.

Issue #10 of case 0004 and Issue #7 of case 0015, regarding the creation of urban uses and densities in rural areas through the existence of high-density PUDs, Performance Based Cluster Plats, and one-time splits, are addressed by amendments to Chapters 16 and 17 which eliminates one-time splits and revises regulations to insure that future PUDs and cluster developments are intended to preserve rural character in rural areas.

Revision of Chapter 2, the Land Use Element and revision of Chapter 8, the Rural and Resource Element provide directive policies to allow for and encourage a mix and variety of rural uses and densities compatible to the rural character. These amendments address Issue #11 of 0004 case regarding the provision of policies to encourage a variety of rural uses and densities in the rural areas. The changes to the zoning map and the land use ordinances address the Issues #2 and #3 of the 0015 case regarding limiting urban uses within rural and agriculture areas.

Changes in the County Comprehensive Plan, Chapter 2, and amending the County's regulations to require legal access to water prior to approving building permit or final subdivision, addresses the issue of adequately protecting the quality and quantity of the County's water supply, Issue #4 of case 0015.

Finally, limiting the Highway Commercial zone to LAMIRDs and rural areas where high volumes of traffic occur, and confining them to major intersections addresses Issue #6 of the 0015 case.

IV. ENVIRONMENTAL REVIEW

Environmental Review has not yet been conducted upon this proposal. Environmental review and threshold determination from the completed checklist provided by WAC 197-11 will be issued following the Planning Commission recommendation to the Board, and prior to the Board of County Commissioners public hearing.

VI. AGENCY AND PUBLIC COMMENTS

No public agency comments have been have been filed at this point in the process.

Numerous public comments were received throughout the process. Comments written in letter format have been included within the report. Most comments received from people participating in the process were in favor of preserving the "rural" environment in which they lived. Many indicated that they thought of open space, wildlife, agriculture activities and smells, light traffic and wooded areas. Participants in the process were split on change of the 3-acre zones. Many liked the three acre zones because they felt it allowed for an open, rural environment, while those who disliked the zones indicated that such zones prevented the preservation of the open environment that they cherished.

People throughout the process were inquisitive on the amount of potential parcels that existed for development, many were concerned about the things that others would be able to do with their land which would abolish rural" character as they perceived it.

Almost all comments throughout the process from participants from the Lower Kittitas area associated rural character with agriculture. Open space was indicated as most desirable in these areas. Few participants in the process indicated that rural to them represented opportunity for development ("compatible to business and schools," and "mixed use.") Several mentioned that open space and lack of noise was what they liked in a rural environment.

Most criticism received regarding the rural character within Kittitas County related to increased development. They were generally concerned about the increase in housing within the agriculture and flooding areas and wanted some control to prevent development in such areas in the future. One respondent indicated that they disliked the wind towers and most wanted the Agriculture 3 and Rural 3 zones reduced or eliminated so that open lands could remain. Few participants in the public participation indicated the need for more development opportunity.

Many comments were received following the Ellensburg Open House #4 outlining preliminary proposals. The comments received ranged from proposing more restrictive land use policies to allowing many to remain. Clusters were not well received by many of those who requested more restrictive regulations. Several comments were received opposing a suggest requirement that proof of adequate water be presented before application was received. Many opposed the continuation of PUDs and several suggested the "vesting" of such activity. Several indicated that they were concerned that creation of an R-10 zone would be detrimental to the tourist and recreation

activity and they were concerned that keeping the many of the land use development actions, such as PUDs and clusters, would only impede preservation of rural character.

A number of changes to the proposal resulted from these comments. It has been suggested that proof of water availability be provided at time of final project approval and not at time of application. The limited amount of land area dedicated to an R-10 zone in the original proposal and the general concern for its existence justified removing it from the proposal. Rural Recreation zoned areas are proposed for 5-acre minimum lot size with limited bonus with appropriate clustering. Land open space conservation has been expanded by limiting the size of any clusters within the rural areas.

VII. RECOMMENDATION

Staff recommends to the Planning Commission that they recommend these proposed amendments to the Board of County Commissioners in pursuit of compliance to the Growth Management Act. Any recommendation of change to staff proposal provided within this report should be included to the report sent to the Commissioners. Staff justifies this recommendation from the following conclusions.

Staff Conclusions:

1. The Eastern Washington Growth Management Hearings Board requested Kittitas County to amend its Comprehensive Plan and County Code to address Growth Management Act compliance issues of:
 - Allowing area-wide 3-acre zones in Rural designated areas which are urban in density.
 - Approving of an Urban Growth Area expansion for the City of Kittitas without an adequate land capacity analysis.
 - Allowing land use actions of Planned Unit Development (PUD), Performance Based Cluster Platting, and one-time splits resulting in urban densities and uses within rural areas.
 - Failing to adopt directive policies to require and promote a variety of densities while preserving rural character.
 - Failing to provide protection to water quality and quantity within the Plan and regulations.
 - Allowing Highway Commercial zones to establish without adequate criteria for location.
 - Allowing urban-like uses in rural and agricultural resource lands.
2. Kittitas County has developed study of the conditions and issues that exist within the County through a May 2012 Preliminary Analysis and regulatory research.
3. Kittitas County has involved citizens and land owners throughout the County through public meetings and workshops, taken public comment on land use issues existing within the County and incorporated many of the comments into findings.
4. Kittitas County has informed the Planning Commission and Board of County Commission through public meeting study session format , informed them of comments received from the public and provided land use proposals to amend the County Comprehensive Plan and land use regulations.
5. Proposed amendments bring the Kittitas County Comprehensive Plan and implementing regulations into compliance with the Growth Management Act.