

EXHIBIT 4

Kittitas County CDS

Question #9. c. How is the proposed amendment consistent with the Kittitas County Comprehensive Plan?

This proposal is governed by the Rural Lands element of the Kittitas County Comprehensive Plan Chapter 8. Presently the rural land uses in Kittitas County are a mixture of diverse development patterns that have been developed in the past. The rural lands element is intended to preserve rural character through the adopted goals and policies designed to encourage and protect the types of uses that are characteristic to the rural area. The goals and policies are intended to accomplish this in part by reducing 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 for such environments.

The current Kittitas County Comprehensive Plan provides for GPOs that identify Goals and Policies for each element of the plan. I have addressed a number of these in the following to show how we are compliant with the Kittitas County Comprehensive Plan with this proposal.

RR-G26: Maintain and enhance the extraordinary and expansive recreational opportunities in Kittitas County.

>>The requested map change is consistent with this goal. This proposed map change will allow for the enhancement and access of natural areas and the expansion of recreational opportunities in Kittitas County.

RR-G27: Provide safe opportunities to develop public and private recreational spaces while preserving rural character.

>>The requested map change is consistent with this goal. The land that this map change affects will be served a community water system through the Snoqualmie Pass Utility District (SPUD). This amendment request is within the SPUD water service area. More importantly this land provides for recreational space, uses such as cross-country skiing, snow shoeing, hiking, mountain biking just to name a few. All these types of uses can either be privately or potentially publicly used while preserving the rural character.

RR-G28: Increase rural tourist and rural recreational spaces while maintaining environments characteristic to rural areas.

>> The requested map change is consistent with this goal. The land that this map change affects contains parcels that are immediately accessed off I-90 providing good access to the subject parcels therefore supporting the increase in rural tourist and rural recreational space opportunities while maintaining the characteristics of the environment.

RR-G29: Allow for and encourage commercial activities characteristic to recreational activity while maintaining rural character.

>> The requested map change is consistent with this goal. The land that this map change affects allows and encourages commercial activities characteristic to the recreational activity in the area (Snoqualmie ski pass, hiking, snow shoeing, mtn. biking etc.) while maintaining the rural area.

RR-P54: Convenience and motorist services, when permitted near highway, freeway, and major arterial intersections, shall be designed to be compatible with surrounding rural character.

>> The requested map change is consistent with this goal. This land that this map change affects is immediately off I-90 off Exit 54 (westbound). By being immediately off this exit provides for the recreation and economic opportunity for convenience and motorist services that can be designed and compatible with the surrounding neighborhood.

RR-P56: 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.

>>The requested map change is consistent with this goal. The land that this map change affects is within the Snoqualmie Pass Utility (water and sewer) District that has adequate water etc. to provide for innovated developments of this nature, therefore not over-burdening the county public services.

RR-P58: Developers should be required to approach project design which provides a visual rural environment characteristic of Kittitas County including preservation of open spaces, adequate buffering between development and natural areas, and preservation of critical areas and forested lands.

>>The requested map change is consistent with this goal. The land that this map change affects is not proposing any development but a land use designation and zone change. If in the future further development is proposed the goal will be met and is required through the development regulations.

This Element of the Plan addresses the policies for these existing and future seasonal and full-time residential structures.

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. 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 distribution of a wide variety of recreation areas 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 the County's existing recreation facilities should be a key focus.

Following are the policies for activities on Rural Recreation lands.

RR-P54: Convenience and motorist services, when permitted near highway, freeway and major arterial intersections, shall be designed to be compatible with surrounding rural character.

RR-P55: The County should seek financial support from State and federal agencies to assist in providing for recreational area access and safety.

RR-P56: 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.

RR-P57: Commercial service proposals in Rural Recreation areas shall have provisions within any conditional use decisions to assure compatibility with adjacent rural environments.

RR-P58: Developers should be required to approach project design which provides a visual rural environment characteristic of Kittitas County including preservation of open spaces, adequate buffering between development and natural areas, and preservation of critical areas and forested lands.

RR-P59: Rural recreation development should be promoted 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.

RR-P60: Consider incentive programs that create active and passive open space.

RR-P61: Commercial uses proposed for development to service recreational tourists and residents will be permitted in spaces when found to be suitable to surrounding rural areas.

RR-P62: International Wildland-Urban Interface Code should be enforced when approving a recreational residential structure for greatest protection of life and property.

RR-P63: Specific natural hazards in rural recreation areas shall be considered before creation of habitable or residential structure.

RR-P51: Where proposed residential development is determined in conflict with natural resource activities, all mitigation measures to make the development compatible with the activities shall be completed and cost borne by the developer.

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.

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.

RR-P52: 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 shall conform to any standards that assure compatibility.

RR-P53: Future development in the historic district shall be primarily residential and be consistent with any existing or new design review standards.

Rural Recreation

Following are the goals pertaining to the Rural Recreation designation:

RR-G26: Maintain and enhance the extraordinary and expansive recreational opportunities in Kittitas County.

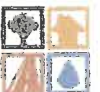
RR-G27: Provide safe opportunities to develop public and private recreational spaces while preserving rural character.

RR-G28: Increase rural tourist and rural recreational spaces while maintaining environments characteristic to rural areas.

RR-G29: Allow for and encourage commercial activities characteristic to recreational activity while maintaining rural character.

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. 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 in the form of recreational residences, primarily in the upper western area of the County. These developments are often “second homes” for persons living in other parts of the State. These recreational residences are a significant contributor to the County’s economy.



The second rural designation within the Plan is the *Rural Working* lands. Uses within this designation generally encourage farming, ranching and storage of agriculture products, and some commercial and industrial uses compatible with the rural environment and supporting agriculture and/or forest activities. Areas in this designation often have low population densities with larger parcel sizes 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. 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 Rural 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. LAMIRDs are typically areas that were developed prior to the enactment of the Growth Management Act.

Zone classifications shown in **Table 8-1** 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.

8 | RURAL AND RESOURCE LANDS

8.1 INTRODUCTION

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. 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.

The Rural and Resource Lands chapter 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 chapter 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. This Chapter is in two sections. The first section discusses land use designations for the County's rural lands and is the County's Rural Element. 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. (RCW 36.70A.070(5)) 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.

8.2 GOALS

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).

The definition of "Rural Character" is defined at RCW 36.70A.030(16) and is the basis for the following broad goals in this Element.

RR-G1: Open space and visual and natural landscape should predominate over the built environment

RR-G2: Opportunities should exist for traditional rural lifestyle and rural based economies.

RR-G3: Spaces and development should be compatible with fish & wildlife habitat

RR-G4: Undeveloped land should not be converted to development of sprawl and low density.



RR-G5: Activities generally should not require extension of urban governmental services.

RR-G6: Land use should be consistent with protection of surface and ground water flows and recharge/discharge areas.

“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(17))

“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(18))

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

8.3 POLICIES

Kittitas County 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 policies are intended to enhance and protect the County’s rural character, and to encourage appropriate rural land use patterns and service levels. As Kittitas County is a primarily rural area, many of the goals and policies listed in this and other elements are intended to be interpreted through a broad-spectrum rural lens. Rural Lands planning policies include:

RR-P1: The County shall promote the retention of its overall character by establishing zoning classifications that preserve rural character identified to Kittitas County.

RR-P2: In order to protect and preserve Resource Lands, non-resource development and activities on adjacent Rural lands shall require preservation of adjacent vegetation, existing landforms (e.g. ravines) or use of other methods that provide functional separation from the resource land use.

RR-P3: The use of cluster platting and conservation platting shall be encouraged in specific rural areas to lessen the impacts upon the environment and traditional agricultural/forestry uses and to provide services most economically. The use of other innovative land use techniques that protect rural character and resource land uses will be evaluated for future implementation.

RR-P4: 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.

RR-P5: Protecting and preserving resource lands shall be given priority. Proposed development allowed and adjacent to resource lands shall be conditioned to protect resource lands from negative impacts from that development.

RR-P6: Allow for lands which offer adequate supply of rock and gravel resources located in areas compatible for such uses and conditioned so that operation does not negatively impact rural character.

RR-P7: Policies will be consistent with Kittitas County's "right to farm" ordinance, 17.74 KCC.

8.4 RURAL LANDS

8.4.1 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, 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 critical areas.

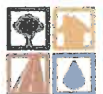
Rural lands exhibit a vibrant and viable landscape where a diversity of land uses and housing densities are compatible with rural character. "Rural character," as identified through scientific research over the past two decades, indicates that residents of rural communities, homebuilders, and planners see it in various ways depending upon the community and the rural area. This research demonstrates that "rural character" is not identical in all areas and must be determined by communities. Overall, the research shows that "rural character" is best determined by concepts existing within the community such as existing densities and building materials (Tilt, et. al., 2006), "nature-related areas" particularly having forest, not just trees, and open spaces related to the community (Kaplan, Austin, 2004, 2003, and 2001), and "natural amenities and perception of recreational and (individual community) residential development" (Mascouriller, 2002). Study shows that cluster development, when used not to increase density creating suburban or urban-like environments, are most marketable, and preserve "open spaces" desired by communities and potential residents most effectively of all development techniques at this time (Burney, 2006 and Lacey, 1990).

Kittitas County residents, through an extensive public involvement process in 2012, provided descriptions of "rural" that they wish to preserve. Such descriptions include many of the conclusions presented by scientific



research including, "natural open spaces and streams," "forests," "recreational opportunities and spaces," "agriculture lands and activities," "mountain views," and "development away from urban areas." These descriptions capture the essence of "rural character" in Kittitas County, and fall squarely within the broad definition in RCW 36.70A.030.

"Rural character" in Kittitas County is predominantly a 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 as well as assorted economic activities and opportunities, small rural residential development, and recreational opportunities throughout the County. The Interstate and State Highway systems which traverse the length and width of the County introduce countless travelers and visitors to the County. The County's highways and byways provide access to opportunities and means to create and preserve agri-tourist activities. They also provide access to extensive outdoor recreation activities identified by State law and by residents of Kittitas County as being "rural." This rich mix of uses and transportation systems allows the variety of lifestyle choice, which makes up the fabric of rural Kittitas County community life.

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. 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.

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. This Comprehensive 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.

8.4.2 Planning for Rural and Resource Lands

Present rural land uses in Kittitas County are a mixture of diverse development patterns stemming from trends established decades ago. The County has been characterized as 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. Vibrant river and stream waters invite sports fishermen from around the State to the area. Hunting 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 for agriculture and vital to the economy. Many farms have existed over a century and are very characteristic of the County's dominant rural character. Small, unincorporated communities exist throughout the County. These communities provide distinct, yet small scale services which rural residents depend upon. 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. Combined, this mix of rural densities and uses has created a landscape unique to Kittitas County's rural lifestyle.

The Rural and Resource element is intended to preserve rural character through adopted goals and policies designed to encourage and protect the types of uses that are characteristic to the rural area. The goals and policies are intended to accomplish this in part by reducing 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 characteristic to a rural environment are encouraged through the adoption of goals and policies within this Element. This 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 goals and policies of this Element are also intended to provide for the preservation of viable and vibrant landscapes associated with rural character. At the same time, these policies seek to capitalize on the recreational characteristics while preserving the natural resources in the County.

Nonconforming Lots

Nonconforming lots, i.e. lots that do not meet the County's current zoning standards - present a challenge to the County's plans to preserve the rural character of the County outside Urban Growth Areas. A recent count yielded approximately 5,900 nonconforming lots that fall below the minimum lot size for the rural areas. These are legally created lots that were created prior to the current zoning and subdivision rules.

Because these lots were created legally, they are theoretically capable of being developed in the future. However, in practical terms, the majority of these lots are unlikely to be able to meet existing development standards, ranging from legal access (many are landlocked) to meeting the minimum lot size necessary for the provision of septic systems and a well (since neither public water nor sewer are available).

Addressing the issue of nonconforming lots is a challenge that the County recognizes will need long-term, incentive-based approaches. Over time the County may consider inclusion of those nonconforming lots most capable of future development for inclusion in a Transfer of Development Rights program or some similar incentive program.

8.4.3 Purpose of Rural Lands

Following are goals that relate to the general intent of Rural Lands:

RR-G7: The County should consistently work to preserve and maintain the rural character of Kittitas County for the benefit of its residents.

RR-G8: The County should strive to sustain and protect the westerly mountainous, recreational open space, and its easterly non-resource agricultural and rangeland activities.

RR-G9: The County should continue to explore ways to provide rural economic opportunity.

RR-G10: The County should look for opportunities for a variety of rural density and housing choices while maintaining rural character and protecting health and safety.

RR-G11: The County should provide for infrastructure and services necessary to rural development.



The *policies* 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 that appropriate services and facilities are provided for rural developed environments.

RR-P8: Incentive-based land use strategies will be examined and adopted to encourage land uses which are compatible to the rural environment.

RR-P9: Encourage development activities and establish development standards which enhance or result in the preservation of rural lands.

RR-P10: 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.

RR-P11: Only allow comprehensive plan amendments, rezones, bonus densities, and other measures that increase rural densities where adequate supplies of potable water are available that will not adversely affect surface and ground water and agriculture.

RR-P12: Set allowed densities based on the available water resources and reserve adequate resources to support the Kittitas County's economic base, including agriculture.

RR-P13: Development shall be located distances from streams, rivers, lakes, wetlands, critical areas determined necessary and as outlined within existing Shorelines Management Program, the Critical Areas Ordinance and other adopted resource ordinances in order to protect ground and surface waters.

RP-14: 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.

RP-15: 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.

RR-P16: Land use development within the Rural area that is not compatible with Kittitas County rural character or agricultural activities as defined in RCW 90.58.065(2)(a) will not be allowed.

RR-P17: Limit development in rural areas through density requirements that protect and maintain existing rural character, natural open space, critical areas, and recreation areas. Direct rural development to lands that have adequate public services.

RR-P18: Buffer standards and regulations should continue to be developed that will be used between incompatible rural uses.

RR-P17: Cottage and home occupations which are rural in nature are allowed 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.

RR-P18: Future "General Commercial" zones will not be allowed outside Urban Growth Areas and LAMIRDs.

RR-P19: 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.

RR-P20: Residential and commercial buildings outside Type 1 LAMIRDs will be located in areas buffered by vegetation to maintain Kittitas County's historic rural character.

RR-P21: Functional separation and setbacks found necessary for the protection of water resources, rural character and/or visual compatibility with surrounding rural areas shall be required where development is proposed.

RR-P22: Provisions will be made for roadside stands, farmers' markets, "U-pick," and customer share cropping operations.



8.4.4 Rural Designations

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. The following *goals* are intended to guide the designation of rural lands:

RR-G12: Permit residential development in rural areas which enhance and protect rural character.

RR-G13: Preserve and protect non-resource forests and agriculture lands which are dominant in Kittitas County.

RR-G14: Provide opportunity for development for recreational purposes which are consistent with rural character and protect public health and safety.

RR-G15: Provide opportunity for limited development of rural community.

8.4.5 Rural Land Use Descriptions

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 (LAMIRDs).

Table 8-1 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.

Four land use designations have been identified within the Rural Land Use Plan. **Rural Residential** lands are those which are adjacent or near UGAs or LAMIRDs. 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. 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.



The second rural designation within the Plan is the *Rural Working* lands. Uses within this designation generally encourage farming, ranching and storage of agriculture products, and some commercial and industrial uses compatible with the rural environment and supporting agriculture and/or forest activities. Areas in this designation often have low population densities with larger parcel sizes 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. 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 Rural 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. LAMIRDs are typically areas that were developed prior to the enactment of the Growth Management Act.

Zone classifications shown in **Table 8-1** 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.

Table 8-1 Rural Land Use Designations, Corresponding Zoning Classifications and Acreages

Type of Land Use	Land Use	Use Intensity	Description	Acres	Zoning Classification	Acres
Resource	Commercial Agriculture	Resource Lands	Agricultural lands of long-term commercial significance	289,515.8	Commercial Agriculture	289,515.8
	Commercial Forest	Resource Lands	Forest lands of long-term commercial significance	800,275.0	Commercial Forest	800,275.0
	Mineral Lands	Resource Lands	Mineral lands of long-term commercial significance	5,690.7	Zoning Classification Varies ²	5,690.7
Section Total:						1,095,481.5
Rural	Rural Working	Low	Supports Ag, Timber and Mineral uses not in resource lands	328,754.3	Agriculture 20	111,226.4
					Forest and Range	217,527.9
	Rural Residential	Moderate	Residential opportunities with rural character outside of UGAs and LAMIRDS	29,900.9	Agriculture 5	11,921.6
					Rural 5	17,936.5
					General Commercial	0.7
					Planned Unit Development	42.1
	Rural Recreation	Moderate	Activities to support and enhance recreational opportunities	10,461.9	General Commercial	22.0
					Master Planned Resort	6,444.5
					Planned Unit Development	363.8
					Rural Recreation	3,681.7
	LAMIRD	More Intense	Non-incorporated urban like development	1,210.4	Agriculture 20	28.3
					Agriculture 3	42.4
					Forest and Range	77.6
					General Commercial	194.2
					General Industrial	4.7
Highway Commercial					45.2	
Light Industrial					36.3	
Limited Commercial					13.6	
Planned Unit Development					218.0	
Residential					412.3	
Residential 2	41.8					
Rural 3	42.4					
Rural 5	53.6					
Section Total:						370,327.6
County Total:				1,465,809.1	1,465,809.1	

¹ Acreages are approximate.

Note: The totals in this table are subject to change based on improved accuracy of GIS shapefiles and assessor's information.



Rural Residential

Following are the goals of the Rural Residential designation:

RR-G16: Allow for residential opportunity with rural character and a variety of densities outside UGAs without population expecting all urban services.

RR-G17: Generally, provide services supporting rural development and lower population densities.

RR-G18: Designate areas where lots are generally less than 10 acres in size and have a common land use pattern.

RR-G19: Permit siting in areas generally without commercial activity.

RR-G20: Protect residential activities from flooding areas and natural hazard areas.

RR-G21: Preserve views of open space while providing opportunity for variety of rural densities.

The following are policies for activities on Rural Residential lands:

RR-P23: 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.

RR-P24: Residential development near water will limit impervious surfaces to the size necessary to conduct the allowed use proposed on the site.

RR-P25: New rural residential development shall provide adequate water for domestic use.

RR-P26: 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.

RR-P27: 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.

RR-P28: 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 will not be allowed to expand into adjacent Rural Lands.

RR-P29: Essential public facilities as defined in RCW 36.70A.200 shall be allowed 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.

RR-P30: Clustering of development can only occur where it results in the protection of open space and protects against conflicts with the use of farming or other resource lands. When clustering of development is proposed on land that shares boundaries with public lands and provides existing public access to recreational uses on adjacent public lands, easements for public access connections shall be considered during development review. The open space portion of the cluster development shall be located to protect fish & wildlife habitat and migration corridors.

RR-P31: County restrictions on free-running dogs shall be developed and enforced.

RR-P32: Residential uses, where permitted, shall be located where farming and forestry activities and opportunities are not negatively impacted.

RR-P33: Residences will be located to create the least interference with the movement of farm vehicles and farmlands.

RR-P34: The benefits of cluster residential development will be explored with criteria for such to occur in rural areas. Criteria, such as limited density, open space minimums and lot size maximums, will be developed to preserve the rural character existing in the area where clustering is proposed.

RR-P35: Cluster residential development in forested areas will be sited to maintain visual compatibility with the surrounding landscape and to limit the removal of natural vegetation and trees.

RR-P36: Planned Unit Developments (PUD) in rural areas will only be established where such developments will not result in high density environments which require urban services and reduce maintenance of rural character.

RR-P37: Innovative housing developments which preserve rural character will be encouraged.

RR-P38: 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 protected in perpetuity through conservation easements.

RR-39: Public benefits of cluster platting that are provided as Transfer Development Rights lots shall be specifically identified on recorded plats and maintained through easements, covenants, plat notes or other mechanisms.

Rural Working

Following are the goals pertaining to the designation of Rural Working lands:

RR-G22: Provide preservation of agriculture activities where producers can live and work on their own lands separate from Resource Lands.

RR-G23: Support the continuation, whenever possible, of agriculture, timber and mineral uses on lands not designated for long-term commercial significance.



RR-G24: Provide some buffer between rural residential lands and resource lands.

RR-G25: Provide areas of low intensity land use activities within the agriculture and forest activities.

The following are policies for activities on Rural Working lands:

RR-P40: 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).

RR-P41: Right to farm ordinances will continue and new ordinances achieving the objective will be researched.

RR-P42: Irrigation delivery facilities should be managed and maintained to facilitate the unimpeded delivery of water to agricultural lands.

RR-P43: 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.



RR-P44: Planned Unit Developments (PUD) should be prohibited in Rural Working land zones.

RR-P45: Commercial/Industrial development in Rural Working lands shall be compatible to the rural environment, and must be developed as determined necessary to not significantly impact surface and groundwater.

RR-P46: 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.

RR-P47: Kittitas County will continue to research innovative incentive-based strategies – including tax incentives - that encourage and support farming activity.

RR-P48: Kittitas County will encourage voluntary farm conservation and agriculture preservation activities, and support activities engaged in agriculture preservation.

RR-P49: In addition to the notice requirements in RCW 36.70A.060(1)(b), 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.

RR-P50: Open ranges are a resource land not subject to nuisance complaints due to residential activity.

RR-P51: Where proposed residential development is determined in conflict with natural resource activities, all mitigation measures to make the development compatible with the activities shall be completed and cost borne by the developer.

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.

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.

RR-P52: 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 shall conform to any standards that assure compatibility.

RR-P53: Future development in the historic district shall be primarily residential and be consistent with any existing or new design review standards.

Rural Recreation

Following are the goals pertaining to the Rural Recreation designation:

RR-G26: Maintain and enhance the extraordinary and expansive recreational opportunities in Kittitas County.

RR-G27: Provide safe opportunities to develop public and private recreational spaces while preserving rural character.

RR-G28: Increase rural tourist and rural recreational spaces while maintaining environments characteristic to rural areas.

RR-G29: Allow for and encourage commercial activities characteristic to recreational activity while maintaining rural character.

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. 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 in the form of recreational residences, primarily in the upper western area of the County. These developments are often "second homes" for persons living in other parts of the State. These recreational residences are a significant contributor to the County's economy.



This Element of the Plan addresses the policies for these existing and future seasonal and full-time residential structures.

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. 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 distribution of a wide variety of recreation areas 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 the County's existing recreation facilities should be a key focus.

Following are the policies for activities on Rural Recreation lands.

RR-P54: Convenience and motorist services, when permitted near highway, freeway and major arterial intersections, shall be designed to be compatible with surrounding rural character.

RR-P55: The County should seek financial support from State and federal agencies to assist in providing for recreational area access and safety.

RR-P56: 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.

RR-P57: Commercial service proposals in Rural Recreation areas shall have provisions within any conditional use decisions to assure compatibility with adjacent rural environments.

RR-P58: Developers should be required to approach project design which provides a visual rural environment characteristic of Kittitas County including preservation of open spaces, adequate buffering between development and natural areas, and preservation of critical areas and forested lands.

RR-P59: Rural recreation development should be promoted 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.

RR-P60: Consider incentive programs that create active and passive open space.

RR-P61: Commercial uses proposed for development to service recreational tourists and residents will be permitted in spaces when found to be suitable to surrounding rural areas.

RR-P62: International Wildland-Urban Interface Code should be enforced when approving a recreational residential structure for greatest protection of life and property.

RR-P63: Specific natural hazards in rural recreation areas shall be considered before creation of habitable or residential structure.



Chapter 7. Snoqualmie Pass Sub-Area Comprehensive Plan – Master Plan

7.1. Introduction

Overview

Snoqualmie Pass is a predominant winter recreation destination in Washington State. The combination of a scenic alpine setting and community initiative present opportunities to improve and expand the quality recreational and social offerings in the Pass area.

These opportunities are enabled by existing sanitary sewer and water systems and excellent access via Interstate 90. This infrastructure is unique to Snoqualmie Pass relative to other mountain recreational areas in Washington State. These utility services, combined with numerous private property holdings in the Pass area, have lead to new growth potential and the inherent quality-of-life and environmental challenges which invariably accompany such growth. These challenges are the primary motivation for the on-going community-based planning at the Pass.

The Snoqualmie Pass community is a diverse group of part-time and full-time residents: people who work at the Pass and live elsewhere, or who live at the Pass and work elsewhere; and some who make both their home and their livelihood at the Pass.

The Snoqualmie Pass area is a magnificent recreational area, including ski areas, the Pacific Crest/John Wayne Trail and Ironhorse State Park Trail, many lakes, and scenic alpine wilderness. These features are remarkable not only for their beauty and recreational opportunity, but also for the ease of public access via I-90, a National Scenic Byway.

The natural splendor of the mountain setting, the economic and recreational opportunities, the existing extensive infrastructure, and the diverse mix of public and private stakeholders are

2. Create a vibrant year-round community in the Pass area capable of supporting, and suitable for, both residents and recreational visitors to the area alike.
3. Establish a unifying theme or motif for development in the Pass area, whether through consistent signage or common area elements, encouraged design features, or similar approaches.
4. Increase the economic and housing viability of the Pass area by giving the economic impact of any activity or decision high priority.
5. Protect the ability to expand recreational opportunities, both winter and summer, to accommodate visitor growth.
6. Plan adequate infrastructure improvements, both transportation and utilities, to accommodate present and future needs.
7. Preserve and protect environmentally sensitive areas and scenic vistas.

Land Use Goals and Objectives

As part of the community review process, the land use goals and objectives of the original comprehensive plan were revised into the following:

III.1 Goal: Achieve the maximum degree of compatibility between adjacent land uses.

Objectives:

1. Residential, commercial and community buildings should be designed in an alpine or Cascadian theme consistent with existing development and the design guidelines.
2. Wherever practical, buffering should be employed for the aesthetic enhancement between land uses, including parking and roads.
3. Appropriate building height limits should be established in the Pass area, by building type.

Residential Land Use

III.2 Goal: Encourage a mix of residence types of alpine or Cascadian design, located in combinations and groupings which enhance the residential and resort atmosphere of the Pass.

Objectives:

1. Clustering of structures should be encouraged, with screening between clusters and open areas (view corridors), wherever possible. Residential land plans which take advantage of the mountain setting should be encouraged.
2. Access roadways should be kept to a minimum (both in number and dimension) consistent with safety and efficient maintenance. Roadways should follow terrain contours with a minimum number of straight segments.
3. All residential areas should be connected, where practical, by a public trail system suitable for all-season use.
4. Appropriate non-residential uses should be accommodated in residential areas.

5. All residential uses should provide adequate off-street parking.
6. All utilities in new residential developments should be underground.

Community Uses

III.3 Goal: Encourage the development of community uses in appropriate areas. Uses could include security/emergency services, clinics and medical/dental offices, places of worship, a community center, a recreation center, visitor information center, recycling center, post office, library, nature center/museum.

Objective:

Similar and complimentary uses should be placed in close proximity to each other in a location, which is convenient to the community and visiting public.

Commercial Uses

III.4 Goal: Provide for commercial development in appropriate locations to serve the needs of the community, visitors and traveling public and to enhance the economic vitality of the Pass.

Objectives:

1. Commercial development should be clustered along Highway 906 near Exits 52, 53 and 54, rather than in a linear strip along the highway.
2. Neighborhood commercial centers should be conveniently located to meet local shopping needs.
3. Commercial activities should be located in proximity to principal resort and transportation facilities, such as near the bases of ski slopes and freeway interchanges.
4. All roadside parking should be limited to short-term service and delivery vehicles. Customer parking for commercial uses should be located either under-structure or in designated lots with practical visual screening. Joint use of off-street parking areas should be encouraged. Pedestrian/skier access between uses should not be obstructed by vehicular parking.
5. Signage and advertising should follow a consistent design theme with an alpine or Cascadian nature matching the Pass architecture.
6. A mixture of uses, including residential and community services, should be encouraged in conjunction with commercial development.
7. Unscreened outside storage should be restricted in commercial areas.
8. Off-site or off-premises commercial advertising should not be permitted in the Pass area, except for the use of motorist information signs provided by WSDOT.

Light Industrial Uses

III. 5 Goal: Provide for light industrial users, including utility companies and public agencies, in appropriate locations.

4. Parking should be provided to accommodate all modes of transportation such as cars, trucks, buses, recreational vehicles, snowmobiles, horse trailers etc. Separate parking areas should be provided for uses generating special safety or aesthetic problems, such as semi-trucks.
5. Snow removal and disposal should be an integral part of parking lot design.

Land Use

Recommended Actions

1. SNOPAC, in conjunction with the Comprehensive Plan review, has drafted general design guidelines which present desired architectural features considered to be consistent with alpine or Cascadian design. These design guidelines are accompanied by visual aids to make clear what the community desires. The design guidelines address advertising signs and other external aspects of development design, which may have aesthetic impact on the community. The Community Design Committee should be available to review proposed projects with proponents before project design is commenced to offer suggestions to best incorporate the design into the community.
2. The Community Design & Aesthetics Committee (“CDA”), together with the Economic Development & Land Use Committee (“EDLU”), should develop additional site design guidelines, which promote the clustering of structures to protect natural land features and sensitive areas.
3. The EDLU Committee should continue to refine the land use inventory to determine a realistic growth scenario, which will aid in infrastructure planning.
4. SNOPAC should take the lead in adapting the affordable housing policies of Kittitas and King Counties to the unique housing needs of the Pass area.
5. The EDLU Committee should monitor the planning, management and operation of Forest Service Land and Keechelus Lake in an effort to enhance and expand their recreational opportunities and visual quality.

Community Design and Aesthetics Goals and Objectives

III.11 Goal: To encourage the use of site planning, landscaping and architectural principles which enhance the mountain character of the community and harmonize with the alpine environment.

Objectives:

1. Encourage “village centers” with high density areas of closely clustered buildings, with narrow walking streets (where practical) and common walls between businesses, at the Summit, Summit Central, Exit 54, and Alpentel.
2. Each village center should feature a recreational activity such as tennis, ice skating, curling, swimming pool that is open to the public and located near the center of the village.
3. Lines of sight in village centers should be broken to give a sense of small scale and invite pedestrian wandering and exploration.

Summit Central

Summit Central should be similar in use to Alpentel in that it will be oriented toward providing recreational facilities and services. A mixed use facility could be developed which could be sited to be accessible to the general traveler and the resident population; facilities might include conference facilities within a hotel/motel complex.

Exit 54

Because of its visibility and land base, the commercial area at Exit 54 could provide services directed toward the traveler on I-90 (its location makes this area less conducive to ski related services). Over time, as Gold Creek Valley, Hyak and other residential areas develop, or as the Summit is built-out, Exit 54 may become a convenient place for such uses as a community center, post office, and/or general store or supermarket.

General

All activity centers should inform visitors about the entire range of Pass areas and activities. Directional signs and maps should be used at each. Activity centers should be connected, where practical, by trails.

Design Guideline Outline

Site Planning

- Environmental Conditions (solar access, wind, vegetation)
- Grades (cuts and fills)
- Drainage
- Utilities
- Circulation (vehicle and pedestrian)
- Storage (firewood, snow, trash)
- Parking
- Public spaces

Building Location

- Site Characteristics (soils, slope, drainage, wetlands)
- Setbacks (street, rear and side boundaries)
- Spacing (view corridors, compactness)
- Orientation (views, solar access)
- Alignment

Architecture

- Scale (to site, to adjacent buildings)
- Proportion (height to width)

Washington State and Federal Departments of Transportation, the U.S. Forest Service and the Mountains to Sound Greenway Trust.

6. In conjunction with the EDLU Committee, the Community Design and Aesthetics Committee should work with local business operators, the U.S. Forest Service, WSDOT and the counties to develop an attractive and coordinated directional and informational sign program for the Pass.
7. The CDA and EDLU Committees should work with Mountains to Sound Greenway Trust to reduce or eliminate commercial signage that is oriented towards Interstate 90. For this to be possible, WSDOT needs to encourage and enable the use of sufficient standard highway signs to help identify businesses in the Pass area.
8. The committees should work with Mountains to Sound Greenway Trust to develop recommended sign regulations for adoption by King and Kittitas Counties and WSDOT that recognizes the scenic quality of the Interstate 90 corridor through the Pass and the designation of Interstate 90 as a National Scenic Byway.
9. The committees should work with Booth Creek Holdings and other business owners to develop a consistent signage plan and design that would be unique to Snoqualmie Pass and would help to create an identity for the Pass area.
10. The committees should work with King and Kittitas Counties and WSDOT to develop a lighting plan that establishes standards for street lighting design and location. The lighting plan should strive to provide adequate lighting for public safety, without contributing to light pollution from excessive lighting.

Land Use Plans

There are two levels of land use plans presented in this comprehensive plan.

The first is an overall concept plan for the entire planning area. This plan is the more general of the two. General land use activities are identified for the purpose of showing the interrelationship of these activities to each other and to other plan elements such as transportation, utilities and open space corridors. This level of concept plan presents the overall picture.

The second level of concept plan is presented for each of the five subareas of the Pass. Land use designations are more specific in terms of location and use type. Particular planning goals or special conditions may be indicated for land use designations at this concept level. As an example, the overall concept plan may indicate an activity center in a general location. The subarea concept plan further details the type of activity which is desired in that activity center, such as highway oriented commercial, lodging and tourism activities, and so forth.

The subarea concept plans, although more specific, are nonetheless, still guidelines. Boundaries are general by necessity, and are not meant to imply that all the land within a specific land use boundary is suited for the designated use. For example, portions of land within a residential designation may be environmentally sensitive and will be more appropriately allocated as open

space. Detailed site planning and use restrictions are implemented through Planned Unit Developments, subdivisions, or other forms of design review and approval.

As part of this comprehensive planning process, the community was surveyed to determine their opinion on the most appropriate location for various property uses. The results of that survey are incorporated in the discussion of various sub-area land uses.

1) Relationship to County Comprehensive Plans

King and Kittitas Counties differ somewhat in the land use terminology used in their respective comprehensive plans. Likewise, the land use designations in the concept plans differ in that the terminology used is selected to show the specific intent of the Snoqualmie Pass Comprehensive Plan. Although the terminology may vary in each of the plans, the underlying goals of each similar use category are consistent.

2) Relationship to Snoqualmie Pass Adaptive Management Area (AMA) Plan

Forest Service lands are intermingled with private lands in the Snoqualmie Pass area and are an integral part of the present and future scenic and recreational attributes of the Pass community. The Snoqualmie Pass Comprehensive Plan does not (and can not) preempt the adopted Forest Service plans, but rather, only recommends particular land use designations and future actions which will strengthen the Snoqualmie Pass community and reinforce the multiple use aspects of Forest Service land to maximize long-term net public benefit.

3) Land Use Categories

Residential

The residential designation is intended to accommodate a mix and variety of residential uses and densities including single platted lots, clustered lots with attached or detached structures and multiple unit structures. In appropriate locations, remote lodges, bed & breakfast facilities and recreational cabins should be accommodated. Appropriate non-residential uses, such as learning and recreation centers should also be permitted in residential areas.

Commercial

Commercial areas should provide retail uses, lodging, restaurants and other visitor services, as well as personal and professional services for the Pass community. It is intended that particular types of commercial uses be located in the most appropriate locations to best serve the visiting public and the local community. Residential and community uses should be accommodated in mixed use commercial developments.

Commercial Lodging

This designation provides areas where a variety of overnight or weekly type of lodging may be provided in inns, bed & breakfast homes, hotels, motels or rental cabins. These areas may be appropriate locations for multiple unit structures to provide housing for Pass employees. Uses

Subarea D Land Use Plan

The Gold Creek Valley will likely experience the greatest change of all areas of the Pass. Currently, the valley is relatively undeveloped. However, preliminary plans have been developed for all of the private land holdings in the area. These plans include single family and multiple family residential, restaurants, hotels and motels, conference facilities and recreation.

During the planning process, the idea of "community" became a common thread among the various committees. As future growth in the number of permanent residents was envisioned, the need for common community services, including commercial and personal services, became evident. The Summit is presently the hub of Pass activity; however, it may not have enough land for all future uses the community wants to see there. The north side of Exit 54 is viewed as another possible location for some of this development, due to its freeway access.

The commercially designated property is crossed by Coal Creek in a northwest to southeast direction. A Forest Service road crosses the property perpendicular to the creek. Mardee Lake and its associated wetlands are located in the northeast corner of the property.

The plan shows that the property could be developed in four commercial pods using the creek and the road as dividing lines. The two pods south of Coal Creek should be developed with highway commercial uses such as service stations, restaurants and motels. The development should be designed to take advantage of the site's visibility while respecting and protecting the alpine character and scenic beauty of the Pass.

The two pods north of the creek could contain a broad mix of uses, including uses commonly found in a community shopping district such as food markets, drug and hardware stores and other retail. The development should be designed in a manner, which would use the existing road route as a "main street" rather than a through road. Pedestrian access and mobility should be an important design element. Views of the valley should provide a focus for site plan orientation.

Commercial development in this area should not compromise the ecological integrity of Coal Creek. Special attention shall be given to maintaining the vegetation within areas along the riparian zone and preventing run-off of or enhancing contaminated storm water from adjacent parcels. A riparian buffer (with an average width of at least fifty feet, unless a larger one is required by Kittitas County) shall be used for commercial development in this location. Particular care shall be taken to ensure that the architectural design and signage of commercial structures in these areas be compatible with the scenic, visual integrity of the I-90 National Scenic Byway corridor.

East of the commercial area is a steep ridge of rock outcrop and old growth forest. The plan designates this area for limited commercial lodging use and recommends that site planning cluster buildings in small pockets on the parcel where soil and slope are suitable for construction. Development shall be sited to screen the structures from view of I-90, with no disturbance of steep slope and ecologically sensitive areas. Old-growth timber shall be preserved except where necessary for construction, and included within site plans and lots as much as possible. The remainder of the site should be preserved as open space.

Care shall be taken to minimize removal of old growth timber and to screen the lodging elements from view of I-90. In no case shall construction result in increased slope instability or erosion in the area, or disturb ecologically sensitive areas, such as Mardee Lake and its associated wetlands.

North of the proposed commercial area, the U.S. Forest Service manages Section 10, which the plan designates as Active Recreation. This land has been partially logged, and the topography of the southern half of the site is suitable for development as a golf course. While a golf course would provide a much needed recreational facility for non-winter seasons and would provide Nordic skiing in the winter, these uses are not currently contemplated by the Forest Service in the SPAMA. The community will continue to monitor updates to the plan and provide input on any proposed changes to the use of this area.

Lying to the east of Section 10 is a Section of privately owned land, which is, designated Residential. The area is bisected on the diagonal by Gold Creek. Development plans for the majority of the property should reserve a substantial open space greenbelt on both sides of the creek. Development should be clustered on the site to take advantage of views and conserve natural vegetation.

The residential development should be planned with the highest degree of sensitivity to the aesthetic values of the area and the preservation and enhancement of wildlife habitat.

Subarea E Land Use Plan

Development in Subarea E is clustered near Exit 54. Uses range from single family residences to public utilities. The WSDOT highway facility and the Snoqualmie Pass Sewer and Water District's sewage treatment plant are designated Light Industrial, as is a partially vacant area west of the WSDOT property. This is the only Light Industrial classification on the Pass and it is intended to recognize the existing uses and provide a small area for other light manufacturing activities.

Approximately 17 acres between the sewage treatment plant and Keechelus Lake is proposed in the plan as commercial lodging. The site's location and characteristics may make it well suited for a Recreational Vehicle park, a facility which the Pass is currently lacking.

The majority of the Hyak subarea is used for recreation, including alpine and Nordic skiing, mountain biking, hiking and water sports. The Summit East Ski Area plans to expand considerably the area available for alpine skiing by constructing an additional chair lift to higher elevations.

7.4. Open Space and Critical Areas

Scenic Vistas and View Corridors

The grandeur of the North Cascade Mountains is equal to that of any other range in North America. And Snoqualmie Pass, because of intersecting valleys at the summit, provides a unique combination of vistas, from a looming “up-close” view of Guye Peak, to the distant view, up