

# Preliminary Staff Recommendations, Corrections and Clarifications

Kittitas County ■ Comprehensive Plan Compliance 2009 ■ October 6, 2009



# Preliminary Staff Recommendations, Corrections and Clarifications Kittitas County Comprehensive Plan Compliance 2009

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October 6, 2009

This document should be cited as:  
Kittitas County. 2009. Preliminary Staff Recommendations, Corrections, and Clarifications. Kittitas County Comprehensive Plan Compliance 2009. Prepared by ICF Jones & Stokes. (ICF J&S 00474.09) Seattle, WA. October 6.

This document summarizes preliminary staff recommendations, corrections, and clarifications for:

- Land use designations in the five study areas that were previously designated as Urban Growth Nodes;
- Urban Growth Area (UGA) boundary and land use designations for the City of Kittitas;
- Potential adjustments to countywide population allocations; and
- Designation and de-designation criteria for agricultural and forest lands of long-term commercial significance.

The recommendations are considered preliminary because the County is still receiving public input on the draft options that are summarized in the public review draft reports, and that were presented in the public workshops held September 29 through October 1, 2009, at four locations across the County. The close of comment period from the workshops is October 13, 2009, which is the scheduled date for a public hearing before the Planning Commission.

## Recommendations for Five Unincorporated Areas

The recommendations are based on the information in the public review draft report, *Assessment of Five County Areas for Land Use Designations* (September 2009), County guidance and public comment and input received to date.

The first part of this section contains recommendations for changes to Kittitas County Countywide Planning Policies (CPPs), the Kittitas County Comprehensive Plan and Kittitas County Code Title 17 (Zoning) that are generally applicable to all of the study areas. This discussion is followed by specific recommendations and discussion of options for each of the five study areas.

### Policy Recommendations

This section provides recommendations to implement potential land use designation changes in the study areas. These recommendations are generally applicable to all of the study areas. Table 1 summarizes the Comprehensive Plan designations that were identified under the designation options, and the zoning designations that were identified to implement each Comprehensive Plan designation.

**Table 1. Recommended Comprehensive Plan and Zoning Designations**

<b>Limited Areas of More Intensive Rural Development</b>	
<b>Comprehensive Plan Designations</b>	<b>Implementing Zoning Designations</b>
Rural Residential	Residential
Commercial	General Commercial, Limited Commercial, or Highway Commercial, depending on existing use and planned development pattern
Industrial	Light Industrial
<b>Urban Growth Area (UGA) or Master Planned Resort (MPR)</b>	
<b>Comprehensive Plan Designations</b>	<b>Zoning Designations</b>
Public Recreation	Highway Commercial
Commercial Lodging - Snoqualmie	Highway Commercial or Urban Residential or Forest and Range, depending on existing use and planned development pattern
Residential – Snoqualmie	Urban Residential
Commercial – Snoqualmie	General Commercial
Active Recreation - Snoqualmie	Urban Residential
Light Industrial – Snoqualmie	Light Industrial, or Highway Commercial depending on existing use and planned development pattern
Urban Residential	Urban Residential
Commercial	General Commercial
Industrial	General Industrial
<b>Rural Lands (outside of designated LAMIRD, UGA, or MPR areas)</b>	
<b>Comprehensive Plan Designations</b>	<b>Zoning Designations</b>
Rural Residential	Rural 3, Forest and Range, or Rural Residential, depending on existing use and planned development pattern
Rural	Forest and Range, Rural 3
Agricultural	Agricultural-3 or Agricultural-20, depending on existing use and planned development pattern

In order to implement the recommended designation options, revisions are proposed for the Countywide Planning Policies, Comprehensive Plan policies, and Kittitas County Code Title 17 (Zoning). These are described as follows.

### *Countywide Planning Policies*

Proposed amendments to the Countywide Planning Policies are included as Attachment A. The preliminary staff recommendation reflects the proposed amendments presented in Appendix C of the public review draft report, with no additional changes recommended. Proposed changes are summarized as follows:

- Delete references to Urban Growth Nodes.
- Add provision to allow for designation of limited areas of more intensive rural development (LAMIRD).
- Revise policies to allow for unincorporated UGAs independent from incorporated cities.

## *Comprehensive Plan*

Proposed amendments to the Comprehensive Plan text are provided in Attachment B. The preliminary staff recommendation reflects the proposed amendments presented in Appendix D of the public review draft report, with no additional changes recommended. Proposed changes are summarized as follows:

- To the extent possible, eliminate split parcels in Comprehensive Plan land use designations. Make all land use designation changes to coincide with the nearest parcel line.
- Amend Comprehensive Plan Chapter 2: Land Use, Chapter 3: Housing, Chapter 5: Capital Facilities, Chapter 6: Utilities, and Chapter 8: Rural Lands to delete references to “areas formerly known as UGNs”.
- Amend Comprehensive Plan Chapter 8: Rural Lands to provide for LAMIRD designations. Consistent with GMA, the proposed designations address three types of LAMIRDs:
  - **Type 1** – Rural Activity Centers, consisting of infill, development, or redevelopment of existing commercial, industrial, residential, or mixed-use areas, whether characterized as shoreline development, villages, hamlets, rural activity centers, or crossroads developments.
  - **Type 2** – Rural Recreational Center, providing for intensification of development on lots containing, or new development of, small-scale recreational or tourist uses that rely on a rural location and setting, but do not include new residential development.
  - **Type 3** – Rural Employment Center, providing for intensification of development on lots containing isolated nonresidential uses or new development of isolated small-scale businesses that are not principally designed to serve the rural area, but do provide job opportunities for rural residents.

Complete proposed text for the potential LAMIRD designation is included in Attachment B.

Proposed amendments to the Comprehensive Plan Land Use Map for each of the designation options are presented in the study area discussions provided later in this document.

## *Title 17 Zoning*

Recommended amendments to KCC Title 17 to implement Comprehensive Plan amendments are summarized below. Proposed zoning for each of the designation options are presented in the study area discussions provided later in this document.

- Zoning designations should follow parcel boundaries and should not extend into public rights-of-way. The proposed zoning maps presented later in this chapter do not include public rights-of-way.

- For rural lands that are not designated as a LAMIRD, no general changes to existing designations have been identified. However, in a few specific locations where current designations are urban, or Comprehensive Plan Land Use designations and zoning do not correspond, changes are recommended to achieve consistency with the rural designation. Where applicable, these recommendations are noted in the area-specific tables below.
- Adopt MPR zoning designation or consider other implementing techniques at Snoqualmie Pass. Additional specific actions to implement the MPR designation are included in the Snoqualmie Pass Study Area discussion, later in this document.
- In order to implement any future LAMIRD and UGA designations, the County should adopt area-wide rezones as shown in the applicable zoning maps presented later in this chapter. In general, the implementing zones correspond to Comprehensive Plan designations as shown in Table 1. In some cases, zoning recommendations are tailored to address existing approvals, such as approved Planned Unit Developments (PUDs), or development patterns. These unique situations are addressed in the area-specific zoning tables that follow this section.

# Study Area Recommendations

The following sections describe the specific recommendations for each of the five study areas. While the recommendations differ for each study area, the recommendations collectively include potential UGA, MPR, LAMIRD, and rural lands designations.

## Summary of Recommendations

- **Snoqualmie Pass** – Designate the majority of the study area as a Master Plan Resort.
- **Easton** – Designate the historical Easton town center as a Rural Activity Center Type 1 LAMIRD; and designate the existing employment center north of I-90 as a Rural Employment Center Type 3 LAMIRD. The remainder of the study area would receive Rural Lands designation.
- **Ronald** – The preliminary staff recommendation is to carry two options forward for deliberation by the Planning Commission. These designation options reflect different policy decisions regarding the overall character of future development within the area; therefore, only one of these options may be carried into the final recommended designation. The options are as follows:
  - **Option R1** would be to designate a Rural Activity Center Type 1 LAMIRD in the north central and western portions of the study area and retain the remainder in the Rural Lands designation.
  - **Option R2** would be to designate the majority of the study area as an Urban Growth Area, generally following the existing water and sewer service area.

Ultimately, the designation in these two areas should be based on the County’s vision for the respective future growth and direction in these study areas, and other appropriate considerations.

- **Thorp** – Designate a Rural Activity Center Type 1 LAMIRD around the historical town center; and designate the existing commercial area at the I-90 interchange as a Rural Employment Center Type 3 LAMIRD. The remainder of the study area would receive Rural Lands designation.
- **Vantage** – Designate the historical town center as a Rural Activity Center Type 1 LAMIRD.

The designation recommendations for each study area are discussed in the following sections.

## Snoqualmie Pass

Table 2 describes the preliminary staff recommendation for the Snoqualmie Pass study area. The corresponding recommended Comprehensive Plan Land Use designation map and zoning map are provided following the table.

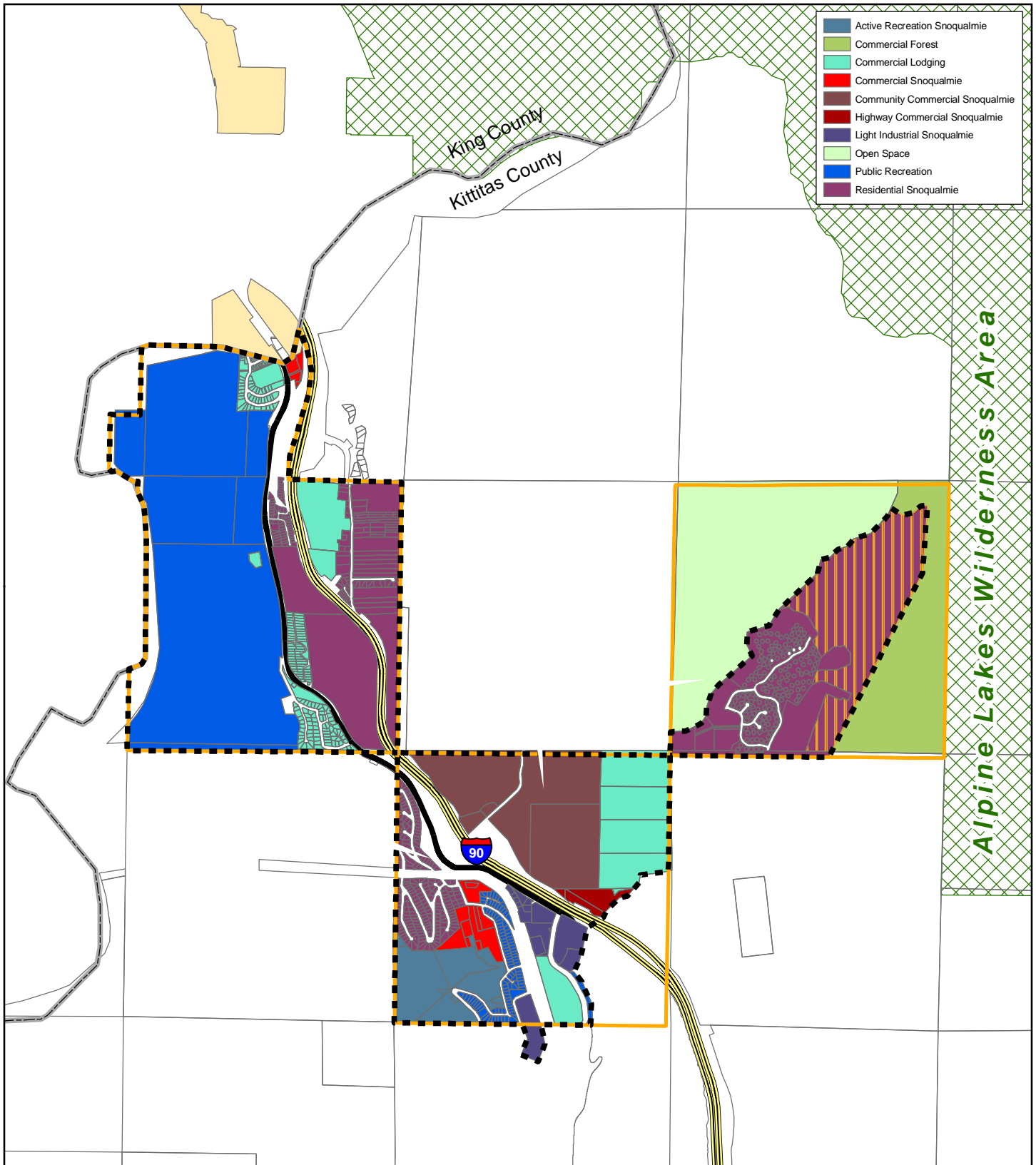
Table 2. Recommendation and Implementation Measures – Snoqualmie Pass Study Area

Snoqualmie Pass Study Area		
Preliminary Staff Recommendation		
Designation	Implementation Measures or Changes	Comments
<p><b>Master Plan Resort</b></p> <p>Designate the majority of the study area as an existing Master Planned Resort per RCW 36.70A.362.</p>	<ul style="list-style-type: none"> <li>▪ Amend Comprehensive Plan policies to allow MPR designation based on Sub-area Plan. See Attachment B.</li> <li>▪ Amend Kittitas County Zoning Code Chapter 17.37 to allow authorization of a Master Planned Resort through adoption of an approved Subarea Plan and area-wide rezoning. Amend the process for project review and use of Development Agreements for subsequent projects. (See Attachment C). Staff recommends developing an implementing permit review process. Among the choices of PUD or site plan review, staff recommends a site plan review process similar to that which applies to Suncadia.</li> <li>▪ Recommended Comprehensive Plan designations are based upon the Subarea Plan designations reflected in the current Comprehensive Plan.</li> <li>▪ Adopt implementing zoning as shown in the attached recommended zoning map on an interim basis, and apply MPR overlay. In general, recommended zoning is either the same as existing zoning, or reflects an upzone.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Master Planned Resort designation would be consistent with the existing recreational uses and development pattern in the Snoqualmie Pass Sub-area.</li> <li>▪ MPR supports the vision for this area, but since the area would not be designated urban, would not require a long term commitment by the County to provide urban levels of service for infrastructure and services.</li> <li>▪ MPR designation would permit future growth consistent with Sub-area Plan and Comprehensive Plan policies.</li> <li>▪ Permanent residences are allowed under the MPR designation, as well as an emphasis on different recreational uses at different times of the year. Thus, this designation would not be inconsistent with the Snoqualmie Pass Sub-area Master Plan goal of creating a vibrant year-round community (Section D, Goal 2)</li> <li>▪ MPR designation would have capacity for additional population growth of approximately 5,970. MPR population capacity is not included as part of the urban population allocation. However, the County could opt to allocate population to area under this designation.</li> <li>▪ Property ownership is fragmented, with multiple large and small parcels and property owners in the Sub-area.</li> <li>▪ Due to the ownership pattern, adoption of a development agreement for the entire MPR area, as currently set forth in KCC 17.37.040, is not practical. Instead, the MPR designation for the Snoqualmie Pass Sub-area could be based on the goals, policies and recommended actions contained in the Sub-area Plan. This would require amendments to the Comprehensive Plan and KCC 17.37 (Attachment C).</li> <li>▪ Information provided on the Snoqualmie Pass Utility District's current</li> </ul>

**Snoqualmie Pass Study Area**

Preliminary Staff Recommendation		
Designation	Implementation Measures or Changes	Comments
	<ul style="list-style-type: none"> <li>▪ Review interim zoning to confirm consistency with adopted sub-area plan and amend zoning designations as needed to correspond to the sub-area plan.</li> <li>▪ CHANGE NOTE: Recommended zoning in the south portion of the study area, adjacent to Keechelus Lake, has been revised from the zoning in the Public Review Draft Report. The southeastern-most parcel is recommended to remain at its current zoning of Forest and Range, and the parcel to the north of the PUD in that area is recommended to remain zoned as Highway Commercial.</li> <li>▪ In addition, the boundary at the south end of the area has been adjusted to include the Snoqualmie Pass Utility District wastewater facility.</li> </ul>	<p>plan update indicates that the District has identified a future capacity of 2,072 residential units, which is less than the land capacity calculated under this designation option, which is 2,618. However, additional information has been received about land purchased by the Cascade Land Trust in the eastern portion of the study area (see figures). Once the boundaries of the purchased land have been confirmed, it will be removed from the proposed MPR boundary, and the overall capacity adjusted. It is expected that the capacity will be reduced by 400-500 units, which would put the overall land capacity closer to the capacity defined by the Utility District.</p>
<b>Discussion of Other Options</b>		
<p><b>Option S1: Rural Activity Center (Type 1) and Recreational Center (Type 2) LAMIRDS</b></p> <p>Designate Type 1 LAMIRD for the two areas surrounding the existing resort, and a Type 2 LAMIRD for the area with existing cabins the in the eastern portion of the study area.</p>	<ul style="list-style-type: none"> <li>▪ Rural Activity Center (Type 1) LAMIRD would constrain future expansion and sewer service delivery outside the boundaries defined by pre-1990 development, and may not be consistent with the scale of development planned in the area, nor special district capital plans.</li> <li>▪ Rural Recreational Center (Type 2) LAMIRD is consistent with recreational and resort uses, but may not be consistent with the scale of development planned in the study area.</li> <li>▪ LAMIRD designations would have lowest capacity for additional population growth (~2,859) and jobs (~120).</li> <li>▪ Designation is consistent with the adjoining Rural Village LAMIRD in King County.</li> </ul>	
<p><b>Option S3: Urban Growth Area Designation</b></p> <p>Designate the majority of the western two-thirds of the study</p>	<ul style="list-style-type: none"> <li>▪ A UGA designation would require a long-term commitment by the County to potentially provide urban levels of service for infrastructure and services; and inclusion of this area in the County Capital Facilities Plan.</li> <li>▪ Water and sewer service are available through most of the western two-thirds of the study area. Potential UGA boundary does not include area outside of existing water and sewer improvements in the Snoqualmie Pass Utility District with the</li> </ul>	

Snoqualmie Pass Study Area		
Preliminary Staff Recommendation		
Designation	Implementation Measures or Changes	Comments
<p>area as Urban Growth Area, generally following the Snoqualmie Pass Utility District service area boundaries within the study area. Designate all areas outside of the Snoqualmie Pass Utility District as Rural.</p>	<p>exception of the ski slopes. Potential UGA designation excludes area to the east, which contains minimal improvements or existing structures.</p> <ul style="list-style-type: none"> <li>▪ Potential UGA would have capacity for approximately 5,588 additional population growth exceeding the current UGN allocation of 5,281 persons if existing PUD approvals and land use designations are assumed. In order to match capacity with the population projection, a boundary reduction, re-designation of land uses, or allocation of rural population to the UGA would be necessary.</li> <li>▪ Potential UGA designation reflects existing development patterns, availability of public services and future development potential.</li> <li>▪ Primary land use in potential UGA consists of recreational and resort uses and private residences. Many of the residences appear to be used seasonally and owned as second homes. However, adopted policy in the Snoqualmie Pass Subarea Master Plan states a goal of creating a vibrant year-round community (Section D, Goal 2).</li> <li>▪ Potential UGA would not be associated with an incorporated city and would adjoin a Rural Town designation in King County. Based on GMA provisions and Growth Management Hearings Board cases, typically a LAMIRD should not be located adjacent to a UGA. However, the joint jurisdiction of King and Kittitas County within this area, combined with the difference in economic importance of the area between the two counties, is unique. If the County desires to adopt a UGA designation, additional research and coordination on this issue would be warranted.</li> <li>▪ UGA designation could be appropriate if the County concludes that year-round growth and intensification is the desired future for this Sub-area. However, the vision of the adopted sub-area plan can also be achieved through the MPR designation.</li> <li>▪ Information provided on the Snoqualmie Pass Utility District’s current plan update indicates that the District has identified a future capacity of 2,072 residential units, which is less than the land capacity calculated under this designation option, which is 2,450. If a UGA option is recommended at this location, the land capacity should be verified and as appropriate boundaries may need to be adjusted so that the land capacity is equivalent to the utility capacity.</li> </ul>	<p>exception of the ski slopes. Potential UGA designation excludes area to the east, which contains minimal improvements or existing structures.</p> <ul style="list-style-type: none"> <li>▪ Potential UGA would have capacity for approximately 5,588 additional population growth exceeding the current UGN allocation of 5,281 persons if existing PUD approvals and land use designations are assumed. In order to match capacity with the population projection, a boundary reduction, re-designation of land uses, or allocation of rural population to the UGA would be necessary.</li> <li>▪ Potential UGA designation reflects existing development patterns, availability of public services and future development potential.</li> <li>▪ Primary land use in potential UGA consists of recreational and resort uses and private residences. Many of the residences appear to be used seasonally and owned as second homes. However, adopted policy in the Snoqualmie Pass Subarea Master Plan states a goal of creating a vibrant year-round community (Section D, Goal 2).</li> <li>▪ Potential UGA would not be associated with an incorporated city and would adjoin a Rural Town designation in King County. Based on GMA provisions and Growth Management Hearings Board cases, typically a LAMIRD should not be located adjacent to a UGA. However, the joint jurisdiction of King and Kittitas County within this area, combined with the difference in economic importance of the area between the two counties, is unique. If the County desires to adopt a UGA designation, additional research and coordination on this issue would be warranted.</li> <li>▪ UGA designation could be appropriate if the County concludes that year-round growth and intensification is the desired future for this Sub-area. However, the vision of the adopted sub-area plan can also be achieved through the MPR designation.</li> <li>▪ Information provided on the Snoqualmie Pass Utility District’s current plan update indicates that the District has identified a future capacity of 2,072 residential units, which is less than the land capacity calculated under this designation option, which is 2,450. If a UGA option is recommended at this location, the land capacity should be verified and as appropriate boundaries may need to be adjusted so that the land capacity is equivalent to the utility capacity.</li> </ul>



- Active Recreation Snoqualmie
- Commercial Forest
- Commercial Lodging
- Commercial Snoqualmie
- Community Commercial Snoqualmie
- Highway Commercial Snoqualmie
- Light Industrial Snoqualmie
- Open Space
- Public Recreation
- Residential Snoqualmie

Alpine Lakes Wilderness Area



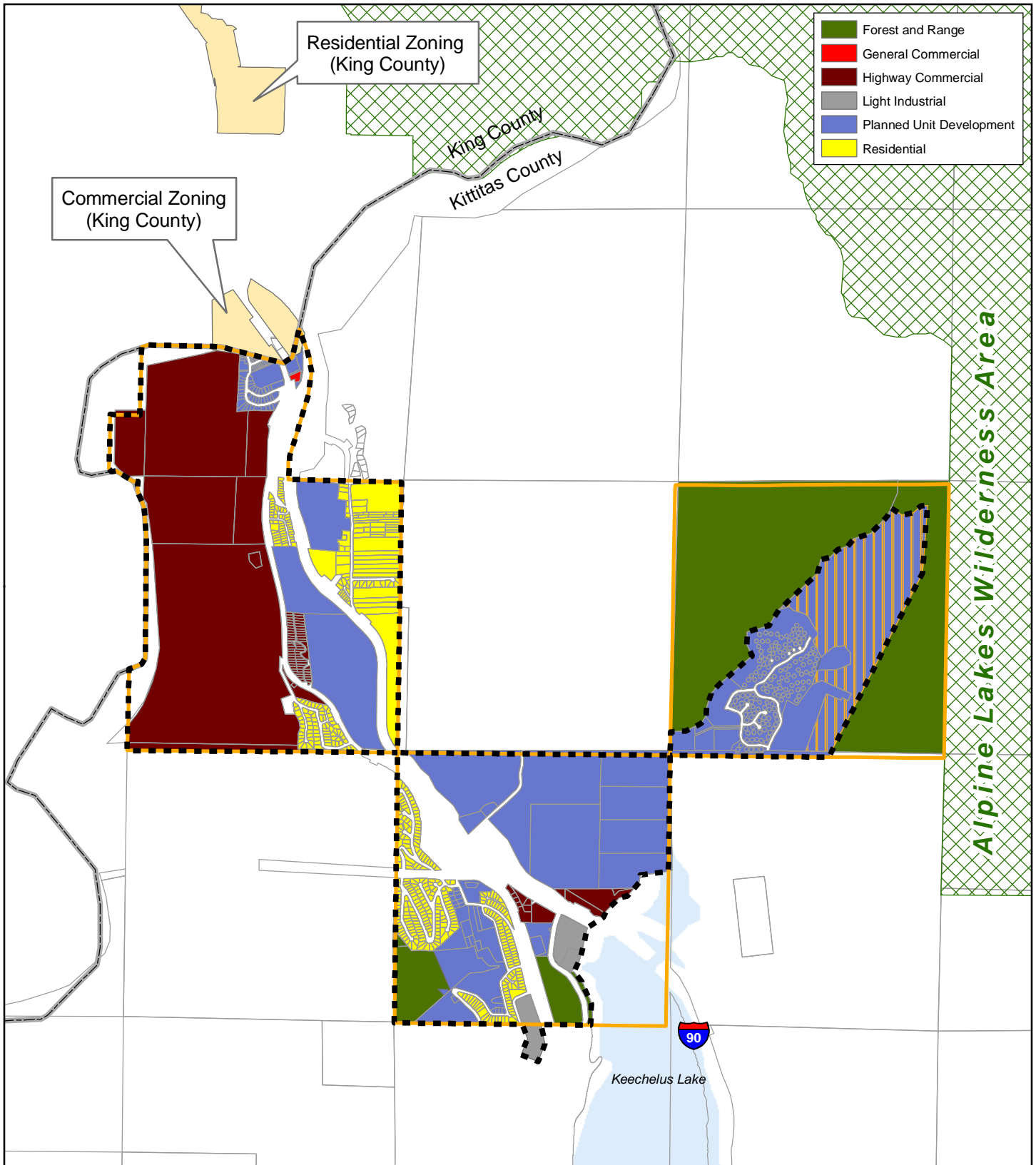
A portion of this property has been purchased by the Cascade Land Conservancy. Conservancy land will be designated Open Space.

- Master Planned Resort (MPR)
- King County Rural Town Comprehensive Plan Areas
- Study Area Boundary
- Alpine Lakes Wilderness Area
- Tax Parcels



**Preliminary Staff Recommendation: Land Use Designations  
Snoqualmie Pass Option S2 - Master Planned Resort**

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- Forest and Range
- General Commercial
- Highway Commercial
- Light Industrial
- Planned Unit Development
- Residential

Commercial Zoning  
(King County)

Residential Zoning  
(King County)

King County  
Kittitas County

Alpine Lakes Wilderness Area



Keechelus Lake



0 1,000 2,000  
Feet



A portion of this property has been purchased by the Cascade Land Conservancy. Conservancy land will be zoned Forest and Range.

--- Master Planned Resort (MPR)

--- King County Rural Town Comprehensive Plan Areas

--- Study Area Boundary

--- Alpine Lakes Wilderness Area

--- Tax Parcels



Note: Option S2 zoning designations would convert to Master Planned Resort (MPR) zoning designation upon completion of the Master Plan process.

### Preliminary Staff Recommendation: Zoning Snoqualmie Pass Option S2 - Master Planned Resort

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## Easton

Table 3 describes the preliminary staff recommendation for the Easton study area. The corresponding recommended Comprehensive Plan Land Use designation map and zoning map are provided following the table.

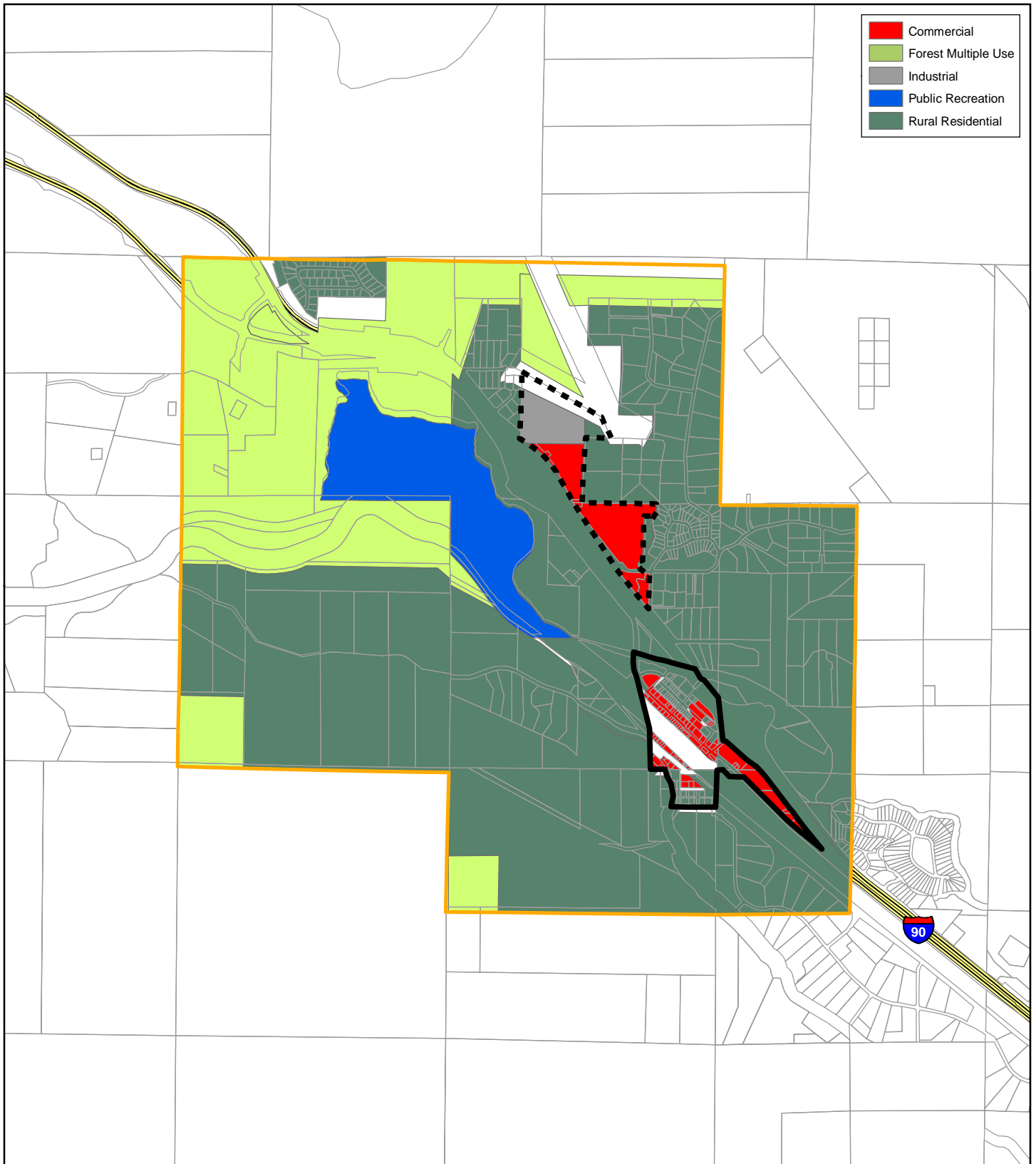
**Table 3. Recommendation and Implementation Measures – Easton Study Area**

Easton Study Area		
Preliminary Staff Recommendation		
Designations	Implementation Measures	Comments
<p><b>Rural Activity Center LAMIRD (Type 1)</b>                      Designate the historical Easton town center as a Rural Activity Center.</p> <p><b>Rural Employment Center LAMIRD (Type 3)</b>                      Designate the existing employment center as a Rural Employment Center.</p>	<ul style="list-style-type: none"> <li>▪ Amend Comprehensive Plan Land Use Map as shown in the Land Use figure following this table.</li> <li>▪ Adopt implementing zoning to correspond to land use designations as shown in the Zoning figure following this table.</li> <li>▪ CHANGE NOTE: The recommended boundaries for the Type 1 LAMIRD have been refined compared to the Public Review Draft Report. The boundary has been extended to include several parcels located adjacent to I-90, at the southeast portion of the designated area. These parcels would have Commercial land use designation, and be zoned General Commercial, which is consistent with their existing designation and zoning.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Water service is available to a portion of the study area. Sewer service is not available.</li> <li>▪ Study area existing population is approximately 383, with an estimated capacity for an additional 40 persons under the combined LAMIRD designations.</li> <li>▪ The total area within the LAMIRD boundary would be approximately 90 acres.</li> <li>▪ Public services, population and employment capacity, and historic development trends are more consistent with a rural town than an urban growth area.</li> <li>▪ Rural Activity Center designation reflects the mixed use character of the historical town center.</li> <li>▪ LAMIRD boundary was established based on best available information regarding historical land use patterns.</li> <li>▪ Designation of Rural Employment Center would allow continuation and limited growth of commercial and industrial uses.</li> <li>▪ Combined Easton LAMIRD designations would provide additional capacity for an estimated 87 jobs.</li> <li>▪ The total area within the LAMIRD boundary would be approximately 84 acres.</li> </ul>

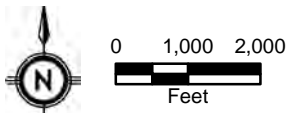
**Easton Study Area**

**Preliminary Staff Recommendation**

<b>Designations</b>	<b>Implementation Measures</b>	<b>Comments</b>
<b>Rural Area Outside of LAMIRDS</b>	<ul style="list-style-type: none"> <li>▪ Re-designate current Urban Residential designation to Rural Residential with implementing zoning of Rural Residential or Rural 3, as shown in the figure following this table.</li> <li>▪ Re-designate current Forest and Range and Commercial areas as Rural Residential with implementing zoning of Forest and Range or Rural Residential as shown in the figure following this table.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Proposed land use and zoning designations are intended to achieve consistency with rural land use patterns.</li> </ul>

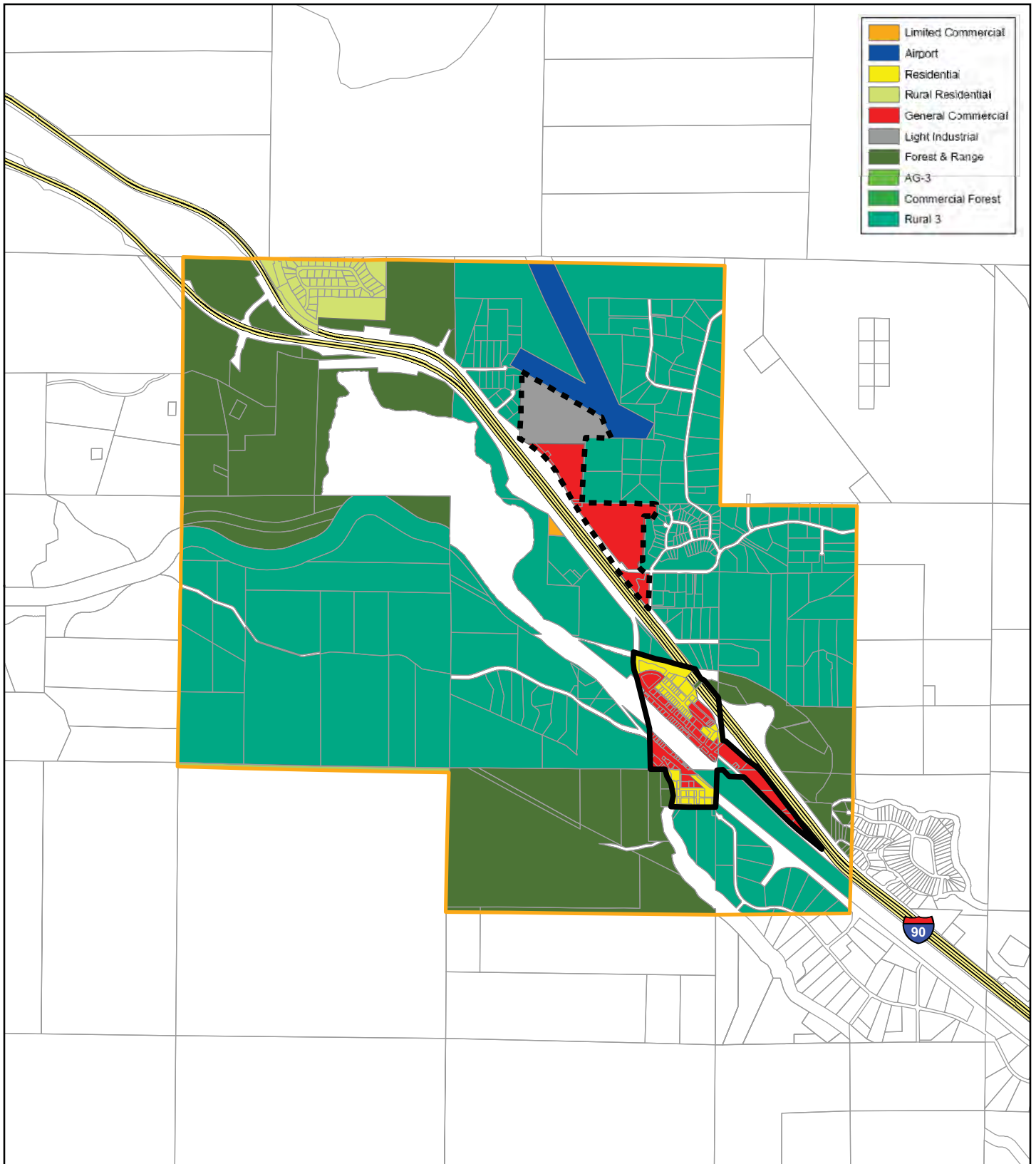


- Commercial
- Forest Multiple Use
- Industrial
- Public Recreation
- Rural Residential



- Rural Activity Center LAMIRD (Type 1)
- Rural Employment Center LAMIRD (Type 3)
- Study Area Boundary
- Tax Parcels

**Preliminary Staff Recommendation: Land Use Designations  
Easton Options E1 (Type 1 LAMIRD) and E2 (Type 3 LAMIRD)**



- Limited Commercial
- Airport
- Residential
- Rural Residential
- General Commercial
- Light Industrial
- Forest & Range
- AG-3
- Commercial Forest
- Rural 3



- Option E1 - Rural Activity Center LAMIRD (Type 1)
- Option E2 - Rural Employment Center LAMIRD (Type 3)
- Study Area Boundary
- Tax Parcels

## Ronald

Table 4 describes the preliminary staff recommendation for the Ronald study area. Two options are being carried forward for deliberation. The corresponding recommended Comprehensive Plan Land Use designation map and zoning map are provided following the table.

**Table 4. Recommendation and Implementation Measures – Ronald Study Area**

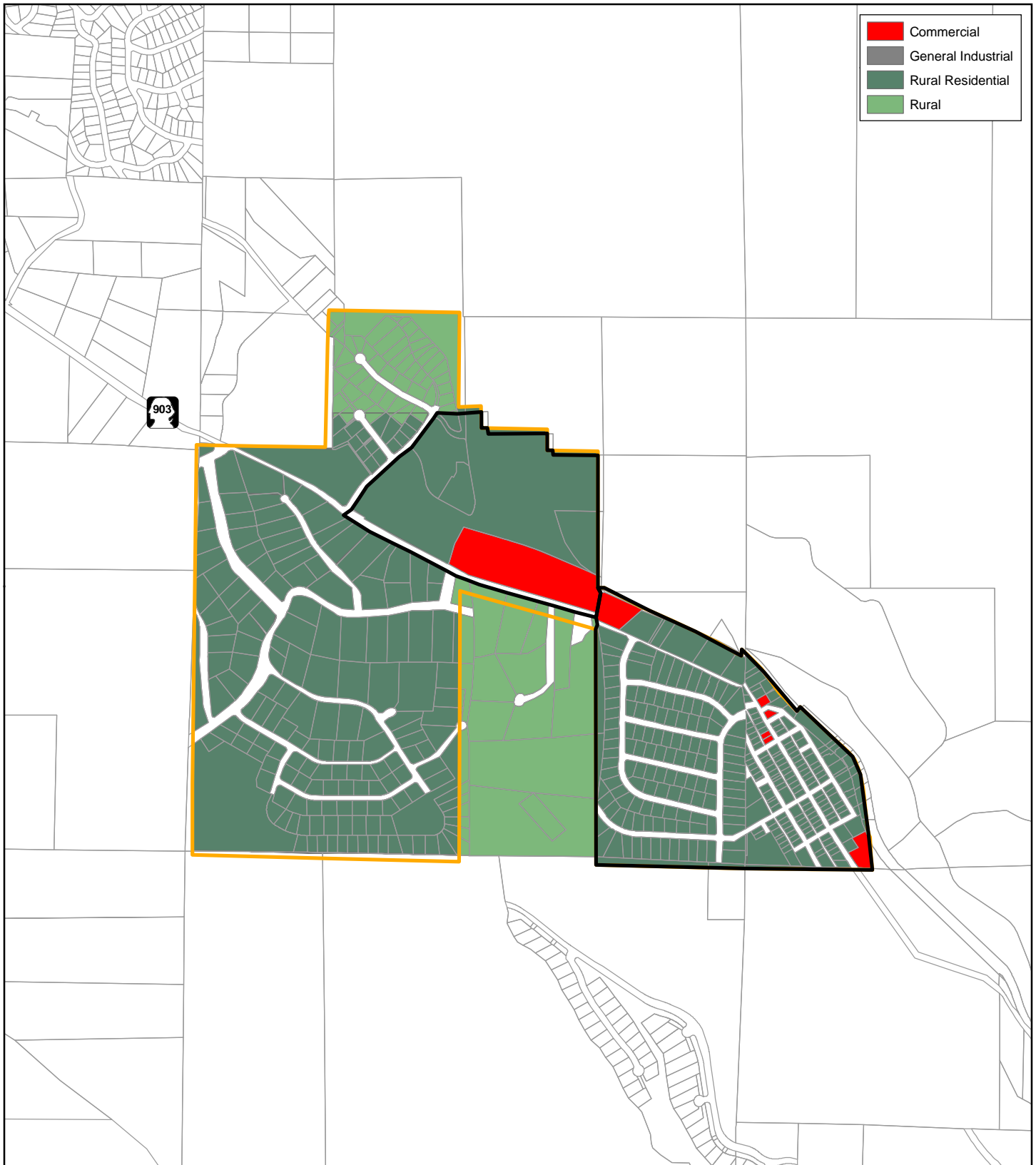
Ronald		
Preliminary Staff Recommendation – Keep the following UGA and LAMIRD options on the table for discussion and deliberation:		
Designations	Implementation Measures	Comments
<p><b>Option R1: Rural Activity Center LAMIRD (Type 1)</b></p> <p>Designate Rural Activity Center LAMIRD in the western portion of the study area. Consider expansion of this LAMIRD to include the north central portion of the study area.</p>	<ul style="list-style-type: none"> <li>▪ Amend Comprehensive Plan Land Use Map as shown in the figure following this table.</li> <li>▪ Adopt implementing zoning to correspond to land use designations as shown in the figure following this table.</li> <li>▪ In historic Ronald, retain Residential 2 zoning for the area that is designated Urban Residential.</li> <li>▪ Re-designate industrially zoned property from Urban Residential to Industrial on the Comprehensive Plan Land Use map.</li> <li>▪ For residential developments with approved Planned Unit Developments (PUDs), retain the PUD zoning designation.</li> <li>▪ CHANGE NOTE: The Land Use designation for the area to the west of Pine Loch area (outside the Urban Growth Node boundary) is recommended to be changed from Urban Residential to Rural, which is consistent with the current zoning in this area, which is Rural</li> </ul> <p>3. Recommendations for areas outside but adjacent to the UGN boundaries were not included in the Public Review Draft Report.</p>	<ul style="list-style-type: none"> <li>▪ The eastern portion of the Rural Activity Center designation reflects the mixed use character of the historical town center. Historical records indicate that the Town of Ronald was established in the late 1800s.</li> <li>▪ The north central portion of the potential LAMIRD is based on a 1990 USGS aerial photo showing cleared land with buildings on the north side of SR 903. While less developed than the historical town center, the photo indicates that development was ongoing in this area in 1990. Some comments provided in early September note industrial and commercial operations prior to 1990 (Terra Design Group, September 1, 2009).</li> <li>▪ Study area existing population is estimated at approximately 265 residents, with capacity for an additional 1,584 persons under the LAMIRD designation.</li> <li>▪ The total area within the LAMIRD boundaries would be approximately 193 acres.</li> </ul>

**Ronald**

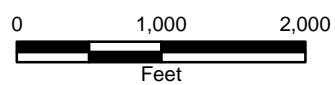
**Preliminary Staff Recommendation – Keep the following UGA and LAMIRD options on the table for discussion and deliberation:**

Designations	Implementation Measures	Comments
<p><b>Option R2: Urban Growth Area</b>  Designate the majority of the study area as an Urban Growth Area, with the exception of areas to the west and southeast that are not within the water and sewer service area.</p>	<ul style="list-style-type: none"> <li>▪ Revise population allocation and adjust UGA boundary as appropriate to reflect UGA designation.</li> <li>▪ Amend Comprehensive Plan text and Land Use Map to reflect urban and rural designations. Ensure UGA designation does not result in rural sprawl.</li> <li>▪ Adopt implementing zoning to correspond to land use designations as shown in as shown in the figure following this table.</li> <li>▪ In old town, retain Residential 2 zoning for the area that is designated Urban Residential.</li> <li>▪ Re-designate industrially zoned property from Urban Residential to Industrial on the Comprehensive Plan Land Use map.</li> <li>▪ For existing developments with approved Planned Unit Developments, retain the PUD zoning designation.</li> <li>▪ Update County Capital Facilities Plan to include Ronald as a UGA.</li> <li>▪ CHANGE NOTE: The Land Use designation for the area to the west of Pine Loch area (outside the Urban Growth Node boundary) is recommended to be changed from Urban Residential to Rural, which is consistent with the current zoning in this area, which is Rural 3. Recommendations for areas outside but adjacent to the UGN boundaries were not included in the Public Review Draft Report.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Water and sewer service is available within potential Urban Growth Area.</li> <li>▪ A UGA designation would require a long-term commitment by the County to potentially provide urban levels of service for infrastructure and services; and inclusion of this area in the County Capital Facilities Plan. In addition to sewer and water, transportation, stormwater, law enforcement, fire and emergency medical services, administrative services, parks, and schools would need to be considered. Recommended UGA boundaries may need to be adjusted, depending on how the capacity of infrastructure and services matches land capacity.</li> <li>▪ Study area existing population is estimated at approximately 265 residents, with capacity for an additional 2,615 persons under the UGA designation.</li> <li>▪ The total area within the UGA boundary would be approximately 339 acres.</li> <li>▪ Based on the availability of services and existing development pattern, a UGA designation may be appropriate if the County concludes that future growth and intensification is desired. If the County concludes that growth should be limited to infill of existing areas, a LAMIRD designation, discussed above would be more appropriate.</li> <li>▪ UGA designation would recognize historic town center on the eastern side of the study area and newer commercial, multifamily, and single family land use patterns extending to the west.</li> <li>▪ UGA designation excludes areas to the southeast and west which are not on water and sewer service.</li> <li>▪ Potential UGA would not be associated with an incorporated city and would be approximately 2 miles west of the incorporated City of Roslyn.</li> </ul>

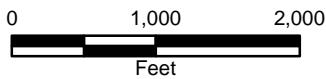
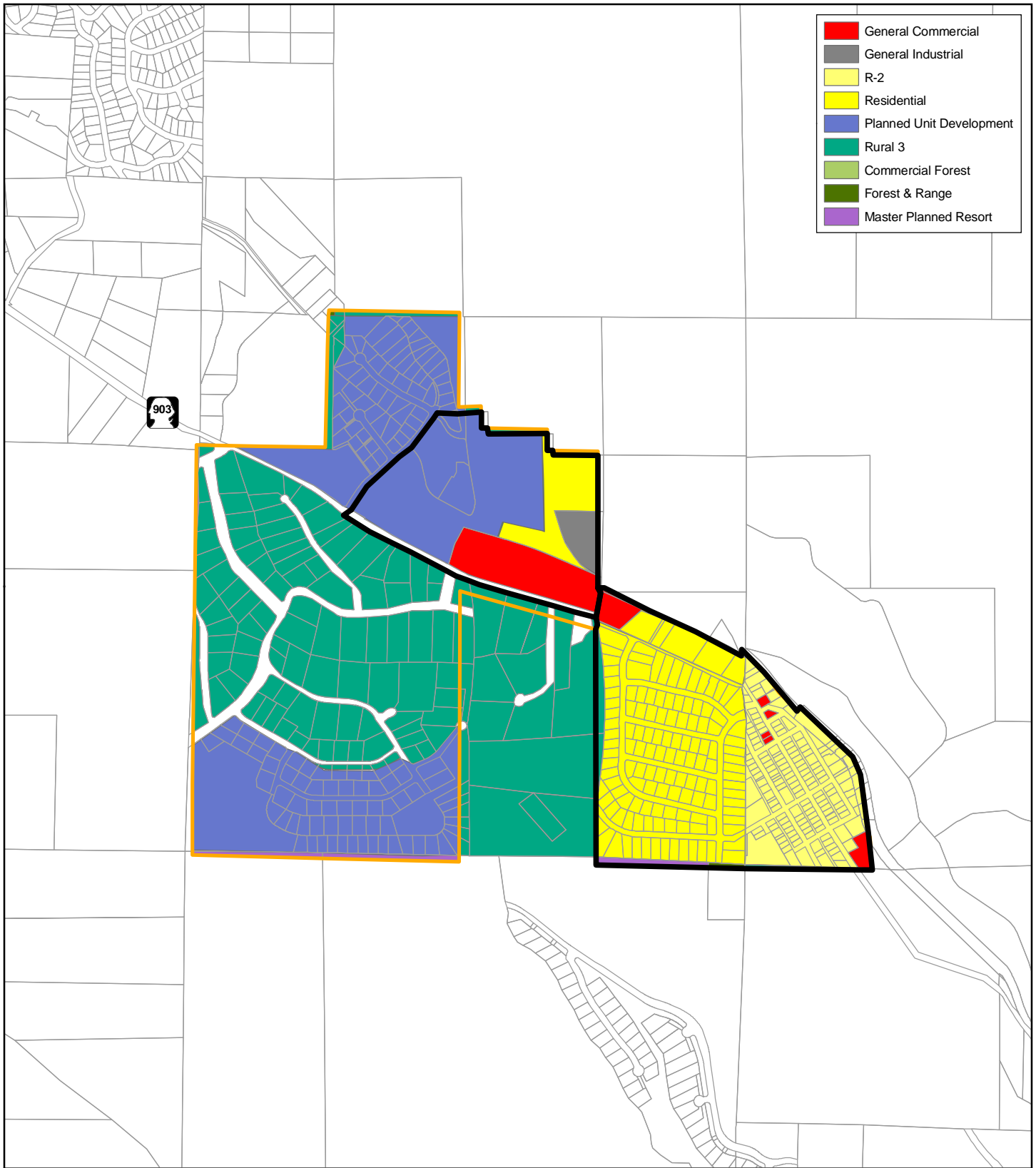
Ultimately, the designation in these two areas should be based on the County's vision for the respective future growth and direction in this area and other considerations, such as (1) whether or not the County desires to make a long-term commitment to supporting urban-level services, and (2) whether or not the County identifies an advantage to concentrating more future development in one area (typically will allow for more efficient delivery of services). If the County proceeds with a UGA option, additional effort would be required to develop amendments to the County Capital Facility Plan.



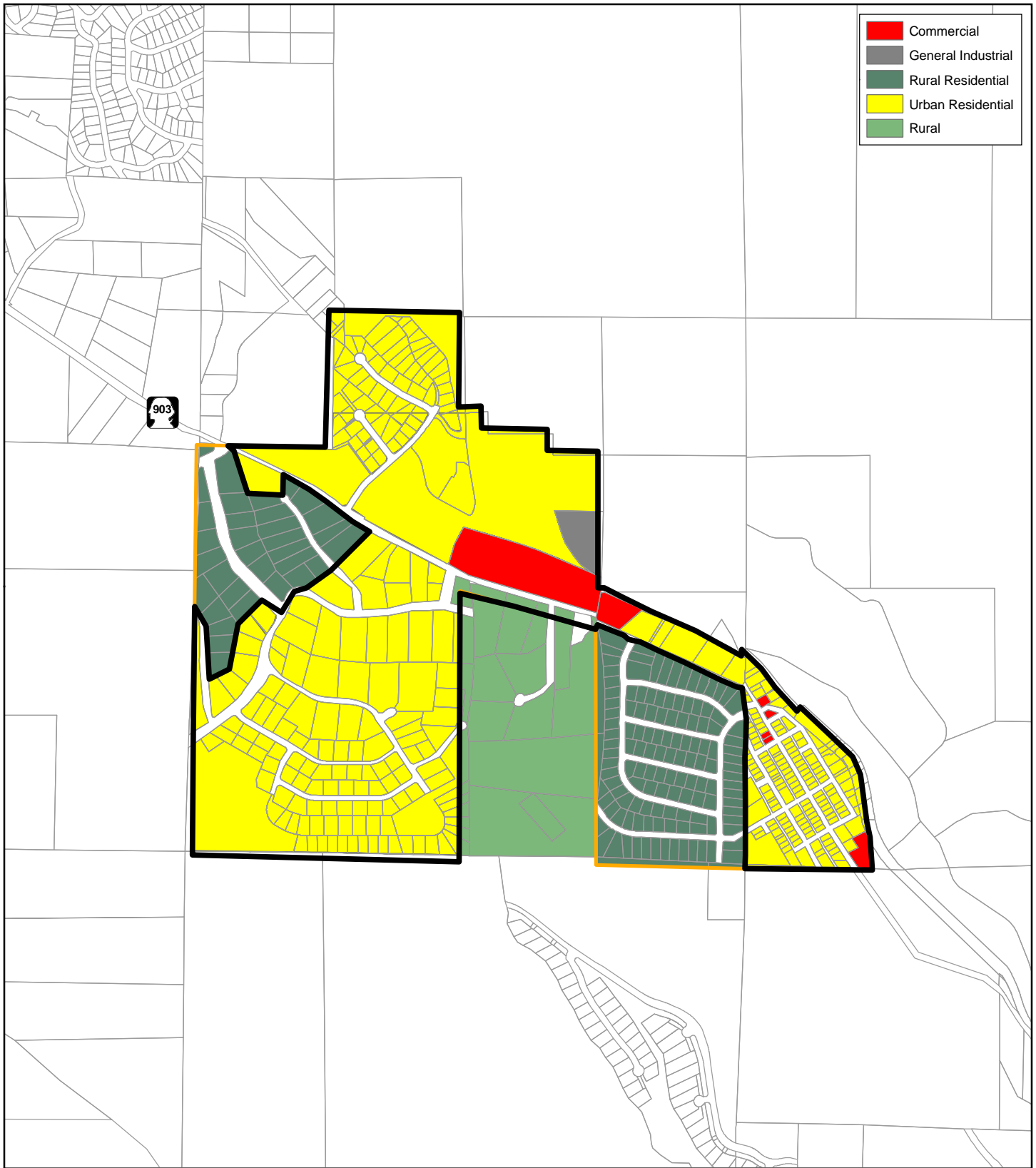
- Commercial
- General Industrial
- Rural Residential
- Rural



- Option R1 - Rural Activity Center (Type 1) LAMIRD
- Study Area Boundary
- Tax Parcels

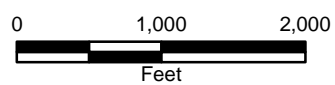


Option R1 - Rural Activity Center (Type 1) LAMIRD Study Area Boundary  
Tax Parcels

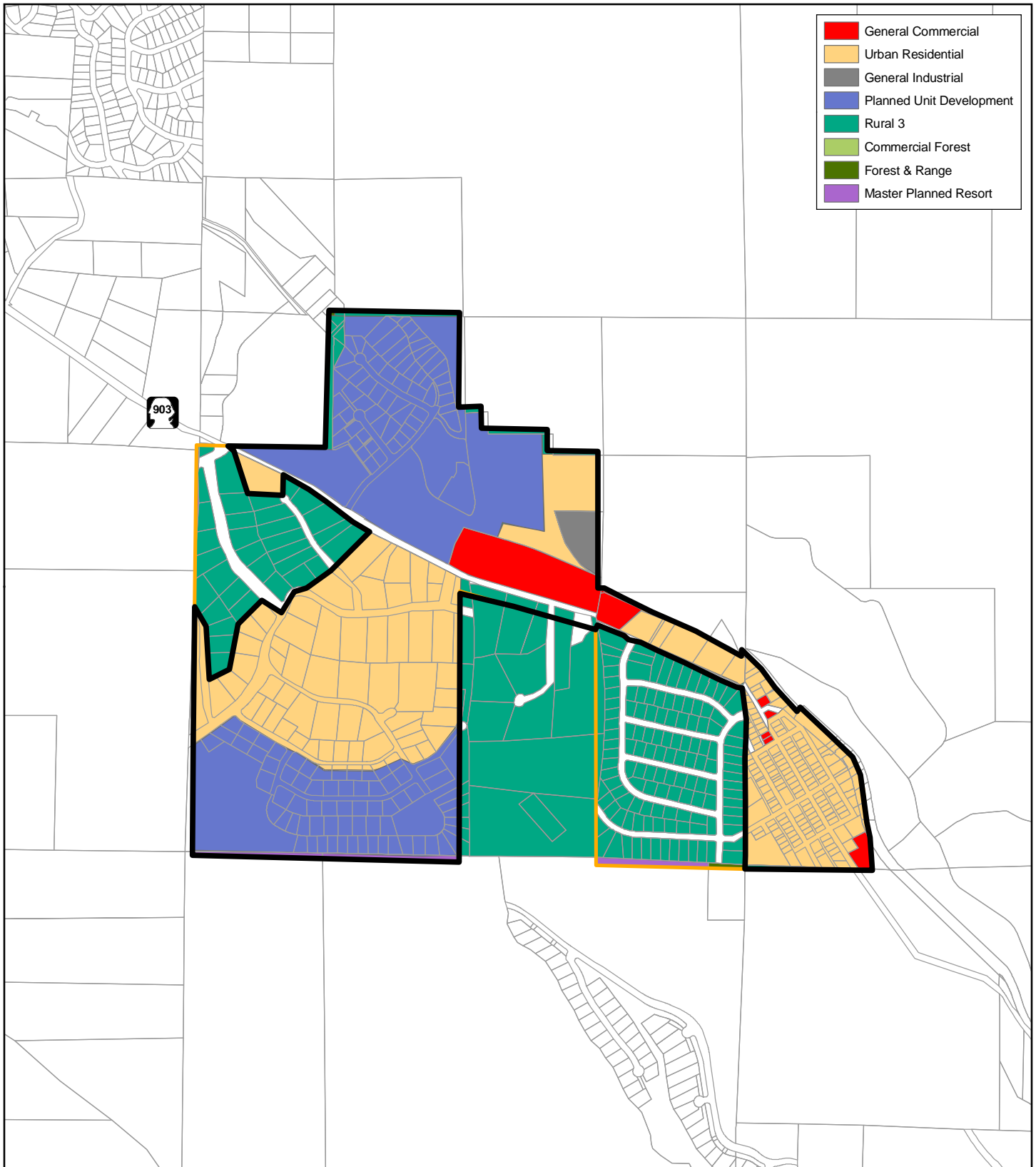


- Commercial
- General Industrial
- Rural Residential
- Urban Residential
- Rural

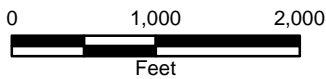
903



- Option R2 - Urban Growth Area
- Study Area Boundary
- Tax Parcels



- General Commercial
- Urban Residential
- General Industrial
- Planned Unit Development
- Rural 3
- Commercial Forest
- Forest & Range
- Master Planned Resort



- Option R2- Urban Growth Area
- Study Area Boundary
- Tax Parcels

# Thorp

Table 5 describes the preliminary staff recommendation for the Thorp study area. The corresponding recommended Comprehensive Plan Land Use designation map and zoning map are provided following the table.

Table 5. Recommendation and Implementation Measures – Thorp Study Area

Thorp Study Area		
Preliminary Staff Recommendation		
Designations	Implementation Measures	Comments
<p><b>Rural Activity Center LAMIRD (Type 1)</b>  Designate a Rural Activity Center LAMIRD around the historical town center of Thorp.</p> <p><b>Rural Employment Center LAMIRD (Type 3)</b>  Designate the existing commercial area at the I-90 interchange as a Rural Employment Center.</p>	<ul style="list-style-type: none"> <li>▪ Adopt implementing zoning to correspond to land use designations as shown in the Zoning figure following this table</li> <li>▪ For the area designated Public Recreation in the Comprehensive Plan, rezone to Agricultural 3 zoning designation and consider a future zoning designation to more specifically implement the intent of the Public Recreation designation.</li> <li>▪ CHANGE NOTE: Refinements have been made to some recommended land use designations and zoning, compared to the Public Review Draft Report. <ul style="list-style-type: none"> <li>○ In the Type 1 LAMIRD boundary: three parcels to the west of the existing commercial have recommended Commercial designation and zoning instead of Residential, to reflect current and historic uses of those properties.</li> <li>○ In the Type 1 LAMIRD boundary: the recommended designation and zoning in the western portion of the railroad right-of-way has been changed from Commercial to Residential, because</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▪ Portions of the study area are served by water service; sewer service is not available.</li> <li>▪ The study area contains an estimated 273 population with estimated capacity for approximately 325 additional population assuming the combined LAMIRD designation.</li> <li>▪ The total area within the LAMIRD boundary would be approximately 186 acres.</li> <li>▪ Public services, population capacity, and historic development trends are more consistent with a rural town than an urban growth area.</li> <li>▪ The Rural Activity Center designation reflects the mixed use character of the historical town center. Historical records indicate that the Town of Thorp was established in 1895.</li> <li>▪ LAMIRD boundary was established based on best available information regarding historical land use patterns.</li> <li>▪ Designation of Rural Employment Center would allow continuation and limited growth of commercial uses.</li> <li>▪ Combined Thorp LAMIRD designations would provide additional capacity of an estimated 78 jobs assuming proposed changes.</li> <li>▪ The total area within the LAMIRD boundary would be approximately 35 acres.</li> </ul>

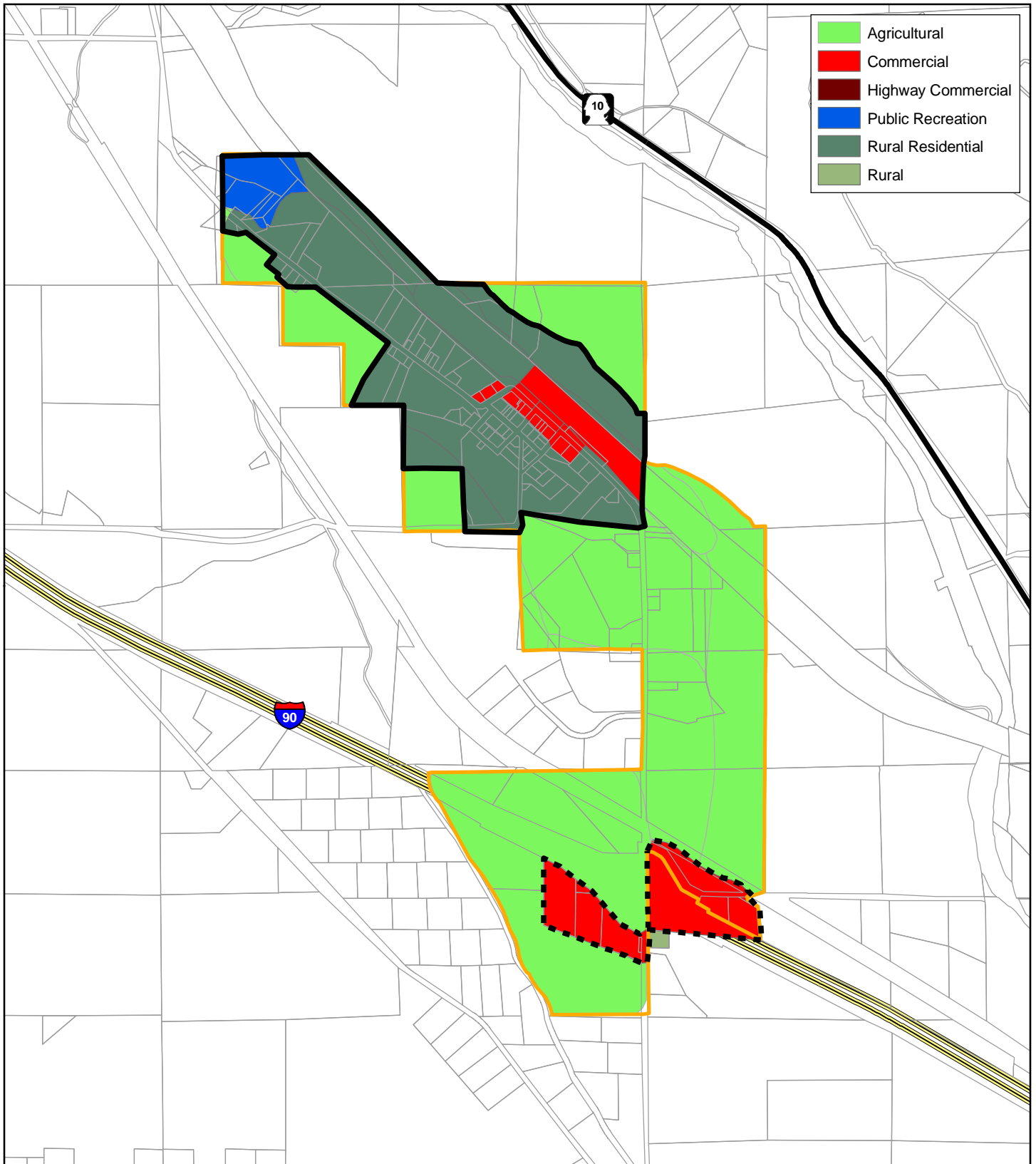
**Thorp Study Area**

**Preliminary Staff Recommendation**

Designations	Implementation Measures	Comments
	<p>there is no public access to this area, and future commercial development does not appear viable. This adjustment changed the estimated commercial proposed LAMIRDs from 96 to 78 jobs.</p> <ul style="list-style-type: none"> <li>o In the Type 3 LAMIRD: the area to the southeast would be designated Limited Commercial, which currently applies to a portion of the area; the utility offices are added to Limited Commercial.**</li> <li>o Across the street (to the east) of the southwest portion of the Type 3 LAMIRD, one parcel has been identified with that currently has a Rural designation, but is zoned as Limited Commercial. This parcel is located outside of the proposed LAMIRD boundary, and existing land use consists of one house. It is recommended that zoning be changed from Limited Commercial to Rural 3, so that zoning is consistent with the Land Use Designation and the current use. Recommendations for areas outside but adjacent to the UGN boundaries were not included in the Public Review Draft Report.**</li> <li>o Inside the Type 3 LAMIRD, the recommended land Use designation has been corrected to Commercial (because Highway Commercial is not a</li> </ul>	

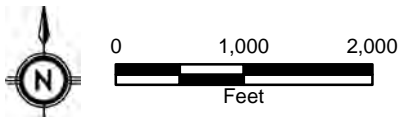
Thorp Study Area		
Preliminary Staff Recommendation		
Designations	Implementation Measures	Comments
<b>Rural Area Outside of LAMIRD</b>	<p>land use designation applied countywide) and the zoning for the northeast portion has been changed from General Commercial to Highway Commercial.</p> <ul style="list-style-type: none"> <li>▪ Re-designate current Urban Residential and Commercial designations that are zoned Agriculture 20 to an Agriculture designation.</li> <li>▪ Rezone area Agriculture designated land from Commercial to Agriculture 20.</li> <li>▪ Rezone Commercial designated land from Highway Commercial to Limited Commercial.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Proposed land use and zoning designations are intended to achieve consistency with rural land use patterns.</li> </ul>

\*\*These two recommendations are different than what was discussed at the Joint Agency Meeting on October 6, 2009, based on additional information that was received the following day.



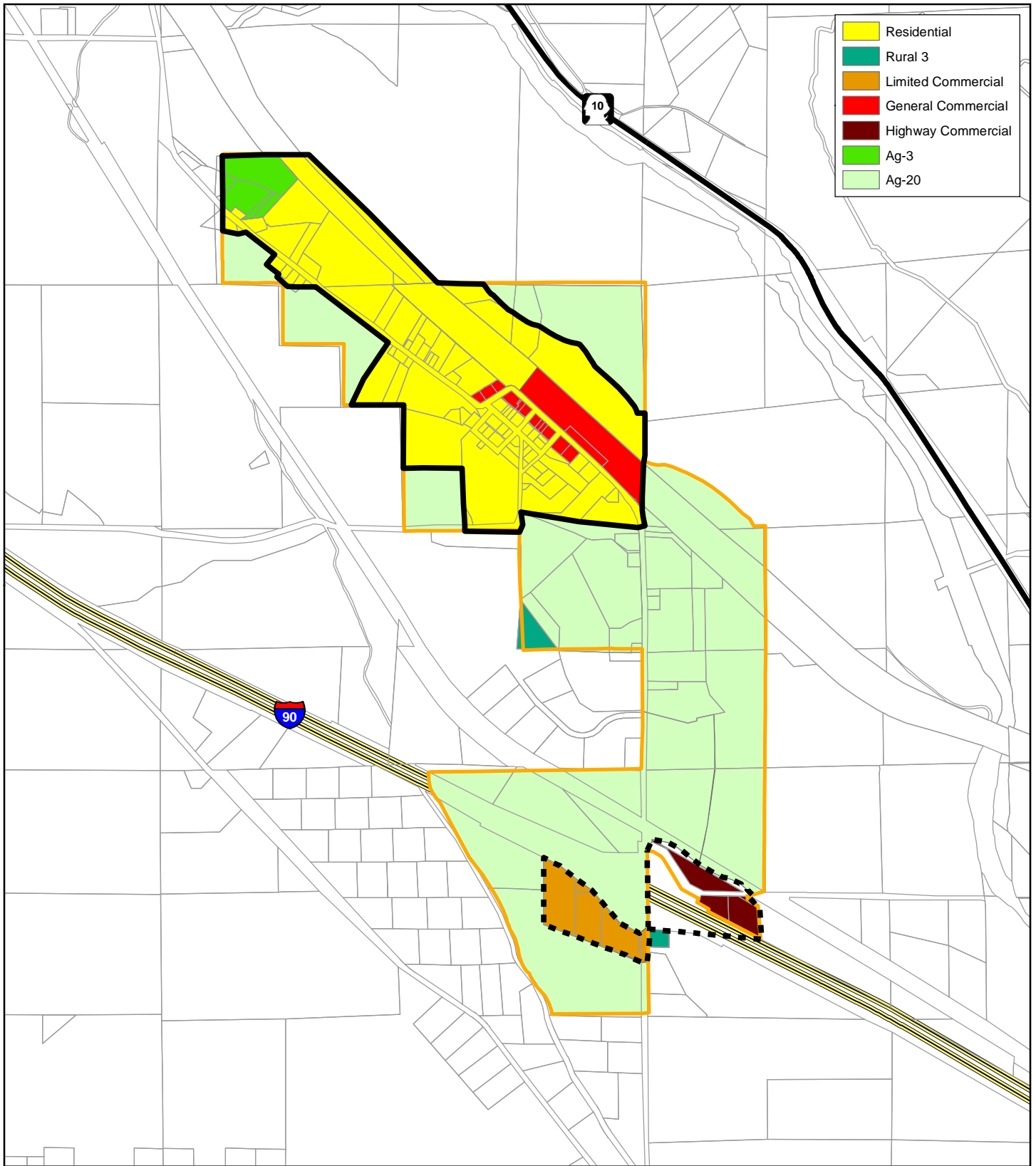
- Agricultural
- Commercial
- Highway Commercial
- Public Recreation
- Rural Residential
- Rural

- Option T1 - Rural Activity Center (Type 1) LAMIRD
- Option T2 - Rural Employment Center (Type 3) LAMIRD
- Study Area Boundary
- Tax Parcels

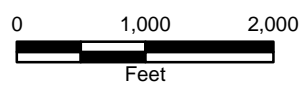


**Preliminary Staff Recommendation: Land Use Designations  
Thorp Options T1 (Type 1 LAMIRD) and T2 (Type 3 LAMIRD)**

Kittitas County Comprehensive Plan Compliance 2009  
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- Residential
- Rural 3
- Limited Commercial
- General Commercial
- Highway Commercial
- Ag-3
- Ag-20



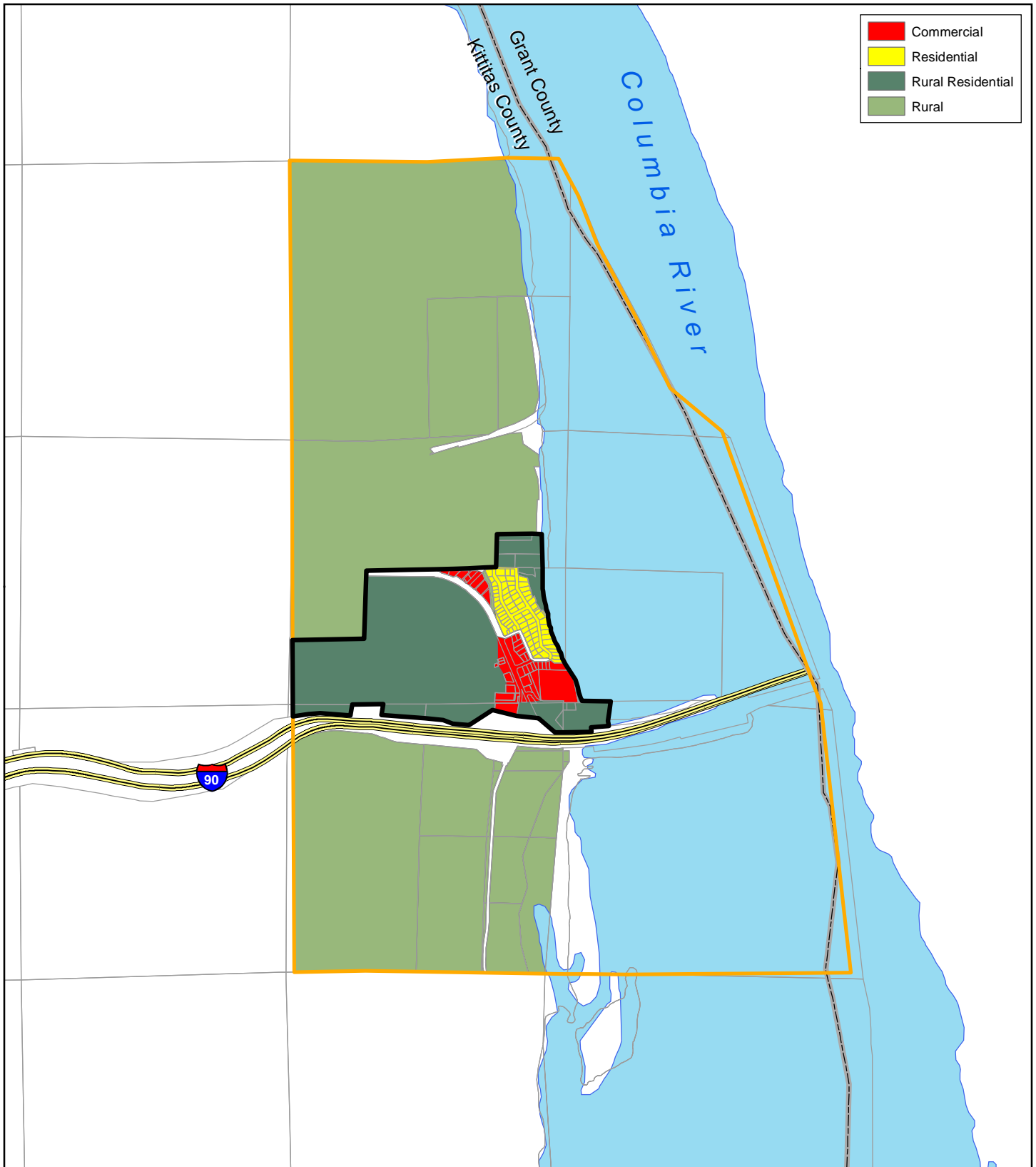
- Option T1 - Rural Activity Center (Type 1) LAMIRD
- Option T2 - Rural Employment Center (Type 3) LAMIRD
- Study Area Boundary
- Tax Parcels

## Vantage

Table 6 describes the preliminary staff recommendation for the Vantage study area. The corresponding recommended Comprehensive Plan Land Use designation map and zoning map are provided following the table.

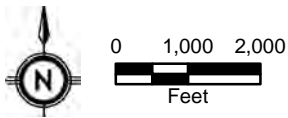
Table 6. Recommendation and Implementation Measures – Vantage Study Area

Vantage Study Area		
Preliminary Staff Recommendation		
Designation	Implementation Measures	Comments
<p><b>Rural Activity Center LAMIRD (Type 1) and PUD</b></p> <p>Designate a Rural Activity Center around the historical town center of Vantage.</p>	<ul style="list-style-type: none"> <li>▪ Adopt implementing zoning to correspond to land use designations as shown in the Zoning figure following this table.</li> <li>▪ Outside the LAMIRD, for residential developments with approved Planned Unit Developments (PUDs), retain the PUD zoning designation.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Portions of the study area, including the area identified as a potential Rural Activity Center are served by sanitary sewer service. The current wastewater treatment system requires upgrade if additional growth were to occur.</li> <li>▪ Water service is provided by a Group A water system. A 20-year plan with 6-year financing addressing future growth does not appear available.</li> <li>▪ The study area has an estimated existing population of 70, with an estimated growth capacity of 220 persons with the proposed LAMIRD boundary.</li> <li>▪ The total area within the LAMIRD boundary would be approximately 333 acres.</li> <li>▪ Approved PUD that extends south of the proposed LAMIRD designation provides for an additional 315 residences.</li> <li>▪ Public services, population capacity, and historic development trends is more consistent with a rural town than an urban growth area.</li> <li>▪ LAMIRD boundary was established based on best available information regarding historical land use patterns.</li> </ul>
<p><b>Rural Areas outside of LAMIRD and PUD</b></p>	<ul style="list-style-type: none"> <li>▪ Retain current Rural land use designation</li> <li>▪ Retain current Forest and Range zoning.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Proposed land use and zoning designations are intended to achieve consistency with rural land use patterns.</li> </ul>



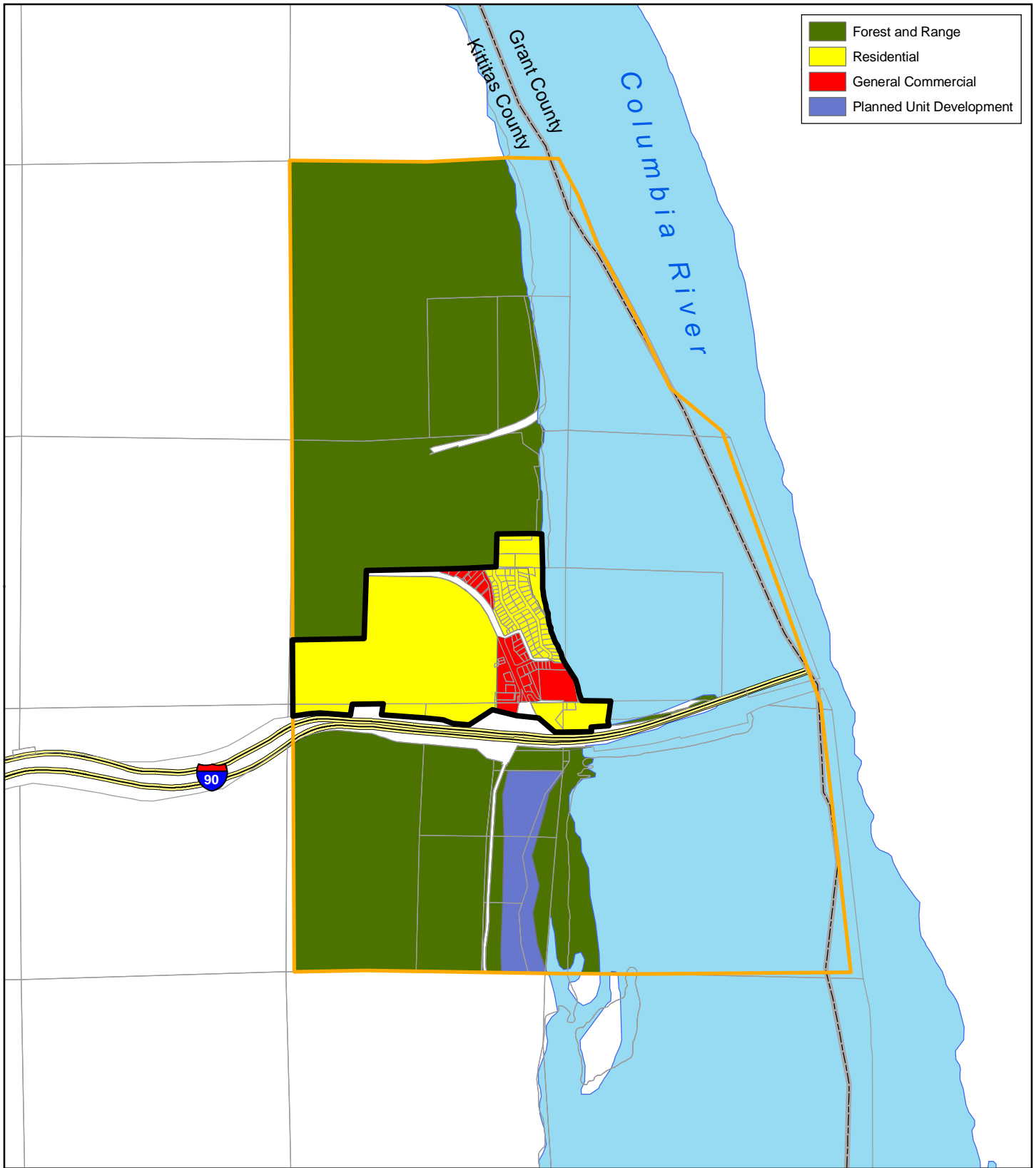
- Commercial
- Residential
- Rural Residential
- Rural

- Type 1 LAMIRD Boundary Option 1
- Study Area Boundary
- Tax Parcels



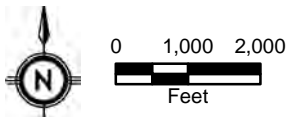
**Preliminary Staff Recommendation: Land Use Designations  
Vantage Option V1 - Type 1 LAMIRD**

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- Forest and Range
- Residential
- General Commercial
- Planned Unit Development

- Type 1 LAMIRD Boundary Option 1
- Study Area Boundary
- Tax Parcels



## City of Kittitas

Staff recommends consideration of two options at this time:

- **Combined Residential and Employment Option 1:** Current UGA boundaries with revised land capacity analysis:
  - Future population of 2,250 based on Residential Option 1.
  - Addition of 448 homes based on capacity of land.
  - Addition of 1,512 employees based on Employment Option 3.
- **Combined Residential and Employment Option 2:** Revised UGA boundaries with revised land capacity analysis.
  - Future population of 2,056 based on Residential Option 2.
  - Addition of 370 homes based on capacity of land.
  - Addition of 885 employees based on Employment Option 4. (As shown in Table 9 of the Public Review Draft of the Land Capacity Analysis technical memorandum)
  - Urban Reserve designation for areas removed from consideration as UGA.

Option 1 maintains the City of Kittitas Comprehensive Plan UGA proposal which was based on the City's local public participation and vision process. The area east of No. 81 Road is maintained as part of the UGA as it has been since the mid-1990s. The UGA boundary to the north creates a more regular boundary for service delivery. The proposed UGA expansion to the south is based on a vision of improving the City's tax base and providing services to its community by allowing commercial and industrial uses. If this option were selected, a population reallocation would be needed equaling 666 additional population above the allocation provided in 2005. This option would provide a substantial jobs-housing balance improvement for the City.

Under Option 2, the UGA boundaries would be drawn in based on local priorities discussed with the City Council on September 8, 2009 to exclude the area east of No. 81 Road. The City of Kittitas passed a resolution on September 22, 2009 (see Attachment D) that supported the exclusion this area from the UGA boundary.

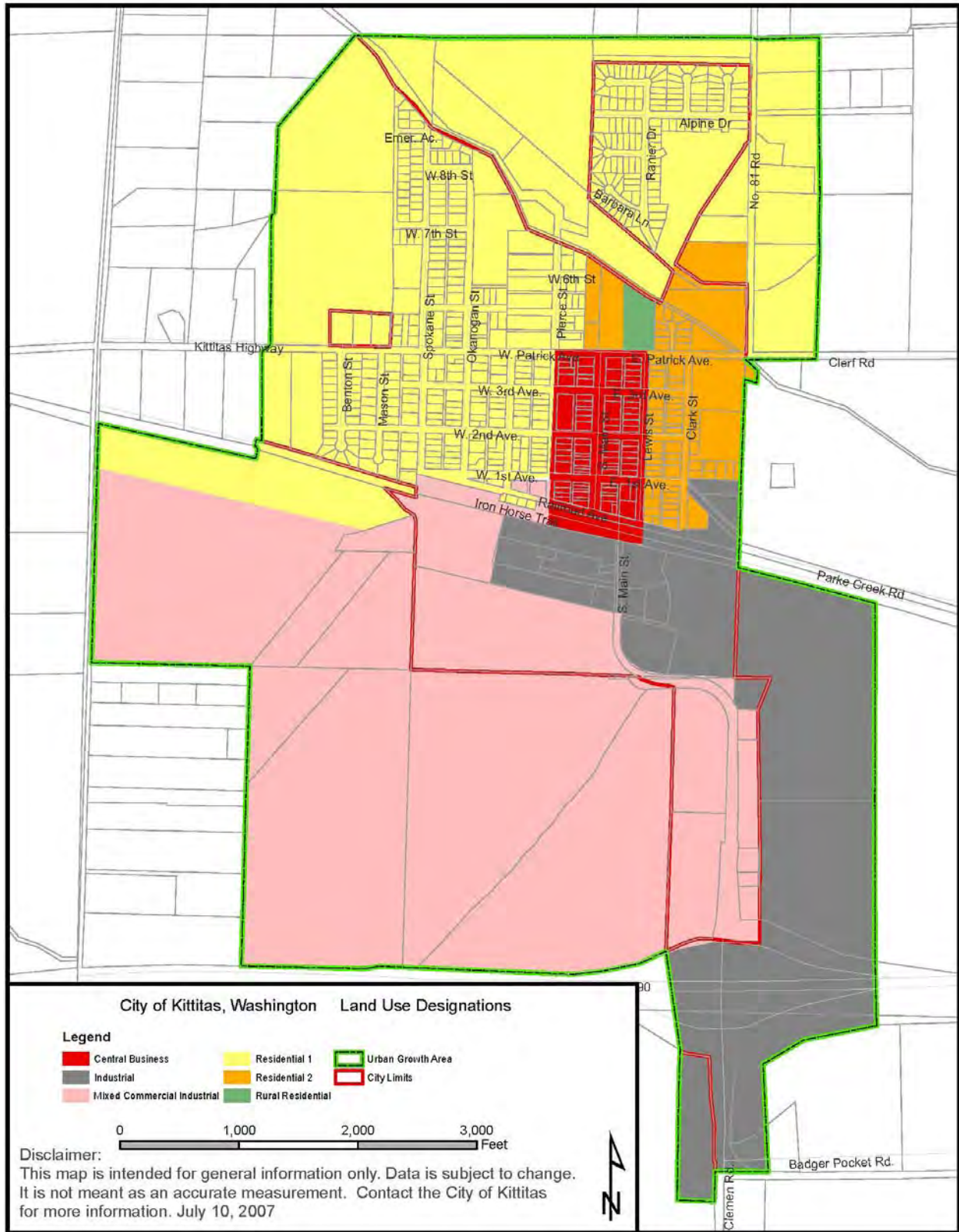
Under Option 2, the area to the west of the wastewater facility would also be excluded from the UGA boundary. Based on discussion with the Kittitas City Council on September 8, 2009, this would allow future commercial development to be focused in the area of highest importance to the City, which is the area to the east of the wastewater facility, and north of I-90. The City's resolution does not select a commercial option or boundaries. The resolution appears to support the range of options studied by the consultants on behalf of the County, which included options maintaining the City's proposed UGA boundary, as well as one option with a reduced employment area that still achieves a much improved jobs-housing balance.

Under Option 2, the City would have capacity for 370 additional homes, and 885 additional employees, based upon the land capacity analysis that was completed (and is presented in the Public Review Draft technical memorandums). A smaller population reallocation would be needed of an additional 472 population instead of an additional 666 population.

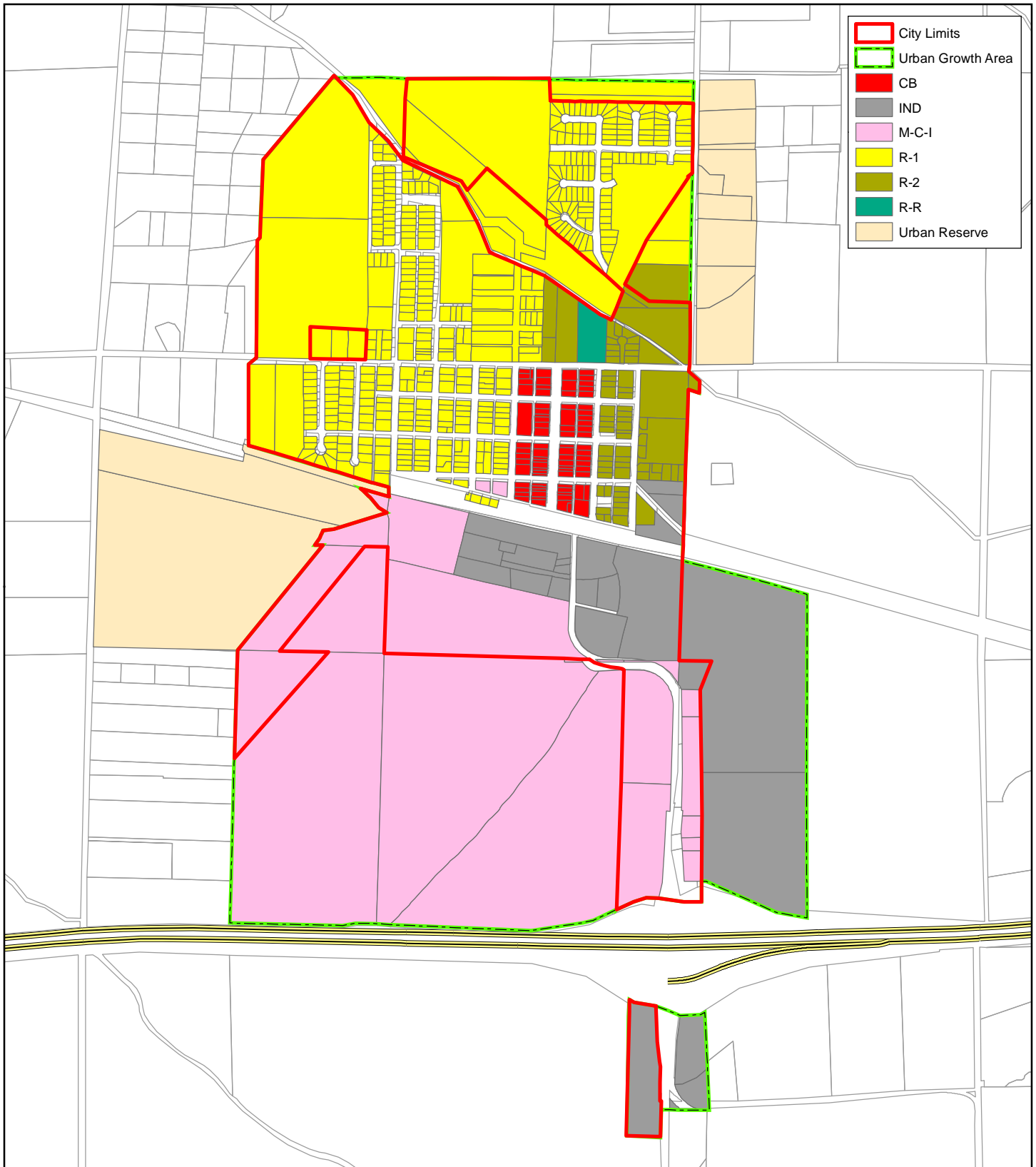
Under Option 2, the two areas recommended for exclusion from the current UGA boundary would be designated as Urban Reserve. Thus, if future growth in the City indicated that UGA boundary expansion were warranted, these are the areas that would be first considered for expansion. This is a more measured approach that allows for priority areas to be developed first, and if there is a greater demand, to expand the UGA as needed.

Both options have been studied for capital facility and transportation implications, and the analysis and recommendations are intended to be incorporated into the County's Comprehensive Plan. Both options can be served based on the capital facility and transportation standards and facilities proposed in the analyses. However, Option 2 would have a population growth that is more similar to that studied in the City's capital facility plans, would have less demand for facilities and services, and is more compatible with the City's water plan.

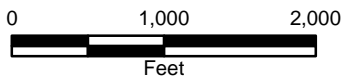
As options are reviewed, considerations include the City's Resolution and citizen comments at the workshops. The City's Resolution appears to identify the City's priorities and endorsement of the range of options under study. Some workshop comments appear to support the City's current comprehensive plan (Option 1), while another comment noted a concern with loss of farmland. The City and citizens may present additional comments at the upcoming public hearing.



Option 1



- City Limits
- Urban Growth Area
- CB
- IND
- M-C-1
- R-1
- R-2
- R-R
- Urban Reserve



**Figure 16. City of Kittitas and UGA Zoning Option 2  
Kittitas Study Area**

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## Potential Adjustments to Countywide Population Allocations

Depending on the mix of designations, the County may need to request shifts in countywide populations, as provided by the Kittitas County Conference of Governments (KCCOG) in 2005. Under the current allocation, 10% (5,281) of the future planned population is allocated collectively to the five areas formerly designated as Urban Growth Nodes; 18.5% (9,771) is allocated to Rural Lands; and the remaining 72.5% is allocated to the cities located within the County. The recommended approach for potential shifts is as follows:

- For any area that receives a new UGA designation, its population allocation would first come out of the portion formerly assigned to the Urban Growth Nodes.
- If additional population allocation beyond the Urban Growth Node allocation is needed for areas designated as UGA (e.g. if Snoqualmie Pass and Ronald were both designated as UGAs, and their collective capacity then exceeds 5,281), the balance would be shifted from the County's rural allocation to the newly designated UGAs.
- Any request for additional population to support the City of Kittitas UGA boundaries would also come from either the Urban Growth Node or rural allocations.
- If no additional UGA designations are assigned, or if the collective capacity of new UGA designations is less than 5,281, it is recommended that the balance be moved to the County's rural allocation, or alternatively designated as "population reserve", which KCCOG could then reallocate as part of its next regular update to countywide population allocations.

## Agriculture and Forest Designation and De-Designation Criteria

The County's proposed designation and de-designation criteria for Agricultural and Forest Lands of Long Term Commercial Significance is included as Attachment E. This is the same text that is currently posted for public review, and that has been provided at each of the sets of public workshops.

## Attachment A

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Recommended Revisions to Countywide Planning Policies



Following are potential revisions to the Kittitas County Countywide Planning Policies that could be proposed to support the recommendations in this draft report.

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## Kittitas County Countywide Planning Policies Draft Revisions

### URBAN GROWTH AREAS

#### 1. Designation Criteria

Policy A: The County, in cooperation with the Cities, will designate Urban Growth Areas (UGAs). ~~The designation of UGAs beyond the existing limits of incorporation will be based on a demonstration by the cities that municipal utilities and public services either already exist, or are planned for and can be effectively and economically provided by either public or private sources.~~

Policy B: Designation of UGAs adjacent to incorporated cities: The designation of UGAs beyond the existing limits of incorporation will be based on a demonstration by the cities that municipal utilities and public services either already exist, or are planned for and can be effectively and economically provided by either public or private sources.

Policy C: Designation of unincorporated UGA: Designation of UGAs in the unincorporated county and not in proximity to an incorporated city shall be allowed provided that the county has consulted with the incorporated cities, can demonstrate that an urban level of public services can be provided and that land use patterns and population allocations support the urban designation.

Policy ~~B~~D: UGAs will be determined by projections of population growth in both rural and urban areas of the County. These projections shall be reached through negotiation at the Kittitas County Conference of Governments (CKCOG), taking into account current growth rates and the Office of Financial Management (OFM) projections. The subdivision, rezone, capital improvements, and governmental service decisions of all County governmental jurisdictions should be directed by their projected share of growth and should be in proportion to that projected share of growth (*see Attachment #1.*) These projections will be reviewed on an annual basis on or about July 1 each year (*See Attachment 3#.*)

#### 2. Joint Review of Development Proposals in UGAs Adjacent to Incorporated Cities

#### 5. Unincorporated ~~“Urban Growth Nodes.”~~ County.

Policy A: In the rural unincorporated areas, the County may designate limited areas of more intensive rural development (LAMIRD). Any such designation shall be consistent with the provisions of RCW 36.70A.070(5).

~~Policy A: Urban growth nodes (UGNs) shall be limited to Thorp, Easton, Vantage, Ronald, and Snoqualmie Pass. These communities exhibit urban characteristics such as established residential, commercial, and industrial settlements. Each UGN is mapped per Attachment #2.~~

Policy ~~B~~ AB: All growth in the county shall be accomplished in a manner that minimizes impacts on agricultural land, forestry, mineral resources, and critical areas.

6. Comprehensive Planning Responsibilities in UGAs

Policy A: Comprehensive Growth Management planning within ~~the~~ UGAs associated with an incorporated city shall be accomplished on a joint basis between the City and the County. Primary planning responsibility should be vested with the City by virtue of the UGA designation.

Policy B: All planning efforts by the Cities within the UGAs adjacent to their incorporated boundaries shall utilize a high degree of involvement and participation from unincorporated county residents, which shall be demonstrated to the satisfaction of the County. The City and County may want to consider joint planning committees.

Policy C: All planning efforts by the County within unincorporated UGAs not associated with an incorporated city shall utilized a high degree of involvement and participation from unincorporated county residents.

8. Major commercial and Industrial Development

Policy A: Commercial developments including retail, wholesale or service related activities having a gross floor areas of 4,000 square feet or more, with associated parking facilities, shall be located only within UGAs ~~or UGNs~~. [no change to the remainder of Policy A]

Policy B: New industrial development which is not resource-based shall be located only within UGAs, ~~UGNs~~, or industrial zoned land, if urban services and zoning permits are required.

ECONOMIC DEVELOPMENT AND EMPLOYMENT (EDE)

3. Financing for Public Facilities

Policy A: Planning and financing for public facilities to serve potential business and industries except natural resource based should be limited to urban growth areas ~~or urban growth nodes~~.

4. Economic Development Strategies

Policy A: Economic development activities will be implemented in a manner which supports our quality of life and growth management strategy. This can be achieved by the following:

1. Recognizing that education and training which produce a skilled work force are essential to the county's economic vitality.
2. Basing the level of economic development activity on our ability to manage the resulting growth.
3. Requiring non-resource based economic development activities to locate within designated UGAs, ~~UGNs~~, or incorporated cities.
4. Requiring economic development proposals to show how increased services and infrastructure support will be provided.
5. Undertaking countywide and regional efforts to coordinate economic development activities.

6. Ensuring that the economic development element of local comprehensive plans and countywide and regional growth management plans are compatible.

## SITING OF ESSENTIAL PUBLIC FACILITIES

### 2. Siting Requirements.

Policy C: Essential public facilities whose nature require that they be sited outside cities, ~~urban growth nodes~~, or UGAs must be self-supporting and must not require the extension, construction, or maintenance of municipal services and facilities. Criteria shall be established that address the provision of services when of services when siting an essential public facility. Essential public facilities should not be located outside cities, ~~nodes~~, or urban growth areas unless the nature of their operations needs or dictates that they be sited in the rural area of the County.

## CONTIGUOUS AND ORDERLY DEVELOPMENT

### 4. Planned Unit Developments.

Policy A: PUDs which include commercial and/or industrial uses in addition to residential uses shall be located in UGAs or UGNs; provided, however, that nothing in this section shall preclude the authorization of master planned resorts by the County pursuant to RCW 36.70A.360 and the County's Comprehensive Plan MPR Policies. ~~The boundaries of UGNs will be defined as part of the County's completed Growth Management Plan. (See Attachment #2).~~

Policy C: Only residential PUDs will be allowed outside of UGAs ~~or UGNs~~, and subject to the policies contained herein; provided however, that nothing in this section shall preclude the authorization of master planned resorts by the County pursuant to RCW 36.70A.360 and the County's Comprehensive Plan MPR Policies.

Policy D: Standards shall be developed for residential PUDs outside of UGAs ~~and UGNs~~ for a maximum density adjustment to not exceed a 3:1 ratio of the underlying zone; provided however, that nothing in this section shall preclude the authorization of master planned resorts by the County pursuant to RCW 36.70A.360 and the County's Comprehensive Plan MPR Policies.

## ANALYSIS OF FISCAL IMPACTS (AFI)

### 3. Development Impact Fees

Policy A: A system of development impact fees should be developed and levied against all new development within the County in order to assign a fair and proportionate share of future infrastructure within UGAs, ~~UGNs~~, and other designated service areas.

ATTACHMENT 1 (all new text)

Population Allocations

The Kittitas County population projections and distributions establish the growth forecasts to be used for planning purposes and the specific growth targets for each UGA. As established by the Washington Growth Management Act (RCW 43.62.035) the State of Washington Office of Financial Management (OFM) prepares twenty-year growth management planning population projections for each county planning under GMA. The OFM prepares high, medium and low forecasts for each county, with the middle range representing the most likely scenario. The county-level forecasts are reviewed and distributed among the jurisdictions in the County through a collaborative process. The Kittitas County Conference of Governments (KCCOG) is the body charged with leading this process. Once established, jurisdictions must develop plans that demonstrate the capacity accommodate their 20-year population projection consistent with GMA.

In 2005, the KCCOG updated the Kittitas County population allocation based on the 2002 OFM high forecast, which assumes a total population of 52,810 in 2025. The allocation adopted by the KCCOG to all of the municipal UGAs, the unincorporated rural County and the County's Urban Growth Nodes. This allocation is shown below:

<b>Jurisdiction</b>	<b>% of total</b>	<b>Population</b>
Roslyn/UGA	3%	1,584
South Cle Elum/UGA	1.5%	792
Kittitas/UGA	3%	1,584
Cle Elum/UGA	19%	10,034
Ellensburg/UGA	45%	23,764
Kittitas County Urban Growth Nodes	10%	5,281
Kittitas County Rural	<u>18.5%</u>	<u>9,771</u>
<b>Total</b>	<b>100%</b>	<b>52,810</b>

In 2008, the Eastern Washington Growth Management Hearings Board directed Kittitas County to (1) eliminate the Urban Growth Node designation and replace it with a GMA compliant land use designation and (2) show its work in justifying the City of Kittitas UGA boundary. Based on this effort and in collaboration with Kittitas County and its jurisdictions, the KCCOG adopted a revised population allocation for the County on [insert date], 2009. This revised allocation affects only the City of Kittitas UGA and the Kittitas County rural designation. All other jurisdictions remain unchanged from the 2005 allocation.

<b>Jurisdiction</b>	<b>% of total</b>	<b>Population</b>
Roslyn/UGA	3%	1,584
South Cle Elum/UGA	1.5%	792
<b>Kittitas/UGA</b>		
Cle Elum/UGA	19%	10,034
Ellensburg/UGA	45%	23,764
<b>Kittitas County Rural</b>		
<b>Total</b>	<b>100%</b>	<b>52,810</b>

**ATTACHMENT 2**

**Urban Growth Node mapping for Easton, Snoqualmie Pass, Thorp, Vantage, and Ronald**

## ATTACHMENT #2

Following are those functions or duties as outlined in the Countywide Planning Policies:

2. Amendments to municipal UGA<sub>s</sub> shall be mutually agreed upon between the City and the County. KCCOG may review and make recommendations regarding the amendment as deemed necessary.

### Glossary of Terms

**Limited Areas of More Intensive Rural Development (LAMIRD):** LAMIRDS are an optional designation available through GMA to recognize areas of rural development that are more intensive than the balance of the rural area. The LAMIRD designation allows for redevelopment and infill in historical rural towns and communities, as well as intensification and new development of isolated small businesses and small-scale recreational uses. Specific guidance for designation and development in LAMIRDS is provided in RCW 36.70A.070(5).

**Municipal Services:** Municipal services are those services in keeping with and/or required in incorporated cities ~~and urban growth nodes~~, such as, but not limited to, centralized sewage collection and treatment, public water systems, urban street infrastructure, power and storm water systems, emergency services, libraries, schools, and government.

**Rural Lands:** Rural lands are considered those lands outside of cities, urban growth areas, ~~urban growth nodes~~, and designated resource lands of long-term commercial significance.

**Suburban Lands:** Suburban lands are those lands within urban growth areas ~~or urban growth nodes~~ which provide all public and private services available inside an urban area but exhibit lower density. Suburban lands are also planned to accommodate future urban development.

**Urban Growth Areas:** Urban growth areas are those areas designated by the County, or an incorporated city and approved by the County, in which urban growth is encouraged. Urban growth areas are suitable and desirable for urban densities as determined by the sponsoring city's jurisdiction's ability to provide urban services.

**~~Urban Growth Nodes:~~** ~~Urban growth nodes are those existing unincorporated areas which are established town sites or communities having at a minimum: a community water system; established residential, commercial and industrial settlements; a groups of pre-existing small lots with urban densities; and other vestiges of urban development, with a defined boundary established by the County.~~

**Urban Lands:** Urban lands are located inside urban growth areas, ~~urban growth nodes~~, or cities and are generally characterized by densities of more than three units per acres and municipal services provided.

## Attachment B

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Recommended Comprehensive Plan Revisions



*Following are potential revisions to the Kittitas County Comprehensive Plan that could be proposed to support the recommendations in this draft report.*

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## Chapter 2. Land Use

### 2.3.(A) Urban Land Use

#### Urban Growth Areas

~~Additionally, those areas formerly identified as Urban Growth Nodes Thorp, Easton, Vantage, Ronald, the Snoqualmie sub-area as well as Gold Creek, are hereby also identified as Urban Growth Areas. Kittitas County's Land Use Advisory Committee, with participation from these communities, shall develop a final urban growth area boundary, future land use plans for these urban growth areas, and facility or service needs to accommodate their 20-year population growth. These plans are to be submitted to Kittitas County for consideration and ultimately adoption as a portion of the Kittitas County Comprehensive Plan.~~

#### 2.4 Master Planned Resorts

The Master Planned Resort (“MPR”) designation ~~means~~ applies to those lands that comprise a self-contained and fully integrated planned unit development located in areas of significant natural amenities, with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreational facilities. An MPR may be a new resort that is proposed, planned and developed by a single property owner, or an existing resort with multiple ownerships that is designated and planned through a sub-area planning process, and expanded and/or redeveloped pursuant to the adopted sub-area plan. A MPR may include other residential uses within its boundaries, but only if the residential uses are integrated into and support the on-site recreational nature of the resort. A MPR may constitute urban growth outside of urban areas as limited by these policies.

Kittitas County has a wide range of natural features, including climate, vegetation, water, resources, scenic qualities, cultural, and geological features, which are desirable for a wide range of recreational users to enjoy. MPRs offer an opportunity to utilize these special features for enjoyment and recreational use. MPRs can bring significant economic diversification and benefits to communities, while at the same time enhancing environmental values. MPRs can address these unique opportunities while maximizing retention of environmental features, critical habitats, resource lands, and other critical features. MPRs can be located and planned in ways that do not detrimentally affect projected growth scenarios in urban growth areas and LAMIRDS. MPRs should be designed to stand alone, by not requiring adjacent areas to develop land uses to support the resort use. Recognizing these factors, policies guiding the location and development of MPRs must consider varied and unique criteria.

MPRs may be approved in the county in accordance with: (1) RCW 36.70A.360, or RCW 36.70A.3632 Master planned resorts, as amended; (2) county Comprehensive Plan policies; and (3) county Development Regulations. For general guidance purposes, the county MPR policies rely upon the June, 1994 “Master Planned Resorts Draft Comprehensive Plan Policy Guidance” prepared by the Washington State Department of Community, Trade and Economic Development Task Force.

## 2.4.(A). MPR Designation Process

GPO 2.183 MPRs should have a thorough review process prior to being located or designated, and such review process should be phased, consistent, specific, and timely. Because a MPR typically involves large and complex site-specific projects with multiple phases over a long period of time, e.g., several decades, MPRs are appropriate for and should be reviewed using the provisions of RCW 36.70B.170-.210, Development agreements, and KCC 15A.11, Development agreements. Development Agreements should provide a tangible route of review, from initial land-based mapping to the final designed MPR product. For new resorts proposed by a single property owner, a proposed development agreement will be reviewed as part of the MPR designation process as described in KCC 17.37.040. For existing resorts with multiple property owners, development agreements may be submitted at the time of application for site-specific projects.

GPO 2.184 Amendment to the Comprehensive Plan land use designation map for a specific site is necessary for authorization of a MPR. Such amendment may occur concurrently with review of a MPR application, or in conjunction with adoption of a sub-area plan for an existing resort area. In addition, the specific elements of a MPR proposal can be addressed, including early public participation, protection of critical areas, treatment of adjacent lands, and fiscal and economic impacts.

GPO 2.185 The MPR planning and review process should proceed from the general to the specific, and should occur in phases. As part of the application for a rezone of the county zoning map to Master Planned Resort zoning district, a proposed MPR must demonstrate that it is in accord with applicable Comprehensive Plan policies. For an existing MPR designated pursuant to a sub-area plan, a site-specific project must demonstrate that it is consistent with the adopted sub-area plan. The design, review and permitting of specific MPR phases will typically be spread out over a long period of time, and reviewed at each phase through final development plan review.

## 2.4.(B). Master Planned

GPO 2.186 A MPR must be planned and designed by looking at the entire site or area and adjacent lands and communities.

## 2.4.(D). Natural Systems and Design

GPO 2.193 A MPR plan shall be consistent with all Development Regulations for critical areas.

GPO 2.194 A MPR should maintain and enhance the physical environment. Planning for a MPR should be based on natural systems, constraints, and opportunities. Design characteristics should consider the overall context of the MPR, maintaining a common character throughout the project, which blends with natural features on-site. The objective of a MPR is to minimize alterations to natural systems, unless it can be demonstrated that any such alteration will enhance critical environmental features.

GPO 2.195 An application for a MPR, or a sub-area plan for an existing resort, should include site plans depicting the locations and describing the attributes of all on-site and surrounding natural features, critical plant and animal habitats, and potentially hazardous areas. The plan should propose opportunities to integrate the site's natural amenities with the proposed built amenities.

GPO 2.196 Historic and archeological features are to be preserved. Serious consideration should be given to whether such features could be appropriately integrated into a MPR's proposed features as valuable attributes.

GPO 2.197 A design theme for a MPR may be appropriate but is not required. However, multiple discordant themes should be avoided.

## 2.4.(G). Retail and Commercial Services

GPO 2.206 Retail and commercial services should be designed to serve only the users of the MPR, and should be limited in scope and location to serve only as ancillary uses within the MPR. An existing resort located adjacent to an interstate highway may include retail and commercial services to serve the traveling public, provided that such services are planned for in the adopted sub-area plan.

GPO 2.207 Retail and commercial services offered on-site by a MPR should not duplicate the full range of commercial services available in adjacent communities. Retail and commercial services offered on-site by a MPR should be designed to discourage use from outside the MPR by locating such services well within the MPR site rather than on its perimeter.

GPO 2.208 A full-range of commercial services should only be provided within the urban growth areas of the surrounding region.

# Chapter 3. Housing Element

## Value and Cost of Housing

The projected number of housing units for the unincorporated county is currently divided into UGA's and unincorporated areas and is consistent with the Countywide Planning Policies. ~~These projections are consistent with the County Wide Planning Policies, which indicate that 10% of the population growth should occur in the formerly designated Urban Growth Nodes (now designated UGA's) and 18.5% of the increase should occur in the remainder of the unincorporated area. The allocation of additional housing units to the unincorporated and UGA's is based on those area's current pro rate share of housing units.~~

# Chapter 5. Capital Facilities Plan

## 5.3. Goals, Policies and Objectives

GPO 5.110A 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), LAMIRDs, 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 5.110B 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.

# Chapter 6. Utilities

## 6.2. Goals, Policies and Objectives

GPO 6.31 Capital Facilities and Utilities may be sited, constructed, and operated by outside public service providers (or sited, constructed, and/or operated jointly with a Master Planned Resort (MPR), limited area of more intensive rural development (LAMIRD) 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 6.32 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, UGA's, Master Planned Resorts, local areas of more intensive rural development (LAMIRD), and Fully Contained Communities, including to and through rural areas of Kittitas County.

# Chapter 8. Rural Lands

## Description of Rural Lands

Kittitas County lies within the Upper Yakima River watershed near the geographic center of Washington State. Lands range from coniferous forestlands of the mountains and foothills in the north and west to arid rangeland to the south and east. Mountains and high hills ring an extensive irrigated area known as the Kittitas Valley where most of the County's residents live. The County Seat and Central Washington University reside on the valley floor in the city of Ellensburg. Other incorporated areas throughout Kittitas County include: Cle Elum, South Cle Elum, Roslyn, and Kittitas. These areas have adopted designated Urban Growth Areas (UGA's). ~~Additionally, an urban lands status designated "Urban Growth Area" has been assigned to Snoqualmie Pass, Easton, Ronald, Thorp, and Vantage.~~ [insert reference to unincorporated UGAs and LAMIRDs if adopted]-Other un-incorporated communities presumably designated as rural areas include: Liberty, Thrall, Lauderdale, Sunlight Waters, Fairview, Denmark, Badger Pocket, Elk Heights, Teanaway, Reecer Creek, and Sky Meadows, as well as others.

A large portion of Kittitas County contains forested lands. Of these lands, 731,348 acres have been designated as forestlands of long-term commercial significance. Further, 357,527 acres of the valley floor's agricultural land has been designated as agricultural land of long-term commercial significance. Mining resource lands of long-term commercial significance have also been adopted. With the exclusion of stated incorporated areas, and UGA's ~~and~~ UGN's, all remaining areas will be generally considered to be Rural Lands.

## 8.4. Government Services in Rural Lands

GPO 8.2A Capital Facilities and Utilities may be sited, constructed, and operated by outside public service providers (or sited, constructed, and/or operated jointly with a Master Planned Resort (MPR), limited area of more intensive rural development (LAMIRD), 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 8.2B 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, ~~UGNs~~, Master Planned Resorts, limited areas of more intensive rural development (LAMIRD), and Fully Contained Communities, including to and through rural areas of Kittitas County.

## 8.5. Goals, Policies and Objectives for Land Uses on Rural Lands

### 8.5.(H). Limited Areas of More Intensive Rural Development

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

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

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

- Rural Activity Center – Rural development consisting of infill, development, or redevelopment of existing commercial, industrial, residential, or mixed-use areas, whether characterized as shoreline development, villages, hamlets, rural activity centers, or crossroads developments.
- Rural Recreational Center – Intensification of development on lots containing, or new development of, small-scale recreational or tourist uses that rely on a rural location and setting, but do not include new residential development.
- Rural Employment Center – Intensification of development on lots containing isolated nonresidential uses or new development of isolated small-scale businesses that are not principally designed to serve the rural area, but do provide job opportunities for rural residents.

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

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

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

- a) Existing development pattern, potential for redevelopment and infill, and ability to establish a logical outer boundary;
- b) Rural character of the potential LAMIRD and surrounding area;
- c) Existing and potential mix of uses, densities and intensities and potential impacts to the surrounding area;
- d) Presence/location of infrastructure and other “man-made” facilities;

- e) Distance from other LAMIRD, UGA, designated resource land or other special land use designation. If in close proximity, consider the potential for sprawl, and/or land use conflicts;
- f) Feasibility, cost and need for public services;
- g) Significant natural constraints or features to be preserved; and
- h) Public input and comment.

GPO 8.69 Once boundaries are established, geographic expansion is not permitted unless needed to correct for mapping or other informational errors.

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

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

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

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

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

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

GPO 8.76 Designation and development standards in Rural Activity Centers:

- a) For the purpose of establishing the outer boundary, existing development is considered to be any commercial, industrial, residential or mixed-used development in existence on July 1, 1990.
- b) The scale and type of new development and redevelopment should be primarily to serve local residents and secondarily to support the traveling public.

GPO 8.77 Designation and development standards in Rural Recreation Centers:

- a) Intensification of development or new development of small scale recreational or tourist uses that rely on a rural setting is permitted;
- b) Proposed uses may serve the surrounding rural population and the traveling public;

- c) The location of the facility may not adversely impact natural resource production in the surrounding vicinity;
- d) The proposed use should be consistent with the surrounding rural character, avoids impact adjoining rural uses, and does not lead to low-density sprawl; and
- e) New residential development is not permitted.

GPO 8.78 Designation and development standards in Rural Employment Centers:

- a) Intensification of development on lots containing isolated nonresidential uses or new development of isolated small scale businesses is permitted;
- b) Businesses should provide job opportunities for rural residents, but do not need to be principally designed to serve local residents;
- c) Small scale employment uses should generally be appropriate in a rural community, such as (but not limited to) independent contracting services, incubator facilities, home-based industries, and services which support agriculture; and
- d) Development should conform to the rural character of the surrounding area.

## Attachment C

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Draft Master Planned Resort Zoning Code Amendments



# Kittitas County Code

## Title 15 Environmental Policy

### 15.04.090 Flexible thresholds for categorical exemptions

1. Kittitas 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)(c)(i): up to nine dwelling units.
- b. For agricultural structures in WAC 197-11-800(1)(b)(ii): (A) For projects located in urban growth areas ~~and urban growth nodes~~: covering up to then thousand square feet.
- c. For projects located in all other areas: thirty thousand square feet.
- d. For office, school, commercial, recreational, service or storage buildings in WAC 197-11-800(i)(b)(iii): up to twelve thousand square feet of gross floor area and up to forty parking spaces.
- e. For parking lots in WAC 197-11-800(1)(b)(iv): up to forty parking spaces.
- f. For landfills and excavations in WAC 197-11-800(1)(b)(v): up to five hundred cubic yards.

## Title 17 Zoning

### Chapter 17.37 Master Planned Resorts

17.37.040 Applications/approvals required for master planned resorts.

1. “Existing resort,” consistent with RCW 36.70A.362, means a resort in existence on July 1, 1990, and developed, in whole or part, as a significantly self-contained and integrated development that includes short-term visitor accommodations associated with a range of indoor and outdoor recreational facilities within the property boundaries in a setting of significant natural amenities. An existing resort may include other permanent residential uses, conference facilities, and commercial activities supporting the resort, but only if these other uses are integrated into and consistent with the on-site recreational nature of the resort.
2. Master planned resort, “consistent with RCW 36.70A.360, means a self-contained and fully integrated planned unit development, located in a setting of significant natural amenities, with a primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreations facilities. A master planned resort may include other residential uses within its boundaries, but only if the residential uses are integrated into and support the on-site recreational nature of the resort.

3. “Short-term visitor accommodations “means the following master planned resort accommodation unites: (1) hotel or motel units; (2) time-share and fractionally owned units; (3) recreational vehicle sites with power and water; and (4) vacation and second homes as described below. A master planned resort accommodation unit is a vacation or second home for purposes of this section unless its occupant(s) is either (1) registered to vote at such unit’s resort address or (2) receive its/their Kittitas County annual property tax assessment for such unit’s address, in which case such unit shall be considered a permanent residence for all purposes under this section. (ord. 2000-13,2001)

#### 17.37.040 Applications/approvals required for new master planned resorts.

1. A master planned resort may be authorized by the county only through approval of a master planned resort development permit in conjunction with approval by the board of county commissioners of a development agreement as authorized by Chapter 15A.11.KCC Development Agreements, and TCW 36.70B.170 through 36.70B.210. Consistent with KCC 15A.11.020(B) and RCW 36.70B.170, the development agreement approved by the board of county commissioners must set forth the development standards, applicable to the development of a specific master planned resort, which may include, but are not limited to: (1) permitted uses, densities and intensities of uses, and building sizes; (2) phasing of development, if requested b the applicant; (3) procedures for review of site-specific development plans; (4) provisions for required open space, visitor-oriented accommodations, short-term visitor accommodations, on-site recreational facilities, and on-site retail/commercial services; (5) mitigation measures imposed pursuant to the State Environmental Policy Act, Chapter 43.21C RCW, and other development conditions; and (6) other development standards including those identified in KCC 15A.11.020(E) and RCW 36.70.B.170(3).
2. Required Applications/Approvals. In addition to approval of a MPR development permit and a development agreement as set forth in subsection A o this section, a master planned resort shall require the following approval from the county: (1) a site-specific amendment of the comprehensive plan land use designation map to master planned resort; provided, that the sub-area planning process described in Chapter 15B.03 KCC, Amendments to the Comprehensive Plan, may be sued if deemed appropriate by the applicant and county; and (2) a site-specific rezone of the county zoning map to master planned resort zoning district pursuant to Chapter 17.98 KCC, Amendments. The comprehensive plan amendment or subarea plan and rezone may be processed by the county concurrent with the master planned resort development permit and development agreement required for approval of a master planned resort.
3. Planned Actions Authorized. If deemed appropriate by the applicant and the county, a master planned resort project may be designated by the county as a planned action pursuant to the provisions of Chapter 15A.09 KCC, Planned Actions. (Ord. 2000-13, 2000)

#### 17.37.050 Applications/approvals required for existing resorts.

1. Designation. An existing resort may be designated by the county as a master planned resort, consistent with RCW 36.70A.362, through approval of a sub-area plan and adoptin

of an MPR zoning overlay. The sub-area plan shall establish the range of uses, and the general density, intensity and character of development that is permitted within the resort.

2. Development applications. Following designation of the site as an MPR, a property owner may submit a site-specific development application to the County. [consider PUD requirement of all non SEPA exempt actions or site plan review similar to the Mountainstar/Suncadia process.] A development agreement, consistent with KCC 15A.11 and RCW 36.70B.170, shall be submitted in conjunction with each development application, and must be approved by the board of county commissioners to authorize development. The development agreement shall set forth the standards and mitigation requirements that are applicable to the proposed project.

3. Environmental review pursuant to the State Environmental Policy Act (SEPA, RCW 43,21C), shall occur and shall address significant impacts associated with development and redevelopment of the existing resort.



## Attachment D

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City of Kittitas Resolution



**Resolution No. 09-015R**

**A RESOLUTION AFFIRMING THE METHODOLOGIES AND CONCLUSIONS OF THE INDEPENDENT ANALYSIS CONDUCTED BY ICF JONES AND STOKES ON BEHALF OF KITTITAS COUNTY REGARDING THE CITY OF KITTITAS URBAN GROWTH AREA**

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Whereas, the City of Kittitas has established an Urban Growth Area (UGA) cooperatively with Kittitas County (the County) and has established land use designations for the UGA, compliant with the GMA in their most recent updates to their comprehensive plan; and

Whereas, Ordinance No. 07-011, signed on the 24<sup>th</sup> of July, 2007, amending and updating the comprehensive plan, was approved by Council finding all elements of the GMA procedures, processes and goals were met; and

Whereas, no appeal was filed following the adoption of the plan and appeal deadlines; and

Whereas, the adopted plan was approved after early, continuous and significant public involvement including citizen proposed amendments to the UGA; and

Whereas, the entire proposed UGA and land use designations were analyzed regarding all elements for review including public involvement and preference; and

Whereas, an analysis was completed and recommendations for the UGA based on the analysis and public involvement were forwarded to the County to establish the City of Kittitas UGA in September of 2006; and

Whereas, incorporating the community vision for the City of Kittitas was an important component of establishing an adequately sized UGA, the complete record was submitted to the County; and

Whereas, the County considered all analysis and public involvement, the County accepted the recommendation based on the City's analysis for the UGA as submitted; and

Whereas, based on the establishment of the UGA and adoption of the plan the City of Kittitas is in compliance with the GMA and is not under appeal or order by the Eastern Washington Growth Management Hearings Board (EWGMHB); and

Whereas, the EWGMHB has found portions of the County Comprehensive Plan updates to be out of compliance and issued an order for certain elements to be resolved; and

Whereas, while the City of Kittitas comprehensive plan was not under appeal, the process for additional land to be added to the UGA was determined to be inadequate several months after the presumption of validity was affirmed by virtue of the City of Kittitas plan not being appealed, based on the lack of independent analysis by the County; and

Whereas, the EWGMHB in their review found that the County did not conduct an independent analysis for the additional land to be added to the City of Kittitas UGA and has required the County to do so; and

Whereas, the County has retained professional planning services of ICF Jones and Stokes to conduct an analysis for the City of Kittitas UGA and suggest recommendations to establish an adequately sized UGA if different than that adopted by the County in 2006; and

Whereas, on September 8, 2009 the County presented to the City Council their findings based on their independent analysis of the population projections and the size of the City of Kittitas UGA, without the benefit of public involvement at this time and confirmed that the analysis the City conducted for their 2006 update was very close to what they concluded for the County's independent analysis; and

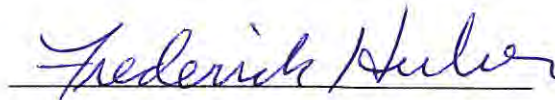
Whereas, at the conclusion of the presentation it was the consensus of the Council that the findings were thorough and the recommendations for change were reasonable to resolve this portion of the County's appeal; and

Whereas, the City of Kittitas understands this affirmation of the analysis is the beginning of the public process to review recommended changes for compliance with the EWGMHB order; and

Whereas, in reviewing the three alternatives presented, the alternative that appears to be most consistent with the comprehensive plan adopted by the City would be to reduce the UGA, removing the residential area east of Road 81 and re-designating the area adjacent to the John Wayne trail from residential to commercial. However, it is not clear in the ICF Jones & Stokes analysis if a market factor was added to the land capacity analysis.

Now, therefore it is hereby resolved that the City of Kittitas does agree and affirm the independent analysis conducted by ICF Jones and Stokes regarding the sizing of the City of Kittitas UGA has been thoroughly conducted and options for resolution are supported.

Adopted by the City Council of the City of Kittitas, Washington, this 22<sup>nd</sup> day of September, 2009.



Frederick Huber, Mayor

ATTEST:



Robin Newcomb, Clerk-Treasurer

## Attachment E

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Draft Designation and De-Designation Criteria for Agricultural and Forest Lands



### 2.3(C) Resource Lands

Kittitas County hereby adopts the standards set forth in RCW 36.70A.170 as to designation of resource lands, including that these lands may not currently be characterized by urban growth and that they must have long term commercial significance. Kittitas County hereby adopts the definitions found in RCW 36.70A.030.

#### *Commercial Agriculture Land Use*

The purpose and intent of this designation is to comply with the requirements of the Growth Management Act [RCW 36.70A.060]. The county has considered the Minimum Guidelines [WAC 365-190] in the classification, designation and conservation of commercial agricultural lands in Kittitas County. It is the county's intent to meet these requirements by establishing a Commercial Agricultural designation. Based on the review criteria established by Kittitas County, land located in the Commercial Agricultural Zone [CAZ] has been formally designated as Agricultural Lands of Long-term Commercial Significance.

Agricultural lands of long term commercial significance have been identified by considering the following criteria:

#### **Procedure for Designation and De-designation:**

1. ~~Application submitted to Community Development Services (CDS).~~
2. ~~Application referred to Agricultural Lands Advisory Committee for review and recommendation to the Planning Commission.~~
3. ~~Planning Commission conducts public hearings.~~
4. ~~Planning Commission makes recommendations to Kittitas County Board of Commissioners for which makes the final decision.~~

#### **Designation:**

~~In classifying agricultural lands of long term commercial significance, Kittitas County shall use the prime and unique soils as contained in the land capability classification system of the United States Department of Agriculture Soil Conservation Services as defined in Agriculture Handbook No. 210, the actual presence of such soils on the subject property to be demonstrated by the best available science. Kittitas County may further consider the combined effects of proximity to population areas and the possibility of more intense uses of the lands as indicated by:~~

- a. ~~The availability of public facilities;~~
- b. ~~Tax status;~~
- c. ~~The availability of public services;~~
- d. ~~Relationship or proximity to urban growth area(s), which shall include areas of where historic growth has occurred~~
- e. ~~The location of public roads, utilities and other public services;~~
- f. ~~Predominant parcel size and parcel size of the resource;~~

- ~~g. Land settlement patterns and their compatibility with agricultural practices;~~
  - ~~h. Intensity of nearby land uses;~~
  - ~~i. History of land development permits issued nearby;~~
  - ~~j. Land values under alternative uses;~~
  - ~~k. Proximity of markets;~~
  - ~~l. Availability of agriculture infrastructure;~~
  - ~~m. Availability and adequate water supplies; or~~
  - ~~n. Long term economic conditions which affect the ability to manage and/or maintain commercially viable agricultural lands, which should include consideration of the following market factors:
    - ~~i. The location of manufacturing or processing facilities;~~
    - ~~ii. Equipment and transport costs;~~
    - ~~iii. Site productivity and production costs;~~~~
- ~~Taxes and administrative costs.~~

### **De-Designation**

Kittitas County, hereby adopts the following provision with respect to dedesignation of agriculture land of long term significance:

- ~~1) Change in circumstances pertaining to the comprehensive plan or public policy;~~
- ~~2) A change in circumstances beyond the control of the landowner pertaining to the subject property;~~
- ~~3) An error in designation; or~~
- ~~4) New information on natural resources land or critical area status.~~

~~In considering any one of these elements, the criteria for designation should additionally be considered.~~

~~Upon review of these considerations, Kittitas County determined that there were two different categories of land appropriate for designation: irrigated croplands and non irrigated grazing lands. Irrigated croplands identified for designation were lands located within the Agricultural 20 zone, within an irrigation district, consisting primarily of prime or unique soils, and complied with the other criteria under the GMA. Non irrigated grazing lands were lands that lacked adequate water for crop growing purposes, but have a capacity for and historic use for grazing, and are lands that are predominately a section of land in size with contiguous blocks of ownership of those lots.~~

~~Kittitas County was able to identify large, contiguous areas containing parcels, which met the review criteria. Kittitas County then reviewed the areas, which were consistent with the review criteria, taking into consideration topography and natural designation boundaries. The lands designated as agricultural lands of long term commercial significance depict the final review of all the factors considered for designation.~~

**Comprehensive Plan Goal Regarding Designation of Agricultural Lands of Long-term Commercial Significance**

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

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

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

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

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

**1. Definitions.**

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

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

“Long-term commercial significance” includes the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land’s proximity to population areas, and the possibility of more intense uses of the land.

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

**2. Designation Criteria.**

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

<sup>1</sup> RCW 84.33.100 through 84.33.118 were repealed or decodified by 2001 c 249 §§ 15 and 16. RCW 84.33.120 was repealed by 2001 c 249 § 16 and by 2003 c 170 § 7.

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

A. Land Grade Consideration. Agricultural Lands of Long-term Commercial Significance shall be prime and unique farmland soils as mapped by the United States Department of Agriculture Soil Conservation Service in Agriculture Handbook No. 210.

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

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

### **3. De-designation criteria.**

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

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

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

### **4. Applications and Processing.**

A. Applications for the designation and de-designation of Agricultural Lands of Long-Term Commercial Significance shall be docketed with the planning department for annual consideration by the Kittitas County planning commissioners and board of county commissioners as a change to the County comprehensive plan and map in accordance with Chapter 15.B of the Kittitas County Code.

B. In determining a request to designate or de-designate Agricultural Land of Long-Term Commercial Significance, the County may consider the needs and nature of the agriculture

industry (*Lewis County v. Western Washington Growth Management Hearings Bd.*, 157 Wn.2d 488, 139 P.3d 1096 (2006)).

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

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

GPO 2.110A Oppose laws and regulations, which restrict agriculture, and support laws and regulations, which enhance agriculture.

~~GPO 2.110B As allowed in GPO 2.10B and 2.10C d~~Develop a study area where the Rural Land Use designation and the Commercial Agriculture designation interface occurs which may lead to the development of a Commercial Agriculture Transition Zone overlay. The study area should consider but not be limited to:

- Strategies that site land use activities within or adjacent to Commercial Agriculture lands that minimize conflicts with agricultural activities.
- Consider Transfer of Development Rights from Commercial Agriculture to Rural lands.
- Use of Cluster Development within the transition zone to minimize impacts.
- Use of open space to act as a “buffer” between Rural and Commercial Agriculture designations.

GPO 2.111 Continue and expand support for right-to-farm ordinances.

GPO 2.112 Kittitas County recognizes that new residents may not understand the rural living differences encountered in Kittitas County, therefore the county supports the efforts of educational opportunities and agencies to educate on rural living and agricultural activities.

GPO 2.113 Support efforts to see that all lands receive their full allocation of water.

GPO 2.114A Agricultural activities within areas designated as Commercial Agriculture shall take precedent over recovery activities targeted for the recovery of threatened and endangered species.

GPO 2.114B Economically productive farming should be promoted and protected. Commercial agricultural lands includes those lands that have the high probability of an adequate

and dependable water supply, are economically productive, and meet the definition of “Prime Farmland” as defined under 7 CFR Chapter VI Part 657.5.

For the purpose of this chapter, “Adequate and dependable water supply” means enough water as outlined in those engineering reports available on most commercial farmlands in the Kittitas Valley, from Adjudication records (i.e. Aquavella et al) that detail the water duty necessary for each parcel to remain viable as commercial agricultural lands.

For the purpose of this chapter, “Economically productive” means the ability to provide and continue to provide sufficient return on investment to allow present and future farmers to continue using the designated commercial agricultural land. This would include but not be limited to being economically realistic as Ag lands with respect to land value, property taxes, market conditions, water costs and other economic factors.

GPO 2.115 Reserved

~~GPO 2.116 Support an information campaign to educate our non farm populace on agricultural activities.~~ Reserved

GPO 2.117 Encourage non-farmers in agricultural areas to meet farm performance standards.

GPO 2.118 Encourage development projects whose outcome will be the significant conservation of farmlands.

GPO 2.119 Identify and designate agriculture transportation corridors that facilitate farm use.

GPO 2.121 Cooperate in sound voluntary farm conservation or preservation plans (i.e., be recipients and overseers for conservation easements and/or assist with transferable development rights programs).

GPO 2.122 Look into additional tax incentives to retain productive agricultural lands.

GPO 2.123 Value agricultural lands for tax purposes at their current agricultural land use.

GPO 2.124 Create a growth management agricultural advisory council comprised only of agriculture producers to review and make recommendations to the Board of County Commissioners on at least an annual basis over the coming 20 years on:

- a. the status of agriculture in Kittitas County,
- b. county agriculture policies and regulations,
- c. local agriculture marketing and economic planning, and
- d. review and make recommendations regarding zoning and development regulations.

~~GPO 2.125 If any lands are reclassified out of the Commercial Agricultural designation, then the land reverts to the Agricultural designation.~~ Reserved

*Incentives for Commercial Agriculture Land Use*

It is the policy of Kittitas County to encourage and support agricultural uses of lands within the Commercial Agricultural designation. The county will continue to explore additional incentives for conserving both rural and resource lands. These incentives may be developed through the Kittitas County Comprehensive Plan and subsequent implementation mechanisms.

GPO 2.126 Where appropriate, Kittitas County will exert its influence to help provide the delivery of water to all lands within the county whether the deliveries are through Bureau of Reclamation, Districts, or private facilities; and to oppose other government agency action impairing water rights or delivery.

GPO 2.127a Irrigation delivery facilities shall be managed and maintained by adjacent landowners to facilitate the unimpeded delivery of waters to agricultural lands in Kittitas County. No existing contractual agreement pursuant to any water system shall be impaired by this ordinance.

GPO 2.127B Encourage all development to incorporate drought tolerant or native vegetation as a major component of their landscaping plan (i.e. xeriscaping)

GPO 2.128 To the extent possible the Board of County Commissioners shall promote processing facilities for the products produced upon those lands designated as Commercial Agricultural under this Chapter.

GPO 2.129 In determining the current use value of open space land, the County Assessor shall consider only the use to which such property and improvements is currently applied and shall not consider potential uses of such property. In determining the current use value of farm and agricultural land the County Assessor shall consider the earning or productive capacity of comparable lands from crops grown most typically in the area averaged over not less than five years.

GPO 2.129B Require that all plats, short plats, development permits, and building permits issued for development activities on, or within five hundred feet of, lands designated as agricultural lands, forest lands, or mineral resource lands, shall contain a notice that states that: “The subject property is within or near designated agricultural lands, forest lands, or mineral resource lands on which a variety of commercial activities and mineral operations may occur that are not compatible with residential development for certain periods of limited duration. Commercial natural resource activities and/or mineral operations performed in accordance with county, state and federal laws are not subject or legal action as public nuisances. (RCW 7.48.305)”



### ***Commercial Forest Land Use***

Commercial forestland, approximately 732,000 acres, claims approximately half of the Kittitas county land area. A checkerboard pattern of private, State, and Federal land ownerships characterizes the County forests.. Federal and State ownership accounts for approximately eighty two percent of the lands designated commercial forestlands in Kittitas County. Private ownership only accounts for approximately eighteen percent of commercial forestlands.

Traditionally forestlands in the County contributed regional economic value by providing employment and income from resource management, which includes: harvesting, fishing, hunting, mining, grazing and recreation. Even though revenue has diminished from forest products, it is also recognized that forestlands provide other public benefits and values such as; watersheds, wildlife and fish habitat. It is recognized that the designation “Commercial Forest Lands” has been used to encompass all forested lands that do provide a variety of public benefits including non productive and high elevation lands within ownerships.

The original Commercial Forest zone was created in 1993 during an era of strong local and regional markets for traditional solid wood products from forest lands in Kittitas County. There was a large, viable industrial forest land base and an active National Forest timber sale program. Further, many of the Non-Industrial Private Forest ownerships were intact and contributing to the supply side of the log markets.

This created a large annual supply of logs for the wood basket of local and regional manufacturing within a 100 mile radius. The Commercial Forest zone created in 1993 was driven by ownership objectives at that time and historic land use. There have been significant changes in land ownership and manufacturing infrastructure since the Commercial Forest zone was created.

The forest industry in Kittitas County has experienced a substantial economic down turn for the past 15+ years. This occurred primarily due to the Endangered Species Act and its effect on state forest practices, imposing regulations to protect listed species and their habitats on Federal, State and Private forest lands. Backed by the increasing use of citizen suits under the ESA and other federal environmental statutes, these regulations resulted in the removal of most of the federal timber from the market place and placed constraints on state and private forest management for wood products. This in turn increased the demand for logs off of private forest land. Increases in private harvests over the past decade helped to offset some of the decline in federal harvests, but the capacity to maintain higher harvest levels on private forest lands on a sustainable basis peaked, causing local mills to seek logs at greater distances. With the lack of local supply, increased transportation, and manufacturing costs, the mills had no choice but to shut down. The loss of seven mills since 1990 in Kittitas, Klickitat, Chelan, and Yakima counties has resulted in reduced market competition and increased haul distances for logs.

Unlike the West side of the State, forests in Kittitas County have a significant species mix and size of timber that are generally undesirable to West side mills. In addition, export restrictions on state and federal forest have limited the marketability of timber. The confluence of these factors has devastated the timber industry in Kittitas County. Without the local milling

infrastructure, and a short-term and long-term inventory consisting only of low value logs, participants in the commercial timber industry in Kittitas County can no longer compete in the log market when most of the milling capacity is in the Western part of the State, with its own abundant supply of relatively cheap timber and close proximity to a forested land base. Historically, the industry has been able to survive the cyclical down turns in log markets when there is a consistent local infra-structure to keep transportation costs down, but with the loss of the milling and manufacturing infrastructure within the region, this is no longer the case.

This significant change in circumstances within Kittitas County, the collapse of the commercial timber industry, and lack of infra-structure, other incentives and alternatives to keep working forests viable should be considered. There may be emerging markets such as carbon sequestration, Transfer of Development Rights (TDRs), bio-fuel and bio-energy production that offset the loss of the traditional log product markets, but these markets are commercially speculative, predicated upon viable working forests, and are unavailable to landowners in the immediate future. Even when such markets are developed, it is unlikely that they will generate revenue sufficient for managing and sustaining healthy, commercially viable forestlands. Moreover, landowners should not be expected to continue to manage forest lands for public benefits without compensation to offset the costs associated with managing forest lands.

It is clear that the Legislature intended that counties planning under the Growth Management Act (GMA) should consider land characteristics and economic factors when designating commercial forest lands. Under the GMA and its guidelines, lands may not be economically and practically managed for commercial timber production if long-term conditions, such as mill closures, unforeseen regulatory encumbrances, and international competition rendered such production economically unfeasible. As stated by the Washington Supreme Court, “the GMA is not intended to trap anyone in economic failure”. *Lewis County v. Western Washington Growth Management Hearings Board*, 157 Wash.2d 488, 505 (2006).

~~De-designation of lands out of the Commercial Forest Land Use Designation shall occur having a one year review process from June to June, with decision made by December during the annual comp plan review. All applications must be reviewed by the Forest Lands Advisory Committee prior to review by the Planning Commission and Board of County Commissioners.~~

~~The following procedures should be followed for Designation and De-designation:~~

- ~~1. Application submitted to Community Development Services (CDS).~~
- ~~2. Application referred to Forest Lands Advisory Committee for review and recommendations.~~
- ~~3. Planning Commission conducts public hearings with Forest Lands Advisory Committee recommendations.~~
- ~~4. Planning Commission makes recommendations to BOCC.~~
- ~~5. BOCC makes final decision as part of the annual Comp Plan Amendment Process.~~

~~In classifying forest land resources, Kittitas County shall determine which land grade constitutes forest land of long term commercial significance, based on local and regional physical,~~

~~biological, economic, and land use considerations. The Forest Lands Advisory Committee shall determine which of the land grades from WAC 458-40-530 constitute forest lands of long term commercial significance. Kittitas County should also consider the combined effects of proximity to population areas and the possibility of more intense uses of the lands as indicated by:~~

- ~~a. The availability of public services and facilities conducive to the conversion of forest land;~~
- ~~b. Tax status;~~
- ~~c. The availability of public services;~~
- ~~d. Relationship or proximity to urban growth area(s), which shall include areas of where historic growth has occurred~~
- ~~e. The location of public roads, utilities and other public services;~~
- ~~f. Predominant parcel size: forest lands should consist of predominantly large parcels of land;~~
- ~~g. Land settlement patterns and their compatibility with forest practices of long-term commercial significance;~~
- ~~h. Intensity of nearby land uses;~~
- ~~i. History of land development permits issued nearby;~~
- ~~j. Land values under alternative uses;~~
- ~~k. Proximity of markets;~~
- ~~l. Availability and adequate water supplies; or~~
- ~~m. Long term economic conditions which affect the ability to manage and/or maintain commercially viable forest lands of long term significance, which should include consideration of the following market factors:
  - ~~i. The location of manufacturing or processing facilities;~~
  - ~~ii. Equipment and transport costs;~~
  - ~~iii. Site productivity and production costs;~~~~

~~Taxes and administrative costs~~

~~De-Designation criteria for Commercial Forest Lands:~~

~~Kittitas County, hereby adopts the following provision with respect to dedesignation of forest resource land, agriculture land of long term significance, or mineral resource land:~~

- ~~1) Change in circumstances pertaining to the comprehensive plan or public policy;~~
- ~~2) A change in circumstances beyond the control of the landowner pertaining to the subject property;~~
- ~~3) An error in designation; or~~
- ~~4) New information on natural resources land or critical area status.~~

~~In considering any one of these elements, the criteria for designation should additionally be considered.~~

~~The purpose of these Criteria is a tool to be used by the proponent and Kittitas County to evaluate parcels within the commercial forest zone proposed for de-designation.~~

~~De designation should not only recognize changes in circumstances since the original Commercial Forest zone created in 1993, but also continuing changes. GMA anticipates that the needs of landowners and local communities will change, and will require amendments to land designations. Land use planning is a dynamic process. Procedures for designation should provide a rational and predictable basis for accommodating change.” WAC 365-190-040(h)–~~

~~The proponent and Kittitas County should address each criteria item on a case by case basis in as much detail as possible while considering the cumulative influences of all criteria.–~~

### **LONG TERM ECONOMIC CONDITIONS**

~~The original Commercial Forest zone was created during an era of strong local and regional markets for traditional solid wood products from forest lands in Kittitas County. There was a large, viable industrial forest land base and an active National Forest timber sale program. Further, many of the Non-Industrial Private Forest ownerships were intact and contributing to the supply side of the log markets. This created a large annual supply of logs for the wood basket of local and regional manufacturing.–~~

~~The Commercial Forest zone created in 1993 was driven by ownership objectives at that time and historic land use. There have been significant changes in land ownership and manufacturing infrastructure since the CF 80 zone was created. The de designation discussion shall evaluate the following inter-related factors:~~

- ~~Long Term Economic Conditions which may include:~~
  - ~~Milling Facilities~~
  - ~~Transportation~~
  - ~~Log Values~~
  - ~~Species Mix and log size~~
  - ~~Land holding and administrative costs~~
  - ~~The needs of the local forest products industry, and the availability of long-term sources of timber~~

~~For example, the reduced supply of timber reflects the current State regulatory environment for state and private lands, changes in State policies on the management and harvest of State timberlands, changes in Federal management objectives on Federal lands in response to the Endangered Species Act, Clean Water Act and National Environmental Policy Act, and changes in goals and objectives with new ownership of private lands.–~~

### **INTENSITY OF NEARBY LAND USES**

~~Rural land values including rural forested land values have increased dramatically since the Commercial Forest zone was created in 1993. These value increases have been driven by a high market demand for smaller parcels for use as rural residential, 2<sup>nd</sup> home site, or simply as an investment. In economic terms, the ‘highest and best use’ of these lands in the current market far exceeds traditional resource land values.–~~

~~The de designation discussion shall evaluate the following:~~

- ~~Compatibility and intensity of adjacent and nearby land use. Land Use Plan consistent with requested de-designation, including operational impacts on adjacent commercial forest land.~~

~~Applications for de-designation from Commercial Forest should demonstrate compatible use with adjoining rural and commercial forest land use parcels. Innovative land use planning that allows for development while preserving open space should be considered favorably.~~

### **AVAILABILITY OF PUBLIC SERVICES**

~~The applicant shall demonstrate the availability or potential availability of public services at a level appropriate for a proposed de-designation.~~

- ~~Examples are:~~
  - ~~Current and future status of infrastructure.~~
  - ~~Public roads or potentially public roads.~~
  - ~~Fire District.~~
  - ~~Location in relation to Wildland Urban Interface boundary.~~
  - ~~Within or potentially included in a Community Wildfire Protection Plan.~~
  - ~~Public schools.~~
  - ~~Water available or potentially available~~
  - ~~Waste water treatment~~

### **SITE PRODUCTIVITY**

~~The applicant for de-designation shall demonstrate that the majority (or significant portion) of the property does not meet site class 1-4 pursuant to Department of Revenue rating system. This means the land can not produce a marketable stand of timber in at least a 100 year growth period.~~

### **CHANGE IN CIRCUMSTANCES**

~~Applications for de-designation should demonstrate change in circumstance leading to the requested de-designation of commercial forestland. While it is understood that economic changes within the local timber industry, or for a landowner, may constitute a "change of circumstances" warranting a de-designation of commercial forestlands, those issues are identified as Criterion No. 1 above.~~

~~The de-designation discussion should consider:—~~

- ~~Change in circumstance~~
  - ~~Example changes includes:~~
    - ~~Kittitas County land use patterns and land use planning;~~
    - ~~Legislative land use direction (TDR's for example);~~
    - ~~Changes in GMA: RCW and WAC, and KCC~~
    - ~~Recognize the evolving regulatory changes affecting the management of State and private forest land:~~
      - ~~State Forest & Fish Law, 1999~~

- ~~— State Hydraulics Code~~
- ~~— Clean Water Act: State & Federal~~
- ~~— Endangered Species Act: Federal and State~~
- ~~— Shoreline Management Act: State~~

The following policies will guide the county in land use decisions affecting lands designated as Commercial Forest Lands:

~~GPO 2.130A To conserve forest lands for productive economic use by identifying and designating forestlands where the principal and preferred land use is resource management and meets the economic needs of the industry and County. The boundaries and lot size remain as designated in 1993, with modifications occurring on a case by case basis as applications for de-designation are submitted.~~

~~GPO 2.130B Create a growth management commercial forest committee comprised of persons with forest land management backgrounds in order to:~~

- ~~a. assess and review applications for designation and de-designation of forestlands in Kittitas County~~
- ~~b. make recommendations to the Planning Commission and Board of County Commissioners on all applications for designation and de-designation.~~

~~GPO 2.131 Forest resource lands should be classified and designated based on the criteria and procedures established in WAC 365 190 040, and 060 with special consideration given to the determination of whether forest resource lands considered for designation are viable as long term commercial significant forest resource lands.~~

~~Designation Considerations:~~

- ~~1. Define the current status of the industry~~
- ~~1. Define the needs of the industry within Kittitas County~~
- ~~2. Define the Region and the Regional needs as it relates to the industry within Kittitas County~~
- ~~3. Define viability within local and regional circles (i.e. 100 miles, 200 miles, 300 miles)~~
- ~~4. How much Commercial Forest Lands are needed to support local and regional needs of the industry.~~

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

GPO 2.131 For purposes of designating Forest Lands of Long-Term Commercial Significance, and in considering any request for de-designation of such lands, Kittitas County has identified the following criteria:

## **Designation and de-designation of Forest Lands of Long-Term Commercial Significance**

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

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

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

### **1. Definitions.**

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

A. “Forest land” means land primarily devoted to growing trees for long-term commercial timber production on land that can be economically and practically managed for such production, including Christmas trees subject to the excise tax imposed under \*RCW 84.33.100 through 84.33.140, and that has long-term commercial significance.<sup>1</sup>

B. “Long-term commercial significance” includes the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land’s proximity to population areas, and the possibility of more intense uses of the land.

C. In determining whether forest land is “primarily devoted to growing trees for long-term commercial timber production on land that can be economically and practically managed for such production,” the following factors shall be considered: (a) The proximity of the land to urban, suburban, and rural settlements; (b) surrounding parcel size and the compatibility and intensity of adjacent and nearby land uses; (c) long-term local economic conditions that affect the ability to manage for timber production; and (d) the availability of public facilities and services conducive to conversion of forest land to other uses.

### **2. Designation Criteria.**

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

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

A. Land Grade Consideration. In Kittitas County, the most common tree species are ponderosa pine and dry mixed conifer, including Douglas fir. Most of the forest lands in Kittitas County are composed of land grades 4 and 5 as mapped by the Department of

<sup>1</sup> RCW 84.33.100 through 84.33.118 were repealed or decodified by 2001 c 249 §§ 15 and 16. RCW 84.33.120 was repealed by 2001 c 249 § 16 and by 2003 c 170 § 7.

Natural Resources. Forest Lands of Long-Term Commercial Significance shall include lands that have a predominance of land grades 3-6 (i.e., more than 60% of the site has requisite land grade) as defined in WAC 458-40-530.

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

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

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

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

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

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

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

(7) History of land development permits issued nearby.

WAC 365-190-060.

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

D. Designation. Upon a determination that a tract qualifies as Forest Lands of Long-Term Commercial Significance (denominated Commercial Forest Lands in the Kittitas County Code) under the definitions and considerations noted above, such lands shall be so mapped in the Comprehensive Land Use Plan map of Kittitas County and shall be zoned Commercial Forest lands under Kittitas County zoning code, section KCC 17.57. The County's Commercial Forest zoning code, KCC 17.57, shall control uses, maintenance and enhancement of the forest products industry and conserve productive forest lands consistent with the needs and best practices of the industry. Lands presently mapped as “commercial forest” shall retain that designation unless a specific de-designation request is filed by the owner for a review under the guidelines of this Ordinance.

### **3. De-designation Criteria.**

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

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

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

#### **4. Applications and Processing.**

A. Applications for the designation and de-designation of Forest Lands of Long-Term Commercial Significance shall be docketed with the planning department for annual consideration by the Kittitas County planning commissioners and board of county commissioners as a change to the County comprehensive plan and map in accordance with Chapter 15.B of the Kittitas County Code.

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

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

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

GPO 2.132 The primary land use activities in commercial forest areas are commercial forest management, forest recreation, agriculture, mineral extraction, sand and gravel operations and those uses that maintain and/or enhance the long-term management of designated commercial forest lands.

GPO 2.133 Any proposal for de-designation of commercial forestlands shall be subject to a cumulative impacts analysis, including the size and ownership of the commercial forestlands remaining in the county, the needs of the local forest products industry and impacts to those needs by the proposed de-designation, and the potential benefits that may result from the proposed de-designation including higher property taxes and economic stimulus. De-designated lands without a development proposal shall be designated into a Rural Land Use and shall be

designated into a 20 acre zone. The de-designation is intended to be a one step process, but may be accomplished as a de-designation with the option for the applicant to later submit a development proposal.

GPO 2.134 To encourage incentives and alternatives to keep working forests viable by considering when feasible emerging markets such as carbon sequestration, Transfer of Development Rights, Bio-fuel and bio-energy production that offset the loss of the traditional log and special forest product markets.

GPO 2.135 Resource activities performed in accordance with county, state and federal laws should not be subject to legal actions as public nuisances.

GPO 2.136 To support and encourage the maintenance of commercial forest lands in timber and current use property tax classifications consistent with RCW 84.28, 84.33 and 84.34.

GPO 2.137 Kittitas County recognizes Engrossed Substitute House Bill (ESHB) 2091 also known as the Forest and Fish Law. Kittitas County will support local forest landowner's seeking regulatory relief in order to help them remain economically viable.

GPO 2.138 Land use activities within or adjacent to commercial forest land should be sited and designed to minimize conflicts with forest management and other activities on commercial forestlands.

GPO 2.139 Kittitas County will encourage rural developments in the Wildland Urban Interface (WUI) and the owners of adjacent commercial forest lands to develop Community Wildfire Protection Plans (CWPPs)

GPO 2.140 Encourage clustered residential developments on adjacent non-commercial forestlands. The open space in clustered development should buffer adjacent forestland from development.

GPO 2.141 Kittitas County will advocate active management of Federal and State forest lands to create and maintain healthy, fire-safe forests.

GPO 2.142A It is the policy of the county to encourage the continuation of commercial forest management by:

- a. supporting land trades that result in consolidated forest ownerships; and
- b. working with forest managers to identify and develop other incentives for continued forestry (Ord. 93-42); and
- c. To encourage and support a local and regional infrastructure of manufacturing facilities that use wood products within an economically viable 100 mile circle.

GPO 2.142B Require that all plats, short plats, development permits, and building permits issued for development activities on, or within five hundred feet of, lands designated as agricultural lands, forest lands, or mineral resource lands, shall contain a notice that states that: "The subject property is within or near designated agricultural lands, forest lands, or mineral

resource lands on which a variety of commercial activities and mineral operations may occur that are not compatible with residential development for certain periods of limited duration. Commercial natural resource activities and/or mineral operations performed in accordance with county, state and federal laws are not subject or legal action as public nuisances. (RCW 7.48.305)”

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