

BOARD OF COUNTY COMMISSIONERS  
COUNTY OF KITTITAS  
STATE OF WASHINGTON

ORDINANCE

NO. 2012-009

REVISIONS OF KITTITAS COUNTY CODE  
KITTITAS COUNTY COMPREHENSIVE PLAN  
AS PART OF THE 2012 ANNUAL COMPREHENSIVE PLAN AMENDMENT CYCLE.

**Whereas,** this ordinance, revising the Kittitas County Comprehensive Plan, contains four sections of findings, as follows:

- Section I - Procedural Findings
- Section II - Board of County Commissioners Findings
- Section III - Final Decision and Signatures
- Exhibits A-H Minutes from Public Hearings and Changes to Comprehensive Plan and Regulations

**SECTION I  
PROCEDURAL FINDINGS**

- Whereas,** Kittitas County opted into the Growth Management Act, RCW 36.70A, voluntarily on December 27, 1990, through Resolution 90-138; and
- Whereas,** The Kittitas County GMA Comprehensive Plan was originally adopted on July 26, 1996 by the Kittitas County Board of County Commissioners; and
- Whereas,** Kittitas County Code 15B.03.030 indicates that any interested person, including applicants, citizens, county commission and board members, and staff of other agencies may suggest plan or development regulation amendments for annual consideration by the Kittitas County Planning Commission and Board of County Commissioners; and
- Whereas,** Kittitas County Code 15B.03.030 requires amendments to the comprehensive plan that are docketed by June 30<sup>th</sup> must be approved or denied by the Board of County Commissioners on or before December 31<sup>st</sup> of that same calendar year; and
- Whereas,** Kittitas County Community Development Services docketed a list of suggested changes to the Comprehensive Plan and development regulation amendments and made that readily available for review by the public in the Planning Department. Community Development Services provided a press release for, and held public open house on the docket on August 15, 2012 in Ellensburg; and
- Whereas,** Kittitas County submitted its proposed docketed items to the Department of Commerce (formerly named the Department of Community Trade and Economic Development) as required by statute on July 31, 2012; and
- Whereas,** After due notice and publication and the docket listing on August 23, 2012, the Planning Commission met on September 11, 2012 to hear testimony and take public comment on the annual docketing process; and
- Whereas,** After due notice and publication and the docket listing on October 1, 2012, the Planning Commission deliberated on October 9, 2012 the docket items and made recommendations to the Board of County Commissioners, taking due consideration of the public benefit involved in the proposals; and
- Whereas,** Kittitas County filed its SEPA checklist on September 17, 2012, and issued a Final Determination of Nonsignificance (DNS) for the annual docket on October 15, 2012; and
- Whereas,** The appeal period for the SEPA review ended on October 29, 2012; and
- Whereas,** There are no agency administrative appeals (KCC 15.04.210 and 15B.05.010) on the Determination of Non-significance; and
- Whereas,** Kittitas County Board of County Commissioners held a public hearing on October 29, 2012 during which testimony was taken and documentary evidence received by the Board of County Commissioners from those persons wishing to be heard; and

**Whereas,** At the closing of public testimony the Board of County Commissioner’s deliberated on the 10 docket items; and

**Whereas,** The Kittitas County Board of County Commissioners held a public hearing to consider enabling documents on December, 2012; and

**Whereas,** On November 20, 2012 the Kittitas County Board of Commissioners reviewed and signed the prepared ordinance.

**SECTION II – BOARD OF COUNTY COMMISSIONERS FINDINGS**

**General Findings:**

The Kittitas County Board of County Commissioners held a public hearing on October 29, 2012. All members of the public who wanted to were allowed to speak or submit written correspondence into the record, which was closed for public comment on October 29, 2012. Due notice of the hearing was given as required by law.

The docketed items discussed during the Board of Commissioners public hearing were:

<b>2012 COMPREHENSIVE PLAN AMENDMENTS</b>			
<i>Number</i>	<i>Applicants Name</i>	<i>Project Description</i>	<i>Planning Commission Recommendation</i>
12-01	Jeff & Valerie Calaway	Non-project rezone from Urban Residential to Highway Commercial at 2106 W. Dolarway, Ellensburg (in UGA)	Approval
12-02	Ron Larson, agent for, Brother’s Venture LP	Amendment to KCC 17.58.050(2) Airport Overlay Zone	Denial because no written request for withdraw or request was received
12-03	Kittitas County staff	Adopt by reference the Hazard Mitigation Plan by reference into the Comprehensive Plan	Approval
12-04 KCC 14.08 Flood Damage Prevention	Kittitas County staff	Provide consistency within local Code and State and Federal requirements	Approval
<b>2012 COMPREHENSIVE PLAN AMENDMENTS Continued</b>			
<i>Number</i>	<i>Applicants Name</i>	<i>Project Description</i>	<i>Planning Commission Recommendation</i>

12-05 KCC 15.04 SEPA	Kittitas County staff	Amend SEPA for consistency with 2012 State legislation (SSB 6406)	Approval
12-06 KCC 15A.07	Kittitas County staff	Replace title of KCC 15A.07.020 to reflect that it is description of the Administrative Decisions Appeal process rather than the process for closed record appeals.	Approval
12-07 KCC 17.12 Zoning Map	Kittitas County staff	Change zoning at intersection Pfenning Road & Vantage from Limited Commercial to General Commercial to reflect existing uses. Property is located in the City of Ellensburg Urban Growth Area.	Approval
12-08 KCC 17.61.010 (11)(1)	Kittitas County staff	Place a maximum power output for minor alternative energy facility for wind turbines.	Approval
12-09	Kittitas County staff	Update the Comprehensive Plan to include the Capital Facilities Plan and the Capital Improvements Plan	Approval
12-10 KCC 15A, 17.60A, & 17.96 Permit application Process	Kittitas County staff	Consistency and clarity amendments; amendments for permit review efficiencies, including eliminating or reducing Board of Adjustment	Approval

#### 12-01 Jeff & Valerie Calaway

#### **Proposal: Non-project rezone from Urban Residential to Highway Commercial at 2106 W. Dolarway, Ellensburg (in UGA)**

On June 27 2012, Kittitas County Community Development Services received an application from Jeff & Valerie Calaway for proposed amendments to the County's zoning map from Urban Residential (UR) to Highway Commercial (H-C). These proposed amendments were docketed with CDS prior to the June 30th docketing deadline and are shown in Exhibit C. Attachment A provides application.

The Board of County Commissioners held a public hearing on October 29, 2012 and **approved the request as presented** with a 3-0 vote finding that:

- I. No testimony regarding this proposal was received.
- II. The application lacked a specific project but the request meets the intent of the Comprehensive Plan and rezone to Highway Commercial will facilitate future growth of the Calloway hay operations.

- III. The Commissioners were persuaded that the size and scale of this proposal was appropriate at this location within Kittitas County.
- IV. There was evidence of public benefit and, as mitigated, the project preserved the rural element and protected rural character.
- V. The Planning Commission recommended approval to the Board of County Commissioners.

**12-02 Ron Larson, agent for, Brother's Venture LP, Proposal to change County Code which would permit greater density in Airport Overlay Zone.**

On June 27, 2012, Kittitas County Community Development Services received an application from Ron Larson, agent for, Brother's Venture LP for proposed amendments to KCC 17.58.050(2). This proposed amendment was docketed with CDS prior to the June 30th docketing deadline.

The Board of County Commissioners held a public hearing on October 29, 2012. After verbal request from the agent to have the docket item removed and continued to following year docket, the Board removed the item from consideration.

**12-03 Kittitas County staff**

**Adopt by reference the Hazard Mitigation Plan by reference into the Comprehensive Plan**

Kittitas County Community Development Services is requesting adopting the Hazard Mitigation Plan as an element of the Comprehensive Plan for the purpose of providing hazard mitigation policies and planning for Kittitas County. These amendments are shown in Exhibit D. Staff provided presentation before the Board.

The Board of County Commissioners held a public hearing on October 29, 2012 and **approved the request as presented** with a 3-0 vote finding that:

- I. Public testimony for this proposal was not received.
- II. 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.
- III. The change will reduce or prevent damage from occurring during hazard events.
- IV. The Planning Commission recommended approval to the Board of County Commissioners.

**12-04 Kittitas County Staff**

**Project Description: Provide Consistency within Kittitas County Code to State and Federal Flood Requirements.**

Kittitas County Community Development Services is amending KCC 14.08 Flood Damage Prevention Ordinance to be consistent with state and federal requirements. These amendments were docketed with CDS prior to the June 30th docketing deadline and are shown in Exhibit E.

For the purpose of clarity and compliance with the National Flood Insurance Program this amendment to the Flood Damage Prevention Code is to provide for flood hazard reduction for properties located in flood hazard areas.

The Board of County Commissioners held a public hearing on October 29, 2012 and **approved the request as presented** with a 3-0 vote finding that:

- I. Public testimony for this proposal was not received.
- II. The proposed text amendment to KCC 14.08 Flood Damage Prevention Ordinance will provide clarity and compliance with the National Flood Insurance Program.
- III. The amendment to the Code will provide for flood hazard reduction for properties located in flood hazard areas.
- IV. The amendment creates a public benefit and fosters economic development.
- V. The Planning Commission recommended approval to the Board of County Commissioners.

#### **12-05 Kittitas County Staff**

##### **Proposal: Amend SEPA for consistency with 2012 State legislation (SSB 6406)**

Kittitas County Community Development Services prepared proposed amendments for Kittitas County's SEPA regulations. The amendments include changes to the SEPA regulations consistent with 2012 state legislation (SSB 6406). These amendments were docketed with CDS prior to the June 30th docketing deadline and are shown in Exhibit F.

The purpose of this amendment is to include changes to the SEPA regulations consistent with 2012 state legislation (SSB 6406). It expands exemptions now required for SEPA review.

The Board of County Commissioners held a public hearing on October 29, 2012 and **approved the request as presented** with a 3-0 vote finding that:

- I. Public testimony for this proposal was not received.
- II. The proposed amendment provides regulations consistent with 2012 state legislation (SSB 6406).
- III. The Planning Commission recommended approval to the Board of County Commissioners.

#### **12-06 Kittitas County Prosecutor's Office**

##### **Proposal: Replace title of KCC 15A.07.020 to reflect that it is description of the Administrative Decisions Appeal process rather than the process for closed record appeals.**

Kittitas County Community Development Services prepared the proposed amendments to Title 15A.07, to replace "closed record" with "Administrative" to reflect the changes to the Administrative Decisions Appeal process. These amendments were docketed with CDS prior to the June 30th docketing deadline and are shown in Exhibit G.

In order to more accurately depict the actual appeal process, the Prosecuting Attorney's Office has recommended the revision of the section title of KCC 15A.07.120 from "*Procedures for closed record appeals*" to "*Procedures for Administrative Appeals*".

The Board of County Commissioners held a public hearing on October 29, 2012 and **approved the request as presented** with a 3-0 vote finding that:

- I. Testimony for this proposal was not received.
- II. Changes to KCC 15A.07.020 will provide clarity to the section.
- III. The Planning Commission recommended approval to the Board of County Commissioners.

#### **12-07 Kittitas County Staff**

**Proposal: Change zoning at intersection Pfenning Road & Vantage from Limited Commercial to General Commercial to reflect existing uses. Property is located in City of Ellensburg Urban Growth Area.**

Kittitas County Community Development Services has prepared a proposed amendment to KCC 17.12 Zoning Map to change the zoning of five parcels located at the intersection of Pfenning Road and Vantage Highway from Limited Commercial to General Commercial to reflect existing uses. The subject properties are located in the City of Ellensburg's Urban Growth Area. These amendments were docketed with CDS prior to the June 30th docketing deadline. The proposed map change is provided in Exhibit H.

The current Limited Commercial zoning does not allow for the use of either lumber yards or veterinary hospitals. Two existing uses, which have been there for many years, are therefore considered non-conforming and as such would not be allowed to expand or reconstruct. The zone change request to General Commercial would designate the lumber yard as an allowed use, and the veterinary hospital a conditional use. Staff has determined that in the interest of avoiding any future zoning conflicts and considering the long history of the property's use, that it would be prudent, fair, and reasonable to designate the zoning in a conformant fashion.

The Board of County Commissioners held a public hearing on October 29, 2012 and **approved the request as presented** with a 3-0 vote finding that:

- I. Testimony for this proposal was received.
- II. The existing uses have been there for many years.
- III. Future zoning conflicts will be avoided if the area is zoned in a conformant fashion.
- IV. The Planning Commission recommended approval to the Board of County Commissioners.

#### **12-08 Kittitas County Staff**

**Proposal: Place a maximum power output for minor alternative energy facility for wind turbines.**

Kittitas County Community Development Services prepared proposed amendments to KCC 17.61.010 (11)(1) which set a maximum power output level for wind powered minor alternative energy facilities and wind powered minor alternative energy systems. These amendments were docketed with CDS prior to the June 30th docketing deadline. The amendment is provided in Exhibit I.

This proposal changes the language in the code to reflect the distinction between a minor alternative wind energy facility and the small wind energy systems allowed in Kittitas County by limiting wind

powered minor energy systems to the production of not more than 100 kW and making said systems subject to the development standards in KCC 17.61B.050.

The Board of County Commissioners held a public hearing on October 29, 2012 and **approved the request as presented** with a 3-0 vote finding that:

- I. Public testimony for this proposal was not received.
- II. The proposal will distinguish between major and minor energy producing facilities making minor facilities secondary to primary use.
- III. The Planning Commission recommended approval to the Board of County Commissioners.

#### **12-09 Kittitas County Staff**

##### **Proposal: Update the Comprehensive Plan to include the Capital Facilities Plan and the Capital Improvements Plan**

Kittitas County Community Development Services prepared a general rewrite and reorganization of the Capital Facilities Element, Chapter 5 of the Comprehensive Plan and the Six-Year Capital Improvement Program. These amendments were docketed with CDS prior to the June 30, 2012, docketing deadline. These amendments are shown in Exhibit J.

The Board of County Commissioners held a public hearing on October 29, 2012 and **approved the request with a minor amendment** by a 3-0 vote finding that:

- I. Public testimony was not received for this proposal.
- II. The amendment identifies the capital improvements that the County plans for the next six years and shows a reasonable financing plan for these improvements.
- III. The CFP is amended annually and further improvements programmed for the 2013 proposal include updating the level of service standards, updating the prioritization criteria, and conducting a full analysis of all County buildings for consideration within this Chapter of the Comprehensive Plan.
- IV. The language in the policies proposed will be directive by changing the words “should” to “shall.”
- V. The projects that have been completed will be taken out of the six year plan.
- VI. The Planning Commission recommended approval to the Board of County Commissioners as presented by staff.

#### **12-10 Kittitas County**

##### **Proposal: Amendment for permit review efficiencies, including eliminating or reducing responsibility of the Board of Adjustment**

Kittitas County Community Development Services has prepared the proposed amendments to KCC 15A & 17.60A & 17.96 Permit Application Process for consistency and clarity and for permit review efficiencies. These amendments include eliminating or reducing Board of Adjustment review and decision making. The amendments were docketed by CDS prior to the June 30th docketing deadline. The proposed amendments are provided in Exhibit K.

The regulation of land development is a cooperative activity including many different elected and appointed boards and county staff (KCC 15A.01.040). One of these includes the County’s Board of Adjustment (BOA). The BOA has the authority to act on such applications as conditional use



permits and shoreline permits (KCC 15A.01.040.5). In 2007, the County adopted regulations to provide for the use of a hearing examiner system (Ord. 2207-37) where the hired Hearing Examiner usually replaces decision making authorities of local bodies such as the planning commission and the board of adjustment. The Hearing Examiner currently has the authority to review and make recommendations to the BOCC on such applications as preliminary plats, rezones and development agreements (KCC 15A.01.040.4).

The BOA is a five-member board that holds hearings once a month. The Hearing Examiner holds hearings twice a month, and can be available for additional hearings as needed. To provide for more efficient and consolidated permit processing and related functions (i.e. notice requirements), County staff have suggested an amendment to the Kittitas County Code to transfer the roles of the BOA to the Hearing Examiner.

The Board of County Commissioners held a public hearing on October 29, 2012 and **approved the request as presented** with a 3-0 vote finding that:

- I. Public testimony was not received for this proposal.
- II. The proposed amendments to the development regulations will provide easier and swifter processing of applications requiring quasi-judicial decisions in Kittitas County.
- III. County resident involvement will be preserved with the continued ultimate land use decision being made by the Board of County Commissioners.
- IV. The Planning Commission recommended approval to the Board of County Commissioners.

### **SECTION III - FINAL DECISION AND SIGNATURES**

**BE IT FURTHER ORDAINED** that the Board of Kittitas County Commissioners, after due deliberation, hereby approves an application from Jeff & Valerie Calaway for proposed amendments to the County's zoning map from Urban Residential (UR) to Highway Commercial (HC) at 2106 W. Dolarway, Ellensburg located in the City's UGA (Docket 12-01). The location of this proposal is shown in Exhibit C.

**BE IT FURTHER ORDAINED** that the application by Brother's Venture LLP number 12-02 is continued until next year's docket for consideration.

**BE IT FURTHER ORDAINED** that the Board of Kittitas County Commissioners, after due deliberation, hereby approves adopting the reference to the Hazard Mitigation Plan within the Land Use element of the Comprehensive Plan (Docket 12-03). The language of this amendment is shown in Exhibit D.

**BE IT FURTHER ORDAINED** that the Board of Kittitas County Commissioners, after due deliberation, hereby approves amending KCC 14.08 Flood Damage Prevention Ordinance to be consistent with state and federal requirements (Docket 12-04). The text amendment is shown in Exhibit E.

**BE IT FURTHER ORDAINED** that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the application from Community Development Services to amend the Kittitas County SEPA regulations so that it is consistent with 2012 state legislation SSB 6406 (Docket 12-05). Text amendment is shown in Exhibit F.

**BE IT FURTHER ORDAINED** that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the proposal from the Kittitas County Prosecutor's Office to amend the title of KCC 15A.07.020 now reading "Procedures for closed record appeals" to "Procedures for Administrative Appeals" to provide clarity for purpose of the section. (Docket 12-06). The amendment is shown in Exhibit G.

**BE IT FURTHER ORDAINED** that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the application from Community Development Services to change the zoning at the intersection of Pfenning Road & Vantage Highway from Limited Commercial to General Commercial to reflect existing uses (Docket 12-07). The map amendment is shown in Exhibit H.

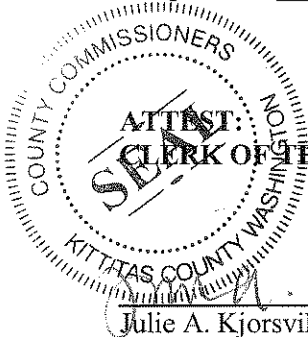
**BE IT FURTHER ORDAINED** that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the application from Community Development Services regarding amendments to KCC 17.61.010 (11)(1) which set a maximum power output for wind powered minor alternative energy facilities (Docket 12-08). The text amendment is shown in Exhibit I.

**BE IT FURTHER ORDAINED** that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the proposed revision of the Capital Facilities Element, Chapter 5 of the Comprehensive Plan and the Capital Improvement Program 2013-2018 Six Year Plan (Docket 12-09). The text amendment and Six Year Plan are shown in Exhibit J.

**BE IT FURTHER ORDAINED** that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the application from Community Development Services to provide for more efficient and consolidated permit processing and related functions by transferring the responsibilities of the Board of Adjustment to a Hearing Examiner (Docket 12-10). The development regulation changes are shown in Exhibit K.

**NOW, BE IT FURTHER ORDAINED** that the Board of County Commissioners, after due deliberation, hereby approves the adoption of the 2012 Amendments to the Kittitas County Comprehensive Plan and Kittitas County Code and related maps as attached hereto and incorporated by reference. Information Services is hereby directed to make these changes to the comprehensive plan and development regulation on the County website. The Planning Official and Prosecuting Attorney are authorized to correct any scrivener's errors without needing Board approval.

Adopted this 4<sup>th</sup> day of December, 2012, at Ellensburg, Washington.



Julie A. Kjorsvik

**BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON**

Chairman, Alan Crankovich

**APPROVED AS TO FORM:**



Vice-Chairman, Obie Obrien



Commissioner Paul Jewell

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Neil Caulkins,  
Civil Deputy signing for  
Gregory L. Zempel  
Prosecuting Attorney

# EXHIBIT A: Planning Commission Minutes from Oct. 9, 2012 Hearing

## KITTITAS COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday September 11, 2012 @ 6:00 p.m.

COMMISSIONERS' AUDITORIUM  
205 W. Fifth Street, Ellensburg

I. **Call to order** and introduction of members and staff.

**Chairman Grant Clark** called the meeting to order at 6:00 p.m.

**Those present:** Chairman Grant Clark, Kim Green, Leslie Walker, Rob Fraser

**Those absent:** Brian Cullinane, Margaret Sullivan

**Also present:** Stephanie Mifflin- Clerk/CDS Permit Technician, Jeff Watson- CDS Staff Planner, Dan Valoff- CDS Staff Planner, Jan Ollivier- Department of Public Works, and three members of the public.

II. **Correspondence:** None.

III. **Minutes:** Kim Green motioned to approve the minutes as written from the October 24<sup>th</sup>, 2011 meeting, Rob Fraser seconded the motion and the motion passed with a 4-0 vote. Kim Green motioned to approve the minutes as written from the June 26<sup>th</sup>, 2012 meeting, Leslie Walker seconded the motion and the motion passed with a 4-0 vote.

IV. **Old Business:** None.

V. **New Business**

A. **Public Hearing to consider the 2012 Comprehensive Plan Amendment docket.**

**Dan Valoff** stated there are ten docket items: two applications from the public and eight Staff recommendations. Dan presented all ten docket items to the Planning Commission members and read them into the record.

**Grant Clark** asked for clarification on Docket item one on where the zone is in the County.

**Dan Valoff** clarified.

**Chairman Clark** closed Staff Presentation and opened the hearing to Public Testimony.

**Jeff Slothower** stated he was representing the Calaways and that he agrees with Staff's recommendation of approval. Jeff stated there are no plans for the property right now, but the zoning they are proposing will relate to other zones and will give them the opportunity to expand when needed.

**Ron Larson** stated he was representing himself for docket item two. Ron Larson submitted his written comments to the Planning Commission members and to the record and then read his comments into the record. Ron stated his proposal as too simple and should not move forward. Ron stated that the Comprehensive Plan Amendment process is too complicated and political for Cruise and Associates to represent him. Ron stated he would like to withdraw his request.

**Kim Green** asked for clarification on what Mr. Larson would like from the Planning Commission.

**Ron Larson** stated he would like to withdraw his request but would like the fees to be carried over for next year's proposal. Ron stated he would also like clarification on what would be appropriate for an applicant to submit for approval.

**Mike Smith** stated he was representing the City of Ellensburg. Mike submitted written comments to the Planning Commission members and to the record. Mike read his written comments into the record and stated the City Council will also be submitting comments.

**Leslie Walker** asked if changing the zone on the Calaway docket item would prevent them from expanding their hay processing facility.

**Jeff Slothower** stated yes they would have to come back to the County and submit for a zone change if they decide to expand the hay facility. Jeff stated that they do not have specific plans or projects at this point.

**Kim Green** asked what Mr. Larson's options are at this point.

**Dan Valoff** stated to refer back to the Washington State DOT Aviation letter and there is a process that is in the RCWs that needs to be followed.

**Kim Green** asked what he is allowed to do at this point.

**Dan Valoff** stated that the density in the zone is limited to one unit per three acres. Dan stated that the Washington State DOT Aviation want open space in that area so that a pilot may have the ability to land in open space in case of an emergency.

**Jan Ollivier** provided more clarification on the changes being proposed for the Capital Facilities Plan amendment.

**Catherine Clerf** stated it is in the best interest of the County and the City to approve this zoning to allow for more businesses to be put on Dolar Way. Catherine stated the City needs to control its UGA and that there should be no urban encroachment in an airplane zone.

**Chairman Clark closed Public Testimony and opened the hearing to Planning Commission deliberation.**

**Chairman Clark** stated he would prefer to put off the deliberations until the next meeting.

**Rob Fraser** stated he agreed.

**Chairman Clark motioned to continue deliberation until September 25<sup>th</sup> at 6 p.m.** Kim Green seconded the motion and the motion passed with a 4-0 vote.

**Meeting adjourned at 7:20 p.m.**

## **KITTITAS COUNTY PLANNING COMMISSION MEETING MINUTES**

**Tuesday October 9th, 2012 @ 6:00 p.m.**

**COMMISSIONERS' AUDITORIUM**

**205 W. Fifth Street, Ellensburg**

**Chairman Clark called the meeting to order 6:00 p.m.**

**Kim Green motioned to recommend approval to the Board of County Commissioners for docket item 12-01 as drafted.** Leslie Walker seconded the motion and the motion passed with a 5-0 vote.

**Chairman Clark motioned to forward docket item 12-02 to the Board of County Commissioners with no recommendation.** Kim Green seconded the motion. Rob Fraser amended the motion to recommend denial of docket item 12-02 to the Board of County Commissioners. Leslie Walker seconded the motion and the motion passed with a 5-0 vote.

Kim Green motioned to recommend approval to the Board of County Commissioners for docket item 12-03 as drafted. Rob Fraser seconded the motion and the motion passed with a 5-0 vote.

Kim Green motioned to recommend approval to the Board of County Commissioners for docket item 12-04 as drafted. Grant Clark seconded the motion and the motion passed with a 5-0 vote.

Kim Green motioned to recommend approval to the Board of County Commissioners for docket item 12-05 as drafted. Leslie Walker seconded the motion and the motion passed with a 5-0 vote.

Leslie Walker motioned to recommend approval to the Board of County Commissioners for docket item 12-06 as drafted. Rob Fraser seconded the motion and the motion passed with a 5-0 vote.

Kim Green motioned to recommend approval to the Board of County Commissioners for docket item 12-07 as drafted. Grant Clark seconded the motion and the motion passed with a 5-0 vote.

Grant Clark motioned to recommend approval to the Board of County Commissioners for docket item 12-08 as drafted. Kim Green seconded the motion and the motion passed with a 5-0 vote.

Kim Green motioned to recommend approval to the Board of County Commissioners for docket item 12-09 as drafted. Leslie Walker seconded the motion and the motion passed with a 5-0 vote.

Kim Green motioned to recommend approval to the Board of County Commissioners for docket item 12-10 as drafted. Leslie Walker seconded the motion and the motion passed with a 5-0 vote.

Grant Clark motioned to approve the Findings of Fact as written. Kim Green seconded the motion and the motion passed with a 5-0 vote.

Chairman Clark closed the meeting.

**EXHIBIT B: BOCC Minutes from  
Oct. 29, 2012 Hearing**

**COMMISSIONERS' MINUTES  
KITITAS COUNTY, WASHINGTON  
COMMISSIONERS AUDITORIUM  
SPECIAL MEETING**

**MONDAY 6:00 P.M.**

**OCTOBER 29, 2012**

**Board members present: Chairman Alan Crankovich, Vice-Chairman Paul Jewell and Commissioner Obie O'Brien.**

**Others: Julie Kjorsvik, Clerk of the Board; Doc Hansen, Planning Official; Neil Caulkins, Deputy Prosecutor; Jan Ollivier, Transportation Manager; Jeff Watson, Staff Planner; Christina Wollman, Planner II and 3 members of the public.**

**PUBLIC HEARING ANNUAL COMP. PLAN AMENDMENTS CDS**

**At 6:00 p.m. CHAIRMAN CRANKOVICH opened a Public Hearing to consider the 2012 Comprehensive Plan Amendments.**

**DOC HANSEN, PLANNING OFFICIAL reviewed the proposed items that had been placed on the 2012 docket for the Comprehensive Plan Amendments.**

**12.01 - JEFF & VALERIE CALAWAY**

**The proposed amendment is for a non-project rezone from Urban Residential to Highway Commercial and the property is located within the Ellensburg UGA at 2106 W. Dolarway, Ellensburg. The Planning Commission recommended approval of amendment.**

**THOSE PRESENT & TESTIFYING: MIKE SMITH, CITY OF ELLENSBURG COMMUNITY DEVELOPMENT DEPARTMENT reviewed a letter with comments and recommendations on behalf of the City of Ellensburg. He indicated the City Council had a consensus of recommending approval of the proposed land use designation. THERE BEING NO OTHERS REQUESTING TO TESTIFY THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

**12.02 - RON LARSON – BROTHER'S VENTURE LP**

**The proposal was for an amendment to Kittitas County Code Chapter 17.58.050(2) Airport Overlay Zone. The Planning Commission recommended denial of the amendment.**

**MR. LARSON, APPLICANT & REPRESENTING BROTHER'S VENTURE, LP read a letter into the record and voiced concerns he had with County staff who did not advise them of the procedures**

before submitting their application and requested the Board to allow them to either withdraw their request and have their fees either be refunded or applied to a future application. He indicated if they had been aware of the procedures filing their plan and regulations with the Aviation Division of the Department of Transportation, and public hearings, they would have waited to submit their application.

COMMISSIONER JEWELL felt after hearing the applicant's concerns with the process he would be in favor of pushing the item and fees forward to next year. COMMISSIONER O'BRIEN said he would also be in favor of allowing the applicant to withdraw the proposed amendment.

COMMISSIONER O'BRIEN moved to defer docket item 12.02 Ron Larson – Brother's Venture, LP until the 2013 Docket for the Annual Comprehensive Plan Amendments, as requested by the applicant, and to carry the fees forward as well. COMMISSIONER JEWELL seconded. Motion carried 3-0.

#### 12.03 - HAZARD MITIGATION PLAN (HMP)

The proposed amendment was to adopt the Hazard Mitigation Plan by reference into the Comprehensive Plan.

CHRISTINA WOLLMAN, PLANNER II requested the Board adopt the Hazard Mitigation Plan by reference into the Comprehensive Plan, noting although it was not required she felt it would be beneficial to the County. The Planning Commission recommended approval.

THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC TESTIMONY PORTION OF THE HEARING WAS CLOSED.

#### 12.04 - KCC 14.08 FLOOD DAMAGE PREVENTION

The proposed amendment was for consistency with both State and Federal requirements.

CHRISTINA WOLLMAN, PLANNER II said FEMA and the Department of Ecology recommended the proposed amendments as part of their Community Assistance Visit in September 2011, to ensure the County is correctly enforcing the National Flood Insurance Program. The Planning Commission recommended approval.

THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC TESTIMONY PORTION OF THE HEARING WAS CLOSED.

#### 12.05 - KCC 15.04 SEPA

DOC HANSEN, PLANNING OFFICIAL said the proposed amendments were related to SEPA and would bring consistency with the 2012 State Legislation (SSB 6406). The Planning Commission recommended approval.

THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC TESTIMONY PORTION OF THE HEARING WAS CLOSED.

#### 12.06 - KCC 15A.07



**DOC HANSEN, PLANNING OFFICIAL reviewed the proposed amendment to replace a Closed Record appeal with an Administrative process to reflect changes to the Administrative appeal process. The Planning Commission recommended approval of the amendment.**

**MR. CAULKINS said the proposed amendment was to clean-up the language and would not change the current appeal process.**

**THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC TESTIMONY PORTION OF THE HEARING WAS CLOSED.**

#### **12.07 – KCC 17.12 ZONING MAP**

**DOC HANSEN, PLANNING OFFICIAL explained the proposed amendments were to change the zoning map at the intersection of Pfenning Road and Vantage Highway, from Limited Commercial to General Commercial to reflect existing uses, noting the property is located in the Ellensburg Urban Growth Area. The Planning Commission recommended approval.**

**MIKE SMITH, CITY OF ELLENSBURG, COMMUNITY DEVELOPMENT DEPARTMENT reviewed the City's concerns with the proposed amendment and how the City had previously designated the area and the County adopted it later on. He felt if the Board were to approve the zoning as General Commercial, it would be inconsistent with the City's designation. COMMISSIONER JEWELL didn't feel the current facilities were big enough for big box retail and did not see any concerns. He said the GMA specifically requires consistency between adjacent jurisdictions' Comprehensive Plans and urged the Board to work with the City. THERE BEING NO OTHERS REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

#### **12.08 – KCC 17.61.010(11)(1) UTILITIES**

**DOC HANSEN, PLANNING OFFICIAL reviewed proposed amendments that would place a maximum output and design standards for wind powered minor alternative energy facilities. The Planning Commission recommended approval.**

**THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

#### **12.09 – COMP. PLAN; CAPITAL FACILITIES PLAN**

**JAN OLLIVIER, TRANSPORTATION MANAGER reviewed the proposed amendments which would update the Comprehensive Plan including the Capital Facilities Plan/Annual update to Chapter 5 Capital Facilities Plan. The Planning Commission recommended approval.**

**THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

#### **12.10 – KCC 15A & 17.60A & 17.96 PERMIT APPLICATION PROCESS**

**DOC HANSEN, PLANNING OFFICIAL reviewed the proposed amendment for the Permit Application Process for consistency, clarity and permit review efficiency, and would eliminate or reduce the Board of Adjustment review and decisions. He said a Hearing Examiner would expand the recommended conditions and those would be sent forward to the Board of County Commissioners for final action. The Planning Commission recommended approval.**

**THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

**COMMISSIONER JEWELL** noted he wanted to be sure the text and table matched to ensure it provided consistency.

## **BOARD DELIBERATION**

### **12.01 - JEFF & VALERIE CALAWAY**

**COMMISSIONER JEWELL** moved to approve Docket Item 12.01 – Jeff & Valerie Calaway’s non-project rezone from Urban Residential to Highway Commercial at 2106 W. Dolarway, Ellensburg, WA as presented, adopting findings of fact and instruct staff to prepare enabling documents. **COMMISSIONER O’BRIEN** seconded. Motion carried 3-0.

### **12.02 - RON LARSON – BROTHER’S VENTURE LP**

**CHAIRMAN CRANKOVICH** noted the Board had already taken action on the issue previously in the hearing.

### **12.03 - HAZARD MITIGATION PLAN (HMP)**

**COMMISSIONER JEWELL** moved to approve Docket Item 12.03 – Hazard Mitigation Plan, as presented, adopting the findings of fact and instruct staff to prepare enabling documents. **COMMISSIONER O’BRIEN** seconded. Motion carried 3-0.

### **12.04 - KCC 14.08 FLOOD DAMAGE PREVENTION**

**COMMISSIONER JEWELL** moved to approve Docket Item 12.04 – KCC 14.08 Flood Damage Prevention, as presented, adopting the findings of fact and instruct staff to prepare enabling documents. **COMMISSIONER O’BRIEN** seconded.

**COMMISSIONER JEWELL** moved to amend the motion to incorporate the additional changes submitted by the Department of Ecology and staff. **COMMISSIONER O’BRIEN** seconded. Motion carried 3-0.

Main motion carried 3-0.

### **12.05 - KCC 15.04 SEPA**

**COMMISSIONER JEWELL** moved to approve Docket Item 12.05 – KCC 15.04 SEPA, as presented, adopting findings of fact and instruct staff to prepare enabling documents. **COMMISSIONER O’BRIEN** seconded. Motion carried 3-0.

### **12.06 - KCC 15A.07**

**COMMISSIONER JEWELL** moved to approve Docket Item 12.06 – KCC 15A.07, as presented, adopting findings of fact and instruct staff to prepare enabling documents. **COMMISSIONER O'BRIEN** seconded. Motion carried 3-0.

#### **12.07 – KCC 17.12 ZONING MAP**

**CHAIRMAN CRANKOVICH** noted the suggestion made by the City of Ellensburg staff to re-submit the item for next year's docket to allow the City and County to engage in further discussion with staff. **COMMISSIONER O'BRIEN** felt the County should do what best serves the citizens and what has been working. He noted how the business owners have not expressed a desire to annex into the City of Ellensburg.

**COMMISSIONER O'BRIEN** moved to approve Docket Item 12.07 – KCC 17.12 Zoning Map as presented, adopting findings of fact and instruct staff to prepare enabling documents. **COMMISSIONER JEWELL** seconded. Motion carried 3-0.

#### **12.08 – KCC 17.61.010(11)(1) UTILITIES**

**COMMISSIONER JEWELL** moved to approve Docket Item 12.08 – KCC 17.61.010(11)(1), as presented and instruct staff to prepare enabling documents. **COMMISSIONER O'BRIEN** seconded. Motion carried 3-0.

#### **12.09 – COMP. PLAN; CAPITAL FACILITIES PLAN**

**COMMISSIONER JEWELL** moved to approve Docket Item 12.09, Comp. Plan; Capital Facilities Plan, to include changes as suggested by staff, adopting findings of fact and instruct staff to prepare enabling documents. **COMMISSIONER O'BRIEN** seconded. Motion carried 3-0.

#### **12.10 – KCC 15A & 17.60A & 17.96 PERMIT APPLICATION PROCESS**

**COMMISSIONER JEWELL** moved to approve Docket Item 12.10 – KCC 15A & 17.60A & 17.96 Permit Application Process, as presented, adopting findings of fact and instruct staff to prepare enabling documents with changes as discussed relating to the Table. **COMMISSIONER O'BRIEN** seconded. Motion carried 3-0.

**CHAIRMAN CRANKOVICH** noted how he would be in favor of a Hearings Examiner reviewing the applications and the Board having the final decision which would make them have accountability. **COMMISSIONER JEWELL** agreed the decision making process would provide for accountability to those elected versus volunteer community members. The Board recognized the Board of Adjustment members and expressed their appreciation for their long term commitment which has been displayed. He explained how the decision was not a reflection on the volunteers but more an evolution of the County's needs and desires as well as having more of a modern process in place. **COMMISSIONER O'BRIEN** commented on the elected officials having accountability on decisions and how it can be difficult to find volunteers to make every meeting to ensure there is a quorum.

**CHAIRMAN CRANKOVICH** moved to continue the Public Hearing for enabling documents to November 20, 2012 at 10:00 a.m. in the Commissioners Auditorium, noting the record was closed. **COMMISSIONER O'BRIEN** seconded. Motion carried 3-0.

The meeting was adjourned at 7:48 p.m.

**KITTITAS COUNTY COMMISSIONERS)  
CLERK OF THE BOARD )**

**KITTITAS COUNTY, WASHINGTON**

**Julie Kjorsvik**

**Alan Crankovich, Chairman**

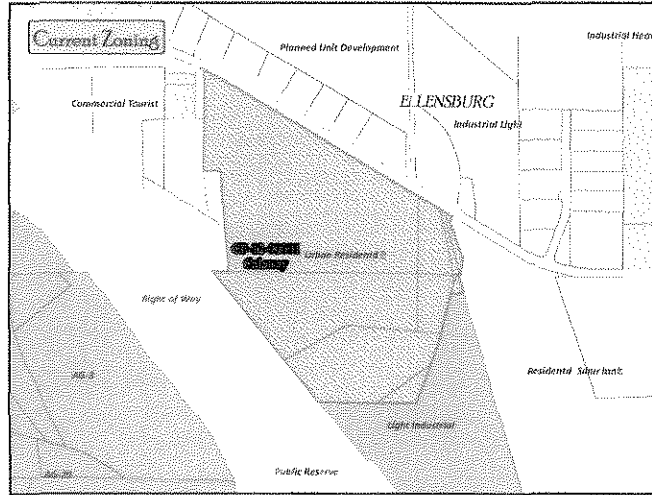
## EXHIBIT C: Docket 12-01

12-01 Jeff & Valerie Calaway

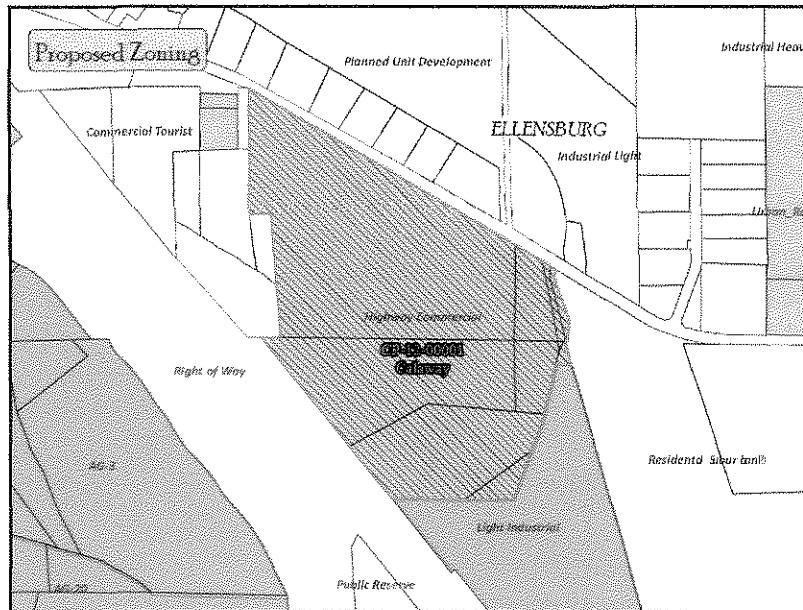
Proposal: Non-project rezone from Urban Residential to Highway Commercial at 2106 W. Dolarway, Ellensburg (in UGA)

The "Official Zoning Map", KCC 17.12.020, is proposed to be amended as follows

### EXISTING ZONING (Urban Residential)



### PROPOSED ZONING (Highway Commercial)



## **EXHIBIT D: Docket 12-03**

**12-03 Kittitas County staff**

**Adopt by reference the Hazard Mitigation Plan by reference into the Comprehensive Plan**

*Kittitas County Comprehensive Plan ADOPTS BY REFERENCE the following:*

### **2.2.8 Hazard Mitigation Plan**

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, the GMA or SEPA; 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.

## EXHIBIT E: Docket 12-04

### 12-04 Kittitas County Staff

**Project Description: Provide Consistency within Kittitas County Code to State and Federal Flood Requirements.**

*The following definition is added to KCC 14.08.020:*

#### Elevation Certificate

The official form (FEMA Form 81-31) used to track development, provide elevation information necessary to ensure compliance with community floodplain management ordinances, and determine the proper insurance premium rate with Section B completed by Community Officials.

*The following definition is revised within KCC 14.08.020:*

#### Flood (or "flooding")

A general and temporary condition of partial or complete inundation of normally dry land areas from the unusual and rapid accumulation of runoff or surface waters from any source or overflow of inland waters.

*14.08.040 Basis for establishing the areas of special flood hazard.*

The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Study for the County of Kittitas County," dated November 5, 1980, and any revisions thereto, with an accompanying flood insurance rate map (FIRM) and Flood Boundary and Floodway Map, and any revisions thereto, are hereby adopted by reference and declared to be a part of this chapter. The flood insurance study and the FIRM are on file at the Community Development Services Department. The best available information for flood hazard area identification as outlined in KCC 14.08.120 shall be the basis for regulation until a new FIRM is issued which incorporates the data utilized under KCC 14.08.120.

*14.08.130 Information to be obtained and maintained.*

1. Where base flood elevation data is provided through the flood insurance study, FIRM, or required as in KCC 14.08.120, obtain and record the actual (as built) elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement.
2. For all new or substantially improved flood-proofed structures where base flood elevation data is provided through the flood insurance study, FIRM, or as required in KCC 14.08.120:
  1. Verify and record the actual elevation (in relation to mean sea level) to which the structure was flood-proofed; and
  2. Maintain the flood-proofing certifications required in KCC 14.08.110(3).
3. Maintain for public inspection all records pertaining to the provisions of this chapter.
4. Professional land surveyors, ~~engineers and architects~~ shall be authorized to prepare elevation and floodproofing certificates for compliance with this chapter and the National Flood Insurance Program. Professional land surveyors, engineers and architects shall be authorized to prepare floodproofing certificates for compliance with this chapter and the National Flood Insurance Program.

*14.08.170 Conditions for variances.*

1. Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places without regard to the procedures set forth in the remainder of this section if they will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

*14.08.260 Detached accessory buildings (garages and small storage sheds).*

The following special provisions apply only to detached accessory structures used as garages or small storage sheds to single-family residences. When an accessory structure represents a minimal investment, the elevation or dry flood-proofing standards need not be met. However, all other requirements applicable to structures will be applicable. A minimum investment shall be determined by the applicable guiding authority, or by appeal under the variance procedure and shall be determined, if necessary, on a case-to-case basis. However, as a general application, an expenditure for the accessory structure of not more than 10 percent of the value of the main structure shall be considered a minimal investment.

*14.08.280 Critical facility.*

Construction of new, critical facilities shall be located outside the limits of the special flood hazard area. However, new construction and substantial improvement of both new and existing critical facilities shall be permissible within the 100-year floodplain, provided no feasible alternative site is available, and provided the facility's nature is related to or necessitates a riverine location (such as municipal water and sewer pump stations and related treatment facilities).

1. Critical facilities shall have the lowest floor elevated three feet or more above the base flood elevation, or the height of the 500-year flood, whichever is higher; and
2. Flood-proofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters; and
3. Access routes to critical facilities shall be elevated to or above the base flood elevation to or above the base flood elevation to the extent possible.

*14.08.300 Floodways.*

Located within areas of special flood hazard established in KCC 14.08.040 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

1. Prohibit encroachments, including fill, new construction, substantial improvements, and other development, unless certification by a registered professional engineer is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels during the occurrence of the base flood discharge.
2. Construction or reconstruction of residential structures is prohibited within designated floodways, except for:
  1. Repairs, reconstruction, or improvements to a structure which do not increase the ground floor area; and
  2. Repairs, reconstruction or improvements to a structure, the cost of which does not exceed 50 percent of the market value of the structure either: (i) before the repair or reconstruction is started, or (ii) if the structure has been damaged, and is being restored, before the damage occurred. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety codes which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or to structures identified as historic places shall not be included in the 50 percent.



3. If subsection (1) of this section is satisfied, all new construction and substantial improvements, except for construction and reconstruction of residential structures, shall comply with all applicable flood hazard reduction provisions of KCC 14.08.180 through 14.08.310, provisions for flood hazard reduction.
4. Filling in the floodway is prohibited except for residential maintenance. Residential maintenance is considered the importing of bark or top soil for flower beds and gardens. The quantity of material must be able to be hauled in a pick up truck and not require the use of a commercial dump truck. The total amount of material shall not exceed one load per calendar year.
5. Traditional agricultural practices are exempt.

14.08.320 Standards for AE and A1-30 Zones with Base Flood Elevations but No Floodways.

In areas with base flood elevations (but a regulatory floodway has not been designated), no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the county's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood.

## EXHIBIT F: Docket 12-05

12-05 Kittitas County Staff

Proposal: Amend SEPA for consistency with 2012 State legislation (SSB 6406)

*Kittitas County Code, Chapter 15.04, SEPA REGULATIONS is amended as follows:*

### **15.04.090 Flexible thresholds for categorical exemptions.**

1. The county establishes the following exempt levels for minor new construction under WAC 197-11-800(1)(b) based on local conditions:
  - a. For residential dwelling units in WAC 197-11-800(1)(b)(i): up to ~~9~~ 20 residential dwelling units.
  - b. For agricultural structures in WAC 197-11-800(1)(b)(ii):
    - i. up to 10,000 square feet of ground coverage within the boundaries of an urban growth area; or
    - ii. up to 30,000 square feet of ground coverage outside the boundaries of an urban growth area. This exemption shall not apply to feed lots ;
  - c. For office, school, commercial, recreational, service or storage buildings in WAC 197-11-800(1)(b)(iii): up to ~~8,000~~ 12,000 square feet with associated parking up to 40 parking spaces;
  - d. For parking lots in WAC 197-11-800(1)(b)(iv): up to 40 parking spaces;
  - e. For landfills and excavations in WAC 197-11-800(1)(b)(v): up to 500 cubic yards.
2. Whenever the county establishes new exempt levels under this Section, it shall send them to the Department of Ecology , Headquarters Office, Olympia, Washington 98504 under WAC 197-11-800(1)(c). (Ord. 2011-013, 2011)

## EXHIBIT G: Docket 12-06

12-06 Kittitas County Prosecutor's Office

Proposal: Replace title of KCC 15A.07.020 to reflect that it is description of the Administrative Decisions Appeal process rather than the process for closed record appeals.

*Kittitas County Code, Chapter 15A.07, ADMINISTRATIVE DECISIONS APPEALS, is amended to add new standards as follows:*

### Chapter 15A.07

#### ADMINISTRATIVE DECISIONS APPEALS

##### Sections

15A.07.010 Appeal of determination or decision.

15A.07.020 Procedures for Administrative ~~closed record~~ appeals.

15A.07.030 Repealed.

15A.07.040 Remand.

15A.07.050 Appeal of decision - Scope of authority.

##### ~~15A.02.030 Closed record appeal.~~

~~"Closed record appeal" means an administrative appeal on the record to a local government body or officer, including the legislative body, following an open record hearing on a project permit application when the appeal is on the record with no or limited new evidence or information allowed to be submitted and only appeal argument allowed.~~

#### Chapter 15A Table A

Step 1	Step 2	Step 3	Step 4	Step 5	Step 5 6
Public Comment Period	Open Record Hearing	Decision	<u>Administrative</u> <del>Open Record</del> Appeal	<del>Closed</del> <del>Record</del> Appeal	Judicial Appeal*

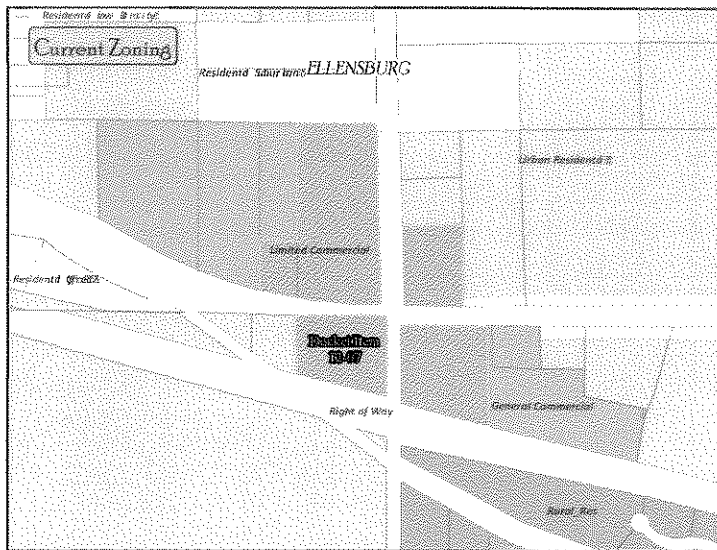
# EXHIBIT H: Docket 12-07

12-07 Kittitas County Staff

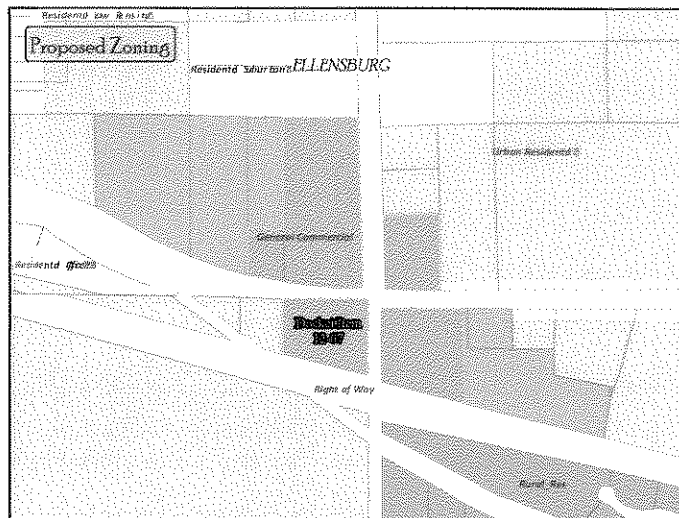
Proposal: Change zoning at intersection Pfenning Road & Vantage from Limited Commercial to General Commercial to reflect existing uses. Property is located in City of Ellensburg Urban Growth Area.

*Kittitas County Code, Chapter 17.12, OFFICIAL ZONING MAP is amended as follows:*

## EXISTING



## PROPOSED



## EXHIBIT I: Docket 12-08

12-08 Kittitas County Staff

**Proposal:** ~~Place~~ Set a maximum power output level for wind powered minor alternative energy facilities for and wind powered minor alternative energy systems wind turbines, and make said systems subject to the development standards of KCC 17.61B.050 .

*Kittitas County Code, Chapter 17.61.010 (11)(1), UTILITIES, is amended to add new standards as follows:*

### **Chapter 17.61 UTILITIES**

#### **Sections**

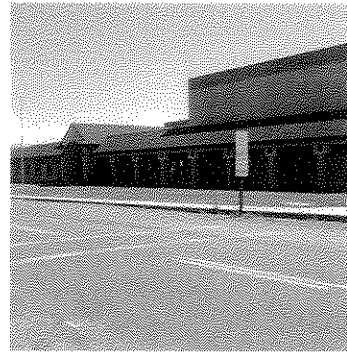
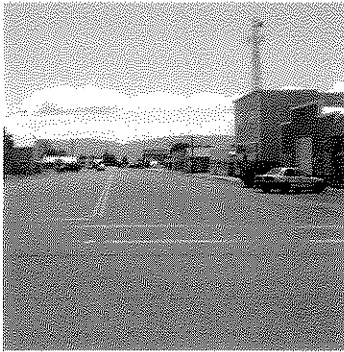
#### **17.61.010 Definitions.**

1. "Minor alternative energy facility" or "minor alternative energy system" means a fuel cell or a facility for the production of electrical energy that:
  - a.
    - i. Uses as its fuel either solar, wind not more than 100 kW and subject to the development standards in KCC 17.61B.050, or hydropower;
    - ii. Is located on the power beneficiary's premises;
    - iii. Is intended primarily to offset part or all of the beneficiary's requirements for electricity; and
    - iv. Is secondary to the beneficiary's use of the premises for other lawful purpose(s); or
  - b. Is intended to mitigate electrical system improvement requirements.

## **EXHIBIT J: Docket 12-09**

**12-09 Kittitas County Staff**

**Proposal: Update the Comprehensive Plan to include the Capital Facilities Plan and the Capital Improvements Plan**



## Chapter 5. Capital Facilities Plan

### 5.1. Introduction

#### 5.1.1. Contents of the CFP

The Capital Facilities Plan (CFP) contains the following information:

**5.1 Introduction:** Explains the purpose of the CFP, identifies statutory requirements, and indicates the methodologies used to develop the CFP.

**5.2 Capital Project Selection Procedures:** Includes statements of requirements, level of service standards, guidelines, and criteria that are used to develop and implement the CFP.

**5.3 Financing:** Identifies various revenue sources used to finance capital projects and the ability of the County to fund needed facilities.

**5.4 Six-Year Plan:** Identifies future project needs that will achieve level of service standards, lists proposed capital projects, and indicates the financing plan for these projects.

**5.5 Existing Public Facilities:** Provides a detailed list of existing public facilities located in unincorporated areas.

**5.6 Goals, Policies, and Objectives:** Lists the County's goals, policies, and objectives related to this Capital Facilities plan.

**5.7 Glossary and FAQ:** Defines terms and acronyms and provides answers to frequently asked questions.

#### 5.4.2.5.1.1. Purpose of the CFP and CIP

The purpose of the Capital Facilities Plan (CFP) is a six-year plan to provide plan for adequate public facilities within the County's financial capability. The CFP provides the framework for this planning effort and adopts by reference a six-year list of proposed projects and financing plan called the Kittitas County's Capital Improvement Program (CIP). Projects proposed in the CIP are This plan also prioritizes public facility improvements needed to shape and maintain our quality of life. All of the public facility improvements identified in this CFP must be consistent with the land use element of the Comprehensive Plan and scheduled to be in place concurrently with development impacts to maintain or exceed adopted standards for levels of service.

Kittitas County public facilities include County owned buildings, land, parks and roads. Other public facility plans that are not under Kittitas County ownership are also listed or included by reference, such as plans for water, sewer, fire, schools, and parks. A capital project may include a newly constructed facility, a renovated facility, a major repair, or reconstruction of damaged or deteriorating facilities. This plan does not cover routine maintenance, furniture, or equipment.

#### 5.4.3.5.1.2. Statutory Requirements

The Growth Management Act (GMA), adopted by the Washington State Legislature, requires comprehensive planning to guide growth and development. The CFP is one of six mandatory planning elements that GMA requires in each County's Comprehensive Plan (RCW 36.70A.070 (3)). The CFP must identify specific facilities, include a realistic financing plan, and adjust the plan if funding is inadequate. Washington Administrative Code (WAC 365-196-415) provides requirements and recommendations for the CFP element.

#### 5.4.4.5.1.3. Relationship with Other Documents

There is a direct relationship between the CFP and the land use element of the Comprehensive Plan. The land use element determines where and at what density population and employment growth will be located. The CFP indicates the identifies the thresholds of growth when new and expanded public facilities will be needed, and indicates the County's priority system for constructing the identified public facilities for this growth. Although some public facilities are provided by government agencies or private entities other than the County, the County is responsible to show that these services are available.

Identified improvements to public facilities that are owned or operated by Kittitas County, and included in this CFP, shall also be included in the County's annual budget. Any identified public facility improvements listed in this CFP that are not owned or operated by the County, but by independent districts or private organizations, should be included in the annual budgets and Capital Improvements Programs of the entities which provide those public facilities.

State, local government, and district plans that are affected by proposed public facility improvements will be considered prior to inclusion of the improvements in this the CFP CIP. This includes considering a city's comprehensive plan when evaluating proposed improvements that affect that city's Urban Growth Area.



### 5.1.5.5.1.4. CFP Update Process

Any updates to the CFP element of the Comprehensive Plan will be considered concurrently with other proposed amendments that are docketed for the annual Kittitas County's Comprehensive Plan amendment review. The Public Works Department spearheaded the 2011 update to the County's CFP element of the Comprehensive Plan Kittitas County's Capital Improvement Program (CIP), adopted by reference, is a dynamic document that will be updated annually to reflect new cost information, funding information, project list changes, and existing facility updates. The annual updates to the CIP will be done prior to the annual budget process so that CIP projects can be included in the annual budget.

~~Elected officials, department heads, and key staff were consulted and involved in the planning. They provided information regarding existing facilities, future needs, and cost information for planned facilities. Once the analysis of existing facilities was completed and deficiencies identified, a list of needed improvements was prepared. At this point a task force of key department heads was formed to evaluate the prioritization of the projects and prepare a recommendation to the County Planning Commission.~~

~~This update will be incorporated into the County's Comprehensive Plan after adoption by the Board of County Commissioners. Subsequent updates to the CFP will be considered annually. Any changes made to the CFP will be included in the Kittitas County Comprehensive Plan by reference at adoption.~~

## 5.2. Capital Project Selection Procedures

### 5.2.1. Levels of Service Standards

The County's levels of service standards for public facilities were cooperatively defined by all segments of the public and private sectors involved in providing a particular service; and are as follows:

<i>Facility Category</i>	<i>Type</i>	<i>Standard for Level of Service*</i>
<b>1. Transportation</b>	Roads	LOS C in rural areas and LOS D in federal urban
<del>2. Co. Admin. Offices</del>	Office space	1,095 sq.ft. per 1,000 pop.
<del>3. Juvenile Detention</del>	Detention facilities	Beds 1.53 per 1,000 pop.
<del>4. Maintenance</del>	Shop and storage	788 sq.ft. per 1,000 pop.
<del>5. Parking</del>	General purpose	1.17 employees per parking space
<del>6.2. Parks and Recreation</del>	Regional parks	3.965 acres per 1,000 pop.
<b>3. Solid Waste Disposal</b>	Solid Waste	4.0 lbs. per capita per day
	Trails	0.44 miles per 1,000 pop.
<del>7. County Fairgrounds</del>	Acre	0.29 per 1,000 fair attendees

	Admin. Offices	132 sq.ft. per 1,000 pop.
	Exhibit Hall	483 sq.ft. per 1,000 fair attendees
	Maintenance Shop	900 sq.ft. per shop employee
	Parking Spaces	4.5 per 1,000 fair attendees
	Public Restrooms	0.08 per 1,000 fair attendees
8. Probation Services	Office space	47 sq.ft. per 1,000 pop.
9. Regional Justice Ctr.	Courtrooms	0.12 per 1,000 pop.
	Jail	5.4 Beds per 1,000 pop.
	Office space	385 sq. ft. per 1,000 pop.

\* "per person" or "per 1,000 population" means population of the jurisdiction that provides the public facility, unless otherwise indicated.

**Table 5.2.1 (continued)**  
**Kititas County Level of Service Standards**

<i>Facility Category</i>	<i>Type</i>	<i>Standard for Level of Service</i>
10. Solid Waste Disposal		4.0 lbs. per capita per day
11. Bowers Field Airport		capacity is 100% aircraft operations demand
12. Sewer and Water	Snoqualmie Pass Sewer and Water District	Sewer: 100 Gallons per Capita per Day ** Water: 800 gallons per day per ERU **
	Water District No. 2	Sewer: 105 Gallons per Capita per Day Water: 800 gallons per day per ERU **
	Water District No. 3	Water: 320 Gallons per Capita per Day
	Water District No. 4	800 Gallons per Day per ERU **
	Water District No. 5	800 Gallons per Day per ERU **
	Water District No. 6	Sewer: 800 Gallons per Day per ERU ** Water: 100 Gallons per Capita per Day **

\* "per capita" or "per 1,000 population" means population of the jurisdiction that provides the public facility, unless otherwise indicated.

\*\* Washington State DOE minimum LOS for water supply (in lieu of information from provider)

## 5.2.2. Application of Levels of Service Standards

The County and public facility providers will use the levels of service standards shown in Table 5.2.1 for identifying improvements needed to:

- Address existing deficiencies.
- Preserve existing capacity.
- Provide for new development.
- Enhance quality of life.
- Meet other community needs not related to growth.

The County will evaluate whether or not these levels of service standards are being met when updates to the Comprehensive Plan are performed according to the deadlines in RCW 36.70A.130(1), when urban growth areas are reviewed according to RCW 36.70A.130(3), and when major changes are made to the CFP. If these standards are not being met and public facilities are inadequate, the County will consider amending the comprehensive plan with one or more of the following strategies:

- Reduce public facility demand.
- Reduce level of service standards.
- Increase revenue.
- Reduce the cost of the needed public facilities.
- Reallocate or redirect population and employment growth to make better use of existing facilities.
- Phase growth or adjust the timing of development if the lack of public facilities is a short term issue.
- Revise countywide population forecasts within the allowable range.

The County will also evaluate if proposed development activities would reduce the levels of service of public facilities below the adopted standards. If a proposal is expected to impact a transportation facility (item 1 in Table 5.3.1), lowering its levels of service below the standard, then preliminary development approval ~~will~~ shall not be granted unless improvements or strategies are made concurrent with the development that will maintain the levels of service standards (see ~~glossary~~ Section 5.7 Definitions for the definition of concurrency). All other types of public facilities with level of service standards listed above do not have the specific concurrency requirement that transportation facilities have, but they do require the provision of adequate public facilities as a condition of project approval.

### 5.2.3. Project Criteria Other Than Levels of Service Standards

Public facility improvements that are not needed for maintaining levels of service standards can be programmed if they are:

- Facility repairs.
- Remodeling.
- Renovation.
- Replacement of obsolete or worn out structures.
- Improvements that do not reduce financing for ~~use any other improvements that is~~ needed to achieve or maintain the standards for levels of service ~~to be financially~~ infeasible.
- Improvements that do not contradict, limit or substantially change the goals and policies of any element of this Comprehensive Plan.

Public facility improvements may also provide capacity in excess of what would be required to achieve or maintain levels of service standards (i.e., the minimum capacity of a capital project is larger than the capacity required to provide the level of service). Excess capacity is beneficial if it results in economies of scale making it less expensive than a comparable amount of capacity if acquired at a later date. However, these projects should be given a lower priority than projects needed to maintain levels of service standards.

## 5.2.4. Analysis of Future Development

The County will estimate the type and amount of public facilities needed to accommodate future growth by evaluating previously issued development permits and determining future growth patterns.

Future development will be required to pay its fair share of the capital improvements needed to address the impact of such development and the portion of the cost of the replacement of obsolete or worn out facilities. The different methods of payment allowed for these capital improvements include:

- Voluntary contributions for the benefit of any public facility.
- SEPA mitigation payments.
- Dedications of land.
- Provision of public facilities.

Future development will not be required to pay fees for needed public facilities to reduce or eliminate existing deficiencies.

The growth forecasts, to be used for planning purposes and the specific growth targets for each UGA, are developed using the Kittitas County population projections established by the State of Washington Office of Financial Management (OFM). The OFM prepares high, medium and low forecasts for each county, with the middle range representing the most likely scenario. Kittitas County jurisdictions determined that the high forecast best represents growth trends in this area.

In 2010, the Kittitas County Conference of Governments (KCCOG) updated the Kittitas County population allocation based on the 2002 OFM high forecast, which assumes a total population of 52,810 in 2025. This allocation is for all of the municipal UGAs and the unincorporated rural County. This allocation is shown in Table 5.2.2.

<i>Jurisdiction</i>	<i>% of Total</i>	<i>Population Allocation</i>	<i>Reserve Population Allocation</i>	<i>Total</i>
<b>Roslyn and UGA</b>	3%	1,584	159	1,743
<b>South Cle Elum and UGA</b>	1.5%	792	79	871
<b>Kittitas and UGA</b>	4.26%	2,056	194	2,250
<b>Cle Elum and UGA</b>	19%	10,034	1,008	11,042
<b>Ellensburg and UGA</b>	45%	23,764	2,387	26,151
<b>Kittitas County – Rural</b>	18.5%	9,771	982	10,753
<b>Reserve Population Allocation*</b>	8.74%			
<b>TOTAL:</b>	100%	48,001	4,809	52,810

\* The Reserve Population Allocation is the balance of population reallocated from the former Urban Growth Nodes to cities/UGAs and Kittitas County rural based on existing distribution percentages, excluding the City of Kittitas. Population reserve allocations should be incorporated into local government comprehensive plans after further detailed planning is conducted consistent with GMA and SEPA, addressing topics such as land use, capital facilities, and environmental conditions. This review would occur as part of a local government's docket or Comprehensive Plan review process.

### 5.2.5. Siting Public Facilities

There are types of public facilities that cannot be located in rural areas of the County, but must remain in the City or Urban Growth Areas (UGA). These include new municipal urban public facilities for residential development such as sewage collection and treatment, urban street infrastructure, and storm water collection facilities. The County may coordinate planning and development of public facilities in UGAs with municipalities and public facility providers by entering into interlocal/joint planning agreements, contracts, memorandums of understanding or joint ordinances.

Capital facilities and utilities may be constructed and operated by outside public service providers on rural properties if they are within the boundaries of a Master Planned Resort (MPR), LAMIRD, or Fully Contained Community which is approved pursuant to County Comprehensive Plan policies and development regulations. Electric and natural gas transmission and distribution facilities may be sited throughout Kittitas County both inside and outside of municipal boundaries, UGAs, MPRs, LAMIRDs, and Fully Contained Communities.

The County will coordinate with the Kittitas County Conference of Governments and/or municipalities within the County when siting regional and community facilities. This coordination may include developing an inventory of essential facilities, determining a fair share allocation of essential facilities, determining needed facilities and the jurisdiction responsible for each facility, conducting public involvement strategies, and assuring protections for the environment, public health, and public safety.

## 5.2.6. Improvements to Public Facilities Identified in Other Plans

Various plans have been prepared that identify potential capital projects that can be included in a future six-year plan. The County will consider these projects as funding becomes available or when it is determined that public facilities have inadequate levels of service. The following plans will be considered:

- Swiftwater Corridor Vision Plan. It was prepared by a citizen's advisory committee in 1997 to identify unique and special features within the State Route 10 corridor. This plan recommends strategies and capital improvements that are focused on economic development and tourism programs.
- Kittitas County Outdoor Recreation Inventory. It was completed June 1, 2004 by the Recreation Advisory Committee to identify recreation activities and services. The recreation opportunities and facilities include parks, trails, river access, public lands access, campgrounds and picnic facilities.
- Economic Development Strategic Plan, prepared for the Kittitas County Economic Group in July, 2009. It is a framework for investment decisions and providing guidance in growth for the County's economic future.

## 5.2.7. Prioritizing ~~Capital~~Public Facility Projects

Prioritization of projects and programs can be difficult, so the County established the following general guidance in prioritizing ~~capital-public facility~~ projects, from highest to lowest priorities:

1. ~~Repair existing public facilities to~~ Improvements to ~~obsolete, worn-out, or otherwise existing public facilities that~~ achieve or maintain adopted level of service(s).
2. Construct ~~n~~New or expanded public facilities ~~that~~ to achieve or maintain adopted level of service(s).
3. ~~Repair~~ Improvements to existing public facilities or construct new public facilities ~~to~~that eliminate hazards.
4. Construct ~~n~~New or expanded public facilities ~~that~~ to achieve or maintain adopted level of service(s) as forecasted during the next six-years.
5. ~~Repair~~ Improvements to existing public facilities or construct new public facilities ~~to~~that reduce the operating cost of providing a public service or facility.
6. Construct ~~n~~New facilities ~~to~~that provide excess capacity that will be needed beyond the next six-years.
7. All other facilities the County is obligated to complete that do not meet the criteria above.

## 5.3. Financing

### 5.3.1. Funding Sources for ~~Capital~~Public Facility Projects

~~Identifying funding sources for public facility projects is critical to the success of the Kittitas County's Capital Improvement Program (CIP). This CIP is a multi-year plan of capital projects, 2012-2017, with projected beginning and completion dates, estimate costs, and proposed methods of financing. The Plan is reviewed and updated annually to identify revenue sources and expenditures for the upcoming year and the next succeeding five years. Securing the most~~

effective array of facilities. It requires coordination among County Departments and a thorough understanding of the fiscal capacity of the County to finance these facilities.

~~Capital~~ Public facility projects are often very expensive, requiring multi-year commitments of financial resources. It is important to understand that a ~~multi-year CFP-CIP~~ does not represent a financial commitment or guarantee that the projects will be implemented. County approval does not automatically authorize funding. It does approve the program in concept and provides validity to the planning process.

In an attempt to stretch money as far as possible, ~~the CFP incorporates~~ many different funding sources are considered. The financing of some projects relies on outside grant resources. If grants are not received the projects may be delayed, removed, or financed with dedicated revenues, general revenues, excess surplus funds, or bond financing. The various methods of financing are as follows:

1. County enterprise funds have been established for certain County Departments such as the Solid Waste Department. Enterprise funds are financing from:
  - Debt to be repaid by user fees and charges and/or connection or capacity fees for enterprise services.
  - Current assets (i.e., reserves, equity or surpluses, and current revenue, including grants, loans, donations and interlocal agreements).
  - A combination of debt and current assets.
2. Non- enterprise funds are financed from:
  - Current assets: (i.e., current revenue, fund equity and reserves)
  - Debt (see County's debt management policy)
  - Combination of current assets and debt.

The County is guided by the following three principles in selecting a funding source for ~~capital~~ public facility improvements:

1. **Equity:** Whenever appropriate, the beneficiaries of a project or service will pay for it. For example, if a project is a general function of government that benefits the entire community, such as a school, police station, or library, the project will be paid for with general tax revenues or financed with general obligation bonds. If, however, the project benefits specific users, such as water and sewer facilities, the revenues will be derived through user fees or charges, targeted taxes, and assessments.
2. **Effectiveness:** In selecting a source or sources for financing projects, the County will select one or more that effectively funds the total cost of the project. For example, funding a capital project, or the debt service on a project, with a user fee that does not provide sufficient funds to pay for the project is not an effective means of funding the project.
3. **Efficiency:** If grants or current revenues are not available to fund a project, the County will select a financing technique that provides for the lowest total cost consistent with acceptable risk factors and principals of equity and effectiveness. These methods currently consist of fixed-rate general obligation or revenue bonds issued by the County, special funding programs funded by state or federal agencies, or special pool financing.

When ~~capital~~ public facility improvements are located both in the City and Urban Growth Areas, the County and City can jointly sponsor the formation of Local Improvement Districts, Road

Improvement Districts, and other benefit areas for the construction or reconstruction of infrastructure to a common standard.

### 5.3.2. When Funding is Unavailable

If revenues ~~that listed in this CFP~~ require voter approval in a local referendum that has not been held or is held and is not successful, ~~the~~ CFP will be revised at the next annual amendment to adjust for the lack of such revenues, in any of the following ways:

- Reduce the level of service for one or more public facilities;
- Increase the use of other sources of revenue;
- Decrease the cost, and therefore the quality of some types of public facilities while retaining the quantity of the facilities that is inherent in the standard for level of service;
- Decrease the demand for and subsequent use of ~~capital~~ public facilities;
- A combination of the above alternatives.

~~The County shall require Aall development permits; permits issued by the County which that require capital-public facility improvements; to have secured financing for these improvements as a condition of final approval that will be financed by sources of revenue which have not been approved or implemented (such as future debt requiring referenda) shall be conditioned on the approval or implementation of the indicated revenue sources; or the substitution of a comparable amount of revenue from existing sources.~~

### 5.3.3. Maintenance Financing

The County intends to set aside sufficient ~~current~~ revenues to finance ongoing maintenance needs and to provide periodic replacement and renewal of ~~the~~ public facilities ~~in this plan~~. This is necessary to keep ~~its~~ capital public facilities and infrastructure systems in good repair and to maximize their ~~capital~~ asset's useful life. The County should not provide a public facility, or accept the provision of a public facility by others, if the County or other provider is unable to pay for the subsequent annual operating and maintenance costs of the facility.

## 5.4. Six-Year Plan

The County shall provide, or arrange for others to provide, the ~~capital-public facility~~ improvements planned to take place in the next six-year period, with projected beginning and completion dates, estimated costs, and proposed methods of financing. This information is detailed in Kittitas County's Capital Improvement Program (CIP) and summarized in Table 5.4 and described in greater detail following this table. This table is considered the six-year plan.

The six-year plan is reviewed and updated annually in conjunction with the annual budget process ~~— Pursuant to the Growth Management Act, the six-year plan of capital improvements may be amended one time during any calendar year. This six-year plan may be adjusted at any time by ordinance, if it is not deemed to be an amendment to the Comprehensive Plan, for corrections, updates, and modifications concerning costs; revenue sources; acceptance of identified public facilities, pursuant to dedications which are consistent with the plan; or the and scheduled date of construction (if completed within the 6-year period) of any facility enumerated in the six-year~~



plan of capital improvements. Each update to the six-year plan in the CIP is adopted by reference.

|

**Table 5.4**

**2011-2016 Summary Kittitas County Public Facility Projects**

**1. Airport Facilities**

*See Kittitas County's Airport Layout Plan Update and Needs Assessment*

**2. Kittitas County Administrative Offices**

<i>Project Name</i>	<i>Location &amp; Description</i>	<i>Funding Source</i>	<i>Construction Expected</i>	<i>Total Cost</i>
Jail Expansion	Sheriff/Corrections	General Obligation bonds	2012	\$4,500,000
West Handicap Access Ramp and Parking Improvements	Wheelchair ramp and ADA improvements at west Courthouse entrance	Voting Accessibility grant	2012	\$36,346
Upper District Court	Purchase leased building in Cle Elum	General Obligation bonds	2013	\$1,500,000
Vantage Marine Storage Building	Vantage County property	State Parks boat fund	2013	\$40,000
Juvenile Detention Holding Facility	Temporary holding cell	Law & Justice sales tax	2013	\$30,000
Courthouse HVAC upgrade	Treasurer/Assessor	General Fund	2013	\$30,000
IS power, cooling, and back-up power	Data Center—IS	General Fund	2013	\$200,000
Courthouse boiler removal	Existing boiler non-functioning	General Fund	2013	\$20,000
Morris Sorenson window and energy improvements	Upgrade Morris Sorenson	Energy Grant	2013	\$150,000
Morris Sorenson HVAC upgrades	Upgrade Morris Sorenson	Energy Grant	2013	\$100,000
Courthouse electrical upgrade	Upgrade inadequate electrical	General Fund	2013	Unknown
Coroner Office	Office space for a Coroner and Deputy Coroner in Jail facility.	General Obligation bonds	2014	Unknown
Permit Center Remodel	PWD and CDS	General Obligation bonds	2014	Unknown
Expansion of Prosecutor's Office	To Be Determined	General Fund	2016	Unknown
County Administration Building	To Be Determined	Gen. Oblig. Bonds	2016	\$30,000,000

**3. Kittitas County Fairgrounds/Event Center**

<i>Project Name</i>	<i>Location &amp; Description</i>	<i>Funding Source</i>	<i>Construction Expected</i>	<i>Total Cost</i>
Armory Remodel	Office space for Extension, Noxious Weed, and Fairgrounds	General Obligation bonds	2012	\$1,500,000
Event Center Storm water infiltration system	South side of livestock barns	DOE grant, Fair grant, city partnership	2012	\$100,000
Rodeo arena bleachers and box seats	Replace section KK and Section AA to the Buck-a-roo section	Revenue bonds	2013	\$2,670,000
HVAC upgrade	3 of the meeting rooms in grandstands	General Obligation bonds	2013	\$30,000
Horse pavilion	New horse pavilion	General Obligation bonds	2013	\$1,500,000
Horse stalls	2 <sup>nd</sup> phase of pavilion project	General Obligation bonds	2014	\$500,000

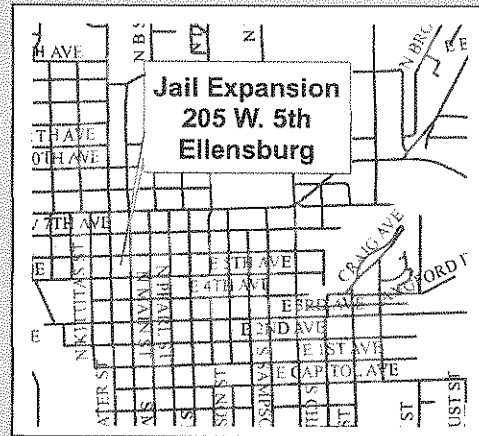
**4. Roads—County Owned**

*See Kittitas County's Six-Year Transportation Improvement Plan and Annual Construction Program*

**5. Sanitary Sewer**

<i>Project Name</i>	<i>Location &amp; Description</i>	<i>Funding Source</i>	<i>Construction Expected</i>	<i>Total Cost</i>
Vantage Wastewater Treatment Plant	Vantage vicinity, Kittitas County Water District #6	CDBG grant	2012	\$617,000

## Kittitas County Administrative Offices - Jail Expansion



### Project Information and Selection Criteria

<i>Location</i>	205 W. 5 <sup>th</sup> , Ellensburg—see existing facility inventory Public Safety Building
<i>Links to Other Projects or Facilities</i>	N/A
<i>Description</i>	Building expansion for 118 additional beds and jail space. Two-story jail addition (or pod) to be built in the courtyard of the courthouse.
<i>Justification (Need/Demand)</i>	This project will provide needed bed space to serve Kittitas County, local cities in the county and law enforcement entities that operate within the County. Extra bed space could be rented to other law enforcement agencies as available. Currently, up to 90 beds are available.
<i>Level of Service (LOS) and Project Type</i>	Established LOS: 5.4 beds/1,000 people, requires 219 beds < 208 beds—additional 8 beds will be rented in other County facilities as needed. Project Type: Facility expansion
<i>Comprehensive Plan and Functional Plan(s) citations</i>	GPO 5.26

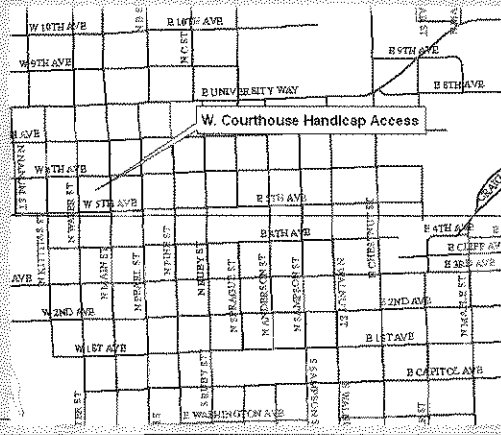
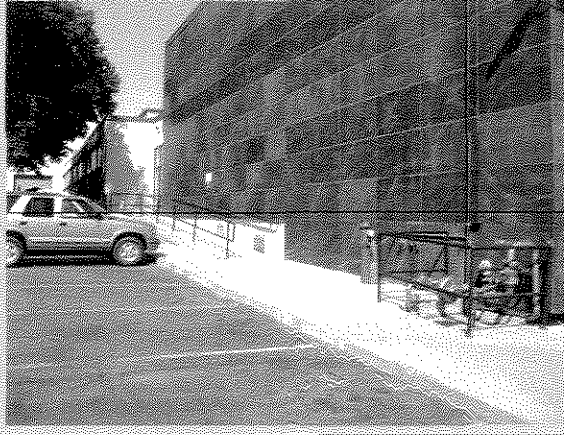
<b>Capital Cost</b>	<i>2012</i>	<i>2013-2017</i>	<i>Total</i>
<i>Design and Engineering</i>			
<i>Construction</i>	\$4,500,000		\$4,500,000
<b>TOTAL</b>	\$4,500,000		\$4,500,000

<b>Funding Sources</b>	<i>2012</i>	<i>2013-2017</i>	<i>Total</i>
<i>General Obligation Bonds</i>	\$4,500,000		\$4,500,000
<b>TOTAL</b>	\$4,500,000		\$4,500,000

### Annual Operations and Maintenance

<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Sheriff Office

## Kittitas County Administrative Offices – West Handicap Access Ramp and Parking Improvements



### Project Information and Selection Criteria

<i>Location</i>	205 W- 5 <sup>th</sup> , Ellensburg — see existing facility inventory County Courthouse
<i>Links to Other Projects or Facilities</i>	N/A
<i>Description</i>	West Courthouse entrance retrofit to upgrade existing substandard access ramp, widen sidewalk, provide curb cuts for transition to parking area, and provide 4 accessible parking spaces. All improvements will be constructed to ADA, WSDOT, and City of Ellensburg standards.
<i>Justification (Need/Demand)</i>	This project will provide needed parking and ADA access into the Courthouse.
<i>Level of Service (LOS) and Project Type</i>	Established LOS: N/A Project Type: Facility repair, remodel, and renovation
<i>Comprehensive Plan and Functional Plan(s) citations</i>	GPO 5.26

### Capital Cost

	2012	2013-2017	Total
<i>Design and Engineering</i>			
<i>Construction</i>	\$36,346		\$36,346
<b>TOTAL</b>	<b>\$36,346</b>		<b>\$36,346</b>

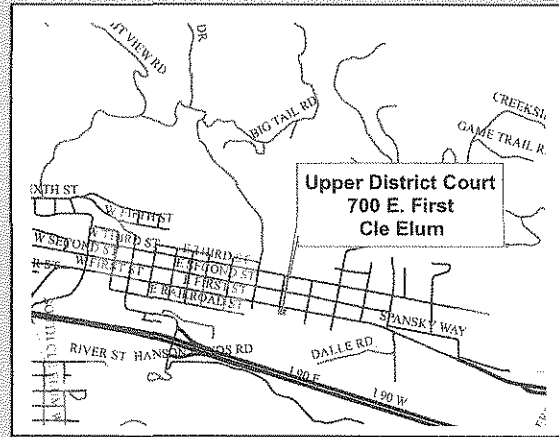
### Funding Sources

	2012	2013-2017	Total
<i>Voting Accessibility Grant (state)</i>	\$36,346		\$36,346
<b>TOTAL</b>	<b>\$36,346</b>		<b>\$36,346</b>

### Annual Operations and Maintenance

<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Facilities and Maintenance Office

## Kittitas County Administrative Offices – Upper District Court



### Project Information and Selection Criteria

<i>Location</i>	700 E. 1 <sup>st</sup> , Cle Elum— see existing facility inventory
<i>Links to Other Projects or Facilities</i>	N/A
<i>Description</i>	Purchase leased building in Cle Elum.
<i>Justification (Need/Demand)</i>	This project is needed to continue providing Court services in Upper Kittitas County. Currently the building has been leased for these services.
<i>Level of Service (LOS) and Project Type</i>	Established LOS: 0.12 courtrooms per 1,000, equals 4 to 5 courtrooms countywide. Project Type: Facility purchase
<i>Comprehensive Plan and Functional Plan(s) citations</i>	GPO 5.26

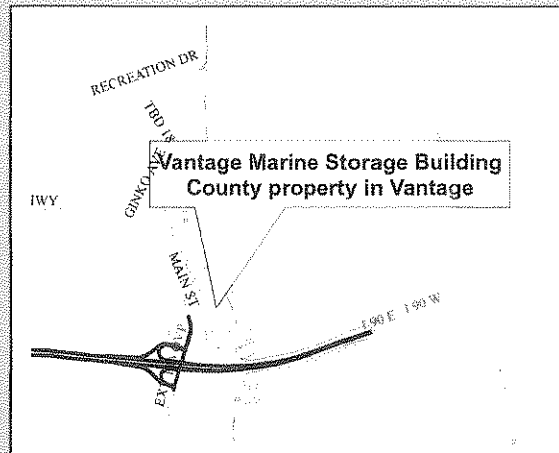
<b>Capital Cost</b>	<i>2012</i>	<i>2013-2017</i>	<i>Total</i>
<i>Design and Engineering</i>			
<i>Construction</i>	\$1,500,000		\$1,500,000
<i>TOTAL</i>	\$1,500,000		\$1,500,000

<b>Funding Sources</b>	<i>2012</i>	<i>2013-2017</i>	<i>Total</i>
<i>General Obligation Bonds</i>	\$1,500,000		\$1,500,000
<i>TOTAL</i>	\$1,500,000		\$1,500,000

### Annual Operations and Maintenance

<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Facilities and Maintenance Office

## Kittitas County Administrative Offices – Vantage Marine Storage Building



### Project Information and Selection Criteria

<i>Location</i>	County property in Vantage
<i>Links to Other Projects or Facilities</i>	N/A
<i>Description</i>	Construct 32'x32' marine storage building near Vantage.
<i>Justification (Need/Demand)</i>	This project is needed to provide marine storage for the Sheriff's Office in Vantage. It will provide a safe secure storage for the rescue/patrol boat at Vantage and will help expedite launching and responding to emergencies in the eastern part of Kittitas County.
<i>Level of Service (LOS) and Project Type</i>	Established LOS: N/A Project Type: Facility construction
<i>Comprehensive Plan and Functional Plan(s) citations</i>	GPO-5.26

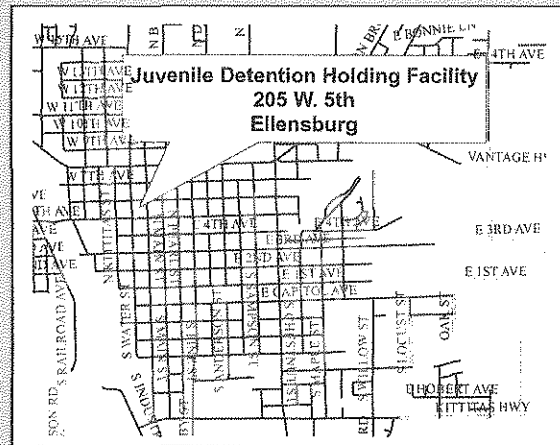
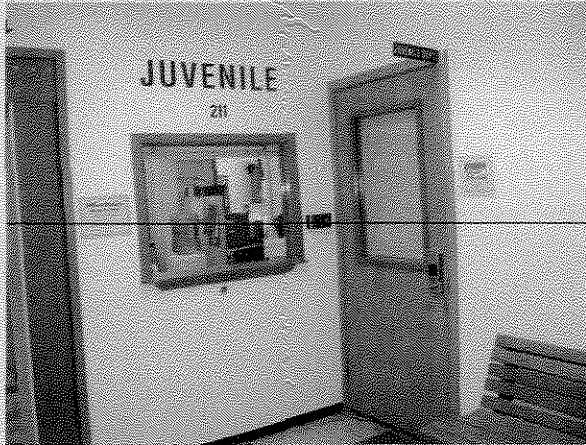
<b>Capital Cost</b>	<i>2013</i>	<i>2013-2017</i>	<i>Total</i>
<i>Design and Engineering</i>			
<i>Construction</i>	\$40,000		\$40,000
<i>TOTAL</i>	\$40,000		\$40,000

<b>Funding Sources</b>	<i>2013</i>	<i>2013-2017</i>	<i>Total</i>
<i>State Parks Boat Funds</i>	\$40,000		\$40,000
<i>TOTAL</i>	\$40,000		\$40,000

### Annual Operations and Maintenance

<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Facilities and Maintenance Office

## Kittitas County Administrative Offices – Juvenile Detention Holding Facility



### Project Information and Selection Criteria

<i>Location</i>	205 W. 5 <sup>th</sup> , Ellensburg – see existing facility inventory County Courthouse
<i>Links to Other Projects or Facilities</i>	N/A
<i>Description</i>	Building remodel to provide a temporary holding cell for juvenile detention.
<i>Justification (Need/Demand)</i>	This project is needed to provide a secure area for temporarily holding juveniles at the Courthouse. Permanent detention facilities are rented by Yakima County and juveniles are transported as needed.
<i>Level of Service (LOS) and Project Type</i>	Established LOS: 1.53 beds/1,000 people, requires 61 beds. Beds are rented as needed by Yakima County and juveniles are transported as needed. Project Type: Facility remodel and renovation
<i>Comprehensive Plan and Functional Plan(s) citations</i>	GPO 5.26

### Capital Cost

	2012	2013-2017	Total
<i>Design and Engineering</i>			
<i>Construction</i>		\$30,000	\$30,000
<i>TOTAL</i>		\$30,000	\$30,000

### Funding Sources

	2012	2013-2017	Total
Law & Justice sales tax		\$30,000	\$30,000
<i>TOTAL</i>		\$30,000	\$30,000

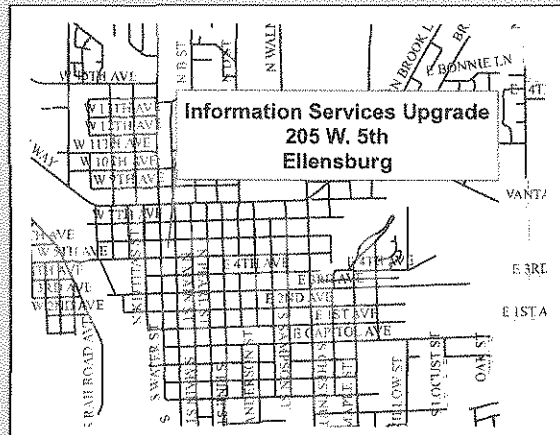
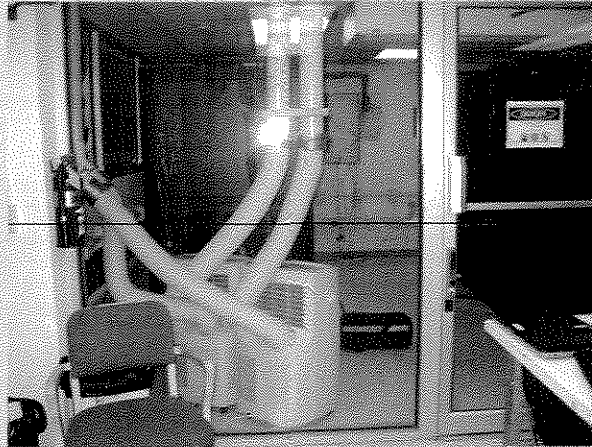
### Annual Operations and Maintenance

<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Facilities and Maintenance Office





## Kittitas County Administrative Offices – Information Services Upgrade



### Project Information and Selection Criteria

<i>Location</i>	205 W. 5 <sup>th</sup> Ellensburg— see existing facility inventory
<i>Links to Other Projects or Facilities</i>	N/A
<i>Description</i>	Upgrade Information Services power, cooling, and back-up power
<i>Justification (Need/Demand)</i>	This project is needed to provide adequate power and cooling for computer systems in the Information Services offices..
<i>Level of Service (LOS) and Project Type</i>	Established LOS: N/A Project Type: Facility renovation
<i>Comprehensive Plan and Functional Plan(s) citations</i>	GPO-5-26

### Capital Cost

	2012	2013-2017	Total
<i>Design and Engineering</i>			
<i>Construction</i>		\$200,000	\$200,000
<b>TOTAL</b>		\$200,000	\$200,000

### Funding Sources

	2012	2013-2017	Total
<i>General Fund</i>		\$200,000	\$200,000
<b>TOTAL</b>		\$200,000	\$200,000

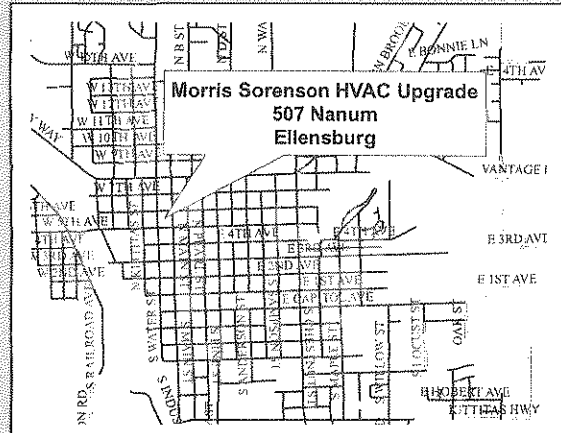
### Annual Operations and Maintenance

<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Facilities and Maintenance Office





## Kittitas County Administrative Offices – Morris Sorenson HVAC Upgrade



### Project Information and Selection Criteria

<i>Location</i>	507 Nanum, Ellensburg—see existing facility inventory
<i>Links to Other Projects or Facilities</i>	N/A
<i>Description</i>	Upgrade HVAC system in the Morris Sorenson Building
<i>Justification (Need/Demand)</i>	This project is needed to provide adequate heating and cooling systems in the Morris Sorenson building.
<i>Level of Service (LOS) and Project Type</i>	Established LOS: N/A Project Type: Facility renovation
<i>Comprehensive Plan and Functional Plan(s) citations</i>	GPO 5.26

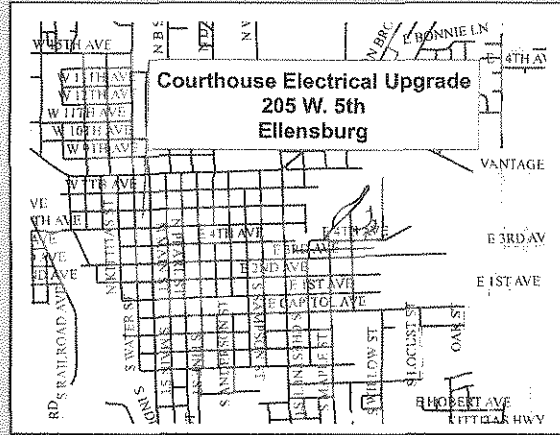
<b>Capital Cost</b>	<i>2012</i>	<i>2013-2017</i>	<i>Total</i>
<i>Design and Engineering</i>			
<i>Construction</i>		\$100,000	\$100,000
<i>TOTAL</i>		\$100,000	\$100,000

<b>Funding Sources</b>	<i>2012</i>	<i>2013-2017</i>	<i>Total</i>
<i>State Energy Grant</i>		\$100,000	\$100,000
<i>TOTAL</i>		\$100,000	\$100,000

### Annual Operations and Maintenance

<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Facilities and Maintenance Office

## Kittitas County Administrative Offices – Courthouse Electrical Upgrade



### Project Information and Selection Criteria

<i>Location</i>	205 W. 5 <sup>th</sup> Ellensburg— see existing facility inventory
<i>Links to Other Projects or Facilities</i>	N/A
<i>Description</i>	Upgrade inadequate electrical systems in the Courthouse
<i>Justification (Need/Demand)</i>	This project is needed to provide adequate electrical systems in the Courthouse.
<i>Level of Service (LOS) and Project Type</i>	Established LOS: N/A Project Type: Facility renovation
<i>Comprehensive Plan and Functional Plan(s) citations</i>	GPO-5.26

### Capital Cost

	2012	2013-2017	Total
<i>Design and Engineering</i>			
<i>Construction</i>		Unknown	Unknown
<b>TOTAL</b>		Unknown	Unknown

### Funding Sources

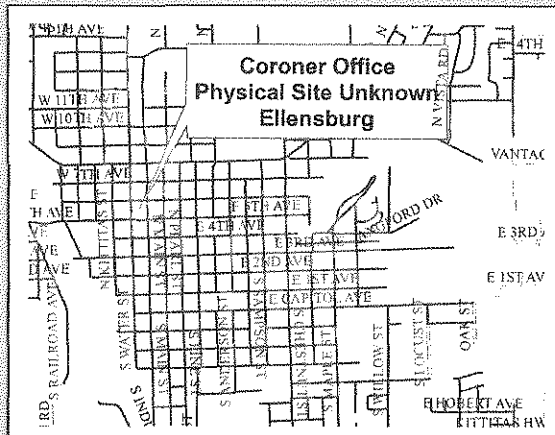
	2012	2013-2017	Total
<i>General Fund</i>		Unknown	Unknown
<b>TOTAL</b>		Unknown	Unknown

### Annual Operations and Maintenance

<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Facilities and Maintenance Office

## Kittitas County Administrative Offices – Coroner Office

Photo Unavailable



### Project Information and Selection Criteria

<i>Location</i>	East end-of Jail-facility
<i>Links to Other Projects or Facilities</i>	Jail-Expansion
<i>Description</i>	Construct Coroner Office
<i>Justification (Need/Demand)</i>	Kittitas County has recently met the population threshold of 40,000 people and is required to establish a coroner by the year 2014. This project will provide the necessary facilities for this position.
<i>Level of Service (LOS) and Project Type</i>	Established LOS: N/A Project Type: New building construction
<i>Comprehensive Plan and Functional Plan(s) citations</i>	GPO-5-26

### Capital Cost

	2012	2013-2017	Total
<i>Design and Engineering</i>			
<i>Construction</i>		Unknown	Unknown
<b>TOTAL</b>		Unknown	Unknown

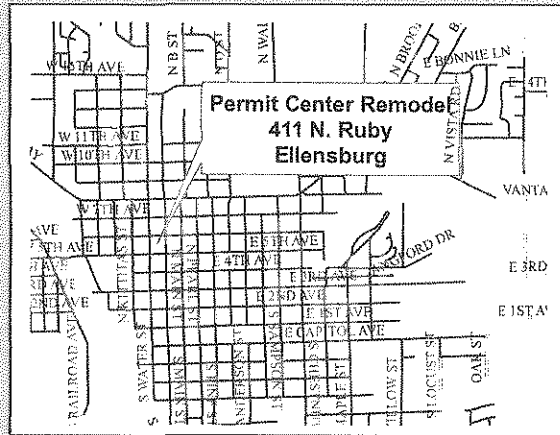
### Funding Sources

	2012	2013-2017	Total
<i>General Obligation Bonds</i>		Unknown	Unknown
<b>TOTAL</b>		Unknown	Unknown

### Annual Operations and Maintenance

<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Facilities and Maintenance Office

## Kitittas County Administrative Offices – Permit Center Remodel



### Project Information and Selection Criteria

<i>Location</i>	411 N. Ruby, Ellensburg – see existing facility inventory
<i>Links to Other Projects or Facilities</i>	N/A
<i>Description</i>	Repair the Permit Center's roof access and supporting beams
<i>Justification (Need/Demand)</i>	This project is needed to renovate and remodel the Permit Center to improve energy efficiency and safety (roof and supporting beams).
<i>Level of Service (LOS) and Project Type</i>	Established LOS: N/A Project Type: Facility repair
<i>Comprehensive Plan and Functional Plan(s) citations</i>	GPO 5.26

### Capital Cost

	2012	2013-2017	Total
<i>Design and Engineering</i>			
<i>Construction</i>		Unknown	Unknown
<b>TOTAL</b>		Unknown	Unknown

### Funding Sources

	2012	2013-2017	Total
<i>General Obligation Bonds</i>		Unknown	Unknown
<b>TOTAL</b>		Unknown	Unknown

### Annual Operations and Maintenance

<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Facilities and Maintenance Office

## Kittitas County Administrative Offices – Expansion of Prosecutor’s Office

Photo Unavailable

Map Unavailable

### Project Information and Selection Criteria

<i>Location</i>	To be determined
<i>Links to Other Projects or Facilities</i>	N/A
<i>Description</i>	Expansion of Prosecutors Office to consolidate offices to one location This project is needed to provide office space for the Prosecutors Office, consolidating offices to one primary location. Several staff and deputy prosecutors share office space in the Sheriff’s Administrative Building requiring daily traveling to the Courthouse and other County buildings.
<i>Justification (Need/Demand)</i>	Established LOS: N/A.
<i>Level of Service (LOS) and Project Type</i>	Project Type: Facility repair, remodel, and renovation
<i>Comprehensive Plan and Functional Plan(s) citations</i>	GPO 5.26

<b>Capital Cost</b>	<i>2012</i>	<i>2013-2017</i>	<i>Total</i>
<i>Design and Engineering</i>			
<i>Construction</i>		<i>Unknown</i>	<i>Unknown</i>
<i>TOTAL</i>		<i>Unknown</i>	<i>Unknown</i>

<b>Funding Sources</b>	<i>2012</i>	<i>2013-2017</i>	<i>Total</i>
<i>General Fund</i>		<i>Unknown</i>	<i>Unknown</i>
<i>TOTAL</i>		<i>Unknown</i>	<i>Unknown</i>

### Annual Operations and Maintenance

<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Facilities and Maintenance Office



## Kittitas County Administrative Offices – County Administration Building

Photo Unavailable

Map Unavailable

### Project Information and Selection Criteria

<i>Location</i>	To Be Determined
<i>Links to Other Projects or Facilities</i>	N/A
<i>Description</i>	New County Administration Building
<i>Justification (Need/Demand)</i>	This project is needed to provide office space for the Administrative Offices that are currently in the Courthouse and Permit Center. They would likely include the Commissioners Office, Auditors Office, Assessors' Office, Treasurers Office, Fire Marshal, Community Development Services, and Public Works Administrative Office. The Courts and related offices would remain in the existing Courthouse
<i>Level of Service (LOS) and Project Type</i>	Established LOS: N/A. Project Type: New facility
<i>Comprehensive Plan and Functional Plan(s) citations</i>	GPO 5.26

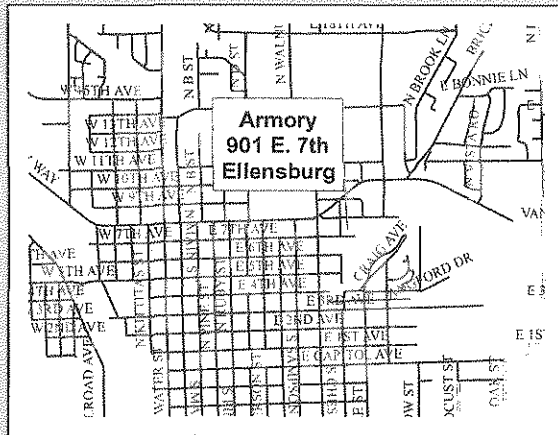
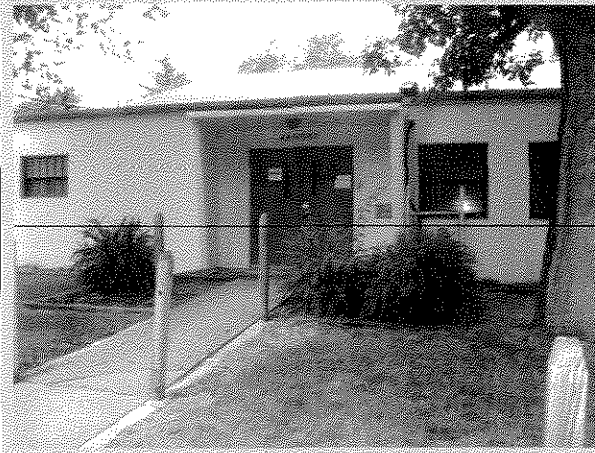
<b>Capital Cost</b>	<i>2012</i>	<i>2013-2017</i>	<i>Total</i>
<i>Design and Engineering</i>			
<i>Construction</i>		<i>Unknown</i>	<i>Unknown</i>
<i>TOTAL</i>		<i>\$30,000,000</i>	<i>\$30,000,000</i>

<b>Funding Sources</b>	<i>2012</i>	<i>2013-2017</i>	<i>Total</i>
<i>General Obligation Bond</i>		<i>\$30,000,000</i>	<i>\$30,000,000</i>
<i>TOTAL</i>		<i>\$30,000,000</i>	<i>\$30,000,000</i>

### Annual Operations and Maintenance

<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Facilities and Maintenance Office

## Kittitas County Fairgrounds/Event Center - Armory Remodel



### Project Information and Selection Criteria

<i>Location</i>	901 E. 7 <sup>th</sup> , Ellensburg—see existing facility inventory
<i>Links to Other Projects or Facilities</i>	Morris Sorenson Building—reduces Departments in building Building remodel for WSU Extension Office space, Noxious Weed Office space, and Event Center Office space and conference rooms
<i>Description</i>	
<i>Justification (Need/Demand)</i>	This project will provide needed office space for WSU Extension, Noxious Weed, and the Event Center
<i>Level of Service (LOS) and Project Type</i>	Established LOS: N/A Project Type: Facility repair, remodel, and renovation
<i>Comprehensive Plan and Functional Plan(s) citations</i>	GPO 5.26

### Capital Cost

	2012	2013-2017	Total
<i>Design and Engineering</i>			
<i>Construction</i>	\$1,500,000		\$1,500,000
<i>TOTAL</i>	\$1,500,000		\$1,500,000

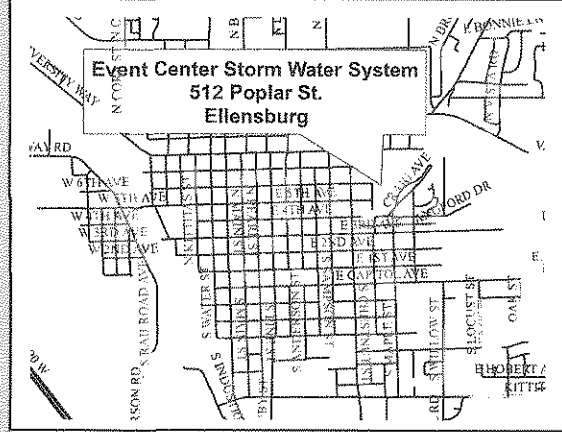
### Funding Sources

	2012	2013-2017	Total
<i>General Obligation Bonds</i>	\$1,500,000		\$1,500,000
<i>TOTAL</i>	\$1,500,000		\$1,500,000

### Annual Operations and Maintenance

<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Facilities and Maintenance Office

## Kittitas County Fairgrounds/Event Center—Event Center Storm Water Infiltration System



### Project Information and Selection Criteria

<i>Location</i>	512 Poplar St., Ellensburg
<i>Links to Other Projects or Facilities</i>	N/A
<i>Description</i>	Add storm water infiltration system on the south side of the livestock barns
<i>Justification (Need/Demand)</i>	This project is needed to improve storm water drainage from the livestock barns.
<i>Level of Service (LOS) and Project Type</i>	Established LOS: N/A Project Type: Facility renovation
<i>Comprehensive Plan and Functional Plan(s) citations</i>	GPO 5.26

### Capital Cost

	2012	2013-2017	Total
<i>Design and Engineering</i>			
<i>Construction</i>	\$100,000		\$100,000
<b>TOTAL</b>	<b>\$100,000</b>		<b>\$100,000</b>

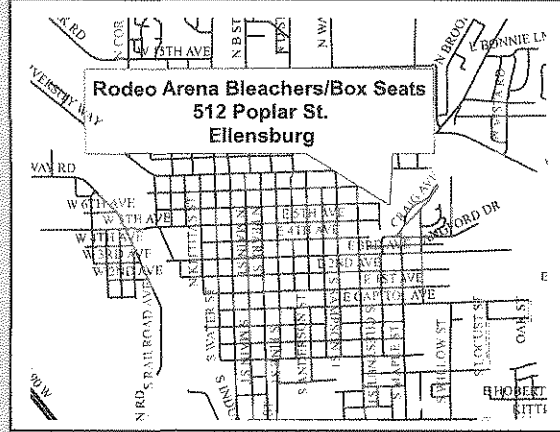
### Funding Sources

	2012	2013-2017	Total
<i>DOE grant, Fair grant, and city-county partnership</i>	\$100,000		\$100,000
<b>TOTAL</b>	<b>\$100,000</b>		<b>\$100,000</b>

### Annual Operations and Maintenance

<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Facilities and Maintenance Office

# Kittitas County Fairgrounds/Event Center - Rodeo Arena Bleachers/Box Seats



## Project Information and Selection Criteria

<i>Location</i>	512 Poplar St., Ellensburg
<i>Links to Other Projects or Facilities</i>	N/A
<i>Description</i>	Replace old rodeo seating bleachers and box seats
<i>Justification (Need/Demand)</i>	This project is proposed for two phases, phase 1 for the replacement of section KK and the larger phase 2 for the replacement of section AA to the existing buck-a-roo section. The cost for phase 1 is \$630,000 and the cost for phase 2 is \$2,040,000. These costs include the removal of existing structures and foundation, excavation and site work, new foundations and need walls, seating structure and assembly, interior finishing for the skyboxes, replacement of existing arena lighting, fees and taxes.
<i>Level of Service (LOS) and Project Type</i>	Established LOS: N/A Project Type: Facility renovation
<i>Comprehensive Plan and Functional Plan(s) citations</i>	GPO 5-26

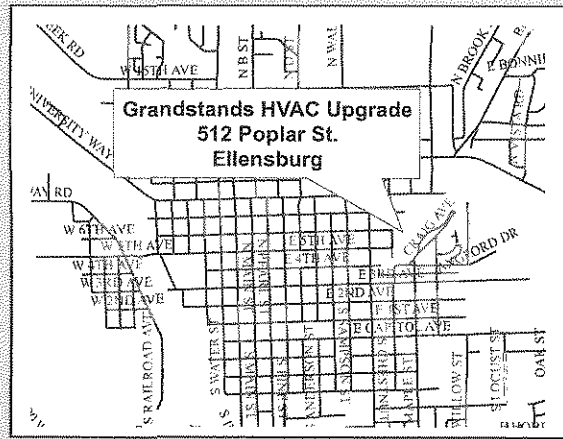
<b>Capital Cost</b>	<i>2012</i>	<i>2013-2017</i>	<i>Total</i>
<i>Design and Engineering</i>			
<i>Construction</i>		\$2,670,000	\$2,670,000
<b>TOTAL</b>		\$2,670,000	\$2,670,000

<b>Funding Sources</b>	<i>2012</i>	<i>2013-2017</i>	<i>Total</i>
<i>Revenue Bonds</i>		\$2,670,000	\$2,670,000
<b>TOTAL</b>		\$2,670,000	\$2,670,000

## Annual Operations and Maintenance

<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	?

## Kittitas County Fairgrounds/Event Center – Grandstands HVAC Upgrade



### Project Information and Selection Criteria

<i>Location</i>	512 Poplar St., Ellensburg
<i>Links to Other Projects or Facilities</i>	N/A
<i>Description</i>	Grandstands HVAC Upgrade
<i>Justification (Need/Demand)</i>	Three meeting rooms in the Event Centers grandstands do not have adequate heating and cooling units and are in need of upgrade.
<i>Level of Service (LOS) and Project Type</i>	Established LOS: N/A Project Type: Facility renovation
<i>Comprehensive Plan and Functional Plan(s) citations</i>	GPO-5.26

### Capital Cost

	2012	2013-2017	Total
<i>Design and Engineering</i>			
<i>Construction</i>		\$30,000	\$30,000
<b>TOTAL</b>		\$30,000	\$30,000

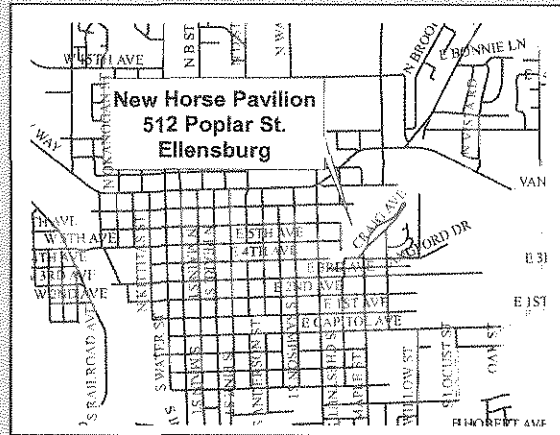
### Funding Sources

	2012	2013-2017	Total
<i>General Obligation Bonds</i>		\$30,000	\$30,000
<b>TOTAL</b>		\$30,000	\$30,000

### Annual Operations and Maintenance

<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Facilities and Maintenance

## Kittitas County Fairgrounds/Event Center – New Horse Pavilion



### Project Information and Selection Criteria

<i>Location</i>	512 Poplar St., Ellensburg
<i>Links to Other Projects or Facilities</i>	N/A
<i>Description</i>	Add a new horse pavilion at the Fairgrounds Event Center
<i>Justification (Need/Demand)</i>	Equestrian activities take place throughout the year and create demand for additional facilities.
<i>Level of Service (LOS) and Project Type</i>	Established LOS: N/A Project Type: Facility renovation
<i>Comprehensive Plan and Functional Plan(s) citations</i>	GPO 5.26

### Capital Cost

	2012	2013-2017	Total
<i>Design and Engineering</i>			
<i>Construction</i>		\$1,500,000	\$1,500,000
<b>TOTAL</b>		\$1,500,000	\$1,500,000

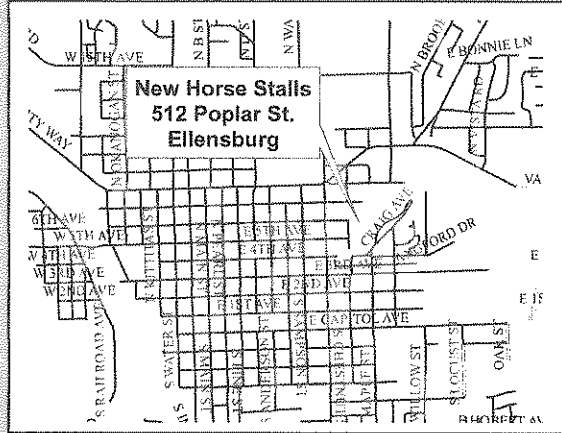
### Funding Sources

	2012	2013-2017	Total
<i>General Obligation Bonds</i>		\$1,500,000	\$1,500,000
<b>TOTAL</b>		\$1,500,000	\$1,500,000

### Annual Operations and Maintenance

<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Facilities and Maintenance

**Kittitas County Fairgrounds/Event Center – New Horse Stalls**



**Project Information and Selection Criteria**

<i>Location</i>	512 Poplar St., Ellensburg
<i>Links to Other Projects or Facilities</i>	N/A
<i>Description</i>	Add new horse stalls at the Fairgrounds Event Center
<i>Justification (Need/Demand)</i>	Equestrian activities take place throughout the year and create demand for additional facilities. This is the second phase of the Horse Pavilion project.
<i>Level of Service (LOS) and Project Type</i>	Established LOS: N/A Project Type: Facility renovation
<i>Comprehensive Plan and Functional Plan(s) citations</i>	GPO 5.26

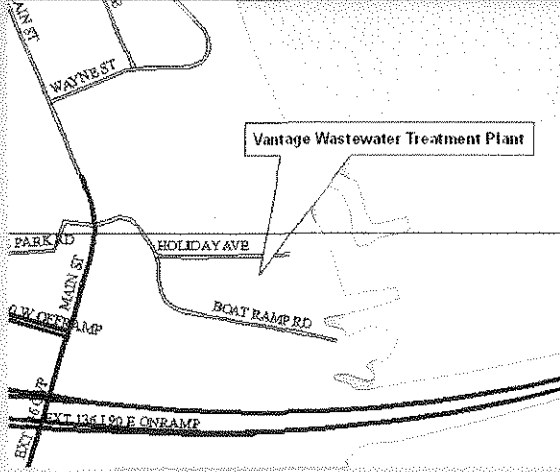
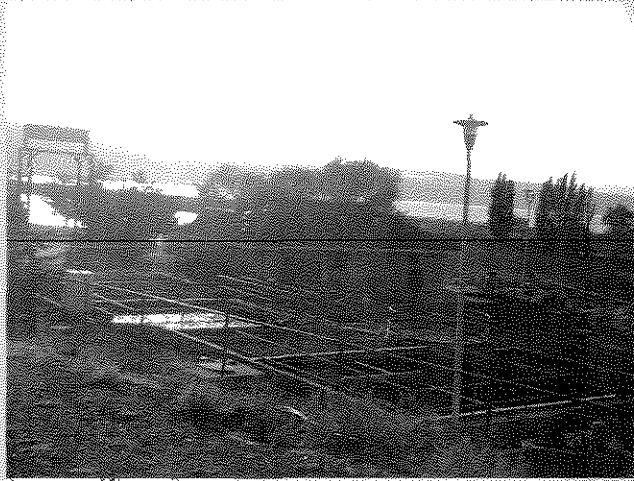
<b>Capital Cost</b>	2012	2013-2017	Total
<i>Design and Engineering</i>			
<i>Construction</i>		\$500,000	\$500,000
<b>TOTAL</b>		\$500,000	\$500,000

<b>Funding Sources</b>	2012	2013-2017	Total
<i>General Obligation Bonds</i>		\$500,000	\$500,000
<b>TOTAL</b>		\$500,000	\$500,000

**Annual Operations and Maintenance**

<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Facilities and Maintenance

## Sanitary Sewer – Vantage Wastewater Treatment Plan



### Project Information and Selection Criteria

<i>Location</i>	120 Holiday Avenue, Vantage
<i>Links to Other Projects or Facilities</i>	N/A
<i>Description</i>	Upgrade the Vantage Wastewater Treatment Plant in Kittitas County Water District #6
<i>Justification (Need/Demand)</i>	This project is needed to meet regulatory requirements, improved safety and reliability of the wastewater treatment plant. The project includes modifications and equipment upgrades to influent screening, disinfection system, sludge handling, electrical system improvements, and tank repair.
<i>Level of Service (LOS) and Project Type</i>	Established LOS: N/A Project Type: Facility renovation
<i>Comprehensive Plan and Functional Plan(s) citations</i>	GPO 2.53

<b>Capital Cost</b>	<i>2012</i>	<i>2013-2017</i>	<i>Total</i>
<i>Design and Engineering</i>			
<i>Construction</i>	\$617,046		\$617,046
<b>TOTAL</b>	\$617,046		\$617,046



<b>Funding Sources</b>	<i>2013</i>	<i>2013-2017</i>	<i>Total</i>
<i>CDBG grant</i>	<i>\$617,046</i>		<i>\$617,046</i>
<b>TOTAL</b>	<b><i>\$617,046</i></b>		<b><i>\$617,046</i></b>

<b>Annual Operations and Maintenance</b>	
<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Kittitas County Water District #6

## 5.5. Existing Facility Inventory

Kittitas County's Capital Improvement Program (CIP) includes an inventory of the public facilities in Kittitas County. The CIP's existing public facility inventory is updated annually and each update is adopted by reference.

The purpose of maintaining a current inventory of existing public facilities is to show what facilities are currently available to County residents, what condition they are in, and whether they have sufficient capacity to address long-term community needs.

**Table 5.5.1**

### **Kittitas County Existing Public Facilities and Services**

#### **1. Airport Facilities**

<i>Facility</i>	<i>Provider</i>	<i>Description</i>	<i>Size</i>
Bowers Field Airport	Kittitas County	58,890-sq ft parking apron area, 07/25 Runway, 5,590'x150', asphalt, 11/29 Runway, 4,300'x150', asphalt, 12 small aircraft publicly owned hangars, 12 small aircraft privately owned hangars, 1 large aircraft publicly owned hangar, 55,000 aircraft usage per year.	1,300 acres
Bowers Field Hanger Bldg 404	Kittitas County	Built 1997.	20,000-sq ft
Bowers Field T-Hanger	Kittitas County	Built 1960.	12,500-sq ft
Cle Elum Municipal Airport	City of Cle Elum	50,000-sq ft parking apron area, 07/25 Runway, 2,552'x40', asphalt, 1,000 aircraft usage per year.	135 acres
De Vere Field	Jim DeVere (private owner)	08/26 Runway, 2,055'x30', asphalt, 6 single engine aircraft based.	50 acres
Easton State Airfield	WSDOT	09/27 Runway, 2,640'x100', turf, 30 aircraft usage per month, built in 1930's.	15 acres

#### **2. Kittitas County Administrative Offices**

<i>Facility</i>	<i>Department</i>	<i>Description</i>	<i>Size</i>
Armory Building	Extension, Noxious Weed, and Fairgrounds	901 E. 7 <sup>th</sup> , built 1950. Remodel began in 2011.	13,140-sq ft
Cle Elum Public Health	Public Health	415 E. First Ave., Cle Elum, leased building	2,400-sq ft
County Courthouse	Assessor, Auditor, Clerk, Commissioners, Lower District Court, Human Resources, Information Services, Juvenile Probation, Maint., Prosecutor, Superior Court, Treasurer	205 W. 5 <sup>th</sup> , built 1958.	47,691-sq ft
Permit Center	Public Works, Community Development Services, and Fire Marshal	411 N. Ruby, built 1959	13,625-sq ft
Public Safety Building	Sheriff/Corrections	205 W. 5 <sup>th</sup> , built 1985. Remodel began in 2010.	33,209-sq ft
Permit Center	Public Works, Community Development	411 N. Ruby, built 1959	13,625-sq ft

Services, and Fire Marshal				
Sheriff Administration Office	Sheriff		307 Umptanum Rd., built 2009	11,880 sq-ft
Sorenson Building	Public Health and Misdemeanant Probation		507 Nanum, built 1942.	17,648 sq-ft
Upper County Sheriff Office	Sheriff		4240 Bullfrog Rd., Suite 1, Cle Elum, leased suite	1,440 sq-ft
Upper District Court Building	Upper District Court		700 E. 1 <sup>st</sup> , Cle Elum, leased facility	6,000 sq-ft

### 3. Kittitas County Fairgrounds/Event Center

<i>Facility</i>	<i>Built date</i>	<i>Size</i>	<i>Facility</i>	<i>Built date</i>	<i>Size</i>
Fair Office and Restrooms	1974	3,954	Fair Office and Restrooms	1974	3,954
Maintenance Shop	1986	1,500	Maintenance Shop	1986	1,500
Gold Buckle Building	2001	2,400	Gold Buckle Building	2001	2,400
Superintendant Building/Swine w/addition	1930/ 1960	5,000	Superintendant Building/Swine w/addition	1930/1 960	5,000
8th Street Ticket Office	1930's	1,568	8th Street Ticket Office	1930's	1,568
Posse Barn (1)	1940's	3,000	Posse Barn (1)	1940's	3,000
Posse Barn (2)	1940's	4,800	Posse Barn (2)	1940's	4,800
Light Horse Bldg.	1940's	3,200	Light Horse Bldg.	1940's	3,200
Bloom Pavillion	1980	26,400	Bloom Pavillion	1980	26,400
Second Rodeo Barn - (Directors)	1940	3,250	Second Rodeo Barn - (Directors)	1940	3,250
First Rodeo Barn	1940's	3,250	Cattle Exhibit Bldg.	1940's	12,000
Restrooms/R.A. (1)	1960's	2,035	Draft Horse Exhibit Barn	1940's	10,450
Restrooms/R.A. (2)	1982	645	Frontier Village Buildings	1890's	Unknown
4-H Exhibit Bldg.	1940's	17,556	Rabbit/Poultry Barn	1940	1,200
Grandstand - Main/Heritage Bldg	1925	18,965	Rodeo Concession	2005	600
Buckaroo's Stands & Pens	1991	5,984	Gazebo	1989	450
Bleachers W. (Covered)	1960's	10,756	Behind the Chutes	1976	1,000
Bleachers E. (Uncovered)	1960's	10,000	Western Village	2004	3,140
Bronze Pig Statue	2007	N/A	Western Village	2004	3,140
Rodeo Arena Bleachers	2007	3,950	Fair Storage Shed	2004	600
Fair shed (Fuel)	2008	100	Ellensburg Armory	1950	13,920

#### 4. Kittitas County Maintenance Shop, Storage Facilities, and Parking

<i>Facility</i>	<i>Department</i>	<i>Description</i>	<i>Size</i>
Lower County PWD Heavy Equipment Storage West Shed	Public Works	15 <sup>th</sup> & Okanagon, built 1951	4,875 sq ft
Lower County PWD Heavy Equipment Storage East Shed	Public Works	15 <sup>th</sup> & Okanagon, built 1951	4,875 sq ft
Lower County PWD Main Heavy Equipment Shop	Public Works	15 <sup>th</sup> & Okanagon, built 1951	6,240 sq ft
Sheriff Central Storage	Sheriff	307 Umptanum Rd., built 2009	2,160 sq ft

#### 6. Kittitas County Maintenance Shop, Storage Facilities, and Parking (continued)

<i>Facility</i>	<i>Department</i>	<i>Description</i>	<i>Size</i>
Upper County PWD Repair Shop	Public Works	Third & Short, Cle Elum, built in 1951, remodeled in 2011	3,200 sq ft
Upper County PWD Heavy Equipment Storage	Public Works	Third & Short, Cle Elum, built in 1990, remodeled in 2010	2,800 sq ft
Vantage Boat Launch Parking Lot	Public Works	Vantage Boat Launch, built approx. 1990	
Armory Parking Lot	Extension, Weed, and Fairgrounds	Gravel parking area, not striped	20 stalls
S Courthouse Parking Lot	Courthouse Offices	Off-street parking adjacent to Courthouse	21 stalls
W Courthouse Parking Lot	Courthouse Offices	Off-street parking adjacent to Courthouse	7 stalls
SW 6 <sup>th</sup> Ave. & Water Street	Courthouse Offices	Improved parking lot	44
NW 6 <sup>th</sup> Ave. & Water Street	Courthouse Offices	Improved parking lot in 2010	58
NE 6 <sup>th</sup> Ave. & Water Street	Courthouse Offices	Semi-improved parking lot	18
N Permit Center	Public Works	Improved off-street parking adjacent to building	14
S Permit Center	CDS	Improved off-street parking adjacent to building	10
Sheriff Administration Office Parking Lot	Sheriff and Prosecutors	Improved off-street parking adjacent to building	61
SW Sorenson Building Parking Lot	Public Health	Improved off-street parking adjacent to building	24
W Upper District Court Building Parking Lot	Upper District Court	Improved off-street parking adjacent to building, 700 1 <sup>st</sup> St., Cle Elum	22 (shared)
Cle Elum Public Health Parking Lot	Public Health	Improved off-street parking adjacent to building, 415 E. First, Cle Elum	7 (shared)
Suncadia/Upper County Sheriff Office Parking Lot	Sheriff	Improved off-street parking adjacent to building, 4240 Bullfrog Rd, Suite 1, Cle Elum	22 (shared)
Kittitas County Event Center/Fairgrounds Parking Lots	KC Event Center	Does not include the unimproved parking areas used for large events	136

Lower-County PWD Shop Parking-Lot	Public-Works	Unimproved off-street parking adjacent to building	20 (approx.)
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E UPS Store	Courthouse	Improved off-street parking	35
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### 7. Roads—County Owned

Facility	Description	Size	Facility	Description	Size
Surfaced Roads	County-maintained roads with pavement surface	496 miles	Bridges	Bridges that are over 20' span	114
Unpaved Roads	County-maintained roads that are gravel or other unpaved surface	68 miles	Other Crossing Structures	Bridges that are under 20' span	156

### 8. Roads—State Owned

Facility	Description	Size	Facility	Description	Size
SR-10	From SR-970/Teaaway to US-97	16.16 mi	SR-903	From SR-970 to USFS boundary	10.06 mi
I-82	From I-90 to Kittitas Co. Boundary at Burbank Creek Bridge	10.88 mi	SR-903 Spur	From SR-903 to SR-970	0.33 mi
I-90	From Kittitas Co. Boundary at MP-62.61 to Columbia River Bridge	84.91 mi	SR-906	From Kittitas Co. Boundary at MP-0.3 to I-90 Undercrossing	2.35 mi
US-97	From I-90 Bridge at MP-133.90 to SR-9970	40.58 mi	SR-906 Spur	From SR-906 to WSDOT Maintenance Facility	0.43 mi
SR-821	From Kittitas Co. Boundary at MP-4.82 to Thrall Rd. at I-82 Undercrossing	20.39 mi	SR-970	From I-90 to US-97	10.31 mi

### 7. Emergency Medical Services

Facility	Provider	Description	Size
Station #11 Thorp	Fire District No. 1 (Thorp)	10700 N. Thorp Hwy., all District 43.5 sq mi and serves 2,500 residences, built in 2000, remodeled in 2005, 2 engines, 2 tenders, 1 aid unit, 1 mini pumper, 1 rescue, 1 support, 1 MCI van.	6,400 sq ft
Station #12 Clark Flats	Fire District No. 1 (Thorp)	10941 SR-10, 2 buildings at site, 1 tender, 1 brush truck, and 1 engine	2,300 sq ft for both bldgs.
Station #21	Fire District 2 (Kittitas Valley Fire and Rescue)	280 sq mi for all Dist 2, 2020 Vantage Highway—B-211, E-211, E-212, T-211, B-212, M-211, M-212—Living Quarters—1960's, Bay—late 1980's	
Station 22	Fire District 2 (Kittitas Valley Fire and Rescue)	2671 Tjessom E-221—1950's Station 23—3301 Denmark Road—1950's	
Station 24	Fire District 2 (Kittitas Valley Fire and Rescue)	4901 4th Parallel Road—B-241, E-241, T-241—2004	
Station 25	Fire District 2 (Kittitas Valley Fire and Rescue)	Main St—Kittitas—E-251—2010	
Station 26	Fire District 2 (Kittitas Valley Fire and Rescue)	6651 Brick Mill Road—E-261—1940's	
Station 26 Satellite	Fire District 2 (Kittitas Valley Fire and Rescue)	2380 Game farm Road—E-262—1950's	

Station 27	Fire District 2 (Kittitas Valley Fire and Rescue)	8800 Reece Cr Rd — E-271 — 1960's	
Station 28	Fire District 2 (Kittitas Valley Fire and Rescue)	5640 Cove Road — B-281, E-281, T-281 — 2002	
Station 28 Satellite	Fire District 2 (Kittitas Valley Fire and Rescue)	51 Barnes Road — E-282 — 1960's	
Station 29	Fire District 2 (Kittitas Valley Fire and Rescue)	102 N Pearl — M-291, M-292, M-293, R-291, B-291, E-291, L-291 — 1955	
Easton Station	Fire District No. 3 (Easton)	180 Cabin Creek Easton Wa. 98925, PO Box 52, 12 sq mi for all Dist 33182 sq ft, built in 1992, 1-aidear, 1 engine, 2 tankers, 1 rescue truck	3,182 sq ft
<b>9. Emergency Medical Services (continued)</b>			
<i>Facility</i>	<i>Provider</i>	<i>Description</i>	<i>Size</i>
Vantage Station	Fire District No. 4 (Vantage)	Information Not Available	
Snoq. Pass Station	Fire District No. 5/King FPD No. 51 (Snoqualmie Pass)	1211 SR 906 E. of I-90 Exit 53, houses E291, E292, A291, A292, B291, Brush291, and Snow291 (snowmobile trailer), built in 2011.	16,551 sq ft
Ronald Station	Fire District No. 6 (Ronald/Lk. Cle Elum)	7 sq mi for all Dist 6	
South Cle Elum Fire Station	South Cle Elum	523 Lincoln Ave., South Cle Elum, 1 pumper, 1 utility truck, and serves 0.5 mile area with 580 people. Can handle twice the size area.	1,200 sq ft
Station #1 Peoh Point Rd.	Fire District No. 7 (Upper County Area)	80 sq mi for all Dist 7, 1 fire engine, 1 wildland brush truck, 1 water tender, 1 aid unit, and ambulance	
Station #2 SR 970 and Airport Rd.	Fire District No. 7 (Upper County Area)	Information Not Available	
Station #3 off I-90 at Golf Course Exit 77	Fire District No. 7 (Upper County Area)	Information Not Available	
Station #4 Ballard Hill Rd.	Fire District No. 7 (Upper County Area)	Information Not Available	
Station #5 Teanaway Valley at Middle Fork Rd.	Fire District No. 7 (Upper County Area)	Information Not Available	
Fire Dist. 8 Station #81	Fire District No. 8 (Kachess)	13 sq mi for all Dist 8, Located in Kachess Village, 1 engine 811, 1 command vehicle, 1 aid car, and 1 brush truck	
Fire Dist. 8 Station #82	Fire District No. 8 (Kachess)	Located at intersection of Kachess Lake and Via Kachess Roads, 1 wildland engine, 1 tender/pumper, and rescue snowmobiles & trailer	
Fire Dist. 8 Station #83	Fire District No. 8 (Kachess)	Located at intersection of Stampede Pass and Lost Lake Roads, 1 pumper/rescue truck, 1 tender, 1 brush truck, 1 aid car, and 1 support car	
Kittitas Valley Community Hospital	Hospital District No. 1	Level IV trauma service & 24-hr emergency care, S. Chestnut St. & E. Manitoba, Ellensburg	
Cle Elum Medical Center and	Hospital District No. 2	Located at 201 Alpha Way, Cle Elum	

Urgent Care

### 10. Library Services

<i>Facility</i>	<i>Provider</i>	<i>Description</i>	<i>Facility</i>	<i>Provider</i>	<i>Description</i>
Kittitas Public Library	Kittitas	2 <sup>nd</sup> & Pierce Streets, Kittitas	Ellensburg Public Library	Ellensburg	209 N. Ruby St., Ellensburg, founded in 1910, recently expanded in 2003.
Cle Elum (Carpenter Memorial) Library	Cle Elum	302 Pennsylvania Ave., Cle Elum	Roslyn Public Library	Roslyn	201 S. First St., Roslyn, \$3 million remodel began in 2009 to repair and update

## 11. Parks — Regional and Trails

<i>Facility</i>	<i>Provider</i>	<i>Description</i>	<i>Size</i>
Coal Mines Trail	Coal Mines Trail Commission, Cle Elum, Roslyn, and Kittitas County	From Cle Elum to Ronald, Northern Pacific Railway bed	10.4 mi
John Wayne Trail / Iron Horse State Park	Washington State Parks Department	From North Bend to Vantage, Chicago-Milwaukee-St. Paul-Pacific Railroad bed.	100 mi
Vantage Restroom	Kittitas County	Vantage Boat Launch, built 1990	342-sq ft
Kittitas County Outdoor Recreation Inventory	Varies	All other Parks and Trails are listed in the comprehensive inventory of recreation facilities adopted by reference in the Comprehensive Plan.	varies

## 12. Sanitary Sewer

<i>Facility</i>	<i>Provider</i>	<i>Description</i>	<i>Size</i>
Ronald treatment facilities	Kittitas County Water District No. 2	Single lift station that convey wastewater flows from the Water District area to the City of Roslyn sewer system.	37 acres
Snoqualmie Pass Utility District	Snoqualmie Pass Utility District	Average daily flow approximately 0.18 mgd, permitted treatment and discharge capacity of 0.868 mgd and storage of excess flows of about 30 mill. Gal.s	1,361 acres
Vantage wastewater collection and treatment system	Vantage Water District No. 6	Serves Vantage LAMIFD, wastewater collection and treatment system, capacity of about 87,000 gpd.	80 residences

## 13. Schools

<i>Facility</i>	<i>Provider</i>	<i>Description</i>	<i>Size</i>
Central Washington University	Washington State	Four year public university main campus, 432 faculty members, 85+ buildings	11,614 students (fall 2010)
Cle Elum / Roslyn High School	Cle Elum/ Roslyn School District	2692 – SR 903, Cle Elum, 9 <sup>th</sup> grade to 12 <sup>th</sup> grade	281 students
Cle Elum / Roslyn Elementary School	Cle Elum/ Roslyn School District	2696 – SR 903, Cle Elum, pre-school, Kindergarten to 5 <sup>th</sup> grade	408 students
Cle Elum / Roslyn Alternative School	Cle Elum/ Roslyn School District	200 W. Oakes St., Cle Elum, 3 <sup>rd</sup> grade to 12 <sup>th</sup> grade	38 students
Walter Strom Middle School	Cle Elum/ Roslyn School District	2694 – SR 903, Cle Elum, 6 <sup>th</sup> grade to 8 <sup>th</sup> grade	221 students
Damman Elementary School	Damman School District	Kindergarten to 6 <sup>th</sup> grade, 1 school, 2 teachers, 3712 Umptanum Rd.	38 students
Easton Elementary, Jr., Sr. High School	Easton School District	1893 Railroad St., Easton	127 students
Lincoln Elementary School	Ellensburg School District	26 classroom teachers, 200 S. Sampson St., Ellensburg	454 students



### 11. Schools (continued)

<i>Facility</i>	<i>Provider</i>	<i>Description</i>	<i>Size</i>
Mount Stuart Elementary School	Ellensburg School District	27 classroom teachers, 705 W. 15 <sup>th</sup> Ave., Ellensburg	448 students
Valley View Elementary School	Ellensburg School District	26 classroom teachers, 1508 E. 3 <sup>rd</sup> Ave., Ellensburg	450 students
Morgan-Middle School	Ellensburg School District	40 classroom teachers, 400 E. 1 <sup>st</sup> Ave., Ellensburg	690 students
Ellensburg High School	Ellensburg School District	40 classroom teachers of a total 67 professional staff, 1203 E. Capitol Ave., Ellensburg	887 students
Kittitas Elementary School	Kittitas School District	Kindergarten to 5 <sup>th</sup> grade, 7571 Kittitas Hwy, Kittitas	258 students
Kittitas High School	Kittitas School District	6 <sup>th</sup> grade to 12 <sup>th</sup> grade, 7571 Kittitas Hwy, Kittitas	282 students
Parke Creek Treatment Center	Kittitas School District	11042 Parke Creek Rd.	15 students
Thorp Elementary, Jr., and Sr. High Schools	Thorp School District	Kindergarten to 12 <sup>th</sup> grade, 10831 N. Thorp Hwy, Thorp	164 students

### 12. Kittitas County Solid Waste

<i>Facility</i>	<i>Built date</i>	<i>Size</i>	<i>Facility</i>	<i>Built date</i>	<i>Size</i>
Ellensburg Scalehouse (Storage), 801 Industrial Wy	1981	160 sq ft	Transfer Station - Cle Elum, 50 #5 Mine Rd, Cle Elum	2003	9,000 sq ft
Cle Elum Scalehouse, Hwy 903 Cle Elum	1981	160 sq ft	MRW - Cle Elum, 50 #5 Mine Rd, Cle Elum	2003	2,000 sq ft
Cle Elum Bunker Building, Hwy 903 Cle Elum	1981	3,000 sq ft	MRW - Ellensburg, 50 #5 Mine Rd, Cle Elum	2001	3,000 sq ft
Cle Elum Storage, Hwy 903 Cle Elum	1981	925 sq ft	Office/Admin Bldg, 50 #5 Mine Rd, Cle Elum	2003	120 sq ft
Transfer Station Building, 1001 Industrial Way	2000	9,078 sq ft	Cle Elum Scalehouse - new, 50 #5 Mine Rd, Cle Elum	2003	284 sq ft
Scalehouse Bldg, 1001 Industrial Way	2000	1,000 sq ft	Ryegrass Equipment Storage, 25900 Vantage Hwy	1980	1,620 sq ft
Transfer Station Office, 925 Industrial Way	1963	1,980 sq ft	SW 400 SQ FT BLDG Vantage Hwy Bldg, 25900 Vantage Hwy	2008	400 sq ft
Transfer Station Shop, 925 Industrial Way	1963	1,680 sq ft			

### 13. Surface Water Management

<i>Facility</i>	<i>Provider</i>	<i>Description</i>	<i>Size</i>
Storm water facilities	Kittitas County	Storm water standards and guidelines are in KCC 12.06	N/A

### 14. Water (Group A Systems)

<i>Facility</i>	<i>Provider</i>	<i>Description</i>	<i>Size</i>
Ronald Water System	Kittitas County Water District No. 2, Special District Community provider	Serves 225 persons with 117 connections, 150 total approved connections. Effective since 1/1/1970.	125,000 gal
Thorp Water System	Kittitas County Water District No. 4, Special District Community provider	Serves 230 persons with 107 connections, 112 total approved connections. Effective since 7/1/1987.	156,000 gal
Elk Meadows Water System	Kittitas County Water District No. 5, Community provider	141 Swallow Ln, Cle Elum, serves 600 persons with 295 connections, 340 total approved connections. Effective since 1/1/1970.	75,000 gal
Easton Water System	Easton Water District, Community provider	141 Swallow Ln, Cle Elum, serves 250 residential persons and 106 non-residential persons with 216 connections, 512 total approved connections. Effective since 1/1/1970.	195,000 gal
Sunlight Waters Water System	Kittitas County Water District No. 7, Special District Community provider	1710 Sunlight Dr., Cle Elum, serves 309 residential persons and 169 non-residential persons with 220 connections, 225 total approved connections. Effective since 1/1/1970.	200,000 gal
Vantage Water System	Vantage Water System, Investor-Community provider	Serves 70 residential persons and 105 non-residential persons with 99 connections, 150 total approved connections. Effective since 1/1/1970.	50,000 gal
Evergreen Valley Water System	Evergreen Valley Utilities, Investor-Community provider	Serves 35 residential persons and 5 non-residential persons with 171 connections, 419 total approved connections. Effective since 3/2/2004.	120,000 gal
Reservoir Hill Water System	Reservoir Hill Maintenance Association, Private Community provider	South Cle Elum, serves 33 residential persons with 21 connections, 25 total approved connections. Effective since 2/25/1999.	20,000 gal
Central Mobile Home Park	Central Mobile Home Park, Private-Community provider	Wilson Creek Rd, mobile home park, serves 110 residential persons with 52 connections, 52 total approved connections. Effective since 1/1/1970.	2,100 gal
Snoqualmie Pass	Private - Snoqualmie Pass Utility-District	Well capacity of 385 gallons per minute and 3 reservoirs storing 565,000 gallons	1,361 acres
Pine Loch Sun Beach Club Water System	Private-Community provider	Serves 90 residential persons with 409 calculated connections, 439 total approved connections. Effective date of 1/1/1970	90,000 gal
Sky Meadows Ranch Country-Club WTR	Private-Community provider	Serves 60 residential persons and 110 non-residential persons with 240 calculated connections and 360 total approved connections. Effective system date of 1/1/1970	160,000 gal
Sun-Country Estates 1-2-3 Water System	Private-Community provider	Serves 215 residential persons and 16 non-residential persons with 215 total calculated connections and 300 total approved connections. Effective date of 1/1/1970.	100,000 gal

### 14. Water (Group A Systems) (continued)

<i>Facility</i>	<i>Provider</i>	<i>Description</i>	<i>Size</i>
Swiftwater Trailer Park	Swiftwater Trailer Park, Private Community provider	S. Cle Elum mobile home park, serves 36 residential persons and 1 non-residential person with 22 total calculated connections and 24 total approved connections. Effective system date of 1/1/1970.	0 gal
Wildwood 2 & 3 Water System	Private Community Provider	Serves 45 residential persons & 48 non-residential persons with 37 total calculated connections & 78 total approved connections. Effective system date of 1/1/1970.	45,000 gal
Grasslands Park	Private Community Provider	Serves 29 residential persons with 14 total calculated connections and 14 total approved connections. Effective system date of 12/20/2006.	0 gal
Millpond Mobile Manor	Investor Community Provider Millpond Mobile Manor	Serves 245 residential persons with 105 total calculated connections and 105 total approved connections. Effective system date of 1/1/1970.	0 gal
Suncadia Resort	Investor Community Provider	Serves 70 residential persons & 903 non-residential persons with 666 total calculated connections and 3795 total approved connections. Effective system date of 5/29/2008.	1,070,000
Driftwood Acres Maintenance Corporation	Association Community Provider	Serves 60 residential persons with 117 total calculated connections and 120 total approved connections. Effective system date of 1/1/1970.	100,000
Sun Island Maintenance Assn.	Association Community Provider	Serves 30 residential persons and 100 non-residential persons with 115 total calculated connections and an undetermined number of total connections. Effective system date of 1/1/1970.	1,8000
Grasslands Water System	Association Community Provider	Serves 260 residential persons with 75 total calculated connections and 81 total connections. Effective system date of 1/1/1970.	21,000

## 5.6. Goals, Policies, and Objectives

GPO 5.1 Application of Standards. The County shall establish standards for levels of service for public facilities. The levels of service shall be cooperatively defined by all segments of the public and private sector involved in providing a particular service.

GPO 5.2 Determining Public Facility Needs. The County shall determine the quantity of capital improvements that is needed.

GPO 5.3 Priorities. The relative priorities among capital improvements projects are as follows:

GPO 5.3A Priorities Among Types of Public Facilities. Legal restrictions on the use of many revenue sources limit the extent to which types of facilities compete for priority with other types of facilities because they do not compete for the same revenues. All capital improvements that are necessary for achieving and maintaining a standard for levels of service adopted in this Comprehensive Plan are included in the financially feasible schedule of capital improvements contained in this Capital Facilities Plan. The relative priorities among types of public facilities (i.e., roads, sanitary sewer, etc.) were established by adjusting the standards for levels of service and the available revenues until the resulting public facilities needs became financially feasible. This process is repeated with each update of the Capital Facilities Plan, thus allowing for changes in priorities among types of public facilities.

GPO 5.3B Priorities of Capital Improvements Within a Type of Public Facility. Capital improvements within a type of public facility are to be evaluated on the following criteria and considered in the order of priority listed below. The County shall establish the final priority of all capital facility improvements using the following criteria as general guidelines. Any revenue source that cannot be used for a high priority facility shall be used beginning with the highest priority for which the revenue can legally be expended.

- a. Reconstruction, rehabilitation, remodeling, renovation, or replacement of obsolete or worn out facilities that contribute to achieving or maintaining standards for levels of service adopted in this Comprehensive Plan.
- b. New or expanded facilities that reduce or eliminate deficiencies in levels of service for existing demand. Expenditures in this priority category include equipment, furnishings, and other improvements necessary for the completion of a public facility (i.e., recreational facilities and park sites).
- c. New public facilities, and improvements to existing public facilities, that eliminate public hazards if such hazards were not otherwise eliminated by facility improvements prioritized according to Policies a or b, above.
- d. New or expanded facilities that provide the adopted levels of service for new development and redevelopment during the next six fiscal years, as updated by the annual review of this Capital Facilities Plan. The County may acquire land or right-of-way in advance of the need to develop a facility for new development. The location of facilities constructed pursuant to this Policy shall conform to the Land Use Element, and specific project locations shall serve projected growth areas within the allowable land use categories. In the event that the planned capacity of public facilities is insufficient to serve all applicants for development permits, the capital improvements shall be scheduled to serve the following priority order:
  1. pPreviously approved permits for redevelopment.;

2. ~~p~~Previously approved permits for new development;
  3. ~~n~~New permits for redevelopment; and
  4. ~~n~~New permits for new development.
- e. Improvements to existing facilities, and new facilities that significantly reduce the operating cost of providing a service or facility, or otherwise mitigate impacts of public facilities on future operating budgets.
  - f. New facilities that exceed the adopted levels of service for new growth during the next six fiscal years by either:
    - providing excess public facility capacity that is needed by future growth beyond the next six fiscal years, or
    - providing higher quality public facilities than are contemplated in the County's normal design criteria for such facilities.
  - g. Facilities not described in Policies a through f, above, but which the County is obligated to complete, provided that such obligation is evidenced by a written agreement the County executed prior to the adoption of this Comprehensive Plan.

GPO 5.4 All facilities scheduled for construction or improvement in accordance with this Policy shall be evaluated to identify any plans of State or local governments or districts that affect, or will be affected by, the proposed County capital improvement.

GPO 5.5 Project evaluation may also involve additional criteria that are unique to each type of public facility, as described in other elements of this Comprehensive Plan.

GPO 5.6 Kittitas County shall consider recreation needs and the services, which the County is able to provide from the countywide recreation plan and in coordination with other agencies and jurisdictions within Kittitas County. Recreation opportunities and facilities include, but are not limited to parks, trails, river access, public lands access, campgrounds and picnic facilities.

GPO 5.7 Kittitas County shall consider the applicable adopted city's comprehensive plan for capital facilities and its relation to the identified Urban Growth Areas.

~~GPO 5.7A The County has reviewed and approved capital facilities assessments completed for the City of Kittitas UGA, as documented in the following memorandums:~~

- ~~a. City of Kittitas Land Capacity Analysis Evaluation (September 24, 2009). Prepared by ICF Jones & Stokes.~~
- ~~b. City of Kittitas Capital Facilities Needs Evaluation (September 21, 2009). Prepared by Berk & Associates.~~
- ~~c. City of Kittitas Transportation Assessment (September 24, 2009). Prepared by ICF Jones & Stokes.~~

~~GPO 5.7B The following City of Kittitas goals and policies are incorporated into this Comprehensive Plan, in support of the City's Capital Facilities Element:~~

- ~~a. Goal: Ensure that adequate public facilities and services are planned for, located, designed, and maintained to accommodate the changing needs of all residents within the Kittitas urban area.~~
  - ~~1. Policy: Develop and maintain annually the Capital Facilities Element, including the Capital Improvement Plan and budget analysis, based on existing and future growth and development that will provide a guide for phased and orderly development of public services and facilities within the urban growth area.~~
  - ~~2. Policy: Use the phasing schedule for public facilities and services defined in the Capital Facilities Element as a basis for land use, development approval and annexation decisions.~~

3. Policy: Ensure a coordinated timely process for development and review of the capital facilities, current and planned, with participation from all City departments.
  4. Policy: Establish adequate water rights for the community and a process for expanding water rights with new growth. City of Kittitas Comprehensive Plan July, 2007 Page 35 of 80
  5. Policy: Provide needed public facilities in a manner which protects investments in and maximizes the use of existing facilities, and which promotes orderly compact urban growth.
  6. Policy: Require developments to provide safe access to schools.
  7. Policy: Encourage compatible, multiple uses of public facilities such as schools and parks, thereby increasing their usefulness and cost effectiveness.
  8. Policy: Coordinate land use, public works activities, development actions, and purveyor's needs with planning activities in order to conserve fiscal resources.
  9. Policy: Evaluate capital improvement projects through the comprehensive planning process to ensure consistency with the other elements of the plan.
  10. Policy: Encourage the coordination and joint development of capital facilities, utilities, and land use plans within the Urban Growth Area.
  11. Policy: Improvement standards for new development proposed within the Urban Growth Area should be jointly developed by the County and the City of Kittitas. Standards should address such improvements as street alignment and grade, public road access, right of way widths, street improvements, sanitary sewer, storm water improvements, and park and recreation facilities.
  12. Policy: New development requiring and/or requesting the extension of the City's public water and sewer systems will be required to pay for those extensions as well as providing a fair share investment in the existing systems; any water rights associated with the land will provide for proposed development impacts; public/private partnerships that provide overall community benefit are possible.
  13. Policy: Support community awareness of Capital Facilities issues through public participation, newsletters and postings.
  14. Policy: Maintain updated City Water Plan, Transportation Plan, Sanitary Water Plan and other capital facilities plans.
  15. Policy: Reassess the land use element of the comprehensive plan if probable funding falls short of meeting existing capital improvements.
- b. GOAL: Maintain a level of service that protects the public health, safety, and welfare.
1. Policy: Policy adopted Level of Service standard for potable water is 135 gallons per capita per day raw water source including a 10% contingency; 189 gallons per capita per day treatment and piping capacity, plus 15 million gallons per day fire reserve, or as defined in the Water Plan. City of Kittitas Comprehensive Plan July, 2007 Page 36 of 80
  2. Policy: Level of Service standard for sanitary sewer is 110 gallons per capita per day, or as defined in the Wastewater Plan.
  3. Policy: The following are recommended standards for a level of service (LOS) the city should provide for recreation:
    - Neighborhood parks: 0.125 acres per 1,000 residents;
    - Community parks: 1 acres per 1,000 residents;
    - Regional parks: 2 acres per 1,000 residents and;
    - Open space: 1% of total city area not including public rights of way
  4. Policy: Review and adjust Level of Service standards for police and fire to ensure adequate support and volunteer staffing are provided.

GPO 5.8 Provide needed public facilities that are within the ability of the County to fund the facilities, or within the County's authority to require others to provide the facilities.

GPO 5.9 Financial Responsibility. Existing and future development shall both pay for the costs of needed capital improvements.

GPO 5.10 Existing development.

- a. Existing development may be required to pay for the capital improvements that reduce or eliminate existing deficiencies, some or all of the replacement of obsolete or worn out facilities, and may pay a portion of the cost of capital improvements needed by future development.
- b. Existing development's payments may take the form of user fees, charges for services, special assessments and taxes.

GPO 5.11 Future development:

- a. Future development ~~may~~ shall be required to pay its fair share of the capital improvements needed to address the impact of such development, and may pay a portion of the cost of the replacement of obsolete or worn out facilities. Upon completion of construction, "future" development becomes "existing" development, and shall contribute to paying the costs of the replacement of obsolete or worn out facilities.
- b. Future development's payments may take the form of, but are not limited to, voluntary contributions for the benefit of any public facility, impact fees, mitigation payments, capacity fees, dedications of land, provision of public facilities, and future payments of user fees, charges for services, special assessments and taxes. Future development shall not pay fees for the portion of any public facility that reduces or eliminates existing deficiencies.

GPO 5.12 Existing and future development may both have part of their costs paid by grants, entitlements or public facilities from other levels of government and independent districts.

GPO 5.13 Financing Policies. Capital improvements shall be financed, and debt shall be managed as follows:

- a. Capital improvements financed by County enterprise funds (i.e., solid waste) shall be financed by:
  1. ~~d~~Debt to be repaid by user fees and charges and/or connection or capacity fees for enterprise services, ~~or~~.
  2. ~~e~~Current assets (i.e., reserves, equity or surpluses, and current revenue, including grants, loans, donations and interlocal agreements), ~~or~~
  3. ~~a~~A combination of debt and current assets.
- b. Capital improvements financed by non- enterprise funds shall be financed from either current assets: (i.e., current revenue, fund equity and reserves), or debt, or a combination thereof. Financing decisions shall include consideration for which funding source (current assets, debt, or both) will be a) most cost effective, b) consistent with prudent asset and liability management, c) appropriate to the useful life of the project(s) to be financed, and d) the most efficient use of the County's ability to borrow funds.
- c. Debt financing shall not be used to provide more capacity than is needed within the schedule of capital improvements for non-enterprise public facilities unless one of the following conditions are met:
  1. ~~t~~The excess capacity is an integral part of a capital improvement that is needed to achieve or maintain standards for levels of service (i.e., the minimum capacity of

a capital project is larger than the capacity required to provide the level of service).~~;~~~~or~~

2. ~~¶~~The excess capacity provides economies of scale making it less expensive than a comparable amount of capacity if acquired at a later date.~~;~~~~or~~
3. ~~¶~~The asset acquired is land that is environmentally sensitive, or designated by the County as necessary for conservation, or recreation.~~;~~~~or~~
4. ~~¶~~The excess capacity is part of a capital project financed by general obligation bonds approved by referendum.

GPO 5.14 Operating and Maintenance Costs. The County shall not provide a public facility, nor shall it accept the provision of a public facility by others, if the County or other provider is unable to pay for the subsequent annual operating and maintenance costs of the facility.

GPO 5.15 Revenues Requiring Referendum. In the event that sources of revenue require voter approval in a local referendum that has not been held, and a referendum is not held, or is held and is not successful, this Comprehensive Plan shall be revised at the next annual amendment to adjust for the lack of such revenues, in any of the following ways:

- a. Reduce the level of service for one or more public facilities.~~;~~
- b. Increase the use of other sources of revenue.~~;~~
- c. Decrease the cost, and therefore the quality of some types of public facilities while retaining the quantity of the facilities that is inherent in the standard for level of service.~~;~~
- d. Decrease the demand for and subsequent use of capital facilities.~~;~~
- e. ~~combination~~-Combination of the above alternatives.

GPO 5.16 Uncommitted Revenue. All development permits issued by the County which require capital improvements that will be financed by sources of revenue which have not been approved or implemented (such as future debt requiring referenda) shall be conditioned on the approval or implementation of the indicated revenue sources, or the substitution of a comparable amount of revenue from existing sources.

GPO 5.17 Shared Funding. The County and Cities may jointly sponsor the formation of Local Improvement Districts, Road Improvement Districts, and other benefit areas for the construction or reconstruction of infrastructure to a common standard, which are located in the City and the Urban Growth Areas.

GPO 5.18 Provide adequate public facilities by constructing needed capital improvements which (1) repair or replace obsolete or worn out facilities, (2) eliminate existing deficiencies, and (3) meet the needs of future development and redevelopment caused by previously issued and new development permits. The County's ability to provide needed improvements will be demonstrated by maintaining a financially feasible schedule of capital improvements in this Capital Facilities Plan.

GPO 5.19 Schedule of Capital Improvements. The County shall provide, or arrange for others to provide, the capital improvements listed in the schedule of capital improvements in this Capital Facilities Plan. The schedule of capital improvements may be modified as follows:

- a. The schedule of capital improvements shall be updated annually beginning in conjunction with the annual budget process.
- b. Pursuant to the Growth Management Act, the schedule of capital improvements may be amended one time during any calendar year.
- c. The schedule of capital improvements may be adjusted by ordinance not deemed to be an amendment to the Comprehensive Plan for corrections, updates, and modifications



concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the plan; or the date of construction (so long as it is completed within the 6-year period) of any facility enumerated in the schedule of capital improvements.

GPO 5.20 Budget Appropriation of Capital Improvement Projects. The County shall include in the capital appropriations of its annual budget all the capital improvements projects listed in the schedule of capital improvements for expenditure during the appropriate fiscal year, except that the County may omit from its annual budget any capital improvements for which a binding agreement has been executed with another party to provide the same project in the same fiscal year. The County may also include in the capital appropriations of its annual budget additional public facility projects that conform to GPO 5.19(B) and GPO 5.22(F).

GPO 5.21 Adequate Public Facility Concurrency. The County Commission finds that the impacts of development on public facilities within the County occur at the same time as occupancy of development authorized by a final development permit. The County shall issue development permits only after a determination that there is sufficient capacity of the public facilities to meet the standards for levels of service for existing development and the impacts of the proposed development concurrent with the proposed development. For the purpose of this policy and the County's land development regulations, "concurrent with" shall be defined as follows:

- a. The availability of public facility capacity to support development concurrent with the impacts of such development shall be determined in accordance with the following:
  1. For roads:
    - The necessary facilities and services are in place at the time a development permit is issued; or
    - The necessary facilities are under construction at the time a development permit is issued, and the necessary facilities will be in place when the impacts of the development occur; or
    - Development permits are issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or
    - The County has in place commitments to complete the necessary public facilities within six years.

GPO 5.22 No final development permit shall be issued by the County unless there shall be sufficient capacity of public facilities available to meet the standards for levels of service for existing development and for the proposed development.

GPO 5.23 No preliminary development permit shall be issued by the County unless the applicant complies with one of the following ~~Policies~~ policies:

- a. The applicant may voluntarily request a determination of the capacity of public facilities as part of the review and approval of the preliminary development permit, including the requirements of GPO 5.24, ~~or~~.
- b. The applicant may elect to request approval of a preliminary development permit without a determination of capacity of public facilities provided that any such order is issued subject to requirements in the applicable land development regulation or to specific conditions contained in the preliminary development permit that:
  1. Final development permits for the subject property are subject to a determination of capacity of public facilities, as required by GPO 5.21, ~~and~~.
  2. No rights to obtain final development permits, nor any other rights to develop the subject property have been granted or implied by the County's approval of the preliminary development permit without determining the capacity of public facilities.

GPO 5.24 Development permits issued pursuant to GPO 5.22 and GPO 5.23(A) shall be subject to the following requirements:

- a. The determination that facility capacity is available shall apply only to specific uses, densities and intensities based on information provided by the applicant and included in the development permit.
- b. The determination that facility capacity is available shall be valid for the same period of time as the underlying development permit, including any extensions of the underlying development permit.
- c. The standards for levels of service of public facilities shall be applied to the issuance of development permits on the following geographical basis: Roads: applicable roads and areas impacted by the proposed development.

GPO 5.25 Manage the land development process to insure that all development receives public facility levels of service equal to the standards adopted by the County Commissioners by implementing the schedule of capital improvements contained in this Capital Facilities Plan, and by using the fiscal resources provided for in Goal 2 and its supporting policies.

GPO 5.26 Consistency. All public facility capital improvements shall be consistent with the adopted land use map and the goals and policies of other elements of this Comprehensive Plan. The location of, and level of service provided by projects in the schedule of capital improvements shall maintain adopted standards for levels of service for existing and future development in a manner and location consistent with the Land Use Element of this Comprehensive Plan.

GPO 5.27 Integration and Implementation. The County shall develop, adopt and use implementation programs which integrate its land use planning and decisions with its planning and decisions for public facility capital improvements.

GPO 5.28 Develop criteria and cooperative and structured processes through the Kittitas County Conference of Governments for siting regional facilities.

GPO 5.29 Designation of Land. The County may identify lands useful for public purposes and incorporate such designations in the comprehensive plan.

GPO 5.30 Regional Facilities. The County and each municipality in the County may establish a countywide process for siting essential public facilities of region-wide significance. This process may include:

- a. An inventory of needed facilities;
- b. A method of fair share allocation of facilities;
- c. Economic and other incentives to jurisdictions receiving such facilities;
- d. A method of determining which jurisdiction is responsible for each facility;
- e. A public involvement strategy; and
- f. Assurance that the environmental and public health and safety are protected.

GPO 5.31 County, Regional, State and Federal Facilities. Essential public facilities, which are identified by the County, by regional agreement, or by State or Federal government, may be subject to local approval by the County and each municipality in the County.

GPO 5.32 Ensure public involvement when siting of essential public facilities through the use of timely press releases, newspaper notices, public information meetings, and public hearings.

GPO 5.33 Consistency with Comprehensive Plan. The County may develop and adopt regulations that ensure that the facility siting is consistent with the adopted County comprehensive plan, including:

- a. The future land use map;
- b. The Capital Facilities Plan Element and budget;
- c. The Utilities Element;
- d. The Transportation Element;
- e. The Housing Element;
- f. The Rural Element;
- g. The Economic Development Element;
- h. The comprehensive plans of adjacent jurisdictions that may be affected by the facility siting;
- i. Regional general welfare considerations.

GPO 5.34 Siting of Public Facilities Outside of UGAs. Essential public facilities sited outside of urban growth areas must be self-supporting and not require the extension, construction, or maintenance of urban services and facilities.

GPO 5.35 Coordination. The County's policies and regulations on facility siting may be coordinated with and advance other planning goals including, but not necessarily limited to, the following:

- a. Promotion of economic development and employment opportunities.
- b. Protection of the environment.
- c. Positive fiscal impact and on-going benefit to the host jurisdiction.
- d. Serving population groups needing affordable housing.
- e. Receipt of financial or other incentives from the State and/or other local governments.
- f. Fair distribution of such public facilities throughout the County.
- g. Requiring State and Federal projects to be consistent with this policy.

GPO 5.36 Provide adequate public facilities to urban growth areas.

GPO 5.37 Urban Growth Areas. The County and each municipality in the County shall designate urban growth areas and encourage adequate public facilities and services concurrent with development.

GPO 5.38 Levels of Service. Levels of service for public facilities in the unincorporated portion of the urban growth areas shall be the same as the County's adopted standards.

GPO 5.39 Public Facilities Outside of Urban Growth Areas. New municipal urban public facilities (central sewage collection and treatment, public water systems, urban street infrastructure and stormwater collection facilities) will not be extended beyond urban growth area boundaries for residential development. Water service - public or private - may be provided beyond urban growth area boundaries. This policy does not apply to storm water drainage.

GPO 5.40 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), LAMIRD, or Fully Contained Community to the extent elsewhere permitted), on property located outside of an urban growth area if such facilities and utilities are located within the boundaries of such resort or community which is approved pursuant to County Comprehensive Plan policies and development regulations.

GPO 5.41 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, LAMIRDS, and Fully Contained Communities, including to and through rural areas of Kittitas County.

GPO 5.42 Financing Providers of public facilities are responsible for paying for their facilities. Providers may use sources of revenue that require users of facilities to pay for a portion of the cost of the facilities. As provided by law, some providers may require new development to pay impact fees or mitigation payments for a portion of the cost of public facilities.

GPO 5.43 Planning Coordination. The County may enter into interlocal-joint planning agreements, contracts, memorandums of understanding or joint ordinances with municipalities and other providers of public facilities to coordinate planning for and development of the Urban Growth Area.

GPO 5.44 Fiscal Coordination. The County and each municipality in the County will address fiscal issues including tax revenue sharing, the provision of regional services and annexations through the development of interlocal agreements.

GPO 5.45 Libraries: As growth continues to occur both in the urban and rural areas of Kittitas County, there are and will be increased impacts on existing library services and an increasing demand for additional library services.

GPO 5.46 To recognize the Swiftwater Corridor Vision Plan as a planning tool that provides recommendations for specific strategies to improve, enhance, and sustain the corridor's unique intrinsic qualities and the many enjoyable experiences it offers. Selected projects within the vision plan shall not place additional management policies or regulations on private property or adjacent landowners beyond those that already exist under federal, state, regional, and local plans and regulations.

## 5.7. Glossary and FAQ Definitions

### 5.7.1. Definitions

**Capital improvements:**

Land, improvements to land, structures (including design, permitting, and construction), initial furnishings and selected equipment. Capital improvements have an expected useful life of at least 10 years. Other “capital” costs, such as motor vehicles and motorized equipment, computers and office equipment, office furnishings, and small tools are considered to be minor capital expenses in the County’s annual budget, but such items are not “capital improvements” for the purposes of the Comprehensive Plan, or the issuance of development permits.

**Concurrency:**

All public facilities needed to serve new development and/or a growing service area population must be in place at the time of initial need. If the facilities are not in place, a financial commitment must have been made to provide the facilities within six years of the time of the initial need. Such facilities must be of sufficient capacity to serve the service area population and/or new development without decreasing service levels below locally established minimum standards, known as Levels of Service (LOS). The impacts of development on public facilities within the County occur at the same time as occupancy of development authorized by a final development permit.

The County shall issue development permits only after a determination that there is sufficient capacity of public facilities to meet the standards for levels of service for existing development and the impacts of the proposed development concurrent with the proposed development. "Concurrent with" shall be defined as follows: The availability of public facility capacity to support development concurrent with the impacts of such development shall be determined in accordance with the following: For roads: The necessary facilities and services are in place at the time a development permit is issued; or

- a. The necessary facilities are under construction at the time a development permit is issued, and the necessary facilities will be in place when the impacts of the development occur; or
- b. Development permits are issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or
- c. The County has in place commitments to complete the necessary public facilities within six years.

**Development permit:** Any document granting, or granting with conditions, an application for a land use designation or redesignation, zoning or rezoning, subdivision plat, short plat, site plan, building permit, special exception, variance, or any other official action of the County having the effect of authorizing the development of land.

**Final development permit:** A building permit, site plan approval, final subdivision approval, short subdivision approval, variance, or any other development permit which results in an immediate and continuing impact upon public facilities.

**Preliminary development permit:** A land use designation or redesignation, zoning or rezoning, or subdivision preliminary plat.

**Public facility:** The capital improvements and systems of each of the following:

- a. Airport
- b. County administrative offices
- c. County fairgrounds
- d. Emergency medical services
- e. Juvenile Detention
- f. Library services
- g. Maintenance shop, storage facilities, and parking
- h. Parks and recreation
- i. Probation services
- j. Regional justice center
- k. Roads
- l. Sanitary sewer
- m. Schools
- n. Solid waste
- o. Surface water management
- p. Transit
- q. Water

## **5.7.2. Frequently Asked Questions**

**Question 1:** ~~How does the County determine priorities for the projects listed in the CFP?~~

~~Answer:~~ This CFP provides general guidance on prioritizing public facility projects. Each project proposal is reviewed by the CFP Task Force using the following criteria:

- ~~1. Improvements to obsolete or worn out existing public facilities that achieve or maintain adopted level of service(s).~~
- ~~2. New or expanded public facilities that achieve or maintain adopted level of service(s).~~

3. ~~Improvements to existing public facilities or new public facilities that eliminate hazards.~~
4. ~~New or expanded public facilities that achieve or maintain adopted level of service(s) as forecasted during the next six years.~~
5. ~~Improvements to existing public facilities or new public facilities that reduce the operating cost of providing a public service or facility.~~
6. ~~New facilities that provide excess capacity that will be needed beyond the next six years.~~
7. ~~All other facilities the County is obligated to complete that do not meet the criteria above.~~

The Board of County Commissioners make the final determination of the priority order of the projects listed in the CFP.

**Question 2: — Are projects automatically given funding in priority order?**

Answer: — ~~No, if grant funds are applied for and received, chances are good that the grant funded project will become a priority. Grant funds awarded become new and additional revenue to the County, above and beyond the County's current resources. The County continually looks for ways to reduce the reliance on General Fund dollars for capital projects to stretch current resources.~~

**Question 3: — Will a project that is partially funded be listed in the CFP?**

Answer: — ~~It depends. If the project is still in progress, but no additional money is needed beyond what has already been appropriated, it will not show up in the CFP in future years. If the project does need additional funds appropriated beyond the current level of funding, it will continue to show up in the CFP.~~

**Question 4: — Are all projects in the CFP completed within the next 6 years?**

Answer: — ~~No, for several reasons. First, the CFP is annually reviewed and amended to verify that fiscal resources are available. Second, the need for capital facilities is generated by population growth, existing facility deficiencies, major facility maintenance and repair needs, internal operations, and Comprehensive Plan goals and policies. There is a need to continually assess which projects are affected and should be considered a priority. As a result, project estimates and timelines may change.~~

**Question 5: — What does level of service (LOS) mean?**

Answer: — ~~The LOS is a quantifiable measure of the amount of public facilities that is provided, such as acres of park land per capita, vehicle capacity of intersections, or water pressure per square inch available for water system.~~

**Question 6: — What is concurrency?**

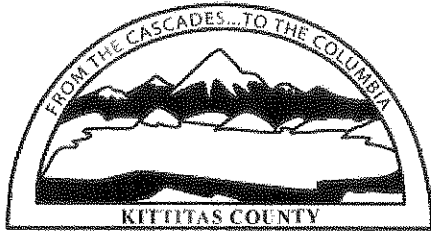
Answer: — ~~All public facilities that are needed to serve new development or a growing service area population, must be in place at the time of initial need. If the facilities are not in place, a financial commitment must have been made to provide the facilities within six years of the time of the initial need and must have the capacity to serve the new development or a growing service area~~

population without decreasing service levels below locally established minimum standards.

**Question 7: — How do I get involved in the CFP process?**

Answer: — Information on the CFP process will be posted on the County's website at the following address: <http://www.co.kittitas.wa.us/eds/landuse.asp>. To receive email updates on when new information is posted, you can subscribe to Kittitas County's email notification subscription service for "Comprehensive Plan Announcements." All persons can provide written or verbal comments to the Planning Commission and to the Commissioners, before or during the scheduled public hearings.

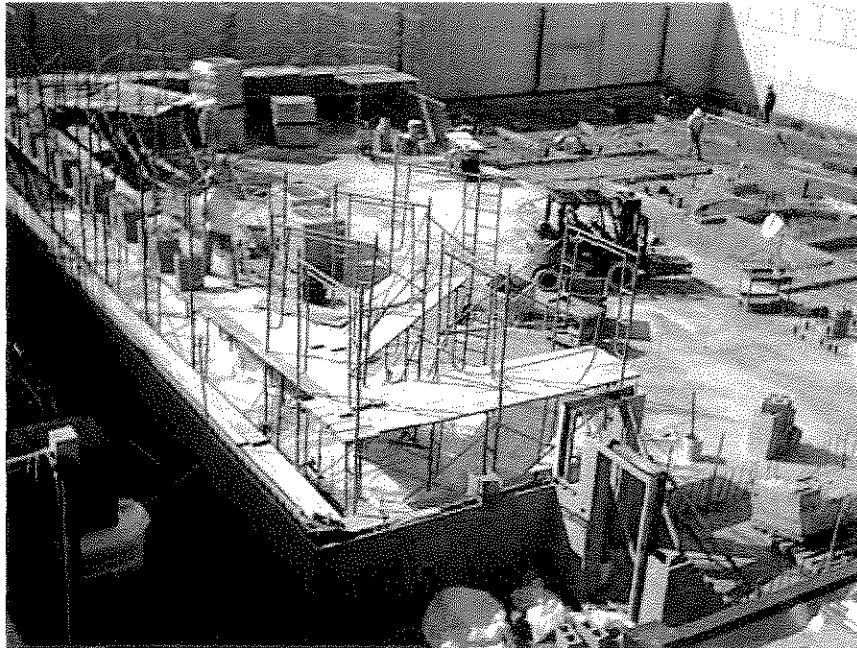




Kittitas County  
Capital Improvement Program  
2013 – 2018 Six Year Plan

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From the Cascades ... to the Columbia



Adopted \_\_\_\_\_ 2012 by the Board of County Commissioners

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Resolution No. 2012-xxx

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# Six-Year Plan

## Summary

The Six-Year Plan shows capital improvements that are needed to provide adequate public facilities in Kittitas County. The County either directly provides these capital improvements or coordinates with other agencies to provide them. The following table summarizes the 2013-2018 Six-Year Plan.

The Six-Year Plan is reviewed and updated annually. Annual updates are made to correct or modify project costs, revenue sources, and dates of construction.

<b>Table 1</b>				
<b>Six-Year Plan Summary</b>				
<b>2013-2018 Summary Kittitas County Public Facility Projects</b>				
<b>1. Airport Facilities</b>				
<i>Project Name</i>	<i>Location &amp; Description</i>	<i>Funding Source</i>	<i>Action Expected</i>	<i>Total Cost</i>
Rehabilitate/Reconstruct West Hangar Taxi lanes	Bowers Field Airport, pavement maintenance	FAA GA Entitlement	2014-2018	\$135,743
Runway 11/29 Extension and Parallel Taxiway	Bowers Field Airport, pavement, lighting, and marking installation	FAA GA Entitlement	2014-2018	\$3,675,400
<b>2. Kittitas County Administrative Offices</b>				
<i>Project Name</i>	<i>Location &amp; Description</i>	<i>Funding Source</i>	<i>Action Expected</i>	<i>Total Cost</i>
Upper District Court Remodel	Upper District Court, Cle Elum	General Obligation Bonds	2013	\$500,000
Elevator Modernization	Courthouse and Public Safety Building	General Fund	2013	\$150,000
Vantage Marine Storage Building	County property in Vantage	State Parks Boat Fund	2013	\$40,000
Juvenile Detention Holding Facility	Temporary holding cell	Law & Justice Sales Tax	2014	\$30,000
Energy Efficiency Improvements	County Facilities	Energy Efficiency Grant	2014-2018	\$1,500,000
Expansion of Prosecutor's Office	To Be Determined	General Fund	2018	To Be Determined
County Administration Building	To Be Determined	Gen. Obligation Bonds	2018	To Be Determined

<b>Table 1 Continued</b>				
<b>Six-Year Plan Summary</b>				
<b>2013-2018 Summary Kittitas County Public Facility Projects</b>				
<b>3. Kittitas County Fairgrounds/Event Center</b>				
<i>Project Name</i>	<i>Location &amp; Description</i>	<i>Funding Source</i>	<i>Construction Expected</i>	<i>Total Cost</i>
Armory Remodel	Office space for Extension, Noxious Weed, and Fairgrounds	General Obligation Bonds	2013	\$1,500,000
Rodeo arena bleachers and box seats	Replace section KK and Section AA to the Buck-A-Roo section	Revenue Bonds	2014-2018	\$2,670,000
Horse pavilion	New horse pavilion	Gen. Obligation Bonds	2014-2018	\$1,500,000
Barn Expansion	Added space for various types of livestock	Gen. Obligation Bonds	2014-2018	\$500,000
<b>4. Kittitas County Maintenance Shops, Storage, &amp; Parking</b>				
No Projects Planned for 2013-2018 period				
<b>5. Roads – County Owned</b> (capital improvements scheduled for construction)				
<i>Project Name</i>	<i>Location &amp; Description</i>	<i>Funding Source</i>	<i>Construction Expected</i>	<i>Total Cost</i>
Kittitas Highway Reconstruction	From Ellensburg City Limits to Kittitas City Limits	Federal STP, Appropriation, State CAPP, & Local Rd Funds	2014	\$5,828,000
Westside Road Improvements	From Mile Post 2.19 to Mile Post 6.02	State RAP, CAPP, & Local Rd Funds	2015	\$4,720,000
No. 6 Road Improvements Phase 2	From Mile Post 3.59 to Thrall Road	State RAP & Local Rd Funds	2016	\$1,497,000
No. 6 Road Improvements Phase 3	Vantage Highway to Kittitas Highway	State RAP & Local Rd Funds	2017	\$1,294,000
Umptanum Road Improvements	From Ellensburg City Limits to Anderson Road	State TIB & Local Rd Funds	2018	\$994,000
McManamy Road Bridge #88201	Over Dry Creek	Local Rd Funds	2013	\$624,000
North Fork Manastash Creek Mitigation	Over North Fork Manastash Creek	Local Rd Funds	2014	\$580,000
Brick Mill Road Bridge #89211	Over Naneum Creek @ MP 0.96	Local Rd Funds	2016	\$800,000
Lyons Road Bridge #89281	Over Naneum Creek @ MP 1.11	Local Rd Funds	2017	\$800,000
Run-Off-Road Improvements	Countywide locations	State Rural Road Safety Program	2013	\$830,000

<b>Table 1 continued</b>				
<b>Six-Year Plan Summary</b>				
<b>2013-2018 Summary Kittitas County Public Facility Projects</b>				
<i>Project Name</i>	<i>Location &amp; Description</i>	<i>Funding Source</i>	<i>Construction Expected</i>	<i>Total Cost</i>
Salmon La Sac Sno-Park	Salmon La Sac vicinity near MP 9.3	Forest Highway (enhancements)	2014	\$495,000
Chip Seal – 7 Year Cycle	Locations vary – approximately 70 miles per year.	Local Rd Funds	2013-2018	\$18,715,000
John Wayne Trail Segment D	Bowers Field Industrial Park vicinity	WSDOT Bicycle – Ped. Program	2014	\$660,000
Pathways & Bicycle Routes	Various Locations Countywide	Local Rd Funds	2014	\$140,000
Turn-Arounds	Various Locations Countywide	Local Rd Funds	2014	\$114,000
Caribou Road – Hard Surface	From Clerf Road to Vantage Highway	Local Rd Funds	2013	\$150,000
<b>6. Regional Parks and Trails</b>				
<i>Project Name</i>	<i>Location &amp; Description</i>	<i>Funding Source</i>	<i>Construction Expected</i>	<i>Total Cost</i>
Rocky Coulee	East end of Recreation Drive, Vantage	Grant Co. PUD	2014-2018	\$580,000
Vantage Boat Launch	East end of Boat Launch Road, Vantage	Grant Co. PUD	2013-2018	\$870,000
Huntzinger Boat Launch and Fishing Pier	East of Huntzinger Road at Wanapum Dam, Vantage	Grant Co. PUD	2013-2018	\$800,000
<b>7. Solid Waste</b>				
No Projects Planned for 2013-2018 period				
<b>8. Library Services</b>				
No Projects Planned for 2013-2018 period				
<b>9. Emergency Services</b>				
<i>Project Name</i>	<i>Location &amp; Description</i>	<i>Funding Source</i>	<i>Construction Expected</i>	<i>Total Cost</i>
Emergency Animal Shelter	Kittitas County Fairgrounds/Event Center	General Fund	2014-2018	\$500,000
<b>10. Education</b>				
<i>Project Name</i>	<i>Location &amp; Description</i>	<i>Funding Source</i>	<i>Construction Expected</i>	<i>Total Cost</i>
Central Washington Resource Energy Collaborative Center	Bowers Field Industrial Park, Ellensburg	EBDA and CERB Loan	To Be Determined	To Be Determined

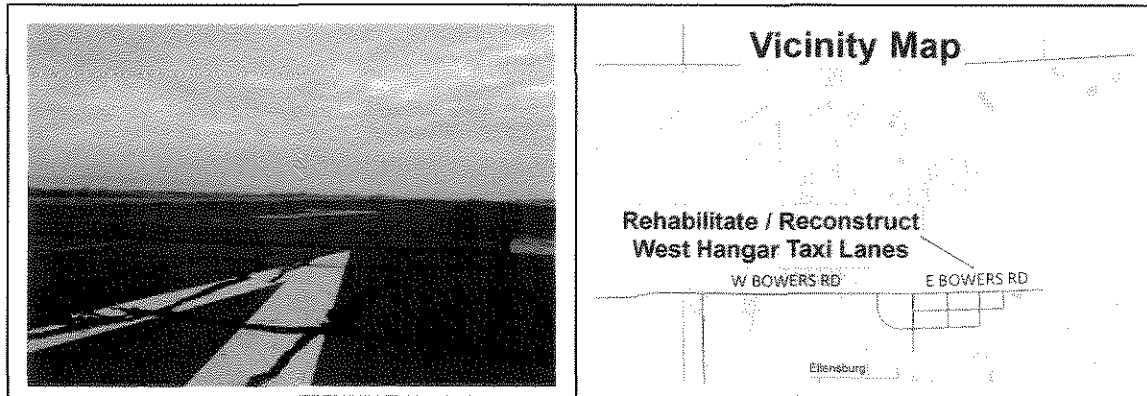
<p align="center"><b>Table 1 continued</b>  <b>Six-Year Plan Summary</b>  <b>2013-2018 Summary Kittitas County Public Facility Projects</b></p>				
<p><b>11. Water – Group A Systems</b>                      No Projects Planned for 2013-2018 period</p>				
<p><b>12. Sanitary Sewer</b></p>				
<i>Project Name</i>	<i>Location &amp; Description</i>	<i>Funding Source</i>	<i>Construction Expected</i>	<i>Total Cost</i>
Vantage Wastewater Treatment Plant	Vantage vicinity, Kittitas County Water District #6	CDBG Grant	2013	\$617,000

## 1. Airport Facilities

This section includes an inventory of the existing airport facilities in Kittitas County and a detailed description of each airport facility improvement that is included in the six-year plan. The inventory of facilities in Table 2 below also describes each facility's size in order to determine if it addresses the County's long-term community needs.

<b>Table 2</b>			
<b>Existing Public Facilities and Services</b>			
<b>Airport Facilities</b>			
<i>Facility</i>	<i>Provider</i>	<i>Description</i>	<i>Size</i>
Bowers Field Airport	Kittitas County	58,890 sq. ft. parking apron area, 07/25 Runway, 5,590'x150', asphalt, 11/29 Runway, 4,300'x150', asphalt, 12 small aircraft publicly owned hangars, 12 small aircraft privately owned hangars, 1 large aircraft publicly owned hangar, 55,000 aircraft usage per year.	1,300 acres
Bowers Field Hanger Bldg 404	Kittitas County	Built 1997.	20,000 sq. ft.
Bowers Field T-Hanger	Kittitas County	Built 1960.	12,500 sq. ft.
Cle Elum Municipal Airport	City of Cle Elum	50,000 sq. ft. parking apron area, 07/25 Runway, 2,552'x40', asphalt, 1,000 aircraft usage per year.	135 acres
De Vere Field	Jim De Vere (private owner)	08/26 Runway, 2,055'x30', asphalt, 6 single engine aircraft based.	50 acres
Easton State Airfield	WSDOT	09/27 Runway, 2,640'x100', turf, 30 aircraft usage per month, built in 1930's.	15 acres

## Airport Facilities - Rehabilitate / Reconstruct West Hangar Taxi Lanes



Project Information and Selection Criteria	
<i>Location</i>	Bowers Field Airport, Ellensburg
<i>Links to Other Projects or Facilities</i>	N/A
<i>Description</i>	Rehabilitate and reconstruction of pavement.
<i>Justification (Need/Demand)</i>	This project is needed to maintain the pavement condition of the west Hangar taxi lanes.
<i>Level of Service (LOS) / Project Type</i>	Established LOS: N/A Project Type: Facility repair and renovation
<i>Comprehensive Plan Citations</i>	GPO 5.26

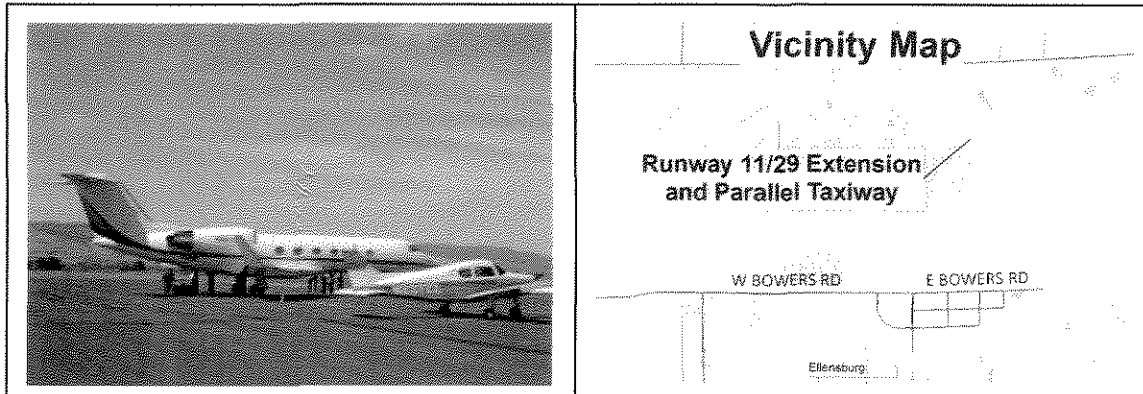
Capital Cost	2013	2014-2018	Total
<i>Design and Engineering</i>			
<i>Construction</i>		\$135,743	\$135,743
<b>TOTAL</b>		\$135,743	\$135,743

Funding Sources	2013	2014-2018	Total
<i>FAA GA Entitlement</i>		\$122,168	\$122,168
<i>Local Match</i>		\$13,574	\$13,574
<b>TOTAL</b>		\$135,743	\$135,743

Annual Operations and Maintenance	
<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Public Works Department



## Airport Facilities - Runway 11/29 Extension and Parallel Taxiway



<b>Project Information and Selection Criteria</b>	
<i>Location</i>	Bowers Field Airport, Ellensburg
<i>Links to Other Projects or Facilities</i>	N/A
<i>Description</i>	Construct runway extension and new taxiway including pavement, lighting, and marking installation
<i>Justification (Need/Demand)</i>	This project is needed to provide adequate facilities for projected airplane operations.
<i>Level of Service (LOS) / Project Type</i>	Established LOS: N/A Project Type: New facility construction
<i>Comprehensive Plan Citations</i>	GPO 5.26

<b>Capital Cost</b>	<b>2013</b>	<b>2014-2018</b>	<b>Total</b>
<i>Design and Engineering</i>		\$499,000	\$499,000
<i>Construction</i>		\$3,176,400	\$3,176,400
<b>TOTAL</b>		\$3,675,400	\$3,675,400

<b>Funding Sources</b>	<b>2013</b>	<b>2014-2018</b>	<b>Total</b>
<i>FAA GA Entitlement &amp; Other Funding</i>		\$3,366,585	\$3,366,585
<i>Local Match</i>		\$308,815	\$308,815
<b>TOTAL</b>		\$3,675,400	\$3,675,400

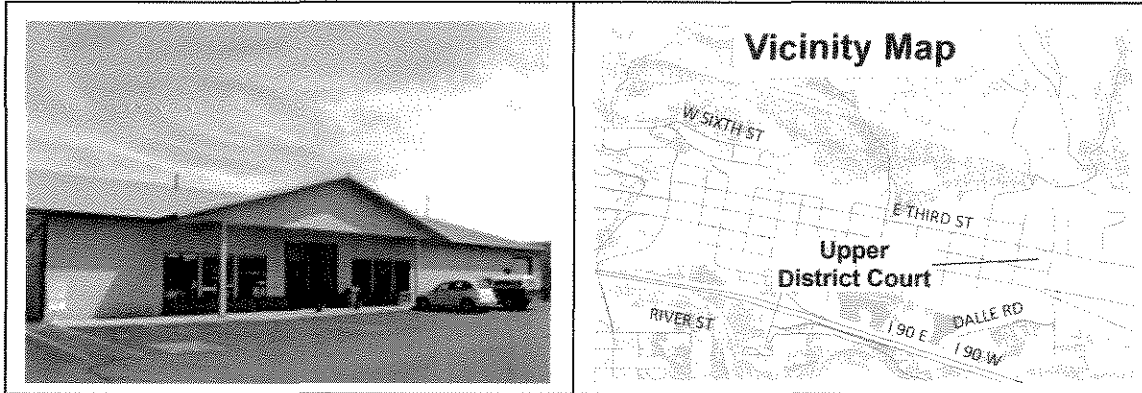
<b>Annual Operations and Maintenance</b>	
<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Public Works Department

## 2. Kittitas County Administrative Offices

This section includes an inventory of Kittitas County Administrative Offices and a detailed description of each facility improvement that is included in the six-year plan. The inventory of facilities in Table 3 below also describes each facility's size in order to determine if it addresses the County's long-term community needs.

<i>Facility</i>	<i>Department</i>	<i>Description</i>	<i>Size</i>
Armory Building	Extension, Noxious Weed, and Fairgrounds	901 E. 7 <sup>th</sup> , built 1950. Remodel began in 2011.	13,140 sq. ft.
Cle Elum Public Health	Public Health	415 E. First Ave., Cle Elum, leased building	2,400 sq. ft.
County Courthouse	Assessor, Auditor, Clerk, Commissioners, Lower District Court, Human Resources, Information Services, Juvenile Probation, Maintenance, Prosecutor, Superior Court, Treasurer	205 W. 5 <sup>th</sup> , built 1958.	47,691 sq. ft.
Permit Center	Public Works, Community Development Services, and Fire Marshal	411 N. Ruby, built 1959	13,625 sq. ft.
Public Safety Building	Sheriff/Corrections	205 W. 5 <sup>th</sup> , built 1985. Remodeled 2010 to 2012.	33,209 sq. ft.
Sheriff Administration Office	Sheriff	307 Umptanum Rd., built 2009	11,880 sq. ft.
Sorenson Building	Public Health and Misdemeanant Probation	507 Nanum, built 1942.	17,648 sq. ft.
Upper County Sheriff Office	Sheriff	4240 Bullfrog Rd., Suite 1, Cle Elum, leased suite	1,440 sq. ft.
Upper District Court Building	Upper District Court	700 E. 1 <sup>st</sup> , Cle Elum	6,000 sq. ft.

## Kittitas County Administrative Offices - Upper District Court



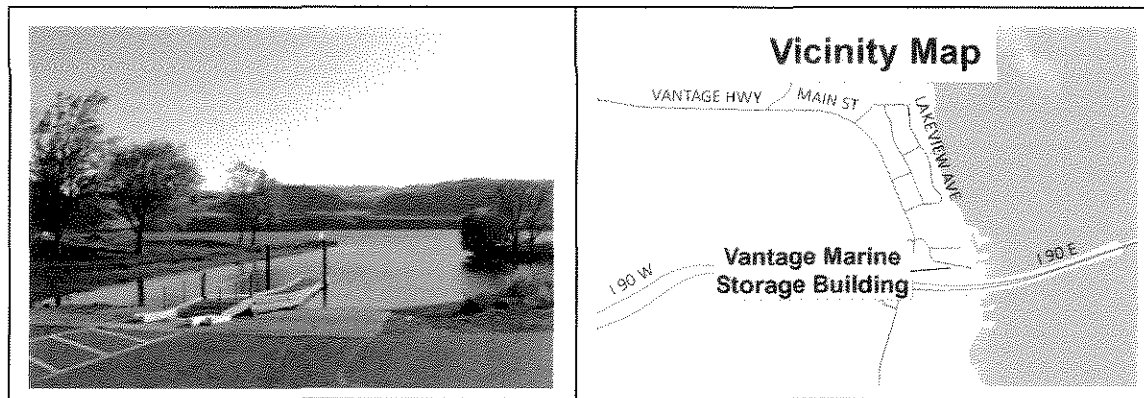
<b>Project Information and Selection Criteria</b>	
<i>Location</i>	700 E. 1 <sup>st</sup> , Cle Elum – see existing facility inventory
<i>Links to Other Projects or Facilities</i>	N/A
<i>Description</i>	Remodel building in Cle Elum.
<i>Justification (Need/Demand)</i>	This project is needed to continue providing Court services in Upper Kittitas County. This building was leased for these services prior to 2012. The County purchased the building in 2012.
<i>Level of Service (LOS) / Project Type</i>	Established LOS: N/A Project Type: Facility repair, remodel, and renovation
<i>Comprehensive Plan Citations</i>	GPO 5.26

<b>Capital Cost</b>	<b>2013</b>	<b>2014-2018</b>	<b>Total</b>
<i>Design and Engineering</i>			
<i>Construction</i>	\$500,000		\$500,000
<b>TOTAL</b>	<b>\$500,000</b>		<b>\$500,000</b>

<b>Funding Sources</b>	<b>2013</b>	<b>2014-2018</b>	<b>Total</b>
<i>General Obligation Bonds</i>	\$500,000		\$500,000
<b>TOTAL</b>	<b>\$500,000</b>		<b>\$500,000</b>

<b>Annual Operations and Maintenance</b>	
<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Facilities and Maintenance Office

## Kittitas County Administrative Offices - Vantage Marine Storage Building



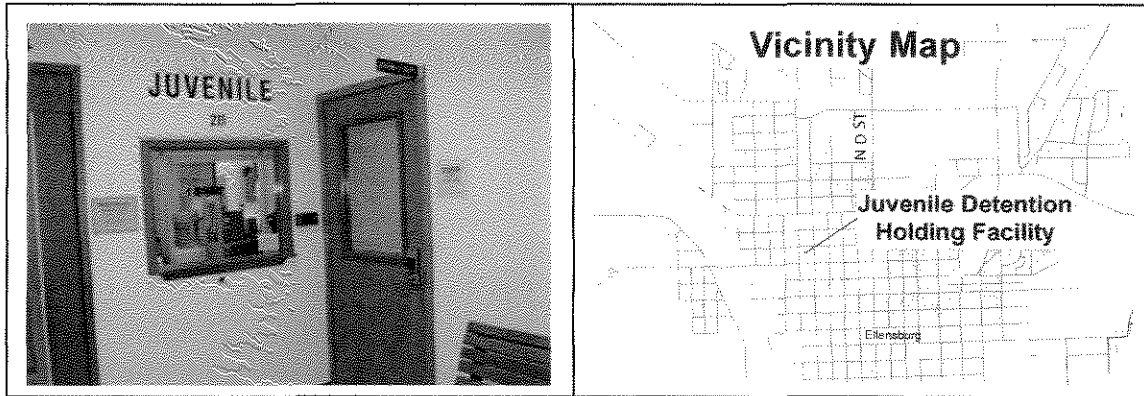
Project Information and Selection Criteria	
<i>Location</i>	County property in Vantage
<i>Links to Other Projects or Facilities</i>	Vantage Boat Launch
<i>Description</i>	Construct 32'x32' marine storage building near Vantage.
<i>Justification (Need/Demand)</i>	This project is needed to provide marine storage for the Sheriff's Office in Vantage. It will provide a safe secure storage for the rescue/patrol boat at Vantage and will help expedite launching and responding to emergencies in the eastern part of Kittitas County.
<i>Level of Service (LOS) / Project Type</i>	Established LOS: N/A Project Type: New facility construction
<i>Comprehensive Plan Citations</i>	GPO 5.26

Capital Cost	2013	2014-2018	Total
<i>Design and Engineering</i>			
<i>Construction</i>	\$40,000		\$40,000
<b>TOTAL</b>	<b>\$40,000</b>		<b>\$40,000</b>

Funding Sources	2013	2014-2018	Total
<i>State Parks Boat Funds</i>	\$40,000		\$40,000
<b>TOTAL</b>	<b>\$40,000</b>		<b>\$40,000</b>

Annual Operations and Maintenance	
<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Facilities and Maintenance Office

## Kititas County Administrative Offices - Juvenile Detention Holding Facility



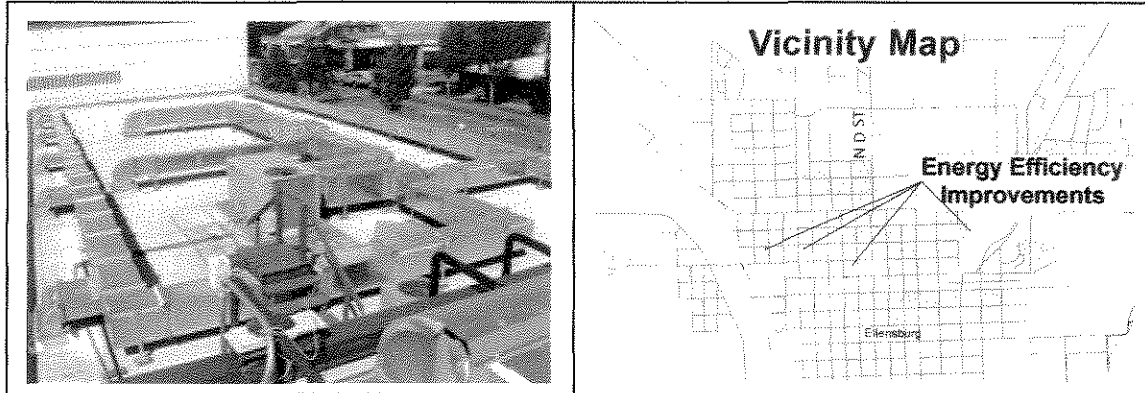
Project Information and Selection Criteria	
<i>Location</i>	205 W. 5 <sup>th</sup> , Ellensburg – see existing facility inventory County Courthouse
<i>Links to Other Projects or Facilities</i>	N/A
<i>Description</i>	Building remodel to provide a temporary holding cell for juvenile detention.
<i>Justification (Need/Demand)</i>	This project is needed to provide a secure area for temporarily holding juveniles at the Courthouse. Permanent detention facilities are rented by Yakima County and juveniles are transported as needed.
<i>Level of Service (LOS) / Project Type</i>	Established LOS: N/A Project Type: Facility remodel and renovation
<i>Comprehensive Plan Citations</i>	GPO 5.26

Capital Cost	2013	2014-2018	Total
<i>Design and Engineering</i>			
<i>Construction</i>		\$30,000	\$30,000
<b>TOTAL</b>		\$30,000	\$30,000

Funding Sources	2013	2014-2018	Total
Law & Justice sales tax		\$30,000	\$30,000
<b>TOTAL</b>		\$30,000	\$30,000

Annual Operations and Maintenance	
<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Facilities and Maintenance Office

## Kittitas County Administrative Offices - Energy Efficiency Improvements



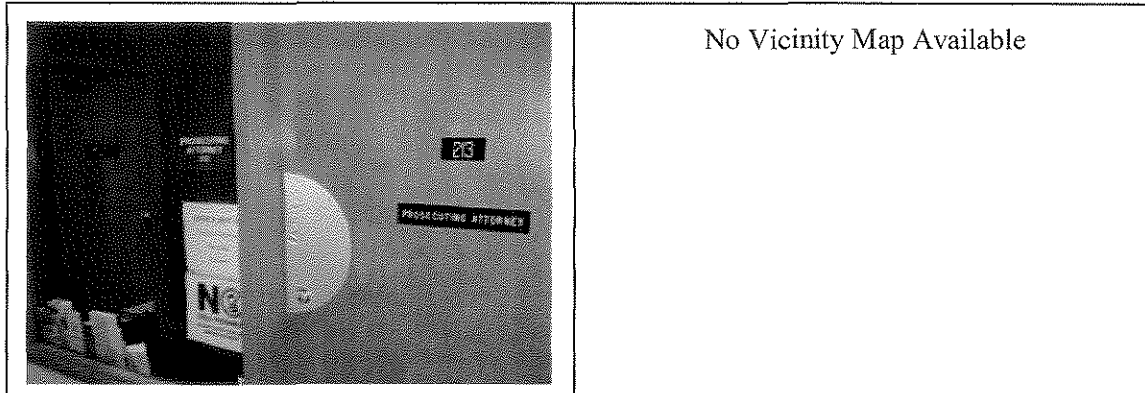
Project Information and Selection Criteria	
<i>Location</i>	All County owned buildings - see existing facility inventory
<i>Links to Other Projects or Facilities</i>	Courthouse, Morris Sorenson building, Permit Center, Event Center/Grandstands, and other county buildings
<i>Description</i>	The County hired the consulting firm ESCO in 2012 to evaluate the energy efficiency improvements needed for county buildings. The project list ESCO develops will be incorporated in the CIP in 2013. Improved electrical and HVAC systems are expected projects.
<i>Justification (Need/Demand)</i>	These improvements will improve energy efficiency, reduce operating costs, and provide appropriate heating and cooling for County owned facilities.
<i>Level of Service (LOS) / Project Type</i>	Established LOS: N/A Project Type: Facility Repairs and Renovation
<i>Comprehensive Plan Citations</i>	GPO 5.26

Capital Cost	2013	2014-2018	Total
<i>Design and Engineering</i>			
<i>Construction</i>		\$1,500,000	\$1,500,000
<b>TOTAL</b>		\$1,500,000	\$1,500,000

Funding Sources	2013	2014-2018	Total
<i>Energy Efficiency Grant</i>		\$1,500,000	\$1,500,000
<b>TOTAL</b>		\$1,500,000	\$1,500,000

Annual Operations and Maintenance	
<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Facilities and Maintenance Office

## Kittitas County Administrative Offices - Expansion of Prosecutor's Office



<b>Project Information and Selection Criteria</b>	
<i>Location</i>	To be determined
<i>Links to Other Projects or Facilities</i>	Sheriff's Administrative building and Courthouse
<i>Description</i>	Expansion of Prosecutors Office to consolidate offices to one location
<i>Justification (Need/Demand)</i>	This project is needed to provide office space for the Prosecutors Office, consolidating offices to one primary location. Several staff and deputy prosecutors share office space in the Sheriff's Administrative Building requiring daily traveling to the Courthouse and other County buildings.
<i>Level of Service (LOS) / Project Type</i>	Established LOS: N/A. Project Type: Facility repair, remodel, and renovation
<i>Comprehensive Plan Citations</i>	GPO 5.26

<b>Capital Cost</b>	<i>2013</i>	<i>2014-2018</i>	<i>Total</i>
<i>Design and Engineering</i>			
<i>Construction</i>		<i>To Be Determined</i>	<i>To Be Determined</i>
<i>TOTAL</i>		<i>To Be Determined</i>	<i>To Be Determined</i>

<b>Funding Sources</b>	<i>2013</i>	<i>2014-2018</i>	<i>Total</i>
<i>General Fund</i>		<i>To Be Determined</i>	<i>To Be Determined</i>
<i>TOTAL</i>		<i>To Be Determined</i>	<i>To Be Determined</i>

<b>Annual Operations and Maintenance</b>	
<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Facilities and Maintenance Office

## Kittitas County Administrative Offices - County Administration Building

No Photo Available	No Vicinity Map Available
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<b>Project Information and Selection Criteria</b>	
<i>Location</i>	To Be Determined
<i>Links to Other Projects or Facilities</i>	Courthouse, Permit Center, and Morris Sorenson bldg..
<i>Description</i>	New County Administration Building
<i>Justification (Need/Demand)</i>	Office space is needed for all county functions. Consolidating administrative offices. This includes Commissioner's Office, Auditors Office, Assessors' Office, Treasurers Office, Fire Marshal, Community Development Services, and Public Works Administrative Office. The Courts and related offices would remain in the existing Courthouse
<i>Level of Service (LOS) / Project Type</i>	Established LOS: N/A. Project Type: New facility
<i>Comprehensive Plan Citations</i>	GPO 5.26

<b>Capital Cost</b>	<i>2013</i>	<i>2014-2018</i>	<i>Total</i>
<i>Design and Engineering</i>			
<i>Construction</i>		<i>To Be Determined</i>	<i>To Be Determined</i>
<b>TOTAL</b>		<i>To Be Determined</i>	<i>To Be Determined</i>

<b>Funding Sources</b>	<i>2013</i>	<i>2014-2018</i>	<i>Total</i>
<i>General Obligation Bond</i>		<i>To Be Determined</i>	<i>To Be Determined</i>
<b>TOTAL</b>		<i>To Be Determined</i>	<i>To Be Determined</i>

<b>Annual Operations and Maintenance</b>	
<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Facilities and Maintenance Office

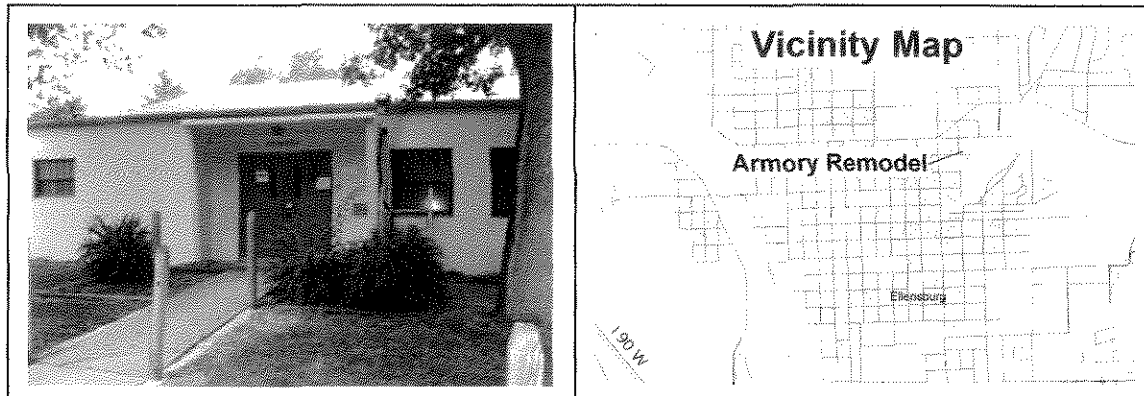


### 3. Kittitas County Fairgrounds/Event Center

This section includes an inventory of Kittitas County Fairgrounds/Event Center facilities and a detailed description of each facility improvement that is included in the six-year plan. The inventory of facilities in Table 4 below also describes each facility's size in order to determine if it addresses the County's long-term community needs.

<i>Facility</i>	<i>Built date</i>	<i>Size</i>	<i>Facility</i>	<i>Built date</i>	<i>Size</i>
Frontier Village Buildings	1890's	Unknown	Restrooms / R.A. (1)	1960's	2,035 sq. ft.
Grandstand - Main/Heritage Bldg.	1925	18,965 sq. ft.	Fair Office and Restrooms	1974	3,954 sq. ft.
8th Street Ticket Office	1930's	1,568 sq. ft.	Behind the Chutes	1976	1,000 sq. ft.
Superintendent Building/Swine w/addition	1930/ 1960	5,000 sq. ft.	Bloom Pavilion	1980	26,400 sq. ft.
Posse Barn (1)	1940's	3,000 sq. ft.	Restrooms / R.A. (2)	1982	645 sq. ft.
Posse Barn (2)	1940's	4,800 sq. ft.	Maintenance Shop	1986	1,500 sq. ft.
Light Horse Bldg.	1940's	3,200 sq. ft.	Gazebo	1989	450 sq. ft.
Cattle Exhibit Bldg.	1940's	12,000 sq. ft.	Buckaroo's Stands & Pens	1991	5,984 sq. ft.
Draft Horse Exhibit Barn	1940's	10,450 sq. ft.	Gold Buckle Building	2001	2,400 sq. ft.
4-H Exhibit Bldg.	1940's	17,556 sq. ft.	Western Village	2004	3,140 sq. ft.
First Rodeo Barn	1940's	3,250 sq. ft.	Fair Storage Shed	2004	600 sq. ft.
Second Rodeo Barn - (Directors)	1940	3,250 sq. ft.	Rodeo Concession	2005	600 sq. ft.
Rabbit/Poultry Barn	1940	1,200 sq. ft.	Bronze Pig Statue	2007	N/A
Ellensburg Armory	1950	13,920 sq. ft.	Rodeo Arena Bleachers	2007	3,950 sq. ft.
Bleachers W. (Covered)	1960's	10,756 sq. ft.	Fair shed (Fuel)	2008	100 sq. ft.
Bleachers E. (Uncovered)	1960's	10,000 sq ft			

## Kittitas County Fairgrounds/Event Center - Armory Remodel



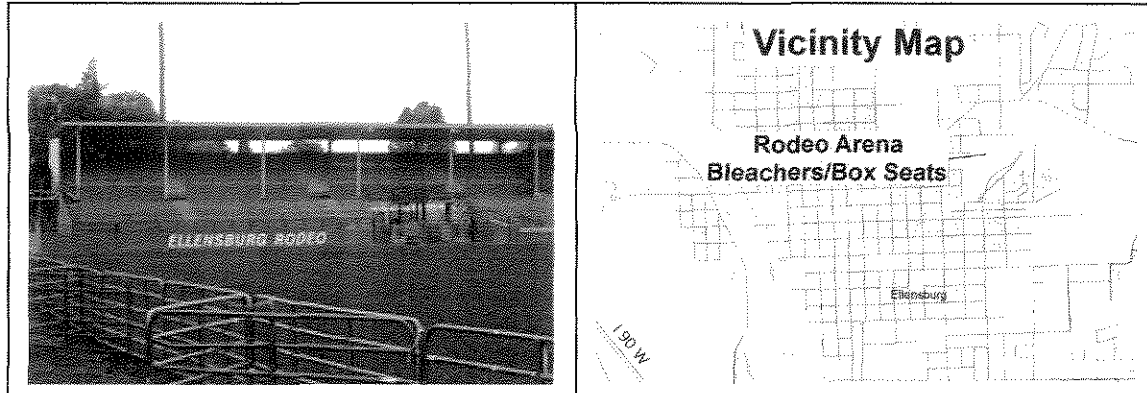
Project Information and Selection Criteria	
<i>Location</i>	901 E. 7 <sup>th</sup> , Ellensburg – see existing facility inventory
<i>Links to Other Projects or Facilities</i>	Morris Sorenson Building – reduces Departments in building
<i>Description</i>	Building remodel for WSU Extension Office space, Noxious Weed Office space, and Event Center Office space and conference rooms
<i>Justification (Need/Demand)</i>	This project will provide needed office space for WSU Extension, Noxious Weed, and the Event Center
<i>Level of Service (LOS) / Project Type</i>	Established LOS: N/A Project Type: Facility repair, remodel, and renovation
<i>Comprehensive Plan Citations</i>	GPO 5.26

Capital Cost	2013	2014-2018	Total
<i>Design and Engineering</i>			
<i>Construction</i>	\$1,500,000		\$1,500,000
<b>TOTAL</b>	<b>\$1,500,000</b>		<b>\$1,500,000</b>

Funding Sources	2013	2014-2018	Total
<i>General Obligation Bonds</i>	\$1,500,000		\$1,500,000
<b>TOTAL</b>	<b>\$1,500,000</b>		<b>\$1,500,000</b>

Annual Operations and Maintenance	
<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Facilities and Maintenance Office

## Kittitas County Fairgrounds/Event Center - Rodeo Arena Bleachers/Box Seats



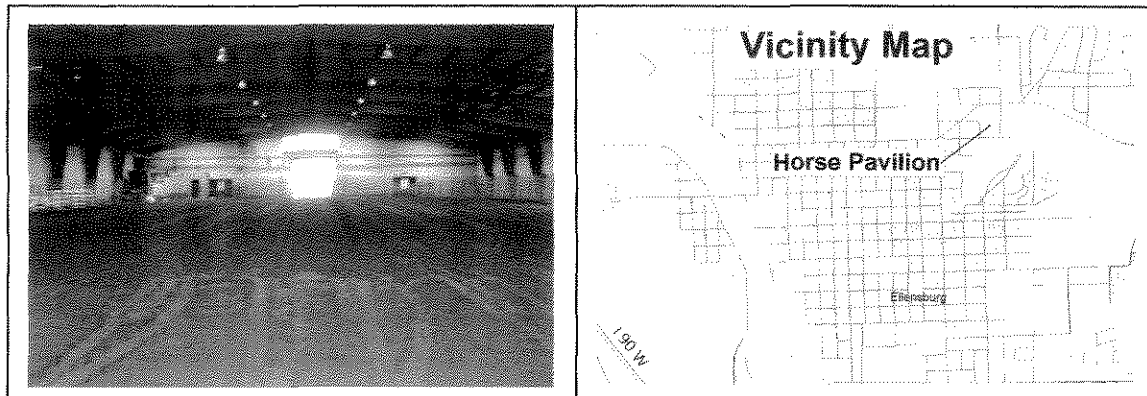
Project Information and Selection Criteria	
<i>Location</i>	512 Poplar St., Ellensburg
<i>Links to Other Projects or Facilities</i>	N/A
<i>Description</i>	Replace old rodeo seating bleachers and box seats
<i>Justification (Need/Demand)</i>	Phase 1 of this project is the replacement of section KK and phase 2 is the replacement of section AA to the existing buck-a-roo section. The cost for phase 1 is \$630,000 and the cost for phase 2 is \$2,040,000. Work includes removing existing structures and foundation, site work, new foundations and walls, seating structure and assembly, interior finishing for the skyboxes, replacing existing arena lighting, fees, and taxes.
<i>Level of Service (LOS) / Project Type</i>	Established LOS: N/A Project Type: Facility renovation
<i>Comprehensive Plan Citations</i>	GPO 5.26

Capital Cost	2013	2014-2018	Total
<i>Design and Engineering</i>			
<i>Construction</i>		\$2,670,000	\$2,670,000
<b>TOTAL</b>		\$2,670,000	\$2,670,000

Funding Sources	2013	2014-2018	Total
<i>Revenue Bonds</i>		\$2,670,000	\$2,670,000
<b>TOTAL</b>		\$2,670,000	\$2,670,000

Annual Operations and Maintenance	
<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Ellensburg Rodeo

## Kittitas County Fairgrounds/Event Center - Horse pavilion



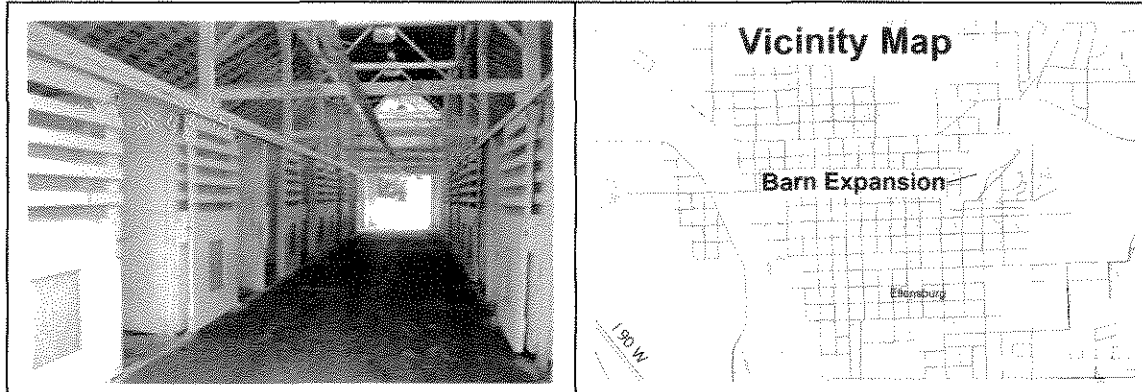
<b>Project Information and Selection Criteria</b>	
<i>Location</i>	512 Poplar St., Ellensburg
<i>Links to Other Projects or Facilities</i>	N/A
<i>Description</i>	Add a new horse pavilion at the Fairgrounds Event Center
<i>Justification (Need/Demand)</i>	Equestrian activities take place throughout the year and create demand for additional facilities.
<i>Level of Service (LOS) / Project Type</i>	Established LOS: N/A Project Type: Facility renovation
<i>Comprehensive Plan Citations</i>	GPO 5.26

<b>Capital Cost</b>	<i>2013</i>	<i>2014-2018</i>	<i>Total</i>
<i>Design and Engineering</i>			
<i>Construction</i>		\$1,500,000	\$1,500,000
<b>TOTAL</b>		\$1,500,000	\$1,500,000

<b>Funding Sources</b>	<i>2013</i>	<i>2014-2018</i>	<i>Total</i>
<i>General Obligation Bonds</i>		\$1,500,000	\$1,500,000
<b>TOTAL</b>		\$1,500,000	\$1,500,000

<b>Annual Operations and Maintenance</b>	
<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Facilities and Maintenance

## Kittitas County Fairgrounds/Event Center – Barn Expansion



<b>Project Information and Selection Criteria</b>	
<i>Location</i>	512 Poplar St., Ellensburg
<i>Links to Other Projects or Facilities</i>	N/A
<i>Description</i>	Add additional barn space for various types of livestock at the Fairgrounds Event Center
<i>Justification (Need/Demand)</i>	Equestrian activities and other livestock events take place throughout the year and create demand for additional facilities.
<i>Level of Service (LOS) / Project Type</i>	Established LOS: N/A Project Type: Facility renovation
<i>Comprehensive Plan Citations</i>	GPO 5.26

<b>Capital Cost</b>	<i>2013</i>	<i>2014-2018</i>	<i>Total</i>
<i>Design and Engineering</i>			
<i>Construction</i>		\$500,000	\$500,000
<i>TOTAL</i>		\$500,000	\$500,000

<b>Funding Sources</b>	<i>2013</i>	<i>2014-2018</i>	<i>Total</i>
<i>General Obligation Bonds</i>		\$500,000	\$500,000
<i>TOTAL</i>		\$500,000	\$500,000

<b>Annual Operations and Maintenance</b>	
<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Facilities and Maintenance

## 4. Kittitas County Maintenance Shops, Storage, & Parking

This section includes an inventory of Kittitas County Maintenance shops, storage, and parking facilities and a detailed description of each facility improvement that is included in the six-year plan. The inventory of facilities in Table 5 below also describes facility's size in order to determine if it addresses the County's long-term community needs.

<b>Table 5</b>			
<b>Existing Public Facilities and Services</b>			
<b>Kittitas County Maintenance Shop, Storage, and Parking</b>			
<i>Facility</i>	<i>Department</i>	<i>Description</i>	<i>Size</i>
Lower County PWD Heavy Equipment Storage West Shed	Public Works	15 <sup>th</sup> & Okanagon, built 1951	4,875 sq. ft.
Lower County PWD Heavy Equipment Storage East Shed	Public Works	15 <sup>th</sup> & Okanagon, built 1951	4,875 sq. ft.
Lower County PWD Main Heavy Equipment Shop	Public Works	15 <sup>th</sup> & Okanagon, built 1951	6,240 sq. ft.
Sheriff Central Storage	Sheriff	307 Umptanum Rd., built 2009	2,160 sq. ft.
Upper County PWD Repair Shop	Public Works	Third & Short, Cle Elum, built in 1951, remodeled in 2011	3,200 sq. ft.
Upper County PWD Heavy Equipment Storage	Public Works	Third & Short, Cle Elum, built in 1990, remodeled in 2010	2,800 sq. ft.
Vantage Boat Launch Parking Lot	Public Works	Vantage Boat Launch built approx. 1990. Includes large stalls for boats	62 stalls
Armory Parking Lot	Extension, Weed, and Fairgrounds	Gravel parking area, not striped	20 stalls
S Courthouse Parking Lot	Courthouse Offices	Off-street parking adjacent to Courthouse	21 stalls
W Courthouse Parking Lot	Courthouse Offices	Off-street parking adjacent to Courthouse	7 stalls
SW 6 <sup>th</sup> Ave. & Water Street	Courthouse Offices	Improved parking lot	44 stalls
NW 6 <sup>th</sup> Ave. & Water Street	Courthouse Offices	Improved parking lot in 2010	58 stalls
NE 6 <sup>th</sup> Ave. & Water Street	Courthouse Offices	Semi-improved parking lot	18 stalls

<b>Table 5 – Continued</b>			
<b>Existing Public Facilities and Services</b>			
<b>Kittitas County Maintenance Shop, Storage, and Parking</b>			
<i>Facility</i>	<i>Department</i>	<i>Description</i>	<i>Size</i>
N Permit Center	Public Works	Improved off-street parking next to bldg.	14 stalls
S Permit Center	CDS	Improved off-street parking next to bldg.	10 stalls
Sheriff Administration Office Parking Lot	Sheriff and Prosecutors	Improved off-street parking next to bldg.	51 stalls
SW Sorenson Building Parking Lot	Public Health	Improved off-street parking next to bldg.	24 stalls
W Upper District Court Building Parking Lot	Upper District	Improved off-street parking next to bldg., 700 1 <sup>st</sup> St., Cle Elum	22 (shared)
Cle Elum Centennial Center - Parking Lot for Public Health services by appointment	Public Health	Improved off-street parking next to bldg., 719 E. 3 <sup>rd</sup> St, Cle Elum. Building space and parking are provided for Upper County Public Health services	30 (shared)
Suncadia / Upper County Sheriff Office Parking Lot	Sheriff	Improved off-street parking next to bldg., 4240 Bullfrog Rd, Suite 1, Cle Elum	22 (shared)
Kittitas County Event Center/Fairgrounds Parking Lots	KC Event Center	Does not include the unimproved parking areas used for large events	136
Lower County PWD Shop Parking Lot	Public Works	Unimproved off-street parking next to bldg.	20(approx.)
E UPS Store	Courthouse	Improved off-street parking	35

## 5. Kittitas County Roads

This section includes an inventory of transportation facilities throughout Kittitas County below in Table 6. The Kittitas County's Six-Year Transportation Improvement Plan provides further detail of the facility improvements that were indicated in Table 1. The Six-Year Transportation Improvement Plan is adopted once a year in the fall and amended as needed throughout the first year of the program.

To obtain the latest version of this plan go to: <http://www.co.kittitas.wa.us/publicworks/>

<i>Facility</i>	<i>Provider</i>	<i>Description</i>	<i>Size</i>
Surfaced County Roads	Public Works	County maintained roads with pavement surface	496 miles
Unpaved Co. Roads	Public Works	County maintained roads that are gravel or other unpaved surface	68 miles
County Bridges	Public Works	Bridges that are over 20' span	114
Other County Crossing Structures	Public Works	Bridges that are under 20' span	156
SR 10	WSDOT	From SR 970/Teaaway to US 97	16.16 mi
I 82	WSDOT	From I 90 to Kittitas Co. Boundary at Burbank Creek Bridge	19.88 mi
SR 903	WSDOT	From SR 970 to USFS boundary	10.06 mi
SR 903 Spur	WSDOT	From SR 903 to SR 970	0.33 mi
I 90	WSDOT	From Kittitas Co. Boundary at MP 52.61 to Columbia River Bridge	84.91 mi
US 97	WSDOT	From I-90 Bridge at MP 133.90 to SR 9970	40.58 mi
SR 821	WSDOT	From Kittitas Co. Boundary at MP 4.82 to Thrall Rd. at I 82 Undercrossing	20.39 mi
SR 906	WSDOT	From Kittitas Co. Boundary at MP 0.3 to I 90 Undercrossing	2.35 mi
SR 906 Spur	WSDOT	From SR 906 to WSDOT Maintenance Facility	0.43 mi
SR 970	WSDOT	From I 90 to US 97	10.31 mi

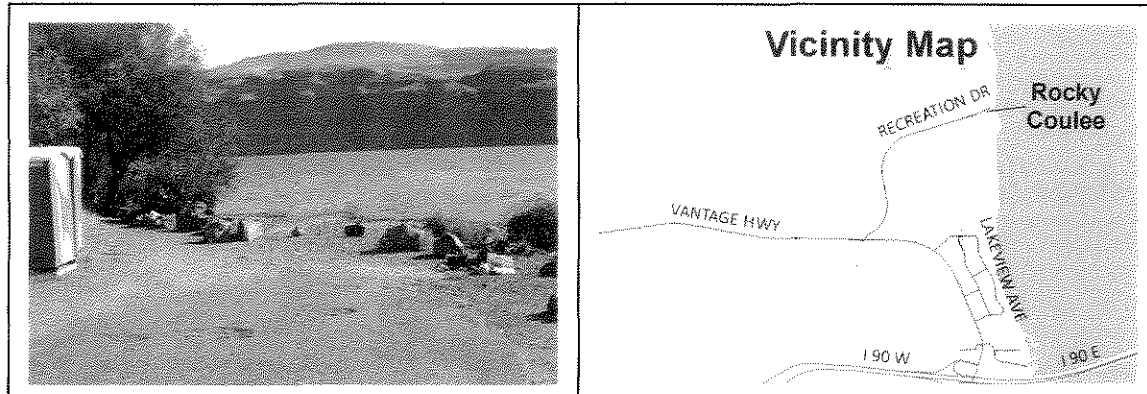


## 6. Regional Parks and Trails

This section includes an inventory of Regional Parks and Trails facilities and a detailed description of each facility improvement that is included in the six-year plan. The inventory of facilities in Table 7 below also describes each facility’s size in order to determine if it addresses the County’s long-term community needs according to level of service standards.

<b>Table 7</b>			
<b>Existing Public Facilities and Services</b>			
<b>Regional Parks and Trails</b>			
<i>Facility</i>	<i>Provider</i>	<i>Description</i>	<i>Size</i>
Coal Mines Trail	Coal Mines Trail Commission, Cle Elum, Roslyn, and Kittitas County	From Cle Elum to Ronald, Northern Pacific Railway bed	10.4 mi
John Wayne Trail / Iron Horse State Park	Washington State Parks Department	From North Bend to Vantage, Chicago-Milwaukee-St. Paul-Pacific Railroad bed.	100 mi
Vantage Boat Launch and Restrooms	Kittitas County	Vantage Boat Launch, built 1990	342 sq ft
The Cove Recreation Area	Grant County PUD and Washington State Parks	West of Huntzinger Road near Wanapum Dam. Public access is for day use from Thursdays through Mondays.	20 acres
Kittitas County Outdoor Recreation Inventory	Varies	All other Parks and Trails are listed in the comprehensive inventory of recreation facilities adopted by reference in the Comprehensive Plan.	varies

## Regional Parks and Trails – Rocky Coulee



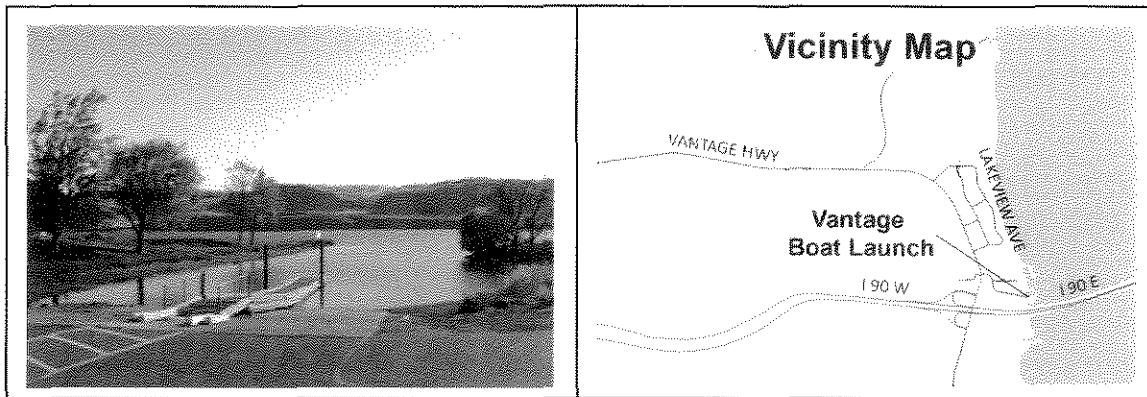
Project Information and Selection Criteria	
<i>Location</i>	East end of Recreation Drive, Vantage
<i>Links to Other Projects or Facilities</i>	Grant County PUD Recreation projects in Vantage area
<i>Description</i>	Construct a recreation area with hand boat launch, day use picnic area, walk-in tent camping sites, and vault toilets.
<i>Justification (Need/Demand)</i>	Recreation Drive ends at the Columbia River. This site has the potential to be a popular recreation site and is used by the public in its current dilapidated condition.
<i>Level of Service (LOS)/ Project Type</i>	Established LOS: N/A Project Type: New facility
<i>Comprehensive Plan Citations</i>	GPO 5.26

Capital Cost	2013	2014-2018	Total
<i>Design and Engineering</i>			
<i>Construction</i>		\$580,000	\$580,000
<b>TOTAL</b>		\$580,000	\$580,000

Funding Sources	2013	2014-2018	Total
<i>Grant County PUD – federal energy regulatory commission license requirement</i>		\$580,000	\$580,000
<b>TOTAL</b>		\$580,000	\$580,000

Annual Operations and Maintenance	
<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Grant County PUD

## Regional Parks and Trails – Vantage Boat Launch



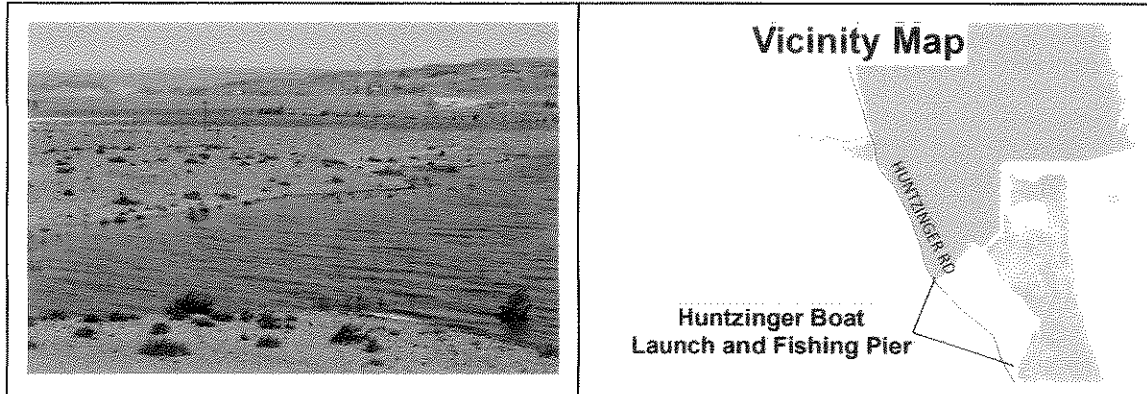
Project Information and Selection Criteria	
<i>Location</i>	East end of Boat Launch Road, Vantage
<i>Links to Other Projects or Facilities</i>	Grant County PUD Recreation projects in Vantage area
<i>Description</i>	Renovate the existing boat launch site with improved day use picnic area, paths, two-lane boat launch and boarding float, increased parking area, jetty modifications, and restored riparian vegetation.
<i>Justification (Need/Demand)</i>	This site is easily accessed from I-90 and its current capacity does not meet public demand.
<i>Level of Service (LOS) and Project Type</i>	Established LOS: N/A Project Type: Renovation
<i>Comprehensive Plan and Functional Plan(s) citations</i>	GPO 5.26

Capital Cost	2013	2014-2018	Total
<i>Design and Engineering</i>			
<i>Construction</i>	\$350,000	\$520,000	\$870,000
<b>TOTAL</b>	<b>\$350,000</b>	<b>\$520,000</b>	<b>\$870,000</b>

Funding Sources	2013	2014-2018	Total
<i>Grant County PUD – federal energy regulatory commission license requirement</i>	\$350,000	\$520,000	\$870,000
<b>TOTAL</b>	<b>\$350,000</b>	<b>\$520,000</b>	<b>\$870,000</b>

Annual Operations and Maintenance	
<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Grant County PUD

## Regional Parks and Trails – Huntzinger Boat Launch and Fishing Pier



Project Information and Selection Criteria	
<i>Location</i>	East of Huntzinger Road at Wanupum Dam, Vantage
<i>Links to Other Projects or Facilities</i>	Grant County PUD Recreation projects in Vantage area
<i>Description</i>	Construct a boat launch on the south side of the dam and a fishing pier on the north side of the dam.
<i>Justification (Need/Demand)</i>	This site is a popular recreation and fishing area.
<i>Level of Service (LOS) / Project Type</i>	Established LOS: N/A Project Type: New facility
<i>Comprehensive Plan Citations</i>	GPO 5.26

Capital Cost	2013	2014-2018	Total
<i>Design and Engineering</i>			
<i>Construction</i>	\$350,000	\$450,000	\$800,000
<b>TOTAL</b>	<b>\$350,000</b>	<b>\$450,000</b>	<b>\$800,000</b>

Funding Sources	2013	2014-2018	Total
<i>Grant County PUD – federal energy regulatory commission license requirement</i>	\$350,000	\$450,000	\$800,000
<b>TOTAL</b>	<b>\$350,000</b>	<b>\$450,000</b>	<b>\$800,000</b>

Annual Operations and Maintenance	
<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Grant County PUD

## 7. Solid Waste

This section includes an inventory of Solid Waste facilities and a detailed description of each facility improvement that is included in the six-year plan. The inventory of facilities in Table 8 below also describes each facility's size in order to determine if it addresses the County's long-term community needs.

<b>Table 8</b> <b>Existing Public Facilities and Services</b> <b>Kittitas County Solid Waste</b>					
<i>Facility</i>	<i>Built date</i>	<i>Size</i>	<i>Facility</i>	<i>Built date</i>	<i>Size</i>
Ellensburg Scale House (Storage), 801 Industrial Way	1981	160 sq. ft.	Transfer Station - Cle Elum, 50 #5 Mine Rd., Cle Elum	2003	9,000 sq. ft.
Cle Elum Scale House, Hwy 903 Cle Elum	1981	160 sq. ft.	MRW - Cle Elum, 50 #5 Mine Rd., Cle Elum	2003	2,000 sq. ft.
Cle Elum Bunker Building, Hwy. 903 Cle Elum	1981	3,000 sq. ft.	MRW - Ellensburg, 50 #5 Mine Rd., Cle Elum	2001	3,000 sq. ft.
Cle Elum Storage, Hwy. 903 Cle Elum	1981	925 sq. ft.	Office/Admin Bldg., 50 #5 Mine Rd., Cle Elum	2003	120 sq. ft.
Transfer Station Building, 1001 Industrial Way	2000	9,078 sq. ft.	Cle Elum Scale House - new, 50 #5 Mine Rd., Cle Elum	2003	284 sq. ft.
Scale House Bldg., 1001 Industrial Way	2000	1,000 sq. ft.	Ryegrass Equipment Storage, 25900 Vantage Hwy.	1980	1,620 sq. ft.
Transfer Station Office, 925 Industrial Way	1963	1,980 sq. ft.	SW 400 sq. ft. building, 25900 Vantage Hwy.	2008	400 sq. ft.
Transfer Station Shop, 925 Industrial Way	1963	1,680 sq. ft.			

## 8. Library Services

This section includes an inventory of Library Services facilities and a detailed description of each facility improvement that is included in the six-year plan. The inventory of facilities in Table 8 below also describes facility's size in order to determine if it addresses the County's long-term community needs.

<b>Table 9</b>			
<b>Existing Public Facilities and Services</b>			
<b>Library Services</b>			
<i>Facility</i>	<i>Provider</i>	<i>Description</i>	<i>Size</i>
Kittitas Public Library	Kittitas	2 <sup>nd</sup> & Pierce Streets, Kittitas	
Cle Elum (Carpenter Memorial) Library	Cle Elum	302 Pennsylvania Ave., Cle Elum	
Ellensburg Public Library	Ellensburg	209 N. Ruby St, Ellensburg, founded in 1910, recently expanded in 2003.	
Roslyn Public Library	Roslyn	201 S. First St., Roslyn, \$3 million remodel began in 2009 to repair and update	

## 9. Emergency Services

This section includes an inventory of Emergency Services facilities and a detailed description of each facility improvement that is included in the six-year plan. The inventory of facilities in Table 9 below also describes each facility's size in order to determine if it addresses the County's long-term community needs.

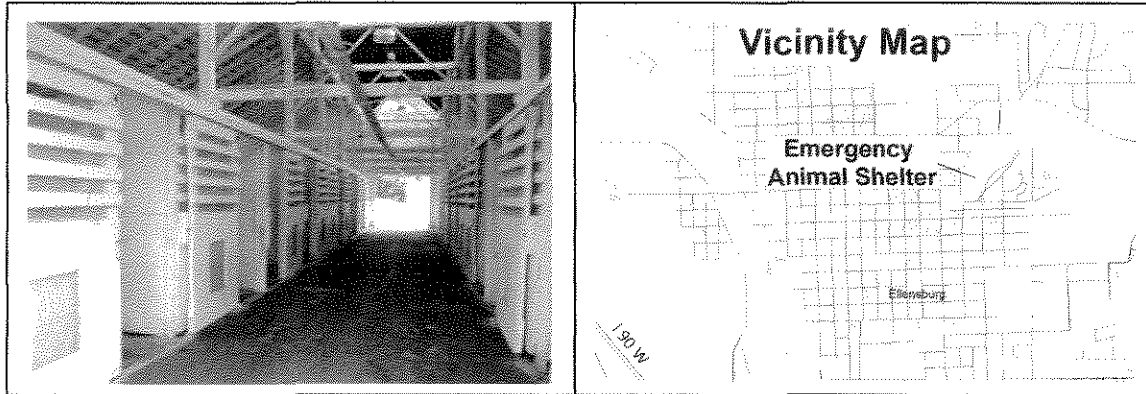
<b>Table 10</b>			
<b>Existing Public Facilities and Services</b>			
<b>Emergency Services</b>			
<i>Facility</i>	<i>Provider</i>	<i>Description</i>	<i>Size</i>
Station #11 Thorp	Fire District No. 1	Thorp - 10700 N. Thorp Hwy., all District 43.5 sq. mi. and serves 2,500 residences, built in 2000, remodeled in 2005, 2 engines, 2 tenders, 1 aid unit, 1 mini pumper, 1 rescue, 1 support, 1 MCI van.	6,400 sq. ft.
Station #12 Clark Flats	Fire District No. 1	Thorp - 10941 SR 10, 2 buildings at site, 1 tender, 1 brush truck, and 1 engine	2,300 sq. ft. for both bldgs.
Station #21	Fire District 2 (Kittitas Valley Fire and Rescue)	280 sq. mi. for all Dist 2, 2020 Vantage Highway B-211, E-211, E-212, T-211, B-212, M-211, M-212 Living Quarters – 1960's, Bay – late 1980's	
Station 22	Fire District 2	2671 Tjossem E-221 – 1950's Station 23 – 3301 Denmark Road – 1950's	
Station 24	Fire District 2	4901 4th Parallel Road: B-241, E-241, T-241 - 2004	
Station 25	Fire District 2	Main St, Kittitas – E-251 – 2010	
Station 26	Fire District 2	6651 Brick Mill Road – E-261 – 1940's	
Station 26 Satellite	Fire District 2	2380 Game farm Road – E-262 – 1950's	
Station 27	Fire District 2	8800 Reecer Cr. Rd – E-271 – 1950's	
Station 28	Fire District 2	5640 Cove Road – B-281, E-281, T-281 – 2002	
Station 28 Satellite	Fire District 2	51 Barnes Road – E-282 – 1960's	
Station 29	Fire District 2	102 N Pearl – M-291, M-292, M-293, R-291, B-291, E-291, L-291 - 1955	

<b>Table 10 - Continued</b>			
<b>Existing Public Facilities and Services</b>			
<b>Emergency Services</b>			
<i>Facility</i>	<i>Provider</i>	<i>Description</i>	<i>Size</i>
Easton Station	Fire District No. 3 (Easton)	180 Cabin Creek Easton WA. 98925, PO Box 52, 12 sq. mi. for all Dist. 33182 sq. ft., built in 1992, 1- aid car, 1-engine, 2-tankers, 1-rescue truck	3,182 sq. ft.
Vantage Station	Fire District No. 4 (Vantage)	Information Not Available	
Snoq. Pass Station	Fire District No. 5/King FPD No. 51 (Snoqualmie Pass)	1211 SR 906 E. of I 90 Exit 53, houses E291, E292, A291, A292, B291, Brush291, and Snow291 (snowmobile trailer), built in 2011.	16,551 sq. ft.
Ronald Station	Fire District No. 6 (Ronald/Lk. Cle Elum)	7 sq. mi. for all Dist. 6	
South Cle Elum Fire Station	South Cle Elum	523 Lincoln Ave., South Cle Elum, 1 pumper, 1 utility truck, and serves 0.5 mile area with 580 people. Can handle twice the size area.	1,200 sq. ft.
Station #1 Peoh Point Rd.	Fire District No. 7 (Upper County Area)	80 sq. mi. for all Dist. 7, 1 fire engine, 1 wild land brush truck, 1 water tender, 1 aid unit, and ambulance	
Station #2 SR 970 and Airport Rd.	Fire District No. 7	Information Not Available	
Station #3 off I-90 at Golf Course Exit 77	Fire District No. 7	Information Not Available	
Station #4 Ballard Hill Rd.	Fire District No. 7	Information Not Available	
Station #5 Teanaway Valley at Middle Fork Rd.	Fire District No. 7	Information Not Available	
Fire Dist. 8 Station #81	Fire District No. 8 (Kachess)	13 sq. mi. for all Dist. 8, Located in Kachess Village, 1 engine 811, 1 command vehicle, 1 aid car, and 1 brush truck	
Fire Dist. 8 Station #82	Fire District No. 8 (Kachess)	Located at intersection of Kachess Lake and Via Kachess Roads, 1 wild land engine, 1 tender/pumper, and rescue snowmobiles & trailer	



<b>Table 10 - Continued</b>			
<b>Existing Public Facilities and Services</b>			
<b>Emergency Services</b>			
<i>Facility</i>	<i>Provider</i>	<i>Description</i>	<i>Size</i>
Fire Dist. 8 Station #83	Fire District No. 8 (Kachess)	Located at intersection of Stampede Pass and Lost Lake Roads, 1 pumper/rescue truck, 1 tender, 1 brush truck, 1 aid car, and 1 support car	
Kittitas Valley Community Hospital	Hospital District No. 1	Level IV trauma service & 24-hr emergency care, S. Chestnut St. & E. Manitoba, Ellensburg	
Cle Elum Medical Center and Urgent Care	Hospital District No. 2	Located at 201 Alpha Way, Cle Elum	

## Emergency Services – Emergency Animal Shelter



Project Information and Selection Criteria	
<i>Location</i>	512 Poplar St., Ellensburg
<i>Links to Other Projects or Facilities</i>	N/A
<i>Description</i>	Upgrade existing facilities to allow for different types of animal shelter at the Fairgrounds Event Center. Currently the facilities are built for certain animal species and are difficult to alter when being used as an emergency animal shelter during an emergency.
<i>Justification (Need/Demand)</i>	The Fairgrounds/Event Center was used to house animals that were evacuated during the August 2012 fire and the inflexible design made it difficult to provide appropriate shelter for various animals.
<i>Level of Service (LOS) / Project Type</i>	Established LOS: N/A Project Type: Facility renovation
<i>Comprehensive Plan Citations</i>	GPO 5.26

Capital Cost	2013	2014-2018	Total
<i>Design and Engineering</i>			
<i>Construction</i>		\$500,000	\$500,000
<b>TOTAL</b>		\$500,000	\$500,000

Funding Sources	2013	2014-2018	Total
<i>General Fund</i>		\$500,000	\$500,000
<b>TOTAL</b>		\$500,000	\$500,000

Annual Operations and Maintenance	
<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Facilities and Maintenance

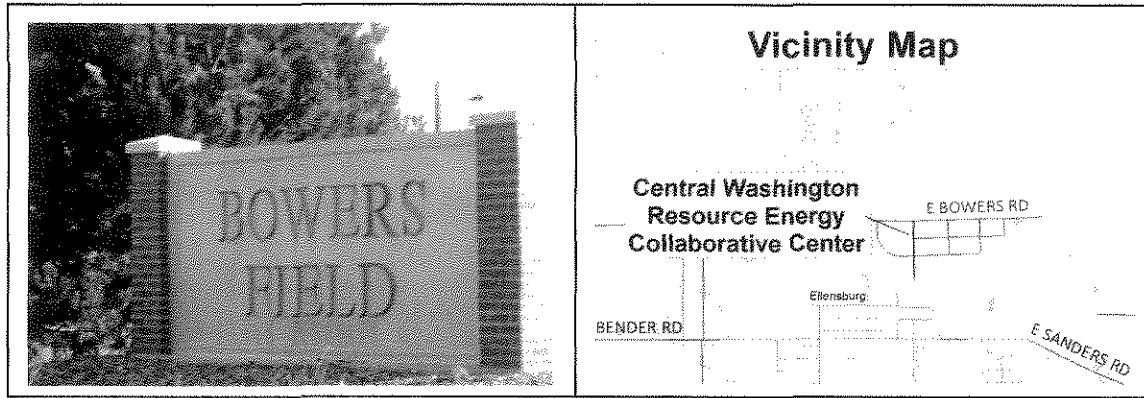
## 10. Education

This section includes an inventory of education facilities and a detailed description of each facility improvement that is included in the six-year plan. The inventory of facilities in Table 10 below also describes each facility's size in order to determine if it addresses the County's long-term community needs.

<i>Facility</i>	<i>Provider</i>	<i>Description</i>	<i>Size</i>
Central Washington University	Washington State	Four year public university main campus, 432 faculty members, 85+ buildings	11,614 students (fall 2010)
Cle Elum / Roslyn High School	Cle Elum/ Roslyn School District	2692 - SR 903, Cle Elum, 9 <sup>th</sup> grade to 12 <sup>th</sup> grade	281 students
Cle Elum / Roslyn Elementary School	Cle Elum/ Roslyn School District	2696 - SR 903, Cle Elum, pre-school, Kindergarten to 5 <sup>th</sup> grade	408 students
Cle Elum / Roslyn Alternative School	Cle Elum/ Roslyn School District	200 W. Oakes St., Cle Elum, 3 <sup>rd</sup> grade to 12 <sup>th</sup> grade	38 students
Walter Strom Middle School	Cle Elum/ Roslyn School District	2694 - SR 903, Cle Elum, 6 <sup>th</sup> grade to 8 <sup>th</sup> grade	221 students
Damman Elementary School	Damman School District	Kindergarten to 6 <sup>th</sup> grade, 1 school, 2 teachers, 3712 Umptanum Rd.	38 students
Easton Elementary, Jr., Sr. High School	Easton School District	1893 Railroad St., Easton	127 students
Lincoln Elementary School	Ellensburg School District	26 classroom teachers, 200 S. Sampson St., Ellensburg	454 students
Mount Stuart Elementary School	Ellensburg School District	27 classroom teachers, 705 W. 15 <sup>th</sup> Ave., Ellensburg	448 students
Valley View Elementary School	Ellensburg School District	26 classroom teachers, 1508 E. 3 <sup>rd</sup> Ave., Ellensburg	450 students
Morgan Middle School	Ellensburg School District	40 classroom teachers, 400 E. 1 <sup>st</sup> Ave., Ellensburg	690 students
Ellensburg High School	Ellensburg School District	40 classroom teachers of a total 67 professional staff, 1203 E. Capitol Ave., Ellensburg	887 students
Kittitas Elementary School	Kittitas School District	Kindergarten to 5 <sup>th</sup> grade, 7571 Kittitas Hwy, Kittitas	258 students

<b>Table 11 - Continued</b>			
<b>Existing Public Facilities and Services</b>			
<b>Education</b>			
<i>Facility</i>	<i>Provider</i>	<i>Description</i>	<i>Size</i>
Kittitas High School	Kittitas School District	6 <sup>th</sup> grade to 12 <sup>th</sup> grade, 7571 Kittitas Hwy, Kittitas	282 students
Parke Creek Treatment Center	Kittitas School District	11042 Parke Creek Rd.	15 students
Thorp Elementary, Jr., and Sr. High Schools	Thorp School District	Kindergarten to 12 <sup>th</sup> grade, 10831 N. Thorp Hwy, Thorp	164 students

## Education – Central Washington Resource Energy Collaborative Center



Project Information and Selection Criteria	
<i>Location</i>	Bowers Field Industrial Park, Ellensburg
<i>Links to Other Projects or Facilities</i>	N/A
<i>Description</i>	Economic Development Group (EDG) of Kittitas County will construct a new facility in the designated IPZ Development Zone to provide office space for the Central Washington Resource Energy Collaborative Center (CWREC).
<i>Justification (Need/Demand)</i>	The newly created CWREC requires office space for its program to advance low-carbon energy technology and attract firms that support renewable energy services and professional research.
<i>Level of Service (LOS) / Project Type</i>	Established LOS: N/A Project Type: New Facility
<i>Comprehensive Plan Citations</i>	GPO 5.26

Capital Cost	2013	2014-2018	Total
<i>Design and Engineering</i>			
<i>Construction</i>		To be determined	To be determined
<b>TOTAL</b>		To be determined	To be determined

Funding Sources	2013	2014-2018	Total
<i>EBDA and CERB loans</i>		To be determined	To be determined
<b>TOTAL</b>		To be determined	To be determined

Annual Operations and Maintenance	
<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Facilities and Maintenance

## 11. Water - Group A Systems

This section includes an inventory of Water – Group A Systems facilities and a detailed description of each facility improvement that is included in the six-year plan. The inventory of facilities in Table 11 below also describes facility’s size in order to determine if it addresses the County’s long-term community needs.

<b>Table 12</b>			
<b>Existing Public Facilities and Services</b>			
<b>Water (Group A Systems)</b>			
<i>Facility</i>	<i>Provider</i>	<i>Description</i>	<i>Size</i>
Ronald Water System	Kittitas County Water District No. 2, Special District Community provider	Serves 225 persons with 117 connections, 150 total approved connections. Effective since 1/1/1970.	125,000 gal
Thorp Water System	Kittitas County Water District No. 4, Special District Community provider	Serves 230 persons with 107 connections, 112 total approved connections. Effective since 7/1/1987.	156,000 gal
Elk Meadows Water System	Kittitas County Water District No. 5, Community provider	141 Swallow Ln, Cle Elum, serves 600 persons with 295 connections, 340 total approved connections. Effective since 1/1/1970.	75,000 gal
Easton Water System	Easton Water District, Community provider	141 Swallow Ln, Cle Elum, serves 250 residential persons and 106 non-residential persons with 216 connections, 512 total approved connections. Effective since 1/1/1970.	195,000 gal
Sunlight Waters Water System	Kittitas County Water District No. 7, Special District Community provider	1710 Sunlight Dr., Cle Elum, serves 309 residential persons and 169 non-residential persons with 220 connections, 225 total approved connections. Effective since 1/1/1970.	200,000 gal
Vantage Water System	Vantage Water System, Investor Community provider	Serves 70 residential persons and 105 non-residential persons with 99 connections, 150 total approved connections. Effective since 1/1/1970.	50,000 gal
Evergreen Valley Water System	Evergreen Valley Utilities, Investor Community provider	Serves 35 residential persons and 5 non-residential persons with 171 connections, 419 total approved connections. Effective since 3/2/2004.	120,000 gal
Reservoir Hill Water System	Reservoir Hill Maintenance Association, Private Community provider	South Cle Elum, serves 33 residential persons with 21 connections, 25 total approved connections. Effective since 2/25/1999.	20,000 gal

<b>Table 12 - Continued</b>			
<b>Existing Public Facilities and Services</b>			
<b>Water (Group A Systems)</b>			
<i>Facility</i>	<i>Provider</i>	<i>Description</i>	<i>Size</i>
Central Mobile Home Park	Central Mobile Home Park, Private Community provider	Wilson Creek Rd. mobile home park, serves 110 residential persons with 52 connections, 52 total approved connections. Effective since 1/1/1970.	2,100 gal
Snoqualmie Pass	Private - Snoqualmie Pass Utility District	Well capacity of 385 gallons per minute and 3 reservoirs storing 565,000 gallons	1,361 acres
Pine Loch Sun Beach Club Water System	Private Community provider	Serves 90 residential persons with 409 calculated connections, 439 total approved connections. Effective date of 1/1/1970	90,000 gal
Sky Meadows Ranch Country Club WTR	Private Community provider	Serves 60 residential persons and 110 non-residential persons with 240 calculated connections and 360 total approved connections. Effective system date of 1/1/1970	160,000 gal
Sun Country Estates 1-2-3 Water System	Private Community provider	Serves 215 residential persons and 16 non-residential persons with 215 total calculated connections and 300 total approved connections. Effective date of 1/1/1970.	100,000 gal
Swiftwater Trailer Park	Swiftwater Trailer Park, Private Community provider	S. Cle Elum mobile home park, serves 36 residential persons and 1 non-residential person with 22 total calculated connections and 24 total approved connections. Effective system date of 1/1/1970.	0 gal
Wildwood 2 & 3 Water System	Private Community Provider	Serves 45 residential persons & 48 non-residential persons with 37 total calculated connections & 78 total approved connections. Effective system date of 1/1/1970.	45,000 gal
Grasslands Park	Private Community Provider	Serves 29 residential persons with 14 total calculated connections and 14 total approved connections. Effective system date of 12/20/2006.	0 gal
Millpond Mobile Manor	Investor Community Provider Millpond Mobile Manor	Serves 245 residential persons with 105 total calculated connections and 105 total approved connections. Effective system date of 1/1/1970.	0 gal
Suncadia Resort	Investor Community Provider	Serves 70 residential persons & 903 non-residential persons with 666 total calculated connections and 3785 total approved connections .Effective system date of 5/29/2008.	1,070,000 gal

<b>Table 12 - Continued</b>			
<b>Existing Public Facilities and Services</b>			
<b>Water (Group A Systems)</b>			
<i>Facility</i>	<i>Provider</i>	<i>Description</i>	<i>Size</i>
Driftwood Acres Maintenance Corporation	Association Community Provider	Serves 60 residential persons with 117 total calculated connections and 120 total approved connections. Effective system date of 1/1/1970.	100,000 gal
Sun Island Maintenance Assn.	Association Community Provider	Serves 30 residential persons and 100 non- residential persons with 115 total calculated connections and an undetermined number of total connections. Effective system date of 1/1/1970.	1,8000 gal
Grasslands Water System	Association Community Provider	Serves 260 residential persons with 75 total calculated connections and 81 total connections. Effective system date of 1/1/1970.	21,000 gal

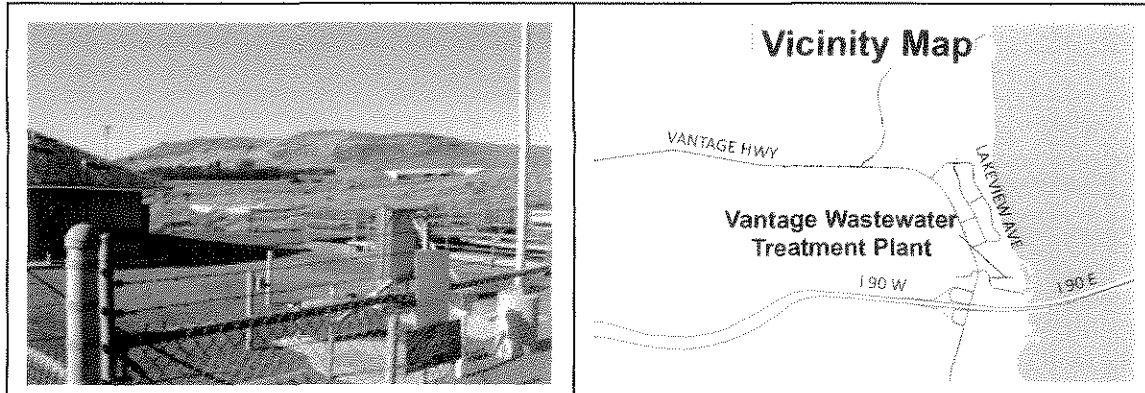


## 12. Sanitary Sewer

This section includes an inventory of Sanitary Sewer facilities and a detailed description of each facility improvement that is included in the six-year plan. The inventory of facilities in Table 12 below also describes each facility's size in order to determine if it addresses the County's long-term community needs.

<b>Table 13</b>			
<b>Existing Public Facilities and Services</b>			
<b>Sanitary Sewer</b>			
<i>Facility</i>	<i>Provider</i>	<i>Description</i>	<i>Size</i>
Ronald treatment facilities	Kittitas County Water District No. 2	Single lift station that conveys wastewater flows from the Water District area to the City of Roslyn sewer system.	37 acres
Snoqualmie Pass Utility District	Snoqualmie Pass Utility District	Average daily flow approximately 0.18 mgd., permitted treatment and discharge capacity of 0.868 mgd. and storage of excess flows of about 30 mill. Gal.	1,361 acres
Vantage wastewater collection and treatment system	Vantage Water District No. 6	Serves Vantage LAMIRD, wastewater collection and treatment system, capacity of about 87,000 gpd.	80 residences

## Sanitary Sewer – Vantage Wastewater Treatment Plant



Project Information and Selection Criteria	
<i>Location</i>	120 Holiday Avenue, Vantage
<i>Links to Other Projects or Facilities</i>	N/A
<i>Description</i>	Upgrade the Vantage Wastewater Treatment Plant in Kittitas County Water District #6
<i>Justification (Need/Demand)</i>	This project is needed to meet regulatory requirements, improved safety and reliability of the wastewater treatment plant. The project includes modifications and equipment upgrades to influent screening, disinfection system, sludge handling, electrical system improvements, and tank repair.
<i>Level of Service (LOS) / Project Type</i>	Established LOS: N/A Project Type: Facility renovation
<i>Comprehensive Plan Citations</i>	GPO 2.53

Capital Cost	2013	2014-2018	Total
<i>Design and Engineering</i>			
<i>Construction</i>	\$617,046		\$617,046
<b>TOTAL</b>	<b>\$617,046</b>		<b>\$617,046</b>

Funding Sources	2013	2014-2018	Total
<i>CDBG grant</i>	\$617,046		\$617,046
<b>TOTAL</b>	<b>\$617,046</b>		<b>\$617,046</b>

Annual Operations and Maintenance	
<i>Estimated Costs</i>	Currently, the County does not track maintenance costs for these improvements.
<i>Estimated Revenues</i>	None
<i>Anticipated Savings Due to Project</i>	None
<i>Department Responsible for Operations</i>	Kittitas County Water District #6

## Frequently Asked Questions

**Question 1: How does the County determine priorities for the projects listed in the CFP?**

Answer: This CFP provides general guidance on prioritizing public facility projects. Each project proposal is reviewed by the CFP Task Force using the following criteria:

1. Improvements to obsolete or worn out existing public facilities that achieve or maintain adopted level of service(s).
2. New or expanded public facilities that achieve or maintain adopted level of service(s).
3. Improvements to existing public facilities or new public facilities that eliminate hazards.
4. New or expanded public facilities that achieve or maintain adopted level of service(s) as forecasted during the next six-years.
5. Improvements to existing public facilities or new public facilities that reduce the operating cost of providing a public service or facility.
6. New facilities that provide excess capacity that will be needed beyond the next six-years.
7. All other facilities the County is obligated to complete that do not meet the criteria above.

The Board of County Commissioners make the final determination of the priority order of the projects listed in the CFP.

**Question 2: Are projects automatically given funding in priority order?**

Answer: No, if grant funds are applied for and received, chances are good that the grant funded project will become a priority. Grant funds awarded become new and additional revenue to the County, above and beyond the County's current resources. The County continually looks for ways to reduce the reliance on General Fund dollars for capital projects to stretch current resources.

**Question 3: Will a project that is partially funded be listed in the CFP?**

Answer: It depends. If the project is still in-progress, but no additional money is needed beyond what has already been appropriated, it will not show up in the CFP in future years. If the project does need additional funds appropriated beyond the current level of funding, it will continue to show up in the CFP.

**Question 4: Are all projects in the CFP completed within the next 6 years?**

Answer: No, for several reasons. First, the CFP is annually reviewed and amended to verify that fiscal resources are available. Second, the need for capital facilities is generated by population growth, existing facility deficiencies, major facility maintenance and repair needs, internal operations, and Comprehensive Plan goals and policies. There is a need to continually assess which projects are affected and should be considered a priority. As a result, project estimates and timelines may change.

**Question 5: What does level of service (LOS) mean?**

Answer: The LOS is a quantifiable measure of the amount of public facilities that is provided, such as acres of park land per capita, vehicle capacity of intersections, or water pressure per square inch available for water system.

**Question 6: What is concurrency?**

Answer: All public facilities that are needed to serve new development or a growing service area population, must be in place at the time of initial need. If the facilities are not in place, a financial commitment must have been made to provide the facilities within six-years of the time of the initial need and must have the capacity to serve the new development or a growing service area population without decreasing service levels below locally established minimum standards.

**Question 7: How do I get involved in the CFP process?**

Answer: Information on the CFP process will be posted on the County's website at the following address: <http://www.co.kittitas.wa.us/cds/landuse.asp>. To receive email updates on when new information is posted, you can subscribe to Kittitas County's email notification subscription service for "Comprehensive Plan Announcements." All persons can provide written or verbal comments to the Planning Commission and to the Commissioners, before or during the scheduled public hearings.

# EXHIBIT K: Docket 12-10

## 12-10 Kittitas County

### Proposal: Amendment for permit review efficiencies, including eliminating or reducing responsibility of the Board of Adjustment

*Section 1. Kittitas County Code Chapter 15A.01, Administration, Purpose and Objective, last amended by Ord. 2000-37, is amended as follows:*

#### Chapter 15A.01

#### ADMINISTRATION, PURPOSE AND OBJECTIVE

##### 15A.01.040 Roles and responsibilities.

The regulation of land development is a cooperative activity including many different elected and appointed ~~bodies~~ ~~boards~~ and county staff. The specific responsibilities of these bodies is set forth below and outlined in Table A at the end of this title.

..... 4. Hearing Examiner. The Hearing Examiner shall review and make recommendations to the board of county commissioners on the following applications and subjects:

- A. All Quasi judicial review processes including:
  1. applications for preliminary plats
  2. Rezone applications.
- B. Other actions requested or remanded by the board of county commissioners.
- C. Development agreements.
- D. Appeals of administrative determinations on certain zoning conditional uses, and variances from the standards and dimensional regulations of the zoning code, KCC Title 17, such as setback and yard restrictions.
- E. Conditional use permits pursuant to the zoning code, KCC Title 17.
- F. Shoreline permits, including variances, conditional uses, and shoreline substantial development permits pursuant to the shoreline master program.
- a:
- C.G. Open record appeals of administrative SEPA actions when the Hearing Examiner makes decision on, or hears appeals of, the underlying action.

~~.....5. Board of Adjustment. The board of adjustment shall review and act on the following subjects:~~

- A. ~~Appeals of administrative determinations on certain zoning conditional uses, and variances from the standards and dimensional regulations of the zoning code, KCC Title 17, such as setback and yard restrictions.~~

~~B. Conditional use permits pursuant to the zoning code, KCC Title 17.~~

~~C. Shoreline permits, including variances, conditional uses, and shoreline substantial development permits pursuant to the shoreline master program.~~

~~D. Open record appeals of administrative SEPA actions when the board of adjustment makes decision on, or hears appeals of, the underlying action.~~

*Section 2. Kittitas County Code Chapter 15A.01, Table A at the end of the Title, is amended as follows:*

	Step 1 Public Comment Period	Step 2 Open Record Hearing	Step 3 Deci sion	Step 4 Open Record Appeal	Step 5 Closed Record Appeal	Step 6 Judicial Appeal*
<b>ADMINISTRATIVE</b>						
Zoning Variance:	15 days	None	Staff <del>HEBOA</del>	None	None	Sup. Court
Zoning Administrative Conditional Uses:	15 days	None	Staff <del>HEBOA</del>	None	None	Sup. Court
Short Plats:	15 days	None	Staff BCC	None	None	Sup. Court
Segregations/Lot Line Adjustments:	None	None	Staff BCC	None	None	Sup. Court
SEPA Actions: Appeals of threshold determinations:	15 days	None	Staff <del>BOA/HE</del>	None	BCC	Sup. Court
SEPA Actions: The exercise of substantive SEPA authority and adequacy of an EIS1:	15 days	None	Staff <del>HEBOA/</del> BCC2	None	None	Sup. Court
Independent administrative rulings:	None	None	Staff <del>HEBOA/</del> BCC3	None	None	Sup. Court
<b>QUASI-JUDICIAL</b>						
Zoning Conditional Uses:	15 days	<del>HEBOA</del>	<del>HEB</del> <del>OA</del>	None	None	Sup. Court
Long Plats:	15 days	HE	BCC	None	None	Sup. Court
Shorelines Substantial Development/Cnd.	15 days	<del>HEBOA</del>	<del>HEB</del>	None	None	Shoreline

Use:			OA		s Board
Shorelines Setback Variance:	15 days	HE	<del>HEB</del> None OA	None	Shoreline s Board
Site-Specific Rezone to Zoning Map (Including PUD)4:	30 days	HE	<del>HEB</del> None CC	None	Sup. Court
Development Agreement:	30 days	BCC	NoneNone	None	Sup. Court

1 See KCC 15A.01.040 for clarification of roles and responsibilities.

2 Open record appeals of SEPA actions are heard by the hearing body making the decision on, or hearing the appeal of, the underlying application.

3 ~~Hearing Examiner BOA~~ for all actions associated with a project before ~~him/her/them~~, all independent actions regarding KCC Title 17, Zoning; BCC for all actions associated with a project before them, and for independent actions regarding all county policies, codes, and standards not associated with KCC Title 17, Zoning.

4 Unless the rezone requires a comprehensive plan amendment which would then follow the comprehensive plan amendment process as outlined in KCC Title 15B.

5 In the event that a procedural appeal is filed pursuant to Chapter 15A.04 KCC, the ~~HEB/BOA~~ shall consider and issue a final decision on both the administrative appeal and the underlying project permit application under a single consolidated open record hearing. In such an event, the ~~HEB/BOA's~~ decision on the underlying application shall be quasi-judicial.

Legend:

BCC - Board of County Commissioners

~~BOA - Board of Adjustment~~

HE - Hearing Examiner

PC - Planning Commission

Staff - County administration

~~NOTE: In the case of combined applications which require public hearings before the planning commission and the board of adjustment, a joint hearing shall be held, and the board of adjustment decision shall be final and the planning commission recommendation transmitted to the board of commissioners for decision.~~

NOTE: In the case of application requiring combined legislative and quasi-judicial actions, a development agreement may provide for appropriate review and hearing body.

\* Please review state revised and administrative code for appropriate judicial reviewing bodies.

Section 3. *Kittitas County Code Title 17, Table of Contents, is amended as follows:*

.....

17.92 Permits

~~17.96 Board of Adjustment~~

17.98 Amendments

.....

*Section 4. Kittitas County Code Definitions for Title 17 is amended as follows:*

**Chapter 17.08**  
**DEFINITIONS\***

**Sections**

.....

- 17.08.110 Board.
- ~~17.08.120 Board of adjustment.~~
- 17.08.130 Building.

.....

~~17.08.120 Board of adjustment.~~

~~"Board of adjustment" means a group of people similar to the planning commission who act as a separate group charged with the responsibility of interpreting and making certain decisions as specified in this title.~~

**17.08.261 Firing range.**

"Firing range" means a business or an organization providing shooting facilities for handgun, rifle, shotgun and archery. Firing ranges may also include camping facilities or other appropriate overnight accommodations authorized by the ~~Hearing Examiner~~board of adjustment, and classroom facilities for firearm, hunter safety, or other applicable instruction courses. A single-family residence may be allowed for the owner or caretaker.

*Section 5. Kittitas County Code Chapter 17.28, A-3 – Agricultural 3 Zone, is amended as follows:*

**Chapter 17.28**  
**A-3 - AGRICULTURAL 3 ZONE\***

.....

**17.28.020 Uses permitted.**

Uses permitted. Permitted uses are as follows:

1. One-family or two-family dwellings;
2. Parks and playgrounds;
3. Public and parochial schools, public libraries;

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4. Single family homes not including mobile homes or trailer houses;
5. Duplexes and residential accessory buildings;
6. All types of agriculture and horticulture not otherwise restricted or prohibited herein;
7. The raising of animals (excluding swine and mink), providing an area of not less than one acre is available;
8. Agriculture, livestock, poultry or swine or mink raising, and other customary agricultural uses, provided that such operations shall comply with all state and/or county health regulations and with regulations contained in this title related to feedlots;
9. Community clubhouses, parks and playgrounds, and public utility buildings, pumping plants and substations;
10. Commercial greenhouses and nurseries;
11. Roadside stands for the display and sale of fruits and vegetables raised or grown on the premises when located not less than forty-five feet from the centerline of a public street or highway;
12. Existing cemeteries;
13. Airport;
14. Processing of products produced on the premises;
15. Forestry, including the management, growing and harvesting of forest products, and including the processing of locally harvested forest crops using portable equipment;
16. Home occupations that do not involve outdoor work or activities, or which do not produce noise, such as engine repair, etc.
17. Gas and oil exploration and construction;
18. Uses customarily incidental to any of the above uses;
19. Any use not listed which is nearly identical to a listed use, as judged by the administrative official, may be permitted. In such cases, all adjacent property owners shall be given official notification for an opportunity to appeal such decisions to the Hearing Examiner county board of adjustment within ten working days of notification pursuant to Title 15A of this code, Project permit application process.
20. Accessory Dwelling Unit (if in UGA or UGN)
21. Accessory Living Quarters
22. Special Care Dwelling
23. Electric Vehicle Infrastructure. See KCC Chapter 17.66

.....

**17.28.130 Conditional uses.**

The following uses may be permitted in any Agricultural-3 zone subject to the conditions set forth in

---

Chapter 17.60; it is the intent of this code that such uses are subordinate to the primary agricultural uses of this zone:

1. Auction sales or personal property, other than livestock;
  2. Bed and breakfast business
  3. Churches
  4. Commercial Activities Associated with Agriculture
  5. Community Clubs
  6. Convalescent homes
  7. Dairying and stock raising except the raising of swine and mink commercially and the establishment of livestock feed lots; provided that no permit shall be issued for dairying or stock raising on any tract of land having an area of less than nine acres or for animal sheds or barns to be located less than one hundred feet from any property held under different ownership from that upon which such shed or barn is located
  8. Day care facilities
  9. Farm labor shelters, provided that:
    - a. The shelters are used to house farm laborers on a temporary or seasonal basis only, regardless of change of ownership, if it remains in farm labor-needed status;
    - b. The shelters must conform with all applicable building and health regulations;
    - c. The number of shelters shall not exceed four per twenty acre parcel;
    - d. The shelters are owned and maintained by the owner or operator of an agricultural operation which clearly demonstrates the need for farm laborers;
    - e. Should the parent agriculture operation cease or convert to non-agriculture use, then the farm labor shelters shall conform with all applicable building, zoning, and platting requirements or be removed;
  10. Feedlot. Feedlots existing at the time of adoption of the ordinance codified herein may expand or be enlarged only in compliance with standards and regulations contained herein, and such operations shall comply with all state and/or county health regulations
  11. Feed mills, canneries and processing plants for agricultural products
-

12. Golf courses
  13. Governmental uses essential to residential neighborhoods
  14. Guest ranches
  15. Home occupations which involve outdoor work or activities or which produce noise, such as engine repair, etc.
  16. Hospitals
  17. Kennels
  18. Livestock sales yard
  19. Log sorting yard
  20. Museums
  21. Private Campgrounds. In considering proposals for location of such campgrounds, the Hearing Examiner ~~board of adjustment~~ shall consider at a minimum the following criteria:
    - a. Campgrounds should be located at sufficient distance from existing or projected rural residential/residential development so as to avoid possible conflicts and disturbances.
    - b. Traffic volumes generated by such a development should not create a nuisance or impose on the privacy of nearby residences or interfere with normal traffic flow.
    - c. Landscaping or appropriate screening should be required and maintained where necessary for buffering.
    - d. Adequate and convenient vehicular access, circulation and parking should be provided.
    - e. Economic and environmental feasibility;
    - f. Public health and safety of campers and those reasonably impacted by the campground (i.e. health, water, sanitation);
  22. Public utility substations
  23. Riding academies
  24. Room and board lodging involving no more than four boarders or two bedrooms
-

25. Sand and gravel excavation, provided that noncommercial excavation shall be permitted for on-site use without a conditional use permit
26. Stone quarries
27. Temporary offices and warehouses of a contractor engaged in construction (not to exceed two years).

*Section 6. Kittitas County Code Chapter 17.28A, A-5 – Agricultural Zone, is amended as follows:*

**Chapter 17.28A**

**A-5 - AGRICULTURAL ZONE**

.....

**17.28A.130 Conditional uses.**

The following uses may be permitted in any agricultural zone subject to the conditions set forth in Chapter 17.60; it is the intent of this code that such uses are subordinate to the primary agricultural uses of this zone:

1. Auction sales or personal property, other than livestock;
  2. Bed and breakfast business
  3. Churches
  4. Commercial Activities Associated with Agriculture
  5. Community Clubs
  6. Convalescent homes
  7. Dairying and stock raising except the raising of swine and mink commercially and the establishment of livestock feed lots; provided that no permit shall be issued for dairying or stock raising on any tract of land having an area of less than nine acres or for animal sheds or barns to be located less than one hundred feet from any property held under different ownership from that upon which such shed or barn is located
  8. Day care facilities
  9. Farm labor shelters, provided that:
    1. The shelters are used to house farm laborers on a temporary or seasonal basis only, regardless of change of ownership, if it remains in farm labor-needed status;
    2. The shelters must conform with all applicable building and health regulations;
    3. The number of shelters shall not exceed four per twenty acre parcel;
    4. The shelters are owned and maintained by the owner or operator of an agricultural operation which clearly demonstrates the need for farm laborers;
-

5. Should the parent agriculture operation cease or convert to non-agriculture use, then the farm labor shelters shall conform with all applicable building, zoning, and platting requirements or be removed;
  10. Feedlot. Feedlots existing at the time of adoption of the ordinance codified herein may expand or be enlarged only in compliance with standards and regulations contained herein, and such operations shall comply with all state and/or county health regulations
  11. Feed mills, canneries and processing plants for agricultural products
  12. Golf courses
  13. Governmental uses essential to residential neighborhoods
  14. Guest ranches
  15. Home occupations which involve outdoor work or activities or which produce noise, such as engine repair, etc.
  16. Hospitals
  17. Kennels
  18. Livestock sales yard
  19. Log sorting yard
  20. Museums
  21. Private Campgrounds. In considering proposals for location of such campgrounds, the Hearing Examiner board of adjustment shall consider at a minimum the following criteria:
    1. Campgrounds should be located at sufficient distance from existing or projected rural residential/residential development so as to avoid possible conflicts and disturbances.
    2. Traffic volumes generated by such a development should not create a nuisance or impose on the privacy of nearby residences or interfere with normal traffic flow.
    3. Landscaping or appropriate screening should be required and maintained where necessary for buffering.
    4. Adequate and convenient vehicular access, circulation and parking should be provided.
    5. Economic and environmental feasibility;
    6. Public health and safety of campers and those reasonably impacted by the campground (i.e. health, water, sanitation);
  22. Public utility substations
  23. Riding academies
  24. Room and board lodging involving no more than four boarders or two bedrooms
-

25. Sand and gravel excavation, provided that noncommercial excavation shall be permitted for on-site use without a conditional use permit
26. Stone quarries
27. Temporary offices and warehouses of a contractor engaged in construction (not to exceed two years).

*Section 7. Kittitas County Code Chapter 17.29, A-20 – Agricultural Zone, is amended as follows:*

**Chapter 17.29**

**A-20 - AGRICULTURAL ZONE**

.....

**17.29.020 Uses permitted.**

The following uses are permitted:

1. One-family or two-family dwellings;
  2. Parks and playgrounds;
  3. Public and parochial schools, public libraries;
  4. Single family homes not including mobile homes or trailer houses;
  5. Duplexes and residential accessory buildings;
  6. All types of agriculture and horticulture not otherwise restricted or prohibited herein;
  7. Agriculture, livestock, poultry or swine or mink raising, and other customary agricultural uses, provided that such operations shall comply with all state and/or county health regulations and with regulations contained in this title related to feedlots;
  8. Community clubhouses, parks, playgrounds, public utility buildings, pumping plants and substations;
  9. Commercial greenhouses and nurseries;
  10. Roadside stands for the display and sale of fruits and vegetables raised or grown on the premises when located not less than forty-five feet from the centerline of a public street or highway;
  11. Existing cemeteries;
  12. Airport;
  13. Processing of products produced on the premises;
  14. Forestry, including the management, growing and harvesting of forest products, and including the processing of locally harvested forest crops using portable equipment;
  15. Home occupations that do not involve outdoor work or activities, which do not produce noise.
  16. Gas and oil exploration and construction;
  17. Uses customarily incidental to any of the above uses;
-

18. Any use not listed which is nearly identical to a listed use, as judged by the administrative official, may be permitted. In such cases, all adjacent property owners shall be given official notification for an opportunity to appeal such decisions to the county ~~Hearing Examiner~~ board of adjustment within ten working days of notification pursuant to Title 15A of this code, Project permit application process.
19. Accessory Dwelling Unit (if in UGA ~~or UGN~~)
20. Accessory Living Quarters
21. Special Care Dwelling
22. Hay processing and container storage.
23. Electric Vehicle Infrastructure. See KCC Chapter 17.66

#### 17.29.030 Conditional uses.

It is the intent of this code that all conditional uses permitted in this zone shall be subordinate to primary agricultural uses of this zone. The following are conditional uses:

1. Auction sales or personal property, other than livestock;
  2. Bed and breakfast business
  3. Churches
  4. Commercial Activities Associated with Agriculture
  5. Community Clubs
  6. Convalescent homes
  7. Dairying and stock raising except the raising of swine and mink commercially and the establishment of livestock feed lots; provided that no permit shall be issued for dairying or stock raising on any tract of land having an area of less than nine acres or for animal sheds or barns to be located less than one hundred feet from any property held under different ownership from that upon which such shed or barn is located
  8. Day care facilities
  9. Farm labor shelters, provided that:
    1. The shelters are used to house farm laborers on a temporary or seasonal basis only, regardless of change of ownership, if it remains in farm labor-needed status;
    2. The shelters must conform with all applicable building and health regulations;
    3. The number of shelters shall not exceed four per twenty acre parcel;
    4. The shelters are owned and maintained by the owner or operator of an agricultural operation which clearly demonstrates the need for farm laborers;
-

5. Should the parent agriculture operation cease or convert to non-agriculture use, then the farm labor shelters shall conform with all applicable building, zoning, and platting requirements or be removed;
  10. Feedlot. Feedlots existing at the time of adoption of the ordinance codified herein may expand or be enlarged only in compliance with standards and regulations contained herein, and such operations shall comply with all state and/or county health regulations
  11. Feed mills, canneries and processing plants for agricultural products
  12. Golf courses
  13. Governmental uses essential to residential neighborhoods
  14. Guest ranches
  15. Home occupations which involve outdoor work or activities or which produce noise, such as engine repair, etc.
  16. Hospitals
  17. Kennels
  18. Livestock sales yard
  19. Log sorting yard
  20. Museums
  21. Private Campgrounds. In considering proposals for location of such campgrounds, the Hearing Examiner ~~board of adjustment~~ shall consider at a minimum the following criteria:
    1. Campgrounds should be located at sufficient distance from existing or projected rural residential/residential development so as to avoid possible conflicts and disturbances.
    2. Traffic volumes generated by such a development should not create a nuisance or impose on the privacy of nearby residences or interfere with normal traffic flow.
    3. Landscaping or appropriate screening should be required and maintained where necessary for buffering.
    4. Adequate and convenient vehicular access, circulation and parking should be provided.
    5. Economic and environmental feasibility;
    6. Public health and safety of campers and those reasonably impacted by the campground (i.e. heath, water, sanitation);
  22. Public utility substations
  23. Riding academies
  24. Room and board lodging involving no more than four boarders or two bedrooms
-



25. Sand and gravel excavation, provided that noncommercial excavation shall be permitted for on-site use without a conditional use permit
26. Shooting ranges
27. Stone quarries
28. Temporary offices and warehouses of a contractor engaged in construction (not to exceed two years).

*Section 8. Kittitas County Code Chapter 17.30, R-3-Rural-3 Zone, is amended as follows:*

**Chapter 17.30**  
**R-3 - RURAL-3 ZONE**

.....

**17.30.020 Uses permitted.**

Uses permitted. The following uses are permitted:

1. Single-family homes, mobile homes, cabins;
  2. Lodges and community clubhouses;
  3. Agriculture, livestock, poultry or hog raising, and other customary agricultural uses traditionally found in Kittitas County, provided that such operations shall comply with all state and/or county health regulations and with regulations contained in this title related to feedlots;
  4. Forestry, including the management, growing and harvesting of forest products, and including the processing of locally harvested forest crops using portable equipment;
  5. Home occupations which do not produce noise, such as accounting, photography, etc.;
  6. Cluster subdivision, when approved as a platted subdivision;
  7. All mining including, but not limited to, gold, rock, sand and gravel excavation, rock crushing, and other associated activities when located within an established mining district;
  8. All buildings and structures not listed above which legally existed prior to the adoption of the ordinance codified in this chapter;
  9. Uses customarily incidental to any of the uses set forth in this section;
  10. Any use not listed which is nearly identical to a permitted use, as judged by the administrative official, may be permitted. In such cases, all adjacent property owners shall be given official notification for an opportunity to appeal such decisions within ten working days of notification to the county board of adjustment ~~board of adjustment~~ Hearing Examiner pursuant to Title 15A of this code, Project permit application process.
  11. (Blank; Ord. O-2006-01, 2006)
  12. Accessory Dwelling Unit (if in UGA ~~or UGN~~)
-

13. Accessory Living Quarters
14. Special Care Dwelling (Ord. O-2006-01, 2006; Ord. 96-19 (part), 1996; Ord. 92-4 (part), 1992)
15. Electric Vehicle Infrastructure. See KCC Chapter 17.66

*Section 9. Kittitas County Code Chapter 17.30A, R-5-Rural-5 Zone, is amended as follows:*

**Chapter 17.30A**  
**R-5 - RURAL-5 ZONE**

.....

**17.30A.020 Uses permitted.**

Uses permitted. The following uses are permitted:

1. Single-family homes, mobile homes, cabins;
2. Lodges and community clubhouses;
3. Agriculture, livestock, poultry or hog raising, and other customary agricultural uses traditionally found in Kittitas County, provided that such operations shall comply with all state and/or county health regulations and with regulations contained in this title related to feedlots;
4. Forestry, including the management, growing and harvesting of forest products, and including the processing of locally harvested forest crops using portable equipment;
5. Home occupations which do not produce noise, such as accounting, photography, etc.;
6. Cluster subdivision, when approved as a platted subdivision;
7. All mining including, but not limited to, gold, rock, sand and gravel excavation, rock crushing, and other associated activities when located within an established mining district;
8. All buildings and structures not listed above which legally existed prior to the adoption of the ordinance codified in this chapter;
9. Uses customarily incidental to any of the uses set forth in this section;
10. Any use not listed which is nearly identical to a permitted use, as judged by the administrative official, may be permitted. In such cases, all adjacent property owners shall be given official notification for an opportunity to appeal such decisions within ten working days of notification to the county board of adjustment ~~board of adjustment~~ Hearing Examiner pursuant to Title 15A of this code, Project permit application process.
11. Accessory Dwelling Unit (if in UGA or UGN)
12. Accessory Living Quarters
13. Special Care Dwelling
14. Electric Vehicle Infrastructure. See KCC Chapter 17.66

*Section 10. Kittitas County Code Chapter 17.31, Commercial Agriculture Zone, is amended as follows:*

**Chapter 17.31**  
COMMERCIAL AGRICULTURE ZONE

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**17.31.050 Yard requirements - Front yard.**

There shall be a minimum front yard of twenty-five feet unless previous building lines less than the required minimum exist, in which case the ~~board of adjustment~~ Hearing Examiner may grant a variance of up to ten feet. (Ord. 96-15 (part), 1996)

*Section 11. Kittitas County Code Chapter 17.40, C-G-General Commercial Zone, is amended as follows:*

**Chapter 17.40**  
C-G - GENERAL COMMERCIAL ZONE

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**17.40.020 Uses permitted.**

Permitted uses are as follows:

1. One-family or two-family dwellings;
  2. Parks and playgrounds;
  3. Public and parochial schools, public libraries;
  4. Any of the following uses to be conducted wholly within a completely enclosed building except off-street parking and loading areas:
    1. Antique shop,
    2. Art gallery or store,
    3. Bakery goods, retail only,
    4. Barbershops,
    5. Beauty parlor,
    6. Confectionery store,
    7. Delicatessen store,
    8. Drugstore,
    9. Dry cleaning and laundry branch offices or pickup agency, but not including plant and main office,
    10. Garden supplies shop,
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11. Gift shop,
  12. Grocery, fruit or vegetable store,
  13. Mini warehouse;
  14. Restaurants,
  15. Self-service laundry and cleaning,
  16. Service stations, provided there shall be no repairing, repainting, reconstruction, or sale of motor vehicles from the premises,
  17. Shoe repair shop,
  18. Accessory buildings when located on the same lot;
5. Any of the following uses:
1. Amusement enterprises, including bowling alleys, dance halls, pool halls, and billiard halls and shooting galleries;
  2. Auto and trailer sales;
  3. Banks;
  4. Cabinet shop;
  5. Custom cannery;
  6. Department store;
  7. Frozen food lockers;
  8. Garage or auto repair, when conducted wholly within a building;
  9. Hospitals, general and accessory buildings;
  10. Hotels;
  11. Lumberyard and building materials, retail only. Any open storage shall be enclosed by a sight-obscuring fence not less than six feet nor more than seven feet high;
  12. Office, governmental;
  13. Physical culture and health services including reducing salons, masseurs and public baths;
  14. Radio or television studio;
  15. Retail stores of all descriptions where merchandise is displayed and sold within the building;
  16. School, private or parochial;
  17. Sign shop;
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18. Tavern;
  19. Theater, auditorium or drive-in theater;
  20. Tire shop;
  21. Wholesale office and showrooms, merchandise on the premises limited to samples only;
  22. Auction sales of personal property, other than livestock;
6. The following uses may be permitted if their location is first approved by the ~~board of adjustment~~ Hearing Examiner:
1. Mortuary or funeral home;
  2. Public camp;
  3. Athletic stadium;
  4. Animal hospital or boarding kennels;
  5. Animal sales yard (livestock sales yard);
  6. Hazardous waste on-site treatment or storage;
  7. Junk yards;
7. Uses customarily incidental to any of the above uses when located on the same lot may be allowed provided that such uses, operations or products are not objectionable due to odor, dust, smoke, noise, vibration or other similar causes;
8. Any use not listed which is nearly identical to a permitted use, as judged by the administrative official, may be permitted. In such cases, all adjacent property owners shall be given official notification for an opportunity to appeal such decisions within 10 working days pursuant to KCC Title 15A, Project Permit Application Process.
9. Accessory Dwelling Unit (if in UGA or UGN)
10. Accessory Living Quarters
11. Special Care Dwelling (
12. Electric Vehicle Infrastructure. See KCC Chapter 17.66

*Section 12. Kittitas County Code Chapter 17.48, I-L Light Industrial Zone, is amended as follows:*

**Chapter 17.48**  
**I-L LIGHT INDUSTRIAL ZONE**

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**17.48.020 Permitted uses.**

No building, structure or land shall be used and no building or structure shall be hereafter erected in this district except for the following uses:

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1. Wholesale business, storage buildings and warehouses;
2. Freight and trucking yard or terminal;
3. Research, experimental or testing laboratories;
4. The manufacturing, processing, compounding, storage, packaging or treatment of such products as drugs, bakery goods, candy, food and beverage products, dairy products, agricultural products, cosmetics and toiletries;
5. The manufacture, assembly, compounding or treatment of articles or merchandise from the following materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fibre, fur, glass, hair, horn, leather, metal, paper, plastics, precious or semi-precious metals or stones, shell, textiles, tobacco, wood, yarns and paint;
6. Any use not listed which is nearly identical to a permitted use, as judged by the administrative official, may be permitted. In such cases all adjacent property owners shall be given official notification for an opportunity to appeal such decisions within ten working days of notification to the county board of adjustment ~~board of adjustment~~ Hearing Examiner pursuant to Title 15A of this code, Project permit application process;
7. Farming, gardening, but not to include livestock feed yards, sales yards or slaughterhouses;
8. Uses customarily incidental to any of the above listed, including dwellings or shelters for the occupancy of the operators and employees necessary to the operation of a business or agricultural use.
9. Airports
10. Electric Vehicle Infrastructure. See KCC Chapter 17.66
11. Minor and major alternative energy facilities, excluding wind farms and wind turbines, and other renewable energy projects are a permitted use within the Bowers Field Overlay Zone.

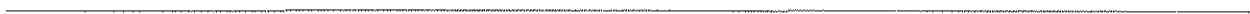
**17.48.050 Setbacks.**

No building or permanent structure may be constructed closer than fifty-five feet from the centerline of any public right-of-way. If any use in this district abuts or faces any residential district, a setback of fifty feet on the side abutting or facing the residential district shall be provided, with tree planting or other conditions necessary to preserve the character of the residential district. The ~~board of adjustment~~ Hearing Examiner shall determine what these conditions shall be. (Ord. 83-Z-2 (part), 1983)

*Section 13. Kittitas County Code Chapter 17.52, I-G General Industrial Zone, is amended as follows:*

**Chapter 17.52**  
**I-G GENERAL INDUSTRIAL ZONE**

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### **17.52.020 Uses permitted.**

Any use permitted in the I-L zone. No building, structure or land shall be used and no building or structure shall be hereafter erected in this district except for the following uses:

1. Wholesale business, storage buildings and warehouses;
2. Freighting and trucking yard or terminal;
3. Research, experimental or testing laboratories;
4. The manufacturing, processing, compounding, storage, packaging or treatment of such products as drugs, bakery goods, candy, food and beverage products, dairy products, agricultural products, cosmetics and toiletries;
5. The manufacture, assembly, compounding or treatment of articles or merchandise from the following materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fibre, fur, glass, hair, horn, leather, metal, paper, plastics, precious or semi-precious metals or stones, shell, textiles, tobacco, wood, yarns and paint;
6. Any use not listed which is nearly identical to a permitted use, as judged by the administrative official, may be permitted. In such cases all adjacent property owners shall be given official notification for an opportunity to appeal such decisions within ten working days of notification to the county ~~board of adjustment~~Hearing Examiner pursuant to Title 15A of this code, Project permit application process;
7. Farming, gardening, but not to include livestock feed yards, sales yards or slaughterhouses;
8. Uses customarily incidental to any of the above listed, including dwellings or shelters for the occupancy of the operators and employees necessary to the operation of a business or agricultural use.
9. Electric Vehicle Infrastructure. See KCC Chapter 17.66

### **17.52.030 Conditional uses.**

1. Because of considerations of odor, dust, smoke, noise, fumes, vibration or hazard, the following uses shall not be permitted in the industrial district unless a conditional use permit authorizing such use has been granted by the ~~board of adjustment~~Hearing Examiner:
    1. All chemical manufacture, storage and/or packaging;
    2. Asphalt manufacture, mixing, or refining;
    3. Automobile dismantling, wrecking or junk yards;
    4. Blast furnaces or coke ovens;
    5. Cement, lime, gypsum or plaster of Paris manufacture;
    6. Drop forge industries;
    7. Explosives, storage or manufacture;
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8. Reduction or disposal of garbage, offal or similar refuse;
  9. Oil refining; alternative energy refinery (i.e. biofuels, ethanol)
  10. Rubber reclaiming;
  11. Feed yards, livestock sales yards or slaughterhouses;
  12. Smelting, reduction or refining of metallic ores;
  13. Tanneries;
  14. Wineries;
  15. Manufacturing of industrial or household adhesives, glues, cements, or component parts thereof, from vegetable, animal or synthetic plastic materials;
  16. Waste (refuse) recycling and processing;
  17. On-site and off-site hazardous waste storage and/or treatment. Off-site materials shall be accepted only from Kittitas County source sites.
2. In considering the issuance of conditional use permits for the foregoing listed uses, the ~~board of adjustment~~ Hearing Examiner shall:
1. Assure that the degree of compatibility enunciated as the purpose of this title shall be maintained with respect to the particular use on the particular site and in consideration of other existing and potential uses within the general area in which such use is proposed to be located;
  2. Recognize and compensate for variations and degree of technological processes and equipment as related to the factors of noise, smoke, fumes, vibration, odors and hazards. Unless substantial proof is offered showing that such process and/or equipment has reduced the above factors so as to be negligible, use is located not less than one thousand feet from any church, school, park, playground or occupied dwelling as may exist on the same lot or parcel as such use. (Ord 2007-22, 2007; Ord. 93-1 (part), 1993; Ord. 83-Z2 (part), 1983)

**17.52.050 Setbacks.**

If any use in this district abuts or faces any residential, Rural Residential or Urban Residential district, a setback of fifty feet on the side abutting or facing the residential district shall be provided, with tree planting or other conditions necessary to preserve the character of the residential district. The ~~board of adjustment~~ Hearing Examiner shall determine what these conditions shall be. (Ord. 2007-22, 2007; Ord. 96-19 (part), 1996; Ord. 83-Z-2 (part), 1983)

*Section 14. Kittitas County Code Chapter 17.56, Forest and Range Zone, is amended as follows:*

**Chapter 17.56  
FOREST AND RANGE ZONE**

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**17.56.020 Uses permitted.**

The following uses are permitted:

1. Single-family homes, mobile homes, cabins, duplexes;
2. Lodges and community clubhouses;
3. Agriculture, livestock, poultry or hog raising, and other customary agricultural uses traditionally found in Kittitas County, provided that such operations shall comply with all state and/or county health regulations and with regulations contained in this title related to feedlots;
4. Forestry, including the management, growing and harvesting of forest products, and including the processing of locally harvested forest crops using portable equipment;
5. (Deleted by Ord. 92-6);
6. All buildings and structures not listed above which existed prior to the adoption of the ordinance codified in this chapter;
7. Mining and associated activities;
8. Quarry mining, sand and gravel excavation, and rock crushing operations;
9. (Deleted by Ord. 92-6);
10. Uses customarily incidental to any of the uses set forth in this section;
11. Home occupations which do not produce noise;
12. Any use not listed which is nearly identical to a permitted use, as judged by the administrative official, may be permitted. In such cases, all adjacent property owners will be given official notification for an opportunity to appeal such decisions to the county ~~board of adjustment~~Hearing Examiner within 10 working days of notification pursuant to KCC Title 15A, Project Permit Application Process;
13. Cluster subdivisions, when approved as a platted subdivision. (
14. Electric Vehicle Infrastructure. See KCC Chapter 17.66

**17.56.030 Conditional uses.**

The following uses are conditional:

1. Campgrounds;
  2. Private trail clubs (snowmobiles, motorbikes);
  3. Airports;
  4. Log sorting yards;
  5. Sawmills;
  6. Firing ranges;
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7. Golf courses;
  8. Cemeteries;
  9. Asphalt plants (temporary only);
  10. Concrete batch plants;
  11. Feedlots;
  12. Public sanitary landfill;
  13. Trailers, for an extended period not to exceed one year, when used for temporary occupancy related to permanent home construction or to seasonal or temporary employment;
  14. Dairying and stock raising except the raising of swine and mink commercially and the establishment of livestock feed lots; provided that no permit shall be issued for dairying or stock raising on any tract of land having an area of less than nine acres or for animal sheds or barns to be located less than one hundred feet from any property held under different ownership from that upon which such shed or barn is located;
  15. Greenhouses, nurseries;
  16. Home occupations;
  17. Hospitals;
  18. Museums;
  19. Public Utility substations and transmission towers;
  20. Riding academies;
  21. Schools, public and private;
  22. Governmental uses essential to residential neighborhoods;
  23. Churches;
  24. (Deleted by Ord. 83-Z-2)
  25. Community clubs;
  26. Convalescent homes;
  27. Day care facilities;
  28. Bed and breakfast business.
  29. Room and board lodging involving no more than four boarders or two bedrooms;
  30. Feed mills, canneries and processing plants for agricultural products;
  31. Kennels;
  32. Livestock sales yard;
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33. Temporary offices and warehouses of a contractor engaged in construction (not to exceed two years);
  34. Golf courses;
  35. Auction sales of personal property, other than livestock;
  36. Private Campgrounds. In considering proposals for location of such campgrounds, the ~~board of adjustment~~ Hearing Examiner shall consider the following criteria:
    1. Campgrounds should be located at sufficient distance from existing or projected rural residential/residential development so as to avoid possible conflicts and disturbances.
    2. Traffic volumes generated by such a development should not create a nuisance or impose on the privacy of nearby residences or interfere with normal traffic flow.
    3. Landscaping or appropriate screening should be required and maintained where necessary for buffering.
    4. Adequate and convenient vehicular access, circulation and parking should be provided.
    5. Economic and environmental feasibility;
    6. Public health and safety of campers and those reasonably impacted by the campground (i.e. health, water, sanitation);
  37. Log sorting yard;
  38. Feedlot. Feedlots existing at the time of adoption of the ordinance codified herein may expand or be enlarged only in compliance with standards and regulations contained herein, and such operations shall comply with all state and/or county health regulations;
  39. Mini-warehouses; provided, that the following standards shall apply to the approval and construction of mini-warehouses:
    1. A mini-warehouse proposal (application) must include plans for aesthetic improvements and/or sight screening;
    2. All buildings with storage units facing property boundaries shall have a minimum setback of 35 feet;
    3. No commercial or manufacturing activities will be permitted within any building or storage unit;
    4. Lease documents shall spell out all conditions and restrictions of the use;
    5. Signs, other than on-site direction aids, shall number not more than two and shall not exceed 40 square feet each in area;
  40. Guest ranches, group homes, retreat centers;
  41. Home occupations which involve outdoor work or activities, or which produce noise, such as engine repair, etc. This shall not include the cutting and sale of firewood which is not regulated by this code;
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42. Day care facilities;
43. Bed and breakfast business;
44. Gas and oil exploration and production; and
45. Farm labor shelters, provided that:
  1. The shelters are used to house farm laborers on a temporary or seasonal basis only, regardless of change of ownership, if it remains in farm labor-needed status;
  2. The shelters must conform with all applicable building and health regulations;
  3. The number of shelters shall not exceed four per twenty acre parcel;
  4. The shelters are owned and maintained by the owner or operator of an agricultural operation which clearly demonstrates the need for farm laborers;
  5. Should the parent agriculture operation cease or convert to non-agriculture use, then the farm labor shelters shall conform with all applicable building, zoning, and platting requirements or be removed. (Ord. 2007-22, 2007; Ord. 2001-13 (part), 2001; Ord. 93-6 (part), 1993; Ord. 92-6 (part), 1992; Ord. 90-15 §§ 2 (part), 3 (part), 1990; Ord. 90-10 (part), 1990; Ord. 90-6 (part), 1990; Ord. 88-4 § 6, 1988; Ord. 87-9 § 5, 1987; Ord. 85-Z-2 (part), 1985; Ord. 83-Z-2 (part), 1983; Res. 8310, 1983)
46. Shooting ranges.

Section 15.      *Kittitas County Code Chapter 17.57, Commercial Forest Zone, is amended as follows:*

**Chapter 17.57**  
**COMMERCIAL FOREST ZONE**

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**17.57.020 Uses permitted.**

The following uses are permitted:

1. Forestry, including the management, growing and harvesting of forest products, and including the processing of locally harvested forest crops using portable equipment in accordance with the Washington Forest Practices Act of 1974 as amended, and regulations adopted pursuant thereto;
  2. Removal, harvesting, wholesaling and retailing of vegetation from forest lands including but not limited to fuel woods, cones, Christmas trees, salal, berries, ferns, greenery, mistletoe, herbs, and mushrooms;
  3. Portable saw mills and chippers, log sorting and storage, and other uses involved in the harvesting and commercial production of forest products;
  4. Grazing of animals, apiary, Christmas tree plantations, and the harvesting of indigenous floral vegetation;
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5. Dispersed recreation and recreational facilities such as primitive campsites, trails, trailheads and snow parks;
6. Mining and associated activities, extraction and processing of rock, sand, gravel, oil, gas, minerals and geothermal resources;
7. Aircraft landing fields and heliports for emergency and forest related management uses and practices only;
8. Storage of explosives, fuels and chemicals used for agriculture, mining, and forestry subject to all applicable local, state and federal regulations;
9. Watershed management facilities, including but not limited to diversion devices, impoundments, dams for water storage, flood control, fire control, and stock watering;
10. Forestry, environmental and natural resource research;
11. Home occupations which do not produce noise;
12. One single-family dwelling unit and associated outbuildings per parcel;
13. Washington State Natural Area Preserves and Natural Resource Conservation Areas;
14. All buildings and structures not listed above which existed prior to the adoption of the ordinance codified herein; and
15. Any use not listed which is nearly identical to a permitted use, as judged by the administrative official, may be permitted. In such cases all adjacent property owners shall be given official notification for an opportunity to appeal such decisions within ten working days of notification to the county ~~board of adjustment~~ Hearing Examiner pursuant to Title 15A of this code, Project permit application process.
16. Electric Vehicle Infrastructure. See KCC Chapter 17.66

*Section 16. Kittitas County Code Chapter 17.58, Airport Zone, is amended as follows:*

**Chapter 17.58**  
**AIRPORT ZONE**

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**17.58.060 Permits.**

1. Future Uses. Except as specifically provided in subsections (A)(1), (2), and (3) of this section, no material change shall be made in the use of land, no structure shall be erected or otherwise established, and no tree shall be planted in any zone created unless a permit therefore has been applied for and granted. Each application for a permit shall indicate the purpose for which the permit is desired, with sufficient particularity to permit it to be determined whether the resulting use, structure, or tree is consistent with the provisions of this chapter. No permit for a use inconsistent with the provisions of this chapter shall be granted unless a variance has been approved in accordance with subsection D of this section.
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1. In the area lying within the limits of the horizontal zone and conical zone, no permit shall be required for any tree or structure less than 75 feet of vertical height above the ground except when, because of terrain, land contour, or topographic features, such tree or structure would extend above the height limits prescribed for such zones.
  2. In areas lying within the limits of the approach zones but at a horizontal distance of not less than 4,200 feet from each end of the runway, no permit shall be required for any tree or structure less than 75 feet of vertical height above the ground, except when such tree or structure would extend above the height limit prescribed for such approach zones.
  3. In the areas lying within the limits of the transition zones beyond the perimeter of the horizontal zone, no permit shall be required for any tree or structure less than 75 feet of vertical height above the ground, except when such tree or structure, because of terrain, land contour, or topographic features, would extend above the height limit prescribed for such transition zones.
  4. As a condition for approval of new development within the approach surfaces or safety zones a notice shall be recorded with the county auditor prior to final approval of new subdivisions, short subdivisions, building permits, conditional use permits, special use permit or other similar permits, unless said notice is already recorded on the property. Said notice shall state: "This property is located adjacent to an airport and routinely subject to overflight activity by aircraft using the airport; residents and tenants may experience inconvenience, annoyance, or discomfort from noise, smell or other effects of aviation activities."
2. Existing Uses. No permit shall be granted that would allow the establishment or creation of an obstruction or permit a nonconforming use, structure, or tree to become a greater hazard to air navigation, than it was on the effective date of the ordinance codified in this chapter or any amendments thereto or than it is when the application for a permit is made.
  3. Nonconforming Uses Abandoned or Destroyed. Whenever the airport manager, or his or her designee, determines that a nonconforming or structure has been abandoned or more than eighty percent torn down, physically deteriorated, or decayed, no permit shall be granted that would allow such structure to exceed the applicable height limit or otherwise deviate from the zoning regulations.
  4. Variances. Any person desiring to erect or increase the height of any structure, or permit the growth of any tree, or use property, not in accordance with the regulations prescribed in this chapter, may apply to the ~~board of adjustment~~ Hearing Examiner for a variance from such regulations. The application for variance shall be accomplished by a determination from the Federal Aviation Administration as to the effect of the proposal on the operation of air navigation facilities and the safe, efficient use of navigable airspace. Such variances shall be allowed where it is duly found that a literal application or enforcement of the regulations will result in unnecessary hardship and relief granted, will not be contrary to the public interest, will not create a hazard to air navigation, will do substantial justice, and will be in accordance with the spirit of this chapter. A copy of the variance application shall be forwarded to the Kittitas County airport manager by the Kittitas County Community Development Services department consistent with the notification procedures under KCC Title 15A.
  5. Obstruction Marking and Lighting. Any permit or variance granted may, if such action is deemed advisable to effectuate the purpose of this chapter, be so conditioned as to require the owner of
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the structure or tree in question to install, operate, and maintain, at the owner's expense, such markings and lights as may be necessary.

6. Nothing in this chapter shall diminish the responsibility of project proponents to submit a Notice of Construction or Alteration to the Federal Aviation Administration if required in accordance with Federal Aviation Regulations Part 77, "Objects Affecting Navigable Airspace". (Ord. 2007-22, 2007; Ord. 2001-10 (part), 2001)

**17.58.090 Appeals.**

Any person aggrieved, by any order, requirement, decision or determination made by an administrative official in the processing of any application made under this chapter or in the actual decision made as required by this chapter may appeal to the ~~board of adjustment~~Hearing Examiner as provided in RCW 14.12.190. (Ord. 2001-10 (part), 2001)

**17.58.100 Judicial review.**

Any person aggrieved, or any taxpayer affected, by any decision of the ~~board of adjustment~~Hearing Examiner, may appeal to the circuit court as provided in Section III of Chapter 12 of the Public Laws of the State. (Ord. 2001-10 (part), 2001)

*Section 17. Kittitas County Code Chapter 17.59, Liberty Historic Zone, is amended as follows:*

**Chapter 17.59**

**LIBERTY HISTORIC ZONE**

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**17.59.020 Permitted uses.**

The following uses are permitted:

1. Single-family homes, mobile homes, cabins, duplexes;
  2. Lodges and community clubhouses;
  3. Agriculture, livestock, poultry or hog raising, and other customary agricultural uses traditionally found in Kittitas County, provided that such operations shall comply with all state and/or county health regulations and with regulations contained in this title related to feedlots;
  4. Forestry, including the management, growing and harvesting of forest products, and including the processing of locally harvested forest crops using portable equipment;
  5. (Deleted by Ord. 92-6);
  6. All buildings and structures not listed above which existed prior to the adoption of the ordinance codified in this chapter;
  7. Mining and associated activities;
  8. Quarry mining, sand and gravel excavation, and rock crushing operations;
  9. (Deleted by Ord. 92-6);
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10. Uses customarily incidental to any of the uses set forth in this section;
11. Home occupations which do not produce noise;
12. Any use not listed which is nearly identical to a permitted use, as judged by the administrative official, may be permitted. In such cases, all adjacent property owners will be given official notification for an opportunity to appeal such decisions to the county ~~board of adjustment~~Hearing Examiner within 10 working days of notification pursuant to KCC Title 15A, Project Permit Application Process;
13. Mining and milling; (
14. Electric Vehicle Infrastructure. See KCC Chapter 17.66

**17.59.030 Conditional uses.**

The following conditional uses are permitted: Grocery store, drug and variety store, auto-service station, cafe, tavern, museum, gift shop and similar retail businesses which have been determined by the ~~board of adjustment~~Hearing Examiner to be consistent with the purposes of this chapter. (Ord. 96-19 (part), 1996; Res. 83-10, 1983)

*Section 18. Kittitas County Code Chapter 17.60A, Conditional Uses, is amended as follows:*

**Chapter 17.60A**

**CONDITIONAL USES\***

**Sections**

- 17.60A.010 Review criteria.
- 17.60A.020 Conditions.
- 17.60A.030 Application and accompanying data.
- 17.60A.040 Fees.
- 17.60A.050 Repealed.
- 17.60A.060 Hearings - Appeal.
- 17.60A.070 Repealed.
- 17.60A.080 Transfer of Ownership.
- 17.60A.090 Expiration.

\* Prior history: Ords. 71-5, 2.

**17.60A.010 Review criteria.**

The ~~Hearing Examiner~~Board of Adjustment, upon receiving a properly filed application or petition, may permit and authorize a conditional use when the following requirements have been met:

1. The ~~Hearing Examiner~~Board of Adjustment shall determine that the proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood.
2. The ~~Hearing Examiner~~Board of Adjustment shall determine that the proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and



that it will not create excessive public cost for facilities and services by finding that (1) it will be adequately serviced by existing facilities such as highways, roads, police and fire protection, irrigation and drainage structures, refuse disposal, water and sewers, and schools; or (2) that the applicant shall provide such facilities or (3) demonstrate that the proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment. (Ord. 2007-22, 2007; Ord. 88-4 § 11 (part), 1988; Res. 83-10, 1983)

#### **17.60A.020 Conditions.**

1. In permitting such uses the Hearing Examiner ~~board of adjustment~~ may impose in addition to the regulations specified herein, such conditions as it deems necessary to protect the best interests of the surrounding property or neighborhood or the county as a whole.
2. Uses subject to conditions which exist in an R or S zone on the effective date of the ordinance codified herein shall not be changed, expanded nor structures used in connection therewith altered without first applying to the Hearing Examiner ~~board of adjustment~~ for review and under provisions of this chapter.
3. Any change, enlargement or alteration in such use shall require a review by the Hearing Examiner ~~board of adjustment~~ and new conditions may be imposed where finding requires. (Ord. 2007-22, 2007; Ord. 88-4 § 11 (part), 1988)

#### **17.60A.030 Application and accompanying data.**

Written application for the approval of the uses referred to in this chapter shall be filed in the Community Development Services department upon forms prescribed for that purpose. The application shall be accompanied by a site plan showing the dimensions and arrangement of the proposed development or changes in an existing conditional use. The administrator and/or Hearing Examiner ~~board of adjustment~~ may require other drawings, topographic surveys, photographs, or other material essential to an understanding of the proposed use and its relationship to the surrounding properties. (Ord. 2007-22, 2007; Ord. 96-19 (part), 1996; Res. 83-10, 1983)

#### **17.60A.040 Fees.**

The fees for such application shall be as established annually by the board of county commissioners under separate action. Fees shall be payable to the Kittitas County treasurer and shall not be returnable in any case. (Ord. 2007-22, 2007; Ord. 88-4 § 11 (part), 1988; Res. 83-10, 1983)

#### **17.60A.050 Affected area of use.**

Repealed by Ord. 96-19. (Ord. 2007-22, 2007; Ord. 88-4 § 11 (part), 1988; Res. 83-10, 1983)

#### **17.60A.060 Hearings - Appeal.**

Any such hearings shall be held pursuant to Title 15A of this code, Project permit application process. (Ord. 2007-22, 2007)

#### **17.60A.070 Appeal.**

Repealed by Ord. 9619. (Ord. 2007-22, 2007; Ord. 88-4 § 11 (part), 1988; Res. 83-10, 1983)

#### **17.60A.080 Transfer of Ownership.**

The granting of a conditional use permit and the conditions set forth run with the land; compliance with the conditions of the conditional use permit is the responsibility of the current owner of the property, the applicant and successors. (Ord. 2007-22, 2007)

#### **17.60A.090 Expiration.**

A conditional use permit shall become void five years after approval or such other time period as

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established by the ~~Hearing Examiner Board of Adjustment~~ if the use is not completely developed. Said extension shall not exceed a total of ten years and said phases and timelines shall be clearly spelled out in the application. (Ord. 2007-22, 2007)

*Section 19. Kittitas County Code Chapter 17.60B, Administrative Uses, is amended as follows:*

**Chapter 17.60B**  
**ADMINISTRATIVE USES**

.....

**17.60B.030 Administrative Authority.**

The director of Community Development Services is authorized to approve, approve with the conditions stated in this chapter and additional conditions deemed necessary to satisfy the purposes of this chapter and the criteria found in Section 17.60B.050 an administrative use permit. Any additional requirements obtained from other sections of the Kittitas County Code above those specified in this title, or modification of the proposal to comply with specified requirements or local conditions is also authorized. At the discretion of the administrator or by request of interested parties, the request for an administrative use permit can be heard by the ~~Board of Adjustment~~Hearing Examiner.

The ~~Board of Adjustment~~Hearing Examiner may deny an application for an administrative use permit if the use fails to comply with specific standards set forth in this title and if any of the required findings in Section 17.60B.050 are not supported by evidence in the administrative record. (Ord. 2007-22, 2007)

**17.60B.110 Appeal of Administrator's Decision.**

Action by the Administrator is final unless an appeal in writing is filed with the ~~Board of Adjustment~~Hearing Examiner, together with the applicable fee, within the time allowed per Title 15A, Project Permit Application Process of the Kittitas County Code. The request shall conform to the requirements of Section 15A.07, Project Permit Application Process of the Kittitas County Code. (Ord. 2007-22, 2007)

*Section 20. Kittitas County Code Chapter 17.61, Utilities, is amended as follows:*

**Chapter 17.61**  
**UTILITIES**

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**17.61.020 Permitted and conditional uses.**

1. Utilities shall be a permitted use in all zoning districts.
  2. Minor alternative energy facilities shall be a permitted use in all zoning districts, provided the following limitations shall apply to wind turbines located within urban growth areas:
    1. Wind turbines shall not exceed a total height of 75 feet above grade; and
    2. Rotors shall not exceed 30 feet in diameter.
  3. Minor thermal power plant facilities may be authorized by the Community Development Services director as an administrative conditional use in all zoning districts, pursuant to the criteria and procedures of this chapter and KCC Title 15A.
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4. Major alternative energy facilities may be authorized in the Agriculture-20, forest and range, commercial agriculture, and commercial forest zones as follows:
  1. Wind farms may be authorized pursuant to the provisions of Chapter 17.61A KCC;
  2. All other major alternative energy facilities may be authorized by the ~~board of adjustment~~Hearing Examiner as a conditional use.
5. Major thermal power plant facilities may be authorized by the ~~board of adjustment~~Hearing Examiner as a conditional use in the Agriculture-20, forest and range, commercial agriculture, and commercial forest zones.
6. Special utilities may be authorized by the ~~board of adjustment~~Hearing Examiner as a conditional use in all zoning districts, except for minor thermal power plant facilities as provided in subsection C of this section, and communication facilities as provided in KCC 17.61.040. Normal maintenance and repair of existing developments shall be a permitted use for both nonconforming and lawfully established special utilities.
7. Associated facilities may be authorized by the ~~board of adjustment~~Hearing Examiner as a conditional use in the general industrial zone (Chapter 17.52 KCC).
8. The ~~board of adjustment~~Hearing Examiner shall review all conditional use requests and administrative appeals pursuant to the procedures contained in KCC Title 15A, Project Permit Application Process, and the criteria contained in Chapter 17.60 KCC, Conditional Uses, this chapter, and other applicable law.
9. Nothing in this chapter is intended to interfere with the storage and/or distribution of products associated with on-site natural resource activities, including but not limited to fossil fuels. (Ord. 2007-22, 2007; Ord. 2002-19 (part), 2002; Ord. 2001-12 (part), 2001; Ord. 2000-06 (part), 2000; Ord. 99-14 (part), 1999; Ord. 98-17 (part), 1998)

#### **17.61.030 Review criteria - Special utilities and associated facilities.**

1. The ~~board of adjustment~~Hearing Examiner shall determine that adequate measures have been undertaken by the proponent of the special utility and/or associated facility to reduce the risk of accidents caused by hazardous materials.
  2. The ~~board of adjustment~~Hearing Examiner, as required by existing statutes, shall determine that the proposed special utility and/or associated facilities are essential or desirable to the public convenience and/or not detrimental or injurious to the public health or safety, or to the character of the surrounding neighborhood.
  3. The ~~board of adjustment~~Hearing Examiner shall determine that the proposed special utility and/or associated facilities will not be unreasonably detrimental to the economic welfare of the county and/or that it will not create excessive public cost for public services by finding that:
    1. It will be adequately serviced by existing services such as highways, roads, police and fire protection, emergency response, and drainage structures, refuse disposal, water and sewers, and schools; or
    2. The applicant shall provide such services or facilities.
  4. Special utilities and/or associated facilities as defined by this chapter shall use public rights-of-way or established utility corridors when reasonable. Although Kittitas County may map utility
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corridors, it is recognized and reaffirmed that the use of such corridors is subject to conditional use approval and just compensation to the landowner for the use of such corridor. While a utility corridor may be used for more than one utility or purpose, each utility or use should be negotiated with the landowner as a separate easement, right-of-way, or other agreement, or other arrangement between the landowner and all owners of interests in the property. Any county map which shows utility corridors shall designate such corridors as "private land closed to trespass and public use" where such corridors are on private land. Nothing in this paragraph is intended to conflict with the right of eminent domain.

5. The ~~board of adjustment~~Hearing Examiner shall consider industry standards, available technology, and proposed design technology for special utilities and associated facilities in promulgating conditions of approval.
6. The construction and installation of utilities and special utilities may necessitate the importation of fill material which may result in the displacement of native material. The incidental generation of earthen spoils resulting from the construction and/or installment of a utility or special utility, and the removal of said material from the development site shall not require a separate zoning conditional use permit.
7. The operation of some utilities and special utilities identified within this chapter may necessitate unusual parcel configurations and/or parcel sizes. Such parcels:
  1. Need not conform with applicable zoning requirements; provided, they comply with the procedures provided in KCC Title 16, Subdivisions, and so long as used for a utility or special utility;
  2. Are not eligible for any other use or any rights allowed to nonconforming lots in the event the utility or special utility use ceases;
  3. Shall continue to be aggregated to the area of the parent parcel for all other zoning and subdivision requirements applicable to the parent parcel. (Ord. 2001-12 (part), 2001: Ord. 2000-06 (part), 2000; Ord. 99-14 (part), 1999; Ord. 98-17 (part), 1998)

*Section 21. Kittitas County Code Chapter 17.84, Variances, is amended as follows:*

**Chapter 17.84**

**VARIANCES**

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**17.84.010 Granted when.**

Pursuant to Title 15A of this code, Project permit application process, the administrator, upon receiving a properly filed application or petition, may permit and authorize a variance from the requirements of this title only when unusual circumstances cause undue hardship in the application of it. The granting of such a variance shall be in the public interest. A variance shall be made only when all of the following conditions and facts exist:

1. Unusual circumstances or conditions applying to the property and/or the intended use that do not apply generally to other property in the same vicinity or district, such as topography;
  2. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same vicinity or district;
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3. The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or district in which the property is located;
4. That the granting of such variance will not adversely affect the realization of the comprehensive development pattern. A variance so authorized shall become void after the expiration of one year if no substantial construction has taken place;
5. Pursuant to Title 15A of this code, the ~~board of adjustment~~Hearing Examiner, upon receiving a properly filed appeal to an administrative determination for approval or denial of a variance, may permit and authorize a variance from the requirements of this title only when unusual circumstances cause undue hardship in the application of it. The granting of such a variance shall be in the public interest. A variance shall be made only when all of the conditions and facts identified within subsections A through D of this section are found by the ~~board of adjustment~~Hearing Examiner to exist. (Ord. 96-19 (part), 1996; Res. 83-10, 1983)

Section 22. *Kittitas County Code Chapter 17.96, Board of Adjustment, is amended as follows:*

~~Chapter 17.96~~

~~BOARD OF ADJUSTMENT\*~~

~~Sections~~

- ~~17.96.010 Members.~~
- ~~17.96.020 Terms.~~
- ~~17.96.030 Vacancies.~~
- ~~17.96.040 Removal.~~
- ~~17.96.050 Organization.~~
- ~~17.96.060 Meetings.~~
- ~~17.96.065 Rules and record.~~
- ~~17.96.070 Authority and duties.~~
- ~~17.96.080 Quasi-judicial powers.~~
- ~~17.96.090 Appeals—By whom made—Time limit.~~
- ~~17.96.100 Hearings—Notice of time and place.~~
- ~~17.96.110 Appeal—Time and place—Notice.~~
- ~~17.96.120 Appeal—Scope of board's authority.~~
- ~~17.96.130 Action final.~~
- ~~17.96.140 Order to include finding of fact.~~

~~\* Prior history: Ords. 71-5, 68-13, 2.~~

~~17.96.010 Members.~~

~~A board of adjustment, composed of five members shall be appointed by the chairman of the board of county commissioners with the approval of the majority of the board; provided that each member of the board shall submit to the chairman a list of nominees residing in his commissioner district, and that as nearly as mathematically possible, each commissioner district shall be equally represented on the board of adjustment. Not more than one member of the board of adjustment may be an appointed member of the planning commission. (Res. 83-10, 1983)~~

~~17.96.020 Terms.~~

~~Of the members first appointed, one shall be appointed for one year, one for two years, and one for three~~

years. Thereafter, the terms shall be for six years and until their successors are appointed and qualified. (Res. 83-10, 1983)

~~17.96.030 Vacancies.~~

~~Vacancies on the board of adjustment shall be filled by appointment in the same manner in which the members of the county planning commission are appointed as provided in Section 8, Chapter 201 of the Laws of 1959. Appointments shall be made for the unexpired portion of the term. (Res. 8310, 1983)~~

~~17.96.040 Removal.~~

~~Any member of the board of adjustment may be removed by the chairman of the board of county commissioners with the approval of the board for inefficiency, neglect of duty or malfeasance in office. (Res. 83-10, 1983)~~

~~17.96.050 Organization.~~

~~The board of adjustment shall elect a chairman and vice chairman from among its members. The board of adjustment shall appoint a secretary who need not be a member of the board. (Res. 83-10, 1983)~~

~~17.96.060 Meetings.~~

~~The board of adjustment shall hold not less than one regular meeting in each month of each year; provided that if no issues over which the board has jurisdiction are pending upon its calendar a meeting may be canceled. (Res. 83-10, 1983)~~

~~17.96.065 Rules and record.~~

~~The board of adjustment shall adopt rules for the transaction of its business and shall keep a public record of its transactions, findings and determinations. (Res. 83-10, 1983)~~

~~17.96.070 Authority and duties.~~

~~The board of adjustment, subject to the provisions of this title, and the provisions of state law shall hear and decide as pursuant to Title 15A of this code, Project permit application process. (Ord. 96-19 (part), 1996; Res. 83-10, 1983)~~

~~17.96.080 Quasi-judicial powers.~~

~~The board of adjustment may also exercise such other quasi-judicial powers as may be granted by this title. (Ord. 96-19 (part), 1996; Res. 8310, 1983)~~

~~17.96.090 Appeals—By whom made—Time limit.~~

~~Appeals may be taken to the board of adjustment by any person aggrieved, by any officer, department, board or bureau of the county affected by any decision of an administrative official. Such appeals shall be filed pursuant to Title 15A of this code, Project permit application process. (Ord. 96-19 (part), 1996; Res. 83-10, 1983)~~

~~17.96.100 Hearings—Notice of time and place.~~

~~Upon the filing of an application for a conditional use permit or appeal to an administrative determination for approval or denial on a variance as set forth in Chapters 17.60, 17.80 and 17.84, the board of adjustment shall set the time and place for a public hearing on such matter, and written notice thereof shall be pursuant to Title 15A of this code, Project permit application process. (Ord. 96-19 (part), 1996; Res. 83-10, 1983)~~

~~17.96.110 Appeal—Time and place—Notice.~~

~~Upon the filing of an appeal from an administrative determination, the board of adjustment shall set the time and place at which the matter will be considered pursuant to Title 15A of this code, Project permit application process. (Ord. 96-19 (part), 1996; Res. 83-10, 1983)~~

~~17.96.120 Appeal—Scope of board's authority.~~

~~In exercising the power granted herein, the board of adjustment may, in conformity with this title and Chapter 201 of the Laws of 1959, reverse or affirm, wholly or in part, or may modify the order, requirement, decision or determination appealed from, and may make such order, requirement, decision or determination as should be made and, to that end, shall have all the powers of the officer from whom the appeal is taken, insofar as the decision on the particular issue is concerned, and in making its determination the board of adjustment may hear any pertinent facts bearing on the case. (Res. 8310, 1983)~~

~~17.96.130 Action final.~~

- ~~1. The action of the administrator on the application for a variance is final and conclusive unless appealed to the board of adjustment pursuant to Title 15A of this code, Project permit application process.~~
- ~~2. The action of the board of adjustment on the application for a conditional use permit or a variance shall be final and conclusive unless appeal is filed by land use petition in a timely fashion. (Ord. 96-19 (part), 1996; Ord. 87-1, 1987; Res. 83-10, 1983)~~

~~17.96.140 Order to include finding of fact.~~

~~The administrator and board of adjustment shall, in making an order, requirement, decision or determination, include in a written record of the case, the findings of fact upon which the action is based. (Ord. 96-19 (part), 1996; Res. 83-10, 1983)~~

Section 23.     *Kittitas County Code Chapter 17A.96, Critical Areas, is amended as follows:*

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**17A.03.040 Processing of critical areas checklist and information.**

Processing of critical areas checklist and information. The Kittitas County planning department shall serve as the administrative agency for this chapter. All discretionary decisions hereunder shall be made by the planning director or his designee. The director may consult with other official sources, including the landowner, to determine the presence of critical areas. Utilization of outside data and information by either the director or the applicant is permitted by the Kittitas County critical areas policy document, and may be utilized to verify or dispute the designation or existence of critical areas on any property.

The critical areas checklist shall be processed concurrently with all other development permits requested concerning the site. After the application is complete, the director shall make a binding determination as to whether the parcel contains critical areas. The written determination shall include findings setting forth the basis for the determination. The written determination shall be made within fifteen business days of submittal of a complete checklist, together with receipt of the complete application as to any other related land use permit being requested for the parcel.

The director's decision may be appealed by the applicant to the Kittitas County board of commissioners, except that if the underlying permits require processing by any other decisionmaker, such as the Kittitas County planning commission, zoning adjuster, or Hearing Examinerboard of adjustment, the appeal shall lie to that body. That body shall either make a final decision, or a recommendation to the board of commissioners, consistent with the nature of the underlying permit, concerning the critical areas designation and related mitigation. The decision or recommendation shall be coordinated with the decisionmaker's final decision or recommendation on the underlying permit. If the board of county commissioners does not have jurisdiction to review the underlying permit, such as a conditional use permit granted by a Hearing Examinerboard of adjustment and appealable directly from that board to

superior court, the board of county commissioners shall nevertheless have jurisdiction of all appeals under this critical areas ordinance which de novo appeal shall be heard prior to the need to file an appeal on the underlying permit in superior court. (Ord. 94-22 (part), 1994).

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