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 and Resource Element that ensures the protection of rural lands, ~~and~~ provides for a variety of rural densities and designates resource lands.
- 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.

Rural and Resource Lands – Revised Draft Chapter 8

Kittitas County Comprehensive Plan Compliance 2012

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Rural and Resource Lands – Revised Chapter 8

Comprehensive Plan Compliance 2012 ■ Kittitas County ■ October 2012

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Table 8.2.4-1 Rural Land Use Designations, Corresponding Zoning Classifications and Acreages

Table 8.3-1 Resource Land Use Designation, Corresponding Zoning Classifications and Acreages

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Chapter 8. Rural and Resource Lands

8.1 Introduction and Overview

The Rural and Resource Element of the Kittitas County Comprehensive Plan addresses unincorporated portion of the County outside Urban Growth Areas (UGA). The Land Use Element in Chapter 2 and the Rural and Resource Lands Element together form the basis for future land use patterns within the County. They also form a basis for decision makers to make land use decisions in the unincorporated areas in Kittitas County. The policies in the Rural and Resource Element work with the County's Comprehensive Plan land use designation map in Chapter 2.

This Chapter is in two sections. The first section discusses land use designations for the County's rural lands. It outlines the goals, policies and objectives related to protecting rural character with a variety of densities as required by the Washington State Growth Management Act. Rural lands are outside UGAs and commercial agricultural, commercial forest, and mineral lands.

The second section provides for goals, policies and objectives for the County's resource lands. Resource lands are considered the commercial agriculture lands, the commercial forested lands and mineral lands.

8.1.1 Growth Management Act Goals

The first section of this Element relates to rural lands and rural development. The State of Washington Growth Management Act requires that the County "include measures that apply to rural development and protect the rural character of the area as established by the County. These measures must be used to control rural development, assure visual compatibility of rural development with surrounding areas, reduce sprawl and protect against conflict with the use of agricultural, forest and mineral resource lands (RCW 36.70A.070).

"Rural Character" is defined in the Act as lands where:

- open space and visual and natural landscape predominate over the built environment,
- opportunities exist for traditional rural lifestyle and rural based economies,
- spaces and development are compatible with wildlife habitat,
- undeveloped land is not converted to development of sprawl and low density,
- activities generally do not require extension of urban governmental services, and

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- land use is consistent with protection of surface and ground water flows and recharge/discharge areas. (RCW 36.70A.030(15))

"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." (RCW 36.70A.030(16))

"Rural governmental services" include those public services and public facilities historically and typically delivered at an intensity usually found in rural areas, and may include domestic 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. (RCW 36.70A.030(17))

The Resource section of this Element refers to the commercial agriculture, forest and mineral resources of long term significance that are not characterized by urban growth. (RCW 36.70A.170)

8.1.2 Applicable County-Wide Rural and Resources Policies

Kittitas County-wide planning policies help define rural and resource lands, appropriate land uses and service levels, and unique rural features. They also identify innovative land use techniques which may be used to protect these features.

Rural County-wide policies are intended to enhance and protect the County's rural character, and to encourage appropriate rural land use patterns and service levels. County-wide rural planning policies include:

GPO 8.xx Rural lands are characterized by a lower level of services; mixed residential, agricultural and open space uses; broad visual landscapes and parcels of varying sizes, a variety of housing types and small unincorporated communities. *[New]*

GPO 8.xx Rural lands often have an established land use pattern that inhibits urban character and are generally, and anticipated to continue to be, served by septic systems and individual wells or small community water systems. *[New]*

GPO 8.xx The county should promote the retention of its overall character by establishing zoning classifications that preserve rural character identified to Kittitas County. *[New]*

GPO 8.xx Development in rural areas is subject to agricultural and forestry activities that may take place as a right on adjacent properties. *[New]*

GPO 8.xx Rural lands adjacent to resource lands may require buffering. *[New]*

GPO 8.xx Limited Areas of More Intensive Rural Development, or LAMIRDs, within Kittitas County are small unincorporated communities generally providing limited commercial services, a post office, a school, agricultural services, and a variety of housing types. *[New]*

GPO 8.xx The use of innovative land use techniques should be encouraged in rural areas to lessen the impacts upon the environment and traditional agricultural/forestry uses and to provide services most economically. *[New]*

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GPO 8.xx A certain level of mixed uses in rural areas and rural service centers is acceptable and may include limited commercial, service, and rural industrial uses. *[New]*

Resource Lands are areas which provide commercial agriculture, forestry and mineral resources. County-wide planning policies addressing resource lands include:

GPO 8.xx Protecting and preserving resource lands should be given priority. Development that is permitted and adjacent resource lands shall be properly managed. *[New]*

GPO 8.xx Provide for appropriately located lands which offer adequate supply of rock and gravel resources. *[New]*

GPO 8.xx Policies will reflect a "right to farm" in agricultural lands. *[Revised GPO 8.17]*

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8.2 Rural Lands

8.2.1 Introduction

Kittitas County's rural land use designation consists of a balance of differing natural features, landscape types and land uses. Rural land uses consist of dispersed and clustered residential developments, farms, ranches, wooded lots, and agricultural and recreational/commercial and industrial uses that serve local and national and international populations as customers. 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. *[Revised Chapter 8.1 "Introduction" of current Plan]*

The Rural Lands exhibit a vibrant and viable landscape where a diversity of land uses and housing densities are compatible with rural character. "Rural character" is defined in Kittitas County as predominant visual landscape of open spaces, mountains, forests, and farms and the activities which preserve such features. It balances environmental, forest, and farm protection with a variety of rural development and recreational opportunities. Many sizes and shapes of properties can be found in the Rural lands providing a wide variety of land use from its diverse topography, small to large acreage properties, assorted economic activities and opportunities, small rural residential development, and recreational opportunities throughout the County, but most intense in the western portion of the County. 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. Others choose the more compact arrangement found in clustering, with its accompanying open space and close neighbors designed in ways that enhance and preserve rural character. The most common uses in rural lands are agriculture, recreation and logging, which have been basic industries historically and remain important in terms of employment, income and tax base. Kittitas County will strive to encourage and support these activities in areas they occur and are appropriate. With the exclusion of stated incorporated areas, and UGAs all remaining areas are considered to be Rural Lands. *[Revised Chapter 8.2.1, 8.2.2 and 8.2.3 of current Plan]*

One of the main attractions of the rural residential lifestyle is the low intensity of development and the corresponding sense of a slower pace of living. Part of what creates that attraction is the rural-level facilities and services. The Plan supports and preserves this rural lifestyle by limiting service levels to those historically provided in the County's rural areas. Residents should expect County services,, such as road maintenance and emergency responses to be limited and to decrease as the distance from a rural activity center or urban area increases. *[New from Introduction in Rural Element of Walla Walla Plan]*

8.2.2 Planning for Rural and Resource Lands

Present rural land uses in Kittitas County are a broad mixture of diverse development patterns stemming from trends established decades ago. The County has been characterized has having an abundance of rural uses including the strong recreational opportunities throughout the entire area. The existence of mountainous topography, intense forest lands and large lakes in the Upper Kittitas County area draws large populations to skiing, camping, hunting and hiking opportunities away from intense urban activities often found within the adjacent King County and Pierce County regions. Vibrant river and stream waters invite sports fishermen from around the State to the area. Hunting

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is prevalent in all areas of the County, including the middle portion of the region where sage and tall grasses are abundant for game bird and mammal habitat.

The Lower Valley of Kittitas County has extensive irrigation and rich soils which have been valuable in accommodation of agriculture activities so vital to the economy. Large farms have existed over a century and are very characteristic of the County's dominant rural character. Small, unincorporated communities exist throughout the County identifying it as having strong rural character. Such communities provide distinct, yet small scale services which rural residents depend upon for daily and weekly activity. Many of these communities are located within "Limited Area of More Intensive Rural Development" or LAMIRDs as defined with the Washington State Growth Management Act. All of these ranges of rural densities and uses have created a successful landscape contributing to an attractive rural lifestyle.

The Rural and Resource Element of the Kittitas County Comprehensive Plan is intended to preserve the rural character described above through adopted goals, policies and objectives (GPO) which are designed to encourage and protect the types of uses that are characteristic to the rural area of the County. The GPOs in this section are intended to reduce conflicting land uses within the County's rural area while providing a variety of rural densities, protecting agriculture land resources and activities, guarding the County's water resources and insuring appropriate services and facilities for such environments.

A variety of rural densities and uses which are characteristic to a rural environment are encouraged through the adoption and recognition of the objectives and policies within the Plan, and they create and enhance a successful landscape desired by the County. GPOs in the Rural and Resource Element also provides for a variety of rural uses which are compatible with the County's rural character, and decrease the need for road and utility improvements, police and fire protection, schools in rural areas and other services often found in more urban environments. Without limiting these types of urban services, their existence can often contribute to "rural sprawl," or the scattering of development throughout rural areas which can be inconsistent with an identified rural character. The proper mix of rural uses and densities permits rural growth to be accommodated in a variety of areas where it is compatible with both resource and urban activities.

The GPOs of the Rural and Resource Element of the Comprehensive Plan provide the prospect for preservation of viable and vibrant landscapes associated with rural character. These objectives and policies provide the opportunity to capitalize on the recreational characteristics while preserving the natural resources in Kittitas County often associated with its open spaces. These objectives also deliver the potential for a variety of community life often associated with rural environments while preserving the rural quality of the County. The plan in its goals and objectives within the Rural Element accomplishes preservation of agriculture, mining, forest and recreational activities so vital to the economic base of the County. *[New]*

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8.2.3 Purpose of Rural Lands

- Preserve and maintain the rural character of Kittitas County.
- Sustain and protect the westerly mountainous, recreational open space, and its easterly non-resource agricultural and rangeland activities.
- Provide rural economic opportunity.
- Offer opportunity for a variety of rural density and housing choices while maintaining rural character and protecting health and safety.
- Provide for infrastructure and services necessary to rural development.

The goals, policies and objectives (GPOs) outlined below are intended to reduce conflicting land uses within the entire County's rural area while providing a variety of rural densities, protecting open spaces, and insuring appropriate that services and facilities are provided for rural developed environments.

GPO 8.XX Incentive-based land use strategies will be examined and adopted to encourage land uses which are compatible to the rural environment. *[Revised GPO 8.8]*

GPO 8.XX Encourage development activities which enhance or result in the preservation of rural lands. *[Revised GPO 8.9]*

GPO 8.xx Allow for a variety of rural densities which maintain and recognize rural character, agricultural activities, rural community and development patterns, open spaces and recreational opportunities. *[New]*

GPO 8.XX Uses common in rural areas of Kittitas County enhancing rural character, such as agriculture uses in Lower Kittitas and rural residential uses and recreation uses in Upper Kittitas shall be protected from activities which encumber them. *[Revised GPO 8.11]*

GPO 8.xx Give preference to land uses in Rural designated areas that are related to agriculture, rural residential development, tourism, outdoor recreation, and other open space activities. *[New]*

GPO 8.XX Land use development and conservation tools to prevent sprawl within the Rural area will be researched and adopted when it is determined that such tools protect the unique Kittitas County rural character. *[Revised GPO 8.13]*

GPO 8.xx Limit development in rural areas through density requirements that protect and maintain existing rural character, natural open space, critical areas, and recreation areas. Encourage rural development on lands that have adequate public services. *[New]*

GPO 8.xx Develop buffer standards and regulations that will be used between incompatible rural uses *[New]*

GPO 8.xx Cottage and home occupation which are rural in nature should be encouraged within all rural land use designations and regulations. Impact upon surrounding environments and upon existing public services shall be considered when such industries are proposed. *[Revised GPO 8.38]*

GPO 8.xx Kittitas County will provide criteria within its zoning code to determine what uses will be permitted within rural zone classifications in order to preserve rural character. *[Revised 8.39]*

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GPO 8.xx Provisions should be made for roadside stands, farmers' markets, "U-pick," and customer share cropping operations. *[Current GPO 8.41. No Change]*

8.2.4 Rural Designations

Purpose

Rural Lands are divided by function of the uses intended. The purpose of placing certain lands in these land use designations is to accommodate these various functions. Designations of rural lands are intended to categorize lands within the County so that they:

- Permit residential development in rural areas which enhance and protect rural character;
- Preserve and protect non-resource forests and agriculture lands which are dominant in Kittitas County;
- Provide opportunity for development for recreational purposes which are consistent with rural character and protect public health and safety; and
- Provide opportunity for limited development of rural community.*[Revised GPO 8.6 providing purpose of designations]*

Rural areas provide a choice in living environments through a mix of large lots and existing smaller lots in rural centers and limited areas of more intensive rural development. *[Revised paragraph from Walla Walla Plan]*

Table 8.2-1 below identifies the Rural Land Use designations within the Kittitas County rural areas and corresponding zoning classifications. The Table also displays the estimated acreages of each designation and classification determined by the Geographic Information System (GIS) of the County. The land use designations are limited in number to reflect the functions within the rural areas of the County. *[New]*

Four land use designations have been identified within the Rural Land Use Plan. Rural Residential lands are those which are adjacent or near identified UGAs or LAMIRDs and have an infill potential at similar residential density. They generally have a lower population density than urban areas but higher than most rural areas. A limited level of government services usually exists, and they are often inside Fire Districts and are outside flood areas and most hazard areas. *[New]*

The second rural designation within the Plan are the Rural Working lands. Uses within this designation generally encouraging farming, ranching and storage of agriculture products, and some commercial and industrial uses compatible with rural environment and supporting agriculture and/or forest activities. Areas in this designation often have low population densities with larger parcel size compared to Rural Residential areas. Agriculture and forestry activities are generally less in scope than in the Resource lands. *[New]*

Rural Recreation is the third land use designation of the Plan. These lands often include scenic roadways, vistas, ski and hiking areas, and recreational and seasonal recreation residences. They include resort activities and provide limited commercial services to tourists and seasonal residents where rural character is preserved. Rural Recreation lands may be located in flood or other hazard areas where fishing and outdoor activities are prevalent. *[New]*

The final rural lands designation is Limited Areas of More Intensive Development, or LAMIRDS. These areas are often small, rural communities where rural residents and others can gather, work, shop, entertain, and reside.

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Commercial and industrial development compatible with rural character may continue to locate and prosper in rural areas under limited conditions. *[New]*

Zone classifications shown in the Table below outline the zones designed to achieve the goals and policies outlined in the designations. There are relatively few classifications within the Rural Residential and Rural Working lands. Most zoning classifications exist within the LAMIRDs since they allow a broader and more intense mix of uses. *[New]*

Table 8.2.4-1 Rural Land Use Designations, Corresponding Zoning Classifications and Acreages *[New]*

Type of Land Use	Acres	Rural Land Use Designation	Rural Zoning Classification	Acres
Rural	29,922	Rural Residential	Agriculture 5 Rural 5 Planned Unit Development	
	332,114	Rural Working	Agriculture 20 Forest and Range	
	10468	Rural Recreation	Master Planned Resort General Commercial Highway Commercial Rural Recreation Planned Unit Development	
	506	LAMIRDS	Residential Residential 2 Agriculture 3 Agriculture 20 Rural 3 Rural 5 Limited Commercial General Commercial Highway Commercial Light Industrial General Industrial Forest and Range Planned Unit Development	380 44 13

8.2.4.1 Rural Residential

Purpose

- Allow for residential opportunity with rural character and a variety of densities outside UGAs without population expecting all urban services
- Generally, provide services supporting rural development and lower population densities

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- Designate areas where lots are generally less than 10 acres in size and have a common land use pattern
- Permit siting in areas generally without commercial activity
- Protect residential activities from flooding areas and natural hazard areas
- Preserve views of open space while providing opportunity for variety of rural densities

Rural Residential lands are characterized by activities generally associated with small-scale farms, dispersed single-family homes, and some types of recreational uses and open spaces. Lands are typically too far from the urban area to enable cost-effective provision of public services, and the typical uses do not require urban services.

Rural Residential lands are implemented through the Rural 5 and the Agriculture 5 zones. Existing legally established parcels in this designation that do not meet minimum 5-acre lot sizes should be recognized as legal nonconforming lots. Nonconforming lots in common ownership are subject to lot aggregation.

The following are goals, policies and objectives (GPOs) for activities on Rural Residential lands:

GPO 8.xx 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 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 8.1 No Change]*

GPO 8.xx 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), limited area of more intensive rural development (LAMIRD) 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 8.2A No Change]*

GPO 8.xx Electric and natural gas transmission and distribution facilities may be sited in any areas of Kittitas County including "Rural" designated areas, municipalities, UGAs, Master Planned Resorts, and LAMIRDs. *[GPO 8.2B No Change]*

GPO 8.XX 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 Lands. *[Revised 8.3]*

GPO 8.XX Essential public facilities as defined in RCW 36.70A.200 should be located in rural lands when:

- The nature of the facility requires spaces for operation not commonly found in UGAs
- Can be self-supporting and not depend upon services of municipalities
- Operational needs require use of rural lands

Operation of such facilities will not affect the activity or nature of rural lands. *[Revised 8.4]*

GPO 8.XX Clustering of development is encouraged in the rural area only where it results in the protection of open space and protects against conflicts with the use of farming or resource lands. *[Revised GPO 8.19]*

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GPO 8.XX County restrictions on free-running dogs shall be developed and enforced. *[No Change]*

GPO 8.xx Residential development on rural lands must supported by adequate private water and sewer/septic systems. *[Revised GPO 8.46]*

GPO 8.xx Residential uses, where permitted, shall be located where farming and forestry activities and opportunities are not negatively impacted. *[Revised GPO 8.47]*

GPO 8.xx The benefits of cluster residential development should be explored with criteria for such to occur in rural areas. Criteria, such as limited density, open space minimums and lot size maximums, should be developed to preserve the rural character existing in the area where clustering is proposed. *[Revised GPO 8.48]*

GPO 8.xx Planned Unit Developments (PUD) in rural areas can only be established where such developments will not result in high density environments which require urban services and reduce maintenance of rural character. *[Revised GPO.8.50]*

GPO 8.xx Innovative housing developments which preserve rural character should be explored and encouraged. *[Revises GPO 8.51]*

GPO 8.xx(Recreation) Future amendments should consider placing more emphasis on public benefits that can be accessed and enjoyed by the general public, such as public access trails, publicly accessible formal and informal recreation features, and contiguous open space protect in perpetuity through conservation easements. *[From GordonDerr report, 2009]*

GPO 8.xx Public benefits that are proposed in cluster platting and reserve platting that are proposed in exchange for bonuses lots should be specifically identified on recorded plats through easements, covenants, plat notes or other mechanisms. *[New from GordonDerr report, 2009]*

8.2.4.2 Rural Working

Purpose

- Provide preservation of agriculture activities where producers can live and work on their own lands separate from Resource lands.
- To support the continuation, whenever possible, of agriculture, timber and mineral uses on lands not designated for long-term commercial significance.
- To provide some buffer between rural residential lands and resource lands.
- To provide areas of low intensity land use activities within the agriculture and forest activities.

The following are goals, policies and objectives (GPOs) for activities on Rural Working lands:

GPO 8.XX Conveyance instruments including plats and short plats, development permits and building permits, within 500 feet of land designated as Rural Working lands or Resource Lands shall contain a notice to potential buyers and residents as directed within RCW 36.70A.060(1)(b). *[Revised GPO 8.15]*

GPO 8.XX Right to farm ordinances will continue and new ordinances achieving the objective will be researched. *[Revised GPO 8.17]*

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GPO 8.XX Irrigation delivery facilities should be managed and maintained to facilitate the unimpeded delivery of water to agricultural lands while meeting requirements of RCW 58.17 and KCC Title 16, Subdivisions. *[Revised GPO 8.18]*

GPO 8.XX Kittitas County will continue to research new land use techniques such as Transfer Development Rights, Purchase of Development Rights and open space preservation tools to provide economic incentives to farmers to continue agriculture activities. *[Revised GPO 8.23]*

GPO 8.XX Creative land use techniques such as TDRs and small cluster development suitable to rural character, shall be considered to aid in preservation of farmland. *[Revised GPO 8.30]*

GPO 8.XX Planned Unit Developments (PUD) shall be prohibited in Rural Working land zones. *[New]*

GPO 8.XX Conserve important lands with the implementation of a Transfer of Development Rights program, a market-based tool in which land owners volunteer to sell the right to develop their land to areas where greater density is more appropriate, permanently conserving specified natural resource lands. *[From GPO 8.12]*

GPO 8.XX Growth and development in Rural lands will be planned to minimize impacts upon adjacent natural resource lands. *[Revised GPO 8.16]*

GPO 8.XX Development standards for access, lot size and configuration, fire protection, water supply and dwelling unit location will be adopted for development within or adjacent to forest and agriculture lands. *[Revised GPO 8.20]*

GPO 8.XX Kittitas County will continue to research innovative incentive-based strategies that encourage and support farming activity. *[Revised GPO 8.26]*

GPO 8.XX Kittitas County will encourage voluntary farm conservation and agriculture preservation activities, and support activities engaged in agriculture preservation. *[Revised GPO 8.27]*

GPO 8.XX Non-farming residents should be informed on the practices of farming so that they are aware of the non-urban activities and impacts that occur in the agricultural environment. *[Revised GPO 8.28]*

GPO 8.XX Open ranges are a resource land not subject to nuisance by residential activity. *[Revised 8.31]*

GPO 8.XX Research tax incentives that encourage the establishment and continuance of agriculture and forest activities. *[Revised GPO 8.35]*

GPO8.xx Where proposed residential development is determined incompatible with natural resource activities, all mitigation measures to make the development compatible with the activities shall be completed and cost born by the developer. *[Revised GPO 8.53]*

Liberty Historic District

The Liberty Historic District is an historic mining town recognized by the National Register of Historic Places. Development in this district is subject to the Historic District Overlay Zone. The following policies, based on the Swauk-Teanaway Subarea Comprehensive Plan, have been adopted regarding the Liberty Historic District:

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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 townsite 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. *[Revised to reflect overlay zone]*

GPO 2.20 The Liberty Historic District is in the Rural Working land use designation. To ensure compatibility with the historic district, development in the adjacent forest lands should conform to architectural design standards. 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. *[Revisions to reflect land use changes and to add clarity]*

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 *[This policy has been combined with GPO 2.20]*

GPO 2.23 *[Deleted for consistency with overlay zone]*.

8.2.4.3 Rural Recreation

Purpose

- To maintain and enhance the extraordinary and expansive recreational opportunities in Kittitas County.
- To provide safe opportunities to develop public and private recreational spaces while preserving rural character.
- To increase rural tourist and rural recreational spaces while maintaining environments characteristic to rural areas.
- To allow for and encourage commercial activities characteristic to recreational activity while maintaining rural character.

While parks, open space and community recreational areas play an important role in any community, substantial amounts of recreation lands in this County are owned by the public and private parties. 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 Chapter 11 Parks and Recreation Element. In addition to publicly-owned areas, many private businesses cater to the public in providing skiing, golfing, camping and trail riding on private lands.

Rural recreation in Kittitas County is also largely provided for individual land owners who own various sizes of property for their own recreational use, primarily in the Upper area of the County. These developments are often "second homes" for persons living in other parts of the State, and individual cabins within the mountain areas and

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along trails designed for seasonal recreational habitats. These recreational residences have provided for, and are expected to continue to provide for, a large part of the County's economy. This section of the Plan addresses the objectives and policies for these existing and future seasonal and full-time residential structures as well as the developments that have occurred to shelter seasonal tourists *[Underlined text indicates New section]*

The County and the various cities have different roles regarding public and private 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 as reflected in urban organized recreation facilities and small parks. The residents of the County, as well as others throughout the State and Nation, depend upon the massive trail systems which provide hiking, horse riding, biking, and other exclusive recreational opportunities throughout the year.

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 exciting recreation facilities should be the County's recreation focus*. [Existing Text]*

Following are goals, policies and objectives (GPOs) for activities on Rural Recreation lands.

GPO 8.xx Convenience and motorist services should be permitted near highway, freeway and major arterial intersections where such development is compatible with surrounding rural character and where there is little potential for land use sprawl. *[Revised GPO 8.44]*

GPO 8.XX The County should seek financial support from state and federal agencies to assist in providing for recreational area access and safety. *[No change. GPO 8.59]*

GPO 8.xx Developments located for commercial, residential/recreational purposes, such as Master Planned Resorts or Planned Unit Developments, shall have adequate water, septic and public facilities to service such development without over-burdening the County public services. *[New]*

GPO 8.xx Encourage landowners and developers to approach project design in a flexible and creative manner to provide for and protect open spaces and visual gratification. *[New]*

GPO 8.xx Promote rural recreation development where there is potential for limited infill of seasonal recreation structure, in areas where seasonal structures are not uncommon, and upon soils and geologic conditions which can support structural development. *[New]*

GPO 8.xx Encourage creative development which provides for public and private recreational activity while preserving rural character. *[New]*

GPO 8.xx Consider incentive programs that create active and passive open space. *[New]*

GPO 8.xx Commercial uses proposed for development to service recreational tourists and residents should be permitted in spaces suitable to surrounding rural areas*. [New]*

GPO 8.xx International Wildland-Urban Interface Code should be enforced when approving a recreational residential structure for greatest protection of life and property*. [New]*

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GPO 8.xx Secondary access for protection of life and property shall be required for development in higher rural density rural recreation areas. *[New]*

GPO 8.xx Defensible space standards should be adopted by the County to provide greater personal safety and protection to property in case of fire. *[New]*

GPO 8.xx Specific natural hazards in rural recreation areas shall be considered before creation of habitable or residential structure. *[New]*

GPO 8.xx Personal safety and welfare shall become the highest consideration in permitting rural recreation structures. *[New]*

8.2.4.4 Master Planned Resorts *[Transferred from Chapter 2]*

The Master Planned Resort (MPR) designation applies to 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 be a new resort that is proposed, planned and developed by a single property owner; or an existing resort with multiple ownerships that is designated and planned through a sub-area planning process, and expanded and/or redeveloped pursuant to the adopted sub-area plan. 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 limited areas of more intense rural development (LAMIRDs). 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 or .362 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.

A. MPR Designation Process

GPO 8.xx MPRs should have a thorough review process prior to being located or designated 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. For new resorts proposed by a single property owner, a proposed development agreement will be reviewed as part of the MPR designation process as described in KCC 17.37.040. For existing resorts with multiple property owners, development agreements may be submitted at the time of application for site-specific projects. *[From Chapter 2 – No Change]*

GPO 8.xx 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, or in conjunction with adoption of a sub-area plan for an existing resort area. 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. . *[From Chapter 2 – No Change]*

GPO 8.xx 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. For an existing MPR designated pursuant to a sub-area plan, a site-specific project must demonstrate that it is consistent with the adopted sub-area plan. 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. *[From Chapter 2 – No Change]*

B. Master Planned

GPO 8.xx A MPR must be planned and designed by looking at the entire site or area and adjacent lands and communities. *[From Chapter 2 – No Change]*

GPO 8.xx 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. *[From Chapter 2 – No Change]*

GPO 8.xx 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. *[From Chapter 2 – No Change]*

GPO 8.xx 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. *[From Chapter 2 – No Change]*

C. Self-Contained

GPO 8.xx Except in areas designated for urban growth, new urban or suburban land uses shall be precluded by the county in the vicinity of a MPR. *[From Chapter 2 – No Change]*

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GPO 8.xx A MPR should be physically and, for the most part, visually separated from the nearest developed area. *[From Chapter 2 – No Change]*

GPO 8.xx 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. *[From Chapter 2 – No Change]*

D. Natural Systems and Design

GPO 8.xx A MPR plan shall be consistent with all Development Regulations for critical areas. *[From Chapter 2 – No Change]*

GPO 8.xx 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. *[From Chapter 2 – No Change]*

GPO 8.xx An application for a MPR, a sub-area plan for an existing resort, 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. *[From Chapter 2 – No Change]*

GPO 8.xx 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. *[From Chapter 2 – No Change]*

GPO 8.xx A design theme for a MPR may be appropriate but is not required. However, multiple discordant themes should be avoided. *[From Chapter 2 – No Change]*

E. Recreational Opportunities and Facilities

GPO 8.xx Natural and man-made recreational facilities and opportunities shall be the central focus of a MPR. *[From Chapter 2 – No Change]*

GPO 8.xx Recreational facilities must be included with initial development phases of a MPR. *[From Chapter 2 – No Change]*

GPO 8.xx 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

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satisfy policy requirements without imposing unreasonable up-front costs to the developer. *[From Chapter 2 – No Change]*

GPO 8.xx 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. *[From Chapter 2 – No Change]*

F. Visitor Accommodations and Housing

GPO8.xx 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. *[From Chapter 2 – No Change]*

GPO 8.xx Short-term visitor accommodations should constitute more than fifty percent (50%) of all resort accommodation units. *[From Chapter 2 – No Change]*

GPO 8.xx Short-term visitor accommodations, such as hotel rooms, should be included with the first and initial phases of a MPR development. *[From Chapter 2 – No Change]*

GPO 8.xx 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. *[From Chapter 2 – No Change]*

G. Retail and Commercial Services

GPO 8.xx 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. An existing resort located adjacent to an interstate highway may include retail and commercial services to serve the traveling public, provided that such services are planned for in the adopted sub-area plan. *[From Chapter 2 – No Change]*

GPO 8.xx 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. *[From Chapter 2 – No Change]*

GPO 8.xx A full-range of commercial services should only be provided within the urban growth areas of the surrounding region. *[From Chapter 2 – No Change]*

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H. Capital Facilities, Utilities and Services

GPO 8.xx 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. *[From Chapter 2 – No Change]*

GPO 8.xx 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. *[From Chapter 2 – No Change]*

GPO 8.xx 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. *[From Chapter 2 – No Change]*

GPO 8.xx 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. *[From Chapter 2 – No Change]*

GPO 8.xx 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. *[From Chapter 2 – No Change]*

GPO 8.xx 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. *[From Chapter 2 – No Change]*

GPO 8.xx Impacts to public services should be fully reviewed and fair and proportionate mitigation provided by the MPR. *[From Chapter 2 – No Change]*

GPO 8.xx 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. *[From Chapter 2 – No Change]*

GPO 8.xx 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. *[From Chapter 2 – No Change]*

GPO 8.xx At all times, MPR road standards must meet the minimum safety standards adopted by the county Fire Marshal. *[From Chapter 2 – No Change]*

GPO 8.xx 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. *[From Chapter 2 – No Change]*

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GPO 8.xx 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. *[From Chapter 2 – No Change]*

GPO 8.xx All external road connection points with the MPR should be determined through review agreements with affected agencies and local governments in the region. *[From Chapter 2 – No Change]*

8.2.4.5 Limited Areas of More Intensive Rural Development (LAMIRD)

Purpose

- To establish areas of community pattern that permits community activities without having to incorporate
- To provide opportunity for residential infill which permits variety of housing and yet maintains rural character
- To provide for rural community settings which do not require urban level services
- To maintain existing rural development patterns that have existed for long periods

Many counties, including Kittitas County, contain historical rural settlements that pre-date the Growth Management Act (GMA) and that are characterized by higher density development and economic activity than the surrounding rural area. These areas may provide rural community identity, residential neighborhoods and goods and services, or provide rural employment opportunities. These are areas designated "Limited Area of More Intensive Rural Development" LAMIRD designation and is an optional tool provided by the GMA that is intended to recognize these pre-existing development patterns; provide for limited infill, development or redevelopment; and allow for necessary public services to serve the LAMIRD.

To be consistent with the requirements of the GMA, designated LAMIRDs must have clearly identifiable and logical outer boundaries delineated predominately by the built environment and/or physical boundaries, such as bodies of water, streets and highways, and land forms and contours. Although new development and redevelopment is allowed, development cannot extend beyond the established boundary and contribute to a new pattern of low density sprawl. Public facilities and services provided to LAMIRDs must not permit low density sprawl.

Rural lands designated "Limited Area of More Intensive Rural Development" (LAMIRD) has been assigned to Snoqualmie Pass, Easton, Ronald, Thorp, and Vantage. Other un-incorporated communities presumably designated as rural areas include: Liberty, Thrall, Lauderdale, Sunlight Waters, Fairview, Denmark, Badger Pocket, Elk Heights, Teanaway, Reecer Creek, and Sky Meadows, as well as others. *[Added from existing text]*

Based on the LAMIRD types established in RCW 36.70A.070(5), Kittitas County establishes three categories of LAMIRD designations. These are:

Rural Activity Center – Rural development consisting of infill, development, or redevelopment of existing commercial, industrial, residential, or mixed-use areas, whether characterized as shoreline development, villages, hamlets, rural activity centers, or crossroads developments.

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Rural Recreational Center – Intensification of development on lots containing, or new development of, small-scale recreational or tourist uses that rely on a rural location and setting, but do not include new residential development.

Rural Employment Center – Intensification of development on lots containing isolated nonresidential uses or new development of isolated small-scale businesses that are not principally designed to serve the rural area, but do provide job opportunities for rural residents.

The following goals, policies and objectives provide guidance for designation and development within LAMIRDS generally, as well as more specific guidance for each type of LAMIRD.

GPO 8.67 Allow for designation of LAMIRDs in the rural area, consistent with the requirements of the GMA.

GPO 8.68 Consider the following factors in designating a LAMIRD and establishing boundaries:

a) Existing development pattern, potential for redevelopment and infill, and for Type 1 LAMIRDs the ability to establish a logical outer boundary;

b) Rural character of the potential LAMIRD and surrounding area;

c) Existing and potential mix of uses, densities and intensities and potential impacts to the surrounding area;

d) Presence/location of infrastructure and other "man-made" facilities;

e) Distance from other LAMIRD, UGA, designated resource land or other special land use designation. If in close proximity, consider the potential for sprawl, and/or land use conflicts;

f) Feasibility, cost and need for public services;

g) Significant natural constraints or features to be preserved; and

h) Public input and comment.

GPO 8.69 Once boundaries are established, geographic expansion is not permitted unless needed based on one or more of the following criteria:

a) to correct for mapping errors, or

b) to correct for other informational errors, or

c) when otherwise consistent with the requirements of GMA.

GPO 8.70 Allow inclusion of undeveloped land in LAMIRDs for limited infill, development or redevelopment when consistent with rural provisions of the Growth Management Act.

GPO 8.71 Require that development or redevelopment harmonize with the rural character of the surrounding areas.

GPO 8.72 Recognize that public services, including police and fire protection, emergency medical response, roads and general utilities, will continue to be provided at a rural level of service. Public services and facilities should not be provided in a manner that allows low-density sprawl.

GPO 8.73 Development densities, intensities or uses that require urban level of services should not be allowed.

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GPO 8.74 Continue to protect the long-term viability of designated forest, mineral and agricultural resource lands. The LAMIRD designation will not be applied to designated resource lands. Development within the LAMIRD designation and adjacent to designated resource lands will minimize potential conflicts and not lead to potential conversion of farm and forest land to non-resource uses.

GPO 8.75 Strip commercial development along state and county roads should not be permitted in any LAMIRD.

GPO 8.76 Designation and development standards in Rural Activity Centers:

a) For the purpose of establishing the outer boundary, existing development is considered to be any commercial, industrial, residential or mixed-used development in existence on July 1, 1990.

b) The scale and type of new development and redevelopment should be primarily to serve local residents and secondarily to support the traveling public.

GPO 8.77 Designation and development standards in Rural Recreation Centers:

a) Intensification of development or new development of small scale recreational or tourist uses that rely on a rural setting is permitted;

b) Proposed uses may serve the surrounding rural population and the traveling public;

c) The location of the facility may not adversely impact natural resource production in the surrounding vicinity;

d) The proposed use should be consistent with the surrounding rural character, avoids impact adjoining rural uses, and does not lead to low-density sprawl; and

e) New residential development is not permitted.

GPO 8.78 Designation and development standards in Rural Employment Centers:

a) Intensification of development on lots containing isolated nonresidential uses or new development of isolated small scale businesses is permitted;

b) Businesses should provide job opportunities for rural residents, but do not need to be principally designed to serve local residents;

c) Small scale employment uses should generally be appropriate in a rural community, such as (but not limited to) independent contracting services, incubator facilities, home-based industries, and services which support agriculture; and

d) Development should conform to the rural character of the surrounding area.

[This section is unchanged except for purpose points, numbering of section, and numbering of GPOs]

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8.3. Resource Lands

Kittitas County has utilized the standards set forth in RCW 36.70A.170 to designate resource lands, which may not currently be characterized by urban growth and must have long term commercial significance. In using these criteria, Kittitas County relied on the definitions found in RCW 36.70A.030 relative to resource lands, and to designates these lands into three categories: lands of commercial agriculture, lands of commercial forest and mineral resource lands.

A large portion of Kittitas County contains forested lands. Of these lands, 731,348 acres have been designated as forestlands of long-term commercial significance and are designated "Commercial Forest" lands within the Plan. Furthermore, 357,527 acres of the valley floor's agricultural land has been designated as "Commercial Agriculture" since it is agricultural land of long-term commercial significance. "Mineral" resource lands of long-term commercial significance have also been designated. *[New]*

8.3.1 Planning of Resource Lands *[New]*

As provided in the GMA, a primary purpose of this Rural and Resource Element is to implement a combination of techniques to preserve resource lands. In addition to the traditional large-lot zoning categories that limit the density of development and restrict or prohibit inappropriate uses of resource lands, Kittitas County is committed to implementing innovative land use management techniques in resource lands as permitted by the Growth Management Act including, but not limited to, transfer development, cluster platting, and conservation platting.

Such innovative techniques that allow development on one portion of land while leaving the remainder in resource or open space use will be carefully created in regulations to preserve and protect resource lands. Such innovative development activity will be properly managed and designed to assure conservation of resource lands and to encourage the continuation of the predominant agricultural and resource based economy of Kittitas County.

Table 8.3-1 below identifies the Rural Land Use designations within the Kittitas County rural areas and corresponding zoning classifications. The Table also displays the estimated acreages of each designation and classification determined by the Geographic Information System (GIS) of the County. The land use designations are limited in number to reflect the functions within the resource lands of the County.

Three Resource land use designations have been identified for the Plan. Commercial Agriculture lands are those that have been identified as lands with soils and location characteristics that suggest that they will be used for commercial agriculture use in perpetuity and are considered a resource to the economy. Commercial Forest lands are those that have been identified as areas where logging has been the main source of activity in the past and where such lands can or will be preserved for that resource and activities associated with forests. Mineral lands that have long-term significance for extraction of minerals allow for the extraction of mineral resources, and occur in various zones.

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Table 8.3-1 Resource Lands Designations, Corresponding Zoning Classifications and Acreages

Type of Land Use	Acres	Rural Land Use Designations	Acres	Rural Zoning Classification
Resource		Commercial Agriculture Commercial Forest Mineral		Commercial Agriculture Commercial Forest Zoning Classification Varies

Following are goals and policies for all Resource lands in Kittitas County.

GPO 8.XX Conserve important natural resource lands with the implementation of a Transfer of Development Rights program, a market-based tool in which land owners volunteer to sell the right to develop their land to areas where greater density is more appropriate, permanently conserving specified natural resource lands. *[From GPO 8.12, no change]*

GPO 8.XX Development standards for lot size and configuration, fire protection, water supply and structure location will be adopted for land use activity within or adjacent to resource lands. *[New]*

GPO 8.XX Kittitas County will continue to research innovative incentive-based ordinances that encourage and preserve resource land activity. *[New]*

GPO 8.XX Open ranges are a resource land which will not be subject to encumbrance by residential activity. *[New]*

GPO 8.XX Research tax incentives that encourage the establishment and continuance of resource land protection and preservation. *[New]*

GPO8.xx Where proposed development is determined incompatible with natural resource activities, all mitigation measures to make the development compatible with the activities shall be completed at expense of the developer. *[New]*

8.3.2 Commercial Agriculture Land Use *[Transferred and Amended Chapter 2]*

The purpose and intent of this designation is to comply with the requirements of the GMA to guide adoption of regulations which assure that use of lands adjacent to agricultural lands of long term significance will not interfere with continued use of that land for agricultural purposes [RCW 36.70A.060]. In classifying and conserving the agriculture resource lands in Kittitas County, it has considered the minimum guidelines found in WAC 365-190 including:

- Lands not characterized by urban growth;
- Lands capable of being used for agricultural production based primarily on physical and geographic characteristics;
- Lands having long-term significance for agriculture which takes into account, among other things, the proximity to urban growth areas, public facilities and services, intensity of nearby uses and other things which might contribute to potential revision of use based upon marketing factors.

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It is the County's intent to meet these agricultural resource requirements by establishing a "Commercial Agricultural" designation. Based on the review criteria established by Kittitas County, land located in the Commercial Agricultural Zone has been formally designated as "Agricultural Lands of Long-term Commercial Significance." *[Revised Introduction]*

Comprehensive Plan Goals Regarding Designation of Agricultural Lands of Long-Term Commercial Significance *[No Change from Chapter 2]*

For purposes of designating Agricultural Lands of Long-Term Commercial Significance, and in considering any request for de-designation of such lands, Kittitas County has identified the following criteria:

Designation and De-designation of Agricultural Lands of Long-Term Commercial Significance.

The purpose of this section is to identify the goals and policies in Kittitas County necessary to implement Goal 8 (RCW 36.70A.020(8)) of the GMA concerning Agricultural Lands of Long-Term Commercial Significance.

> (8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agriculture, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

All decisions dealing with the designation or de-designation of Agricultural Lands of Long-Term Commercial Significance shall be in support of that goal.

1. Definitions.

The County adopts and shall utilize the following definitions and considerations:

"Agricultural land" means land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees subject to the excise tax imposed under RCW 84.33.100 through 84.33.140, finfish in upland hatcheries, or livestock, and that has long-term commercial significance for agricultural production.[1]

"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.

In determining "the combined effects of proximity to population areas and the possibility of more intense uses of the land" upon agricultural lands, the County shall consider: (a) the availability of public facilities; (b) tax status; (c) the availability of public services; (d) relationship or proximity to urban growth areas; (e) predominant parcel size; (f) land use settlement patterns and their compatibility with agricultural practices; (g) intensity of nearby land uses; (h) history of land development permits issued nearby; (i) land values under alternative uses; and (j) proximity of markets.

[1] RCW 84.33.100 through 84.33.118 were repealed or decodified by 2001 c 249 §§ 15 and 16. RCW 84.33.120 was repealed by 2001 c 249 § 16 and by 2003 c 170 § 7.

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2. Designation Criteria.

In order to be designated Agricultural Lands of Long-Term Commercial Significance in Kittitas County, the land must: (1) not be characterized by urban growth; (2) be primarily devoted to agriculture, and (3) have long-term significance for agriculture.

Land shall be designated Agricultural Lands of Long-Term Commercial Significance (referred to as Commercial Agricultural Lands in the Kittitas County Code) in accordance with the designation criteria and considerations set forth herein.

A. Land Grade Consideration. Agricultural Lands of Long-Term Commercial Significance shall be prime and unique farmland soils as mapped by the United States Department of Agriculture Natural Resources Conservation Service and considered capable of agricultural use according to land capability criteria in Agriculture Handbook No. 210 or successor guide adopted by the federal agency.

B. Other consideration. In determining whether land should be designated as Agricultural Land of Long-Term Commercial Significance, the County may also consider the needs and nature of the agricultural industry.

C. Designation. Upon a determination that a tract qualifies as Agricultural Lands of Long-Term Commercial Significance (referred to as Commercial Agricultural Lands in the Kittitas County Code) under the definitions and considerations noted above, such lands shall be so mapped in the Comprehensive Land Use Plan map of Kittitas County and shall be zoned Commercial Agricultural lands under Kittitas County zoning code, section KCC 17.31. The County's Commercial Agricultural zoning code, KCC 17.31, shall control uses, maintenance and enhancement of the agricultural industry and conserve productive agricultural lands consistent with the needs and best practices of the industry. Lands presently mapped as “commercial agriculture” shall retain that designation unless a specific de-designation request is filed by the owner for a review under the guidelines of this Ordinance.

3. De-designation criteria.

A. Definitions. De-designation is a change of land classification from Agricultural Lands of Long-Term Commercial Significance to another GMA classification.

B. De-designation Criteria. The considerations and criteria for de-designation are the same as the considerations and criteria for designation identified in sections 1 and 2 above. De-designation requests may be initiated by the County or by individuals based on a request to consider (1) a mistake in the original designation or (2) that factors leading to the original designation have changed, rendering the site inappropriate for long-term commercially significant agricultural land designation.

C. A de-designation request shall provide a legal description of the property subject to the request and map showing the agricultural land grades listed above for the property. The request shall specifically address each of the factors above deemed pertinent to the consideration of designation and de-designation.

4. Applications and Processing.

A. Applications for the designation of Agricultural Lands of Long-Term Commercial Significance shall be docketed with the planning department for annual consideration by the Kittitas County planning commissioners and board

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of county commissioners as a change to the County comprehensive plan and map in accordance with Chapter 15.B of the Kittitas County Code. Applications for de-designations of Agricultural Lands of Long-Term Commercial Significance must be accompanied, and processed along with, a specific development application.

B. In determining a request to designate or de-designate Agricultural Land of Long-Term Commercial Significance, the County may consider the needs and nature of the agriculture industry (*Lewis County v. Western Washington Growth Management Hearings Bd.*, 157 Wn.2d 488, 139 P.3d 1096 (2006)).

C. In considering a request for de-designation, the County shall make the same considerations as in designating lands under the provisions of Section 2 above (*City of Redmond v. Central Puget Sound Growth Management Hearings Board*, 116 Wn. App. 48, 65 P.3d 337 (2003) (Benaroya II).

D. In addition to such considerations as may be undertaken by the County under these provisions, the County shall address in writing: (1) the factors that warrant the designation or de-designation, and (2) how the action meets the objectives of Goal 8 of GMA (RCW 36.70A.020(8)) to maintain and enhance a productive agriculture industry and to encourage the conservation of productive agricultural lands and to discourage incompatible uses when making a decision on designation or de-designation of Agricultural Lands of Long-Term Commercial Significance.

Following are goals, policies and objectives (GPOs)s to protect and ensure continued employment of Commercial Agricultural land use.

GPO 8.xx Oppose laws and regulations, which restrict agriculture, and support laws and regulations, which enhance agriculture. *[Revised GPO 8.26]*

GPO 8.xx Develop a study area where the various Rural land use designations 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.
- Effectiveness of Transfer of Development Rights from Commercial Agriculture to Rural lands.
- Use of Cluster Development to minimize impacts.
- Use of open space to act as a "buffer" between Rural and Commercial Agriculture designations. *[Revised GPO 2.110B]*

GPO 8.xx Continue and expand support for right-to-farm ordinances. *[Revised GPO 8.26]*

GPO 8.xx 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 and agricultural activities of long term significance. *[Revised GPO 2.112]*

GPO 8.xx Encourage non-farmers in agricultural areas to meet farm performance standards.

GPO 8.xx Encourage development projects whose outcome will be the significant conservation of farmlands. *[Existing GPO 2.118]*

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GPO 8.xx Identify and designate agriculture transportation corridors that facilitate farm use. *[Existing in GPO____]*

GPO 8.xx 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). *[Existing in GPO____]*

GPO 8.xx Look into additional tax incentives to retain productive agricultural lands. *[Existing in GPO____]*

GPO 8.xx Value agricultural lands for tax purposes at their current agricultural land use. *[Existing in GPO____]*

GPO 8.xx 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. *[Existing in GPO____]*

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 8.xx Where appropriate, Kittitas County will exert its influence to help provide the delivery of water to all lands within the county. *[Revised GPO 2.126]*

GPO 8.xx Encourage all development to incorporate drought tolerant or native vegetation as a major component of their landscaping plan (i.e. xeriscaping) *[Existing in GPO____]*

GPO 8.xx 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 and WAC 365.190.050 (6). *[Revised GPO 2.128]*

GPO 8.xx 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." *[Revised GPO 2.129B]*

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8.3.3 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.

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.

It is clear that the Legislature intended that counties planning under the GMA should consider land characteristics and economic factors when designating commercial forest lands. 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).

For purposes of designating Forest Lands of Long-Term Commercial Significance, and in considering any request for de-designation of such lands, Kittitas County has identified the following criteria.

Designation and De-designation of Forest Lands of Long-Term Commercial Significance

The purpose of this section is to identify the goals and policies in Kittitas County necessary to implement Goal 8 of the GMA concerning Forest Lands of Long-Term Commercial Significance:

> (8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

All decisions dealing with the designation or de-designation of forest resource lands shall be in support of that goal.

1. Definitions.

The County adopts and shall utilize the following definitions and considerations:

A. "Forest land" means land primarily devoted to growing trees for long-term commercial timber production on land that can be economically and practically managed for such production, including Christmas trees subject to the excise tax imposed under RCW 84.33.100 through 84.33.140, and that has long-term commercial significance.[2]

B. "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.

C. In determining whether forest land is "primarily devoted to growing trees for long-term commercial timber production on land that can be economically and practically managed for such production," the following factors shall be considered: (a) The proximity of the land to urban, suburban, and rural settlements; (b) surrounding

[2] RCW 84.33.100 through 84.33.118 were repealed or decodified by 2001 c 249 §§ 15 and 16. RCW 84.33.120 was repealed by 2001 c 249 § 16 and by 2003 c 170 § 7.

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parcel size and the compatibility and intensity of adjacent and nearby land uses; (c) long-term local economic conditions that affect the ability to manage for timber production; and (d) the availability of public facilities and services conducive to conversion of forest land to other uses.

2. Designation Criteria.

In order to be designated Forest Lands of Long-Term Commercial Significance in Kittitas County, the land must: (1) not be characterized by urban growth; (2) be primarily devoted to the growing of trees for long-term commercial timber production on land that can be economically and practically managed for such production, and (3) have long-term significance for the commercial production of timber.

Land shall be designated Forest Lands of Long-Term Commercial Significance (referred to as Commercial Forest Lands in the Kittitas County Code) in accordance with the designation criteria and considerations set forth herein.

A. Land Grade Consideration. In Kittitas County, the most common tree species are ponderosa pine and dry mixed conifer, including Douglas fir. Most of the forest lands in Kittitas County are composed of land grades 4 and 5 as mapped by the Department of Natural Resources. Forest Lands of Long-Term Commercial Significance shall include lands that have a predominance of land grades 3-6 (i.e., more than 60% of the site has requisite land grade) as defined in WAC 458-40-530.

B. Other Mandatory Factors. In the designation of Forest Lands of Long-Term Commercial Significance, the County shall also consider and address in writing the effects of proximity to population areas and the possibility of more intense uses of the subject land as indicated by:

(1) The availability of public services and facilities conducive to the conversion of forest land.

(2) The proximity of forest land to urban and suburban areas and rural settlements: Forest lands of long-term commercial significance are located outside the urban and suburban areas and rural settlements.

(3) The size of the parcels: Forest lands consist of predominantly large parcels.

(4) The compatibility and intensity of adjacent and nearby land use and settlement patterns with forest lands of long-term commercial significance.

(5) Property tax classification: Property is assessed as open space or forest land pursuant to chapter 84.33 or 84.34 RCW.

(6) Local economic conditions which affect the ability to manage timberlands for long-term commercial production.

(7) History of land development permits issued nearby.

WAC 365-190-060.

C. Other considerations. In determining whether land should be designated as Forest Land of Long-Term Commercial Significance, the County may also consider the needs and nature of the timber industry.

D. Designation. Upon a determination that a tract qualifies as Forest Lands of Long-Term Commercial Significance (denominated Commercial Forest Lands in the Kittitas County Code) under the definitions and considerations noted above, such lands shall be so mapped in the Comprehensive Land Use Plan map of Kittitas County and shall be zoned Commercial Forest lands under Kittitas County zoning code, section KCC 17.57. The County's Commercial Forest zoning code, KCC 17.57, shall control uses, maintenance and enhancement of the forest

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products industry and conserve productive forest lands consistent with the needs and best practices of the industry. Lands presently mapped as "commercial forest" shall retain that designation unless a specific de-designation request is filed by the owner for a review under the guidelines of this Ordinance.

3. De-designation Criteria.

A. Definitions. De-designation is a change of land classification from Forest Lands of Long-Term Commercial Significance to another GMA classification.

B. De-designation Criteria. The considerations and criteria for de-designation are the same as the considerations and criteria for designation identified in sections 1 and 2 above. De-designation requests may be initiated by the County or by individuals based on a request to consider (1) a mistake in the original designation or (2) that factors leading to the original designation have changed, rendering the site inappropriate for long-term commercially significant forest land designation.

C. A de-designation request shall provide a legal description of the property subject to the request and map showing the forest land grades listed above for the property. The request shall specifically address each of the factors above deemed pertinent to the consideration of designation and de-designation.

4. Applications and Processing.

A. Applications for the designation of Forest Lands of Long-Term Commercial Significance shall be docketed with the planning department for annual consideration by the Kittitas County planning commissioners and board of county commissioners as a change to the County comprehensive plan and map in accordance with Chapter 15.B of the Kittitas County Code. Applications for de-designations from Forest Lands of Long-Term Commercial Significance to another GMA designation may only be sought in conjunction with a specific development proposal.

B. In determining a request to designate or de-designate Forest Land of Long-Term Commercial Significance, the County may consider the needs and nature of the timber industry (*Lewis County v. Western Washington Growth Management Hearings Bd.,* 157 Wn.2d 488, 139 P.3d 1096 (2006)).

C. In considering a request for de-designation, the County shall make the same considerations as in designating lands under the provisions of Section 2 above (*City of Redmond v. Central Puget Sound Growth Management Hearings Board*, 116 Wn. App. 48, 65 P.3d 337 (2003) (Benaroya II).

D. In addition to such considerations as may be undertaken by the County under these provisions, the County shall address in writing: (1) all of the factors that warrant the designation or de-designation, and (2) how the action meets the objectives of Goal 8 of GMA (RCW 36.70A.020(8)) to maintain and enhance a productive timber industry, to encourage the conservation of productive forest lands and to discourage incompatible uses when making a decision on designation or de-designation of Forest Lands of Long-Term Commercial Significance.

Below are the goals, policies and objectives (GPO) for activities on Commercial Forest lands.

GPO 8.xx Classification and designation of Forest Lands of Long-Term Commercial Significance shall be made to maintain and enhance natural resource-based industries, including productive timber industries. *[Former GPO 2.130]*

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GPO 8.xx 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. *[Existing in GPO____]*

GPO 8.xx 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. *[Existing in GPO____]*

GPO 8.xx 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. *[Existing in GPO____]*

GPO 8.xx Resource activities performed in accordance with County, State and Federal laws should not be subject to legal actions as public nuisances. *[Existing in GPO____]*

GPO 8.xx 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. *[Existing in GPO____]*

GPO 8.xx Kittitas County will support local forest landowner's seeking regulatory relief in order to help them remain economically viable. *[Revised GPO 2.137]*

GPO 8.xx Land use activities within or adjacent to commercial forest land will be sited and designed to minimize conflicts with forest management and other activities on commercial forestlands. *[Revised GPO 2.138]*

GPO 8.xx 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). *[Existing in GPO____]*

GPO 8.xx When appropriate, encourage cluster developments on adjacent non-commercial forestlands so that open space buffers adjacent forestland from development. *[Revised GPO 2.140]*

GPO 8.xx Kittitas County will advocate active management of Federal and State forest lands to create and maintain healthy, fire-safe forests. *[Existing in GPO____]*

GPO 8.xx 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; and
c. encouraging and supporting a local and regional infrastructure of manufacturing facilities that use wood products within an economically viable 100 mile circle. *[Revised GPO 2.142A]*

GPO 8.xx 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 Commercial Forest lands 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." *[Revised GPO 2.142B]*

8.3.4 Commercial Mineral Resource Lands *[Revised from Chapter 2]*

The Growth Management title of the Revised Code of Washington 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"(RCW 36.70A. 170). The Act defines minerals as sand, gravel and valuable metallic substances, and states that each county shall adopt development regulations to assure the conservation of mineral resource lands (RCW 36.70A.060).

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. 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;

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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,

De-designation

Kittitas County, hereby adopts the following provision with respect to de-designation 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 8.xx 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 8.xx New uses, such as residential and commercial uses, conflicting with existing commercial mining activities in designated mineral resource areas shall be required to locate away from such mining activities. *[Revised GPO 2.144]*

GPO 8.xx 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 mineral resource lands, shall contain a notice that states that: "The subject property is within or near designated 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." *[Revised GPO 2.145]*

GPO 8.XX The impact of potential residential/commercial development upon Mineral Resource Lands of Long-term Significance shall be considered when determining the compatibility of the proposed development within the Rural area. *[Revised GPO 8.21]*

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