



Land Use – Revised Draft Chapter 2

Kittitas County Comprehensive Plan Compliance 2012

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Comprehensive Plan Compliance 2012 ■ Kittitas County ■ October 2012

Prepared by:

Kittitas County
411 North Ruby, Suite 1
Ellensburg, WA 98926
Contact: Robert “Doc” Hansen, Planning Official
509-962-7523



Van Ness Feldman GordonDerr LLP
719 Second Avenue, Suite 1150
Seattle, WA 98104
Contact: Anna M. Nelson, AICP
206-623-9372

**VanNess
Feldman
GordonDerr**

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A Note to Readers:

This document is a working draft for review and comment by the public and will be presented to the Board of County Commissioners and Planning Commission at a joint study session meeting tentatively scheduled for October 9, 2012.

A final draft will be posted on the County website for public review and comment prior to the Planning Commission public hearing that is tentatively scheduled to commence on October 23, 2012. Hardcopies will be available at CDS.

See GMA Compliance information at: <http://www.co.kittitas.wa.us/cds/compliance-2012/>

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Chapter 2. Land Use

2.1. Introduction and Overview

The Land Use Element plays the central role in guiding land use patterns and decisions for the County. In keeping with State law, the County fulfills its responsibility of shaping land use primarily through its Comprehensive Plan policies and implementing development regulations. While this chapter addresses all land uses in the County, the emphasis is on urban lands. Rural and resource land uses are specifically addressed in Chapter 8, Rural and Resource Lands.

The majority of new growth in the County is encouraged to locate in established cities and urban growth areas (UGAs) where adequate public facilities and services can be provided in an efficient and economical manner. An adequate supply of land in the UGAs will ensure that immediate and future urban needs are met as well as provide for an orderly and efficient transition from low intensity land uses to urban land uses over time as the incorporated cities expand.

[New section from Land Use element of Walla Walla County Plan]

2.1.1. Growth Management Act Goals

[New section from Land Use element of Walla Walla County Plan]

Three of the Growth Management Act (GMA) planning goals are particularly relevant to land use:

- Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner. (Revised Code of Washington [RCW] 36.70A.020(1))
- Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development. (RCW 36.70A.020(2))
- Private property. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

2.1.2. Land Use Patterns

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

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

Land use in Kittitas County ranges from residential uses to resource based activities. In the Snoqualmie Pass area, resource allocation in the form of timber harvesting is the predominant land use with additional areas used for recreation. Resource lands still predominate the mid-elevations, though residential development increases in these areas. In the lower elevations, agricultural activities are the main land use, with residential development intermixed in the area. The Department of Defense's Yakima Training Center is located in the southeastern portion of the county, and makes up a large percentage of the ownership in the lower Kittitas Valley, approximately 164,132 acres. *[Revised introduction to Chapter 2.1.2 of current Plan]*

2.1.3. Existing Density

Zone classifications consistent with the Comprehensive Plan determine the allowable development density throughout the County. Under current zoning, densities range from one unit per 6,000 square feet to one unit per 80 acres. For example, the Suburban zone allows a density of one unit per acre, while the Agricultural-3, Rural- 5, and Agricultural-20 Zones allow for a density range of one unit per three acres, five acres, or twenty acres, respectively. The lowest density in the county is in the Commercial Forest Zone where the assigned density is one unit per 80 acres. *[Revised Chapter 2.1.2 "Existing Density" in current Plan]*

2.1.4. Zoning and Land Use Designations

The following table shows the land use designations assigned in this Comprehensive Plan, along with the corresponding zone classifications present in each land use designation and the total area in acres occupied by that zone. *[New text and table]*

Table 2-1 Land Use Designations and Corresponding Zoning Classifications with Acreage

Type of Land Use	Land Use Designations	Zoning Classification	Acres
Resource	Commercial Agriculture Commercial Forest Mineral	Commercial Agriculture Commercial Forest Zoning Classification Varies	
Rural	Rural Residential	Agriculture 5 Rural 5 Planned Unit Development	
	Rural Working	Agriculture 20 Forest and Range	
	Rural Recreation	Master Planned Resort General Commercial Highway Commercial Rural Recreation Planned Unit Development	
	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	
Urban	Urban	Residential Rural Residential Urban Residential Historic Trailer Court Agriculture 3 Rural 3 Rural 5 Limited Commercial General Commercial Highway Commercial Light Industrial General Industrial Forest and Range Planned Unit Development	

2.2. Use Goals and Policies

[Current Plan chapter 2.2.1]

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

The planning process is an on-going process consisting of establishing, applying, monitoring and evaluating goals and policies. Different goals may at times conflict requiring the County to weigh one goal against the other in order to choose a policy direction. *[Revised—current Plan chapter 2.2.1]*

Citizen participation has been a vital part of the planning process and has guided formation of goals, policies, and objectives. The following general goals, policies, and objectives (GPOs) in this chapter and elsewhere in the Comprehensive Plan have been drawn from that process. *[Revised—current Plan chapter 2.2.1]*

2.2.1. General Goals and Policies

GPO 2.XX The land use pattern for the County shall protect the natural environment, traditional uses, and rural character by directing future residential development to urban areas. *[New GPO]*

GPO 2.1 Protect, preserve, maintain, and enhance the County's natural resource industry base, natural environment, and rural character, including but not limited to timber, agriculture, mineral, water and energy resources. The County shall avoid land use conflicts with its resource industry by applying low residential densities to lands adjacent to resource lands. *[Revised]*

GPO 2.2 The County should diversify economic development by providing broader employment opportunities. *[Revised]*

GPO 2.3 Encourage urban growth and development in those areas where public roads and services can support such growth, and where development will cause minimal environmental degradation, reduce the conversion of land for development, and concentrate future growth in established cities and urban growth areas. *[Revised]*

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

GPO 2.5 Kittitas County should encourage residential and economic growth in cities and urban growth areas to minimize the costs of providing public utilities and services and reduce the conversion of rural and resource lands. *[Revised]*

GPO 2.6 Kittitas County will maintain a flexible balance of land uses which will protect, preserve, and enhance the rural character, historical forest lands, agricultural industries, mineral lands, and high quality environment. *[Revised]*

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

GPO 2.8 The process and formula for population projection and allocation in Kittitas County is outlined in the County-wide Planning Policies. To achieve and maintain rural character and resource based industries, the allocation of population growth to rural and resource lands should be minimized and should not represent a significant portion of the County's residential growth capacity. *[Revised]*

GPO 2.9 When adopting development regulations, Kittitas County shall notify property owners that zoning and land use may change, and will consider requests for amendments made to individual properties. *[Revised to add directive policy]*

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

GPO 2.10B The County may develop study areas, either countywide or specific geographic locations, for analysis and implementation of a variety of planning techniques and tools, including but not limited to: subarea plans, zoning designations, design standards and development requirements. *[Revised to add clarity].*

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

- Teanaway Drainage Basin
- Freeway Interchanges
- Yakima River Watershed Planning
 - Snoqualmie Pass sub-area, including Gold Creek
 - Easton
 - Ronald
 - Thorp
 - Vantage

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

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

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

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

GPO 2.109E Kittitas County shall coordinate with state and federal agencies in the development plans and of land use regulations by providing notification to appropriate agencies of new planning activities. *[Revised.]*

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

- Adopt and implement the most current version of the International Fire Code including the Urban – Wildland Interface Code (UWIC)
- Participate in the Community Fire Wise Programs
- Develop Community Fire Wise Plans
- Encourage coordination with and between Fire Districts
- Encourage coordination with the Washington State Department of Natural Resources

[Revised to add directive policy]

GPO 2.12A Kittitas County shall work with cities in collaborative efforts that result in transfer of development rights, to encourage and promote the protection of Rural Lands, Natural Resource Lands, Forest Lands and Agriculture Lands. This may be accomplished through development of interlocal agreements.

GPO 2.12B Reserved.

GPO 2.12C *[Deleted and revised in Chapter 8]*

GPO 2.XX Electric and natural gas transmission and distribution facilities may be sited within and through areas of Kittitas County both inside and outside of municipal boundaries, UGAs, Master Planned Resorts, and LAMIRDS, including to and through rural areas of Kittitas County. *[Relocated from Rural chapter GPO 8.2B and revised]*

GPO 2.XX Kittitas County will continue to explore incentives for farming and ranching to continue as significant land uses, for example, innovative cluster platting, transfer of development rights, and planned unit developments. *[Relocated from Rural chapter GPO 8.23 and revised]*

GPO 2.XX The development of resource based industries and processing should be encouraged in all areas of Kittitas County. When such uses are located in rural and resource lands, criteria shall be developed to ensure the protection of these lands to ensure compatibility with rural character. Consider adding a definition for “resource based industries” to the Plan Glossary of Terms and/or to the definitions in Title 17, Zoning. *[Relocated from Rural chapter GPO 8.42 and revised]*

GPO 2.XX Habitat and scenic areas are public benefits which must be provided and financed by the public at large, not at the expense of individual landowners and homeowners. *[Relocated from Rural chapter GPO 8.62].*

GPO 2.XX Kittitas County may accept by bequest lands for habitat and scenic areas. *[Relocated from Rural chapter GPO 65].*

GPO 2.XX If Kittitas County chooses to acquire additional lands for habitat and scenic areas, it may consider a variety of methods of financing, including grants of state or federal funds, or other instruments. *[Relocated from Rural chapter GPO 8.65].*

GPO 2.XX The County should recognize the abundance of habitat, scenic areas and views on publicly-owned lands when assessing the need for additional such lands. Efforts to connect habitat and open space on private lands to habitat and open space on public lands shall be encouraged. *[Relocated from Rural chapter GPO 8.66A].*

GPO 2.XX Efforts to retain access to public lands shall be encouraged. *[Relocated from Rural chapter GPO 8.66B].*

2.2.2. Historical Lands

[Current Plan 2.2.3]

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

GPO 2.xx The County shall work with the Department of Archaeology and Historic Preservation and the Yakama Nation to protect historic lands and cultural resources in the County. *[New]*

GPO 2.xx County shall support initiatives to improve public awareness of historic lands and cultural resources, for example, through interpretive exhibits, signage, or through formal designation on local, state, or federal registries. However, the County recognizes the need to keep the location of some historic sites from public knowledge, such as areas known to contain archeological remains, to avoid disturbance and damage. *[New]*

[Liberty Historic District moved to Chapter 8]

2.2.3. Private Property and Water Rights

[Current Plan 2.2.2]

Property Rights

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

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

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

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

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

Water Rights

Water rights are property rights held by individual citizens, irrigation entities, municipalities, public and private utilities and governments. Water rights are recognized by state law. Surface waters within Kittitas County are being adjudicated in Yakima Superior Court in the action commonly known as *Acquavella*. Kittitas County affirms existing water rights and shall have no power or authority to impair by any county action, ordinance, or policy, any lawful water right.

The Court has ruled in the *Acquavella* litigation that the surface waters of the Yakima basin are over-appropriated. The USGS study has shown that ground and surface waters are connected in the Yakima basin and that ground water pumping from exempt wells reduces the levels of available surface water. The Growth Management Act requires jurisdictions to protect the quantity and quality of ground and surface water. The Washington Supreme Court has held that this protection of ground and surface water through planning under the Growth management Act will take the form of determining approval of plat and/or building permit, whether proposed provision of water is legally possible or met, making the actual possession of legal rights in an adequate amount of water a condition of final plat approval. Because of this heightened role of municipalities as articulated by the Washington Supreme Court, and the unique characteristics of the Yakima River basin, Kittitas County will require rights in water before issuance of building permits or final subdivision approvals.

To allow continued un-mitigated use of exempt wells will impair senior water rights and violate the Growth Management Act requirement that the County protect quality and quantity of ground and surface water. Allowing continuing un-mitigated exempt well use fails to serve the public good since users who obtained water right for use on property can be subject to restriction of water use within that well when any water right holder who obtained that right at an earlier date complains of impairment during a drought. These new users will be better served by using or purchasing interests in senior water rights rather than being vulnerable to curtailment later.

Protection of ground and surface water will help protect rural character. Development that is less dense and involves larger lots will be less damaging to water quality and quantity than development that has non rural densities. By seeking to protect water quality and quantity in the rural areas by permitting low density development that is less dense, the rural character will be maintained.

2.2.4. Subarea Plans

[Current Plan 2.3.4]

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

Snoqualmie Pass Comprehensive Plan

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

2.3. Urban Growth Areas

[Current Plan 2.3.1, sec 2]

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

[Revised to add clarity]

[Second paragraph of current Plan chapter "Urban Growth Areas" has been deleted]

As portions of the urban growth areas develop, it is assumed that these areas will be annexed to an adjacent city. Prior to annexation, intergovernmental agreements will need to be created to address the allocation of financial burdens that result from the transition of land from county to city jurisdiction. Similarly, agreements will need to be drafted to coordinate planning efforts for the unincorporated areas of the urban growth areas and with facility providers in the other areas throughout the county. The following are additional issues that must be resolved by the cities and Kittitas County for the preparation and implementation of goals, objectives and policies contained in this comprehensive plan:

Joint interlocal agreements*:

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

*This list is not intended to be all inclusive. *[Text and list revised]*

The individual cities within Kittitas County are responsible for developing a final urban growth area boundary, future land use plans for the unincorporated portion of their respective urban growth areas, and facility or service needs to accommodate the 20-year population growth. These plans are to be submitted to Kittitas County for consideration and ultimately adoption as a portion of the county comprehensive plan.

RCW 36.70A.110(5) states, "Final urban growth areas shall be adopted at the time of comprehensive plan adoption under this chapter..." and RCW 36.70A.110(6) states, "Each county shall include designations of urban growth areas in its comprehensive plan."

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

GPO 2.XX For purposes of administering the urban growth area for the City of Ellensburg, in the event a road right-of-way forms the boundary of the UGA then the boundary shall be extended 660-feet for areas designated for residential uses and ½-mile for areas designated for industrial uses. The extension of the UGA in these areas is made to allow for efficient extension of utilities within the road right-of-way. *[Existing text converted into a GPO with minor revisions to add clarity]*

GPO 2.XX The conversion of use from designated forest or commercial agriculture to residential, commercial, or industrial shall be limited to lands which are not suitable for use as resource lands and are within 2,500 feet of an existing city or Urban Growth Area. The County shall encourage the inclusion of easements for wildlife habitat networks, public access, and recreational use. *[New. Replaces 2.12C from Current Plan section 2.2.1.]*

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

- Coordination through the Conference of Governments
- Development of Interlocal agreements
- Use of overlay zones such as Rural Transition Zones.

[Moved from Current Plan section 2.2.1]

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

GPO 2.94B Expansion of the UGA should be encouraged in areas least suited for agriculture and areas not impacted by critical areas.

GPO 2.94C – Urban Reserve: "Urban Reserve" is population, allocated to Kittitas County by the State Office of Financial Management, that the Kittitas County Conference of Governments (KCCOG) has placed in accounts for the various municipalities. Upon demonstration by the given municipality, through appropriate land capacity and capital facilities analysis, some or all of that population, currently held in Urban Reserve as an account, can be taken out and added to the municipality's population allocation. This demonstration shall be made to the KCCOG and the KCCOG will determine the amount of Urban Reserve to be withdrawn and added/adjusted to the municipality's population allocation. Until such land capacity and capital facilities demonstration and determinations are made by the KCCOG, population held in Urban Reserve is not part of a municipality's population allocation and cannot be used as a basis for zoning or UGA size changes. *[Revised to add clarity]*

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

GPO 2.xx Encourage and accommodate future expansion of utilities and roadways in a logical manner for new development in urban growth areas. Expansion of utilities and roadways shall not be made exclusively to accommodate new development outside of urban growth areas. *[Revised and relocated GPO 2.92B.]*

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

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

- Strategies to accommodate urban development in the 20 to 50 year planning horizon
- Shadow platting to plan for and accommodate future development.
- Transfer of Development Rights receiving areas
- Use of Cluster Development.
- Urban design standards consistent with adjacent or nearby cities.

[Revised to add clarity]

GPO 2.97 The UGAs shall be consistent with the following criteria:

- a. Each UGA shall provide sufficient urban land to accommodate future population/employment projections through the designated planning period.
- b. Lands included within UGAs shall either be already characterized by urban growth or directly adjacent to such lands.
- c. Existing urban land uses and densities should be included within UGAs.
- d. UGAs shall provide a balance of industrial, commercial, and residential lands.
- e. Each UGA shall have the anticipated financial capability to provide infrastructure/services needed in the areas over the planning period under adopted concurrency standards.
- f. Protect natural resource and critical areas
- g. Encourage the conversion of undeveloped lands into urban densities. (infill)
- h. Provide for the efficient provision of public services;
- i. Promote a variety of residential densities; and,
- j. Include sufficient vacant and buildable land.

GPO 2.98A *[Deleted due to redundancy]*

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

GPO 2.XX Lands designated agriculture or forest lands of long term significance shall not be used to expand an urban growth area. *[New]*

GPO 2.99 *[Deleted. This policy has been addressed through LAMIRD process]*

2.3.1. Urban Residential Land Use

[Current Plan 2.3.1, sec 1]

This designation contains those lands within urban growth areas, which appear to be most suitable and likely for future development and city utilities. The areas are, for the most part, highly suited to orderly street systems and land subdivision. *[Revised to remove confusing statement]*

GPO 2.92A Designated commercial agriculture or forest lands may not be identified as future urban growth expansion areas. Ongoing agriculture and forestry in rural working and resource lands should be supported in development regulations. *[Revised]*

GPO 2.92B Current agricultural uses in urban residential areas should be supported as the lands transition tourban residential uses. *[Revised]*

GPO 2.92C *[Moved to section 2.3 above]*

GPO 2.93 Innovations in housing development should be encouraged, this includes but is not limited to innovative cluster developments, master planned developments, shadow platting, fully contained communities, transfer of development rights and planned unit developments. *[Revised to remove master planned resorts, as these are included in Chapter 8]*

2.3.2. Commercial Land Use

[Current Plan 2.3.1, sec 3]

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

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

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

GPO 2.102 *[Policy revised and moved to Chapter 8]*

GPO 2.103 Home occupations and cottage industries which result in accumulations of vehicles, appliances, or other materials should be regulated, licensed and required to provide sight screening from adjacent properties and roadways. *[Revised with some text from current GPO 2.106]*

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

GPO 2.105 *[Policy revised and moved to Chapter 8]*

GPO 2.106 *[Policy revised and moved to Chapter 8]*

GPO 2.107 *[Policy revised and moved to Chapter 8]*

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

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

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

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

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

2.3.3. Industrial Land Use

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

GPO 2.108 Location of Industrial Land. The County should designate sufficient industrial land located in areas convenient to utilities, fire protection, and to major transportation facilities (air, rail, freeway). Industrial developments may be permitted beyond urban growth areas, when zoning allows. *[Revised to improve clarity]*

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

Major Industrial Development

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

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

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

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

[Last paragraph deleted. No longer necessary after chapter reorganization]

2.3.4. Kittitas County Airport

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

The Kittitas County Airport (Bowers Field) is the largest airport in the County and provides air transport from the Ellensburg area to other airports. It is located adjacent to Ellensburg. Zoning revisions may be necessary from time to time to provide the protection needed for the continued safe operations of the airport. Such zoning proposals should be presented to the Planning Commission for recommendation to the Board of County Commissioners. *[Revised to make more broadly applicable]*

GPO 2.91H The County shall maintain an Airport Layout Plan for the Kittitas County Airport (Bowers Field) in conformance with the Federal Aviation Administration which provides for new height restrictions that will allow for precision landing approach. The area contained in the FAR Part 77 should be designated as the Airport Overlay Zone. *[Revised to add policy direction]*

GPO 2.91I The County should consider aviation easements in the Airport Overlay Zone. *[Revised to add policy direction]*

GPO 2.91J The County should consider notifying all property owners within the Airport Overlay Zone of airport activities. *[Revised to add policy direction]*

GPO 2.91K The County should adopt the following safety zones within the Airport Overlay Zone: *[Revised to add policy direction]*

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

[Deleted paragraph. Intent of language covered by other policies]

GPO 2.91L *[Delete. This action has been completed].*

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

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

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

GPO 2.91P The County should promote renewable energy developments and industries within the Bowers Field Overlay Zone.

2.4. Rural and Resource Lands

[New section. Uses text from Chapter 8. Replaces current plan 2.3.3]

2.4.1. Rural and Resource Land Use Designations

Four land use designations have been identified within this Comprehensive Plan. The first, 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.

The second, Rural Working lands, generally encourages 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.

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.

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

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.

Goals, policies, and objectives for rural and resource lands can be found in Chapter 8 of this Plan.

2.4.2. Yakima Training Center

[Current plan 2.3.2, sec 1]

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

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

2.4.3. Other Public Lands

[Current plan 2.2.2, sec 2]

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

GPO 2.109F *[Deleted. Redundant with 2.2.3. sec 2 above]*

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

GPO 2.109H *[Deleted]*

GPO 2.109I *[Deleted]*

GPO 2.109J *[Deleted]*

GPO 2.109K Reserved.

2.5. Shorelines

[Current 2.2.4. Substantive revisions for Shorelines will be proposed and available for initial public comment in the fall of 2012 as part of the County's shoreline master program update that is currently in process. For more information, see the County website at: <http://www.co.kittitas.wa.us/cds/smp/default.asp>]

2.5.1. Introduction

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

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

GPO 2.25 The County should, in compliance with the Shorelines Management Act prepare and adopt a comprehensive land use and restoration plan related to its lakes, streams, rivers, and associated wetlands consistent with the requirements of RCW 36.70A and 90.58. *[Revised to be consistent with SMA]*

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

2.5.2. Shoreline Management

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

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

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

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

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

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

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

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

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

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

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

These are examples of items to be considered:

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

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

2.5.3. Shoreline Use Activity

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

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

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

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

GPO 2.38 Archaeological/Historic Sites: Where possible archaeological and historical sites should be permanently preserved for scientific study and public observation. Kittitas County Planning Department should consult with professional archaeologists to identify areas containing potentially valuable archaeological data and to establish procedures for salvaging the data.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GPO 2.44 Landfill: In evaluating fill projects and in designating areas appropriate for fill, such factors as total water surface reduction, navigation restriction, impediment to water flow and circulation, impediment to irrigation systems, reduction of water quality, and destruction should be considered.

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

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

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

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

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

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

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

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

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

GPO 2.47 Outdoor Advertising: Outdoor advertising signs should be located on the upland side of transportation routes which parallel and are adjacent to shorelines. Views and vistas should not be degraded and visual access to the water from such vistas should not be impaired by the placement of signs. Local sign ordinances should be strictly enforced.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Utilities should be planned to avoid destroying scenic views.

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

2.6. Critical Areas

[Revisions are for clarity. Substantive revisions will be available for public comment in 2013 as part of the County's critical areas update that is currently in process. For more information, see the County website at: <http://www.co.kittitas.wa.us/cds/cao/default.asp>]

As part of the growth management planning process, Kittitas County has adopted Critical Areas Policies. The following contain those policies. Kittitas County Code Title 17A, Critical Areas, contains development regulations which were adopted to implement these policies.

2.6.1. General Critical Areas Goals and Policies

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

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

GPO 2.109D *[Delete. Cannot set policy for other jurisdictions]*

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

2.6.2. Wetlands

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

GPO 2.54 *[Delete]*

GPO 2.55 Kittitas County acknowledges that substantial irrigated agricultural activities enhance and maintain some wetlands environments in the County. *[Revised to add clarity]*

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

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

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

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

GPO 2.60 Preliminary determinations by the Kittitas County Community Development Services that a proposed development may impact a wetland should be based on data contained in the U.S. Fish and Wildlife Service Inventory for Kittitas County or other wetland delineations conducted by a wetland biologist. The Fish and Wildlife Service Inventory should be augmented over time with more specific information concerning wetlands location, class, and type generated through localized wetland delineations. *[Revised to add clarity]*

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

GPO 2.62 Kittitas County should explore providing positive tax incentives to private property owners who maintain, reclaim, or enhance class I, II, III, and IV wetlands. *[Revised. Policy needs further consideration]*

GPO 2.63 Kittitas County should support or encourage the purchase and dedication of lands by public or private organizations for wetland protection and apply sound management principles to said property. *[Revised to add clarity]*

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

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

GPO 2.66 Buffers, wetland replacement ratios, and a wetlands mitigation program should be consistent with all other policies contained in this Plan. *[Revised to add clarity and to reflect that a wetlands protection program has been adopted by ordinance]*

2.6.3. Fish and Wildlife Habitat Conservation Areas

[Current plan section 2.2.5., sec 1]

Habitat conservation areas provide for greater species diversity by providing habitat for migrating waterfowl, game and food fish, and species which are threatened or endangered. Habitat conservation areas also provide recreational resources and more stable ecosystems. Their disturbance could result in irreversible loss of important habitat and species diversity and therefore loss of economic resources. The intent of habitat protection is to maintain species in suitable habitats within their natural geographic distribution in order to prevent isolated sub- populations. *[Revised to add clarity]*

Habitat Conservation

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

GPO 2.87 *[Delete. Cannot set policy for an outside agency]*

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

GPO 2.89 Information & regulations should be understandable by citizens.

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

Habitat of Local Importance

GPO 2.90 *[Deleted. Not consistent with existing procedures].*

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

2.6.4. Critical Aquifer Recharge Areas

[Current Plan 2.2.3, sec. 2 "Aquifers"]

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

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

GPO 2.68 The County shall limit development density In Critical Aquifer Recharge Areas to avoid impairing the functions of the Aquifer Recharge area. *[Revised to add clarity]*

GPO 2.69 Kittitas County shall give high priority to the protection of designated Critical Aquifer Recharge Areas that have been shown through technical study to have a Critical Recharging effect on potable water. *[Revised to add clarity]*

GPO 2.70 Kittitas County should provide technical design assistance for septic tank design permits when potable Aquifer Recharge risks are considered significant. *[Revised to add policy direction]*

2.6.5. Frequently Flooded Areas

[Current plan 2.2.5, sec 3]

Frequently flooded areas provide storage for flood control by slow release of water and provide wildlife and fisheries habitat, recreation areas and agricultural lands. These areas are subject to periodic inundation, which may result in: loss of life and property; health and safety hazard; disruption of commerce and governmental services; extraordinary public expenditures for flood protection and relief; and impairment of the tax base. All of these impacts adversely affect the public health, safety, and general welfare. Flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards, which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Structures that are not properly flood proofed also contribute to flood loss. Floodways are especially hazardous areas due to the velocity of floodwaters, which can carry debris, projectiles, and erosion potential. *[Revise to add clarity]*

GPO 2.71 Maintain the current Kittitas County Shoreline Master Program.

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

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

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

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

2.6.6. Geologically Hazardous Areas

[Current Plan 2.2.5, sec 4]

Geologically hazardous areas are in tenuous geologic balance. Disturbance of these areas can result in loss of slope and soil stability, increased erosion, and in extreme cases, mass wasting and landslides. Disturbance of geologically hazardous areas can also lead to increases in stormwater runoff. Protecting geologically hazardous areas reduces the danger to public health and safety. *[Revised to add clarity]*

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

Erosion/Landslide Hazards

GPO 2.76 Design provisions to prevent erosion and landslides should be adequately reflected in the Kittitas County Building Code. *[Revised to add clarity]*

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

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

GPO 2.79 Kittitas County recognizes the policies in the Snoqualmie Pass Subarea Comprehensive Plan regarding Snow Avalanche Hazard Areas, including possible hazards outside of the Snoqualmie Pass subarea. *[Revised to reflect current status of subarea plan]*

Seismic Hazard Areas

GPO 2.80 According to the Kittitas County Building Code, the risk from tertiary effects does not indicate an unusual seismic hazard at this time. *[Revised to add clarity]*

Mine Hazards

GPO 2.81 Siting of structures on known individual mine hazard areas should be avoided, and where it cannot be avoided, the danger of mine hazards should be considered.

GPO 2.82 *[Delete. This policy combined with GPO 2.81]*

GPO 2.83 Kittitas County Community Development Services shall maintain a library of maps of known mine hazard areas. *[Revised to add clarity]*

Volcanic Hazards

GPO 2.84 Planning for volcanic hazards should be addressed through Kittitas County emergency management procedures, including planning for warning and emergency communications. *[Revised to add clarity]*

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

2.7. Ground Water

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

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

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

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

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

2.8. Hazard Mitigation

[Text proposed as part of 2012 Annual Comprehensive Plan amendments (Docket Item 12-03).]

The Kittitas County Multi-Jurisdictional Hazard Mitigation Plan was developed by twelve participating jurisdictions with the assistance of Tetra Tech and received final approval from FEMA in 2012. The plan outlines hazards which have or may occur within the County, along with mitigation actions that will reduce or prevent damage from occurring during hazard events. The information and actions identified within the plan are designed to serve as guidance for integrating hazard mitigation concepts and strategies into land use decisions.

The 2012 Kittitas County Multi-Jurisdictional Hazard Mitigation Plan is adopted by reference into this comprehensive plan subject to the following limitations:

- The Hazard Mitigation Plan is adopted as a reference document to be used by Kittitas County as an aid in land use, capital facilities, and public policy discussions, and by members of the public wishing to propose projects, pursue grants for projects, or propose agreements with landholders.
- Non-compliance or inconsistency with the Hazard Mitigation Plan shall not be considered noncompliance or an inconsistency with the comprehensive plan or the GMA; nor may any noncompliance or inconsistency with the Hazard Mitigation Plan be a basis for appeal of any land use or public policy decision made by Kittitas County.