



Kittitas County Comprehensive Plan Compliance 2009

Kittitas County Conference of Governments (KCCOG) Meeting

Wednesday, November 18, 2009

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Attachment A:

Proposed revisions to Countywide Planning Policies to support County efforts for compliance with the Growth Management Act.

Attachment B:

Proposed population re-allocations between former Urban Growth Nodes (UGNs), rural lands, and the City of Kittitas, to support new designations resulting from compliance efforts.

Additional material may be obtained from the County's project web site:

<http://www.co.kittitas.wa.us/cds/compplan.asp>

- **Materials from Planning Commission hearing and deliberation (11-05-09 and 11-10-09)**
- **Staff Recommendation (10-26-09)**
- **Supporting analyses (September and October 2009)**

ATTACHMENT A: *Following are revisions to the Kittitas County Countywide Planning Policies proposed to support the Growth Management Act compliance recommendations.*

**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 .362, 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 .362, 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 .362, and the County's Comprehensive Plan MPR Policies.

ANALYSIS OF FISCAL IMPACTS

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.

MASTER PLANNED RESORTS

I. Issues

1. Master Planned Resorts

Policy A: The County may authorize master planned resorts in Kittitas County pursuant to RCW 36.70A.360 and .362 and the County's Comprehensive Plan MPR Policies.

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:

Jurisdiction	% of total	Population
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>
Total	100%	52,810

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.

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

~~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_s 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

Kittitas County Comprehensive Plan Compliance 2009 Proposed Population Re-Allocation for Designation Scenarios

Overall approach:

1. Allocations to new UGAs and/or City of Kittitas first taken from former UGN allocation.
2. If allocations to new UGAs and/or City of Kittitas are greater than former UGN allocation, the balance will be taken from rural allocation.
3. If allocations to new UGAs and/or City of Kittitas are less than former UGN allocation, the balance will be added to rural allocation.
4. Recommended re-allocation numbers are based upon the calculated population capacity within proposed UGA boundaries

	Existing	Planning Recommendation Snoqualmie Pass– MPR* Ronald–Type 1 LAMIRD	Other Scenarios		
			Snoqualmie Pass– MPR* Ronald–UGA	Snoqualmie Pass– UGA Ronald–UGA	Snoqualmie Pass– UGA Ronald–Type 1 LAMIRD
Cities (collectively)	37,758	37,758	37,758	37,758	37,758
Former UGNs	5,281	---	---	---	---
Snoqualmie Pass	---	---	---	4,818	4,818
Ronald	---	---	1,317	1,317	---
City of Kittitas**	---	666	666	666	666
Rural Areas	9,771	9,771	9,771	8,251	9,568
Additional Rural	---	4,615	3,298	---	---
TOTAL	52,810	52,810	52,810	52,810	52,810

*Allocation for Snoqualmie Pass under LAMIRD designation would be the same as MPR designation.

**Added to existing allocation

