

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

ORDINANCE

NO. 2011- 013

**REVISIONS OF KITTITAS COUNTY CODE
KITTITAS COUNTY COMPREHENSIVE PLAN
AS PART OF THE 2011 ANNUAL COMPREHENSIVE PLAN AMENDMENT CYCLE.**

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

Section I - Procedural Findings
Section II - Board of County Commissioners Findings
Section III - Final Decision and Signatures
Attachments

**SECTION I
PROCEDURAL FINDINGS**

- Whereas,** Kittitas County opted into the Growth Management Act, RCW 36.70A, voluntarily on December 27, 1990, through Resolution 90-138; and
- Whereas,** The Kittitas County GMA Comprehensive Plan was originally adopted on July 26, 1996 by the Kittitas County Board of County Commissioners; and
- Whereas,** Kittitas County Code 15B.03.030 indicates that any interested person, including applicants, citizens, county commission and board members, and staff of other agencies may suggest plan or development regulation amendments for annual consideration by the Kittitas County Planning Commission and Board of County Commissioners; and
- Whereas,** Kittitas County Code 15B.03.030 requires amendments to the comprehensive plan that are docketed by June 30th must be approved or denied by the Board of County Commissioners on or before December 31st of that same calendar year; and
- Whereas,** Kittitas County Community Development Services docketed a list of suggested changes to the Comprehensive Plan and development regulation amendments and made that readily available for review by the public in the Planning Department, publishing the docket in a newsletter in August 2011, and holding public open houses on the docket on August 13, 2011 in Cle Elum and on August 25, 2011 in Ellensburg; and
- Whereas,** Kittitas County submitted its proposed docketed items to the Department of Commerce (formerly named the Department of Community Trade and Economic Development) as required by statute on August 11, 2011; and
- Whereas,** After due notice, the Planning Commission met on September 13, 2011 to hear testimony and take public comment on the annual docketing process; and
- Whereas,** The Planning Commission deliberated on the docketed items and made recommendations to the Board of County Commissioners regarding the docketed items on October 11, 2011, taking due consideration of the public benefit involved in the proposals; and
- Whereas,** Kittitas County filed its SEPA checklist on September 19, 2011, and issued a Determination of Nonsignificance (DNS) for the docket and a Mitigated Determination of Nonsignificance (MDNS) for the Swauk Valley Ranch LLC Wind Farm Siting Application on October 13, 2011; and
- Whereas,** The appeal period for the SEPA review ended on November 1, 2010; and
- Whereas,** There are no agency administrative appeals (KCC 15.04.210 and 15B.05.010) on the Determination of Non-significance, and
- Whereas,** Kittitas County published a notice of a public hearing to consider the annual docket as required by law; and

Whereas, Kittitas County Board of County Commissioners held a public hearing on October 25, 2011 during which testimony was taken and documentary evidence received by the Board of County Commissioners from those persons wishing to be heard; and

Whereas, At the closing of public testimony the Board of County Commissioner’s deliberated on the 17 docket items; and

Whereas, The Kittitas County Board of County Commissioners held a continued public hearing to consider enabling documents on December 6, 2011; and

Whereas, On December 6, 2011 the Kittitas County Board of Commissioners reviewed and signed the prepared ordinance.

SECTION II – BOARD OF COUNTY COMMISSIONERS FINDINGS

General Findings:

The Kittitas County Board of County Commissioners held a public hearing on October 25, 2011. All members of the public who wanted to were allowed to speak or submit written correspondence into the record, which was closed for public comment on October 25, 2010. Due notice of the hearing was given as required by law.

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

2011 COMPREHENSIVE PLAN AMENDMENTS

<i>Number</i>	<i>Applicants Name</i>	<i>Project Description</i>	<i>Planning Commission Recommendation</i>
11-01	Columbia Plateau Energy Facility LLC	Amend KCC 17.61A.035 for pre-identified areas for siting of wind farms to add area located in several Sections in Township 18N, Range 20E and Township 19N, Range 20E.	Denial
11-02	Swauk Valley Ranch, LLC	Amend Chapter 17.12 to include a Wind Farm Site Overlay zone and add a new Wind Farm Site Overlay for 380 acres located within the “Swauk Ranch.”	Approval
11-03	County Staff	Revise Comprehensive Plan to include additional policies supporting renewable energy projects, such as solar facilities	Approval
11-04	County staff	Bowers Field Overlay Zone: Amend Comprehensive Plan text for the Kittitas County	Approval

		Airport and Title 17 to establish a regulatory zoning overlay for the portion of the Innovative Partnership Zone in the County and the County airport property, and include renewable energy resources as an outright permitted use. Amendments to include a new overlay zone on the zoning map and related Comprehensive Plan and Zoning Code text amendments. Amendments for Consistency and Clarity.	
11-05	County staff	General rewrite and reorganization of Capital Facilities element of the Comprehensive Plan (i.e., include a summary facilities chart). Postpone more comprehensive amendments to future year(s).	Approval
11-06	County staff	Amend sections of Title 10; Title 12; Title 15; and Title 17 to adopt new regulations for electric vehicle charging stations, parking spaces, signs, and land use review and zoning.	Approval
11-07	County staff	Amend KCC 14.08 Flood Damage Prevention for provisions for flood hazard reduction to include standards for filling, grading, and other development activities that may increase flood damage.	Approval
11-08	County staff	Amend KCC 15.04 SEPA for consistency with WAC 173-806 (Model Ordinance) and SEPA WACs; clarify third-party EIS procedures; change process so SEPA appeals are judicial	Approval
11-09	County staff	Minor consistency and clarity amendments to KCC 15A; amendments for permit review efficiencies, including mandating pre-application meetings for some types of	Approval

		applications (e.g., conditional use permits, shoreline permits)	
11-10	County staff	Amend KCC 15 B Comprehensive Plan Amendment Process; Establish submittal requirements, including SEPA environmental checklists	Approval
11-11	County staff	Revise sections of KCC 15A to create a clear review process for administrative segregations.	Approval
11-12	County staff	Revise sections Title 15A and add new subsection (KCC 16.32.100) to establish a simple process for amending recorded short plats	Approval
11-13	County staff	Revise sections of Title 16.05 to fix inconsistencies in current process. Amendments to include line edits based on Prosecutor's Office direction	Approval
11-14	County staff	Revise Sections KCC 16.12.150 and KCC 16.12.160 to provide clarity for the County's ability to require a second access for fire protection (i.e. reference and coordinate with amendments to Fire Code and Road Standards updates).	Approval
11-15	County staff	New Comprehensive Plan policy text for "Urban Reserve."	Approval
11-16	County staff	Revise Chapter 17.13 related to eligibility of sending sites. Clarity amendment for related Comprehensive Plan policy.	Approval
11-17	Central Cascades Lands LLC	Amend zoning map from Forest and Range (F-R) to General Industrial (G-I) to address inconsistency with Comp Plan following Ordinance 2007-38, which approved a Comp Plan map	Approval

		amendment to General Industrial.	
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11-01

Columbia Plateau Energy Facility LLC

Project Description: Amend KCC 17.61A.035 for pre-identified areas for siting of wind farms to add area located in several Sections in Township 18N, Range 20E and Township 19N, Range 20E.

On June 29, 2011, Kittitas County Community Development Services received an application from Columbia Plateau Energy Facility LLC for proposed amendments to KCC 17.61A.035 and related mapping for pre-identified areas for siting of wind farms to add area located in several Sections in Township 18N, Range 20E and Township 19N, Range 20E. The location of this proposal is shown in Exhibit A.

The Board of County Commissioners held a public hearing on October 25, 2011 and **denied the request as presented** with a 3-0 vote finding that:

- I. Testimony for and against this proposal was received.
- II. The Planning Commission recommended denial to the Board of County Commissioners.
- III. The application lacked a specific project proposal and was for the expansion of the pre-identified area for the siting of wind farms only.
- IV. The applicant stated that they desired to only expand the existing pre-identified area for the siting of wind farms and the applicant did not have a project application at this time.
- V. The applicant provided no showing of the need to expand the pre-identified area for the siting of wind farms.
- VI. The Commissioners were not persuaded that there was a need at this time to expand the pre-identified area for the siting of wind farms.
- VII. The evidence in the record supported a finding of likely detriment to neighboring landowners that would undermine any public benefit.
- VIII. The GMA designation of this property is currently GMA-compliant and there is nothing in the GMA nor the record requiring a different comprehensive plan designation.
- IX. Denial is a more effective means of protecting Kittitas County's rural element and maintaining its rural character, and there is no showing that approval would enhance the protection of the rural element or maintenance of rural character.
- X. There has been no change of circumstances warranting expansion of the wind farm overlay zone.
- XI. The proposal bears no relationship to the betterment of public health, safety, welfare, and morals.
- XII. There is no showing of merit and value for Kittitas County.
- XIII. The Property can already be reasonably developed with its current comprehensive plan and zoning designations.
- XIV. The subject property is not suited for development in accord with the proposed overlay zone.
- XV. The overlay zone expansion is not in accord with the current comprehensive plan designation.

11-02

Swauk Valley Ranch, LLC

Project Description: Amend Chapter 17.12 to include a Wind Farm Site Overlay zone and add a new Wind Farm Site Overlay for 380 acres located within the “Swauk Ranch.”

On June 29, 2011, Kittitas County Community Development Services received an application from Swauk Valley Ranch, LLC to add a Wind Farm Overlay Zone as described in the Comprehensive Plan (see GPO 6.34). The specific amendments to Chapter 17.12, Zones Designated – Maps, and amendments to the County’s “Official Zoning Map” are part of this application. The location of this proposal is shown in Exhibit B.

The Board of County Commissioners held a public hearing on October 25, 2011 and **approved the request as presented** with a 2-1 vote with Commissioner Crankovich voting no, finding that:

- I. Testimony for and against this proposal was received.
- II. The Planning Commission recommended approval to the Board of County Commissioners.
- III. The application was for a siting of a wind farm outside the pre-identified area for wind farms had a specific project proposal.
- IV. The applicant provided a specific development plan with proposed mitigation measures to offset any adverse impacts.
- V. The Commissioners were persuaded that the size and scale of this proposal was appropriate at this location within Kittitas County.
- VI. There was evidence of public benefit and, as mitigated, the project preserved the rural element and protected rural character.

11-03

County Staff

Text Amendment

Project Description: Revise Comprehensive Plan to include additional policies supporting renewable energy projects, such as solar facilities

Kittitas County Community Development Services prepared proposed Comprehensive Plan amendments for renewable energy projects, such as solar facilities. These amendments were docketed with CDS prior to the June 30, 2011, docketing deadline. More comprehensive amendments supporting other renewable energy projects and other sustainability initiatives may be considered in future year(s). The text amendment is shown in Exhibit C.

The Board of County Commissioners held a public hearing on October 25, 2011 and **approved the request as presented** with a 3-0 vote finding that:

- I. Testimony for this proposal was received.
- II. This policy is similar to current policies for wind farms in the Comprehensive Plan.
- III. The proposal could eventually result in consideration and adoption of additional policies and development regulations for the siting of solar facilities.
- IV. This policy amendment adds to other energy and sustainability policies that the County has adopted, such as the recently adopted Kittitas County Greenhouse Gas Emission Reduction Policies (see Resolution 2011-076, adopted on August 30, 2011).
- V. The Planning Commission recommended approval to the Board of County Commissioners.

11-04

County Staff

Text Amendment

Project Description: Bowers Field Overlay Zone: Amend Comprehensive Plan text for the Kittitas County Airport and Title 17 to establish a regulatory zoning overlay for the portion of the Innovative Partnership Zone in the County and the County airport property, and include renewable energy resources as an outright permitted use. Amendments to include a new overlay zone on the zoning map and related Comprehensive Plan and Zoning Code text amendments.

Kittitas County Community Development Services prepared proposed amendments for a new Bowers Field Overlay Zone. These amendments were docketed with CDS prior to the June 30, 2011, docketing deadline.

These amendments are being proposed to reduce regulatory barriers for renewable energy projects such as solar farms on Bowers Field properties subject to FAA approval. Portions of the overlay zone are within the IPZ and would facilitate partnerships with various groups and would attract new business and industries associated with renewable energy projects to be located at Bowers Field. The text amendments are shown in Exhibit D.

The Board of County Commissioners held a public hearing on October 25, 2011 and **approved the request as presented** with a 3-0 vote finding that:

- I. Testimony for this proposal was received.
- II. The proposed text amendment will reduce regulatory barrier for renewable energy projects such as solar farms on Bowers Field properties subject to FAA approval.
- III. Portions of the overlay zone are within the IPZ and would facilitate partnerships with various groups and would attract new business and industries associated with renewable energy projects to be located at Bowers Field.
- IV. The amendment creates a public benefit and fosters economic development.
- V. The Planning Commission recommended approval to the Board of County Commissioners.

11-05

County Staff

Comprehensive Plan Amendment

Project Description: General rewrite and reorganization of Capital Facilities element of the Comprehensive Plan (i.e., include a summary facilities chart). Postpone more comprehensive amendments to future year(s).

Kittitas County Community Development Services prepared General rewrite and reorganization of Capital Facilities element of the Comprehensive Plan. These amendments were docketed with CDS prior to the June 30, 2011, docketing deadline. The text amendments are shown in Exhibit E.

The Board of County Commissioners held a public hearing on October 25, 2011 and **approved the request as presented** with a 3-0 vote finding that:

- I. Testimony for this proposal was received.
- II. The proposed amendment is a general rewrite and reorganization of the Capital Facilities Plan, Chapter Five of the Comprehensive Plan. The purpose of this rewrite is to identify the capital improvements that the County plans for the next six years and show a reasonable financing plan for these improvements.

- III. The CFP is amended annually and further improvements programmed for the 2012 proposal include updating the level of service standards, updating the prioritization criteria, and conducting a full analysis of all County buildings for consideration within this plan.
- IV. The Planning Commission recommended approval to the Board of County Commissioners.

11-06

County Staff

Development Regulation Amendments

Project Description: Amend sections of Title 10; Title 12; Title 15; and Title 17 to adopt new regulations for electric vehicle charging stations, parking spaces, signs, and land use review and zoning

Kittitas County Community Development Services prepared proposed amendments for Electric Vehicle Infrastructure (“EVI”). These amendments were docketed with CDS prior to the June 30, 2011 docketing deadline and are shown in Exhibit F.

The Board of County Commissioners held a public hearing on October 25, 2011 and **approved the request as presented** with a 3-0 vote finding that:

- I. Testimony for this proposal was received.
- II. In 2009, the Washington State Legislature passed a new law, 2SHB 1481, to support and encourage the use of electric vehicles (“EV”) and supporting charging infrastructure. Sections 9 through 13 of the bill require all cities and counties in Washington State to allow EV battery charging stations as a use in all zones except for residential, resource, or critical areas by July 1, 2011.
- III. The proposed EVI amendments include development regulations relating to electric vehicle charging stations in Kittitas County. These amendments also assist in implementing various Kittitas County Greenhouse Gas Emission Reduction Policies (see Resolution 2011-076 adopted on August 30, 2011).
- IV. The proposed changes further the goals of 2SHB 1481 and fulfills the county’s obligation to enact appropriate regulation to govern the installation of EV charging stations.
- V. The Planning Commission forwarded this docket item without recommendation to the Board of County Commissioners.

11-07

County Staff

Development Regulation Amendments

Project Description: Amend provisions in KCC 14.08 for flood hazard reduction to include standards for filling, grading, and other development activities that may increase flood damage

Kittitas County Community Development Services prepared proposed amendments for flood hazard reduction. The amendments include standards for filling, grading, and other development activities that may increase flood damage. These amendments were docketed with CDS prior to the June 30, 2011, docketing deadline.

For the purpose of clarity and compliance with the National Flood Insurance Program this amendment to the Flood Damage Prevention Code is to provide for flood hazard reduction standards for filling and grading on properties located in flood hazard areas. The map amendments are shown in Exhibit G.

The Board of County Commissioners held a public hearing on October 25, 2011 and **approved the request as presented** with a 3-0 vote finding that:

- I. Testimony for this proposal was received.
- II. This is an amendment to the Flood Damage Prevention Code and is to provide for flood hazard reduction standards for filling and grading on properties located in flood hazard areas in order to maintain Kittitas County's eligibility under the National Flood Insurance program.
- III. The Planning Commission recommended approval to the Board of County Commissioners.

11-08

County Staff

Development Regulation Amendments

Project Description: Amend KCC 15.04 for consistency with WAC 173-806 (Model Ordinance) and SEPA WACs; clarify third-party EIS procedures; change process so SEPA appeals are judicial

Kittitas County Community Development Services prepared proposed amendments for Kittitas County's SEPA regulations. The amendments include language from the State's Model SEPA Ordinance (WAC 173.806), with amendments specific to Kittitas County. These amendments were docketed with CDS prior to the June 30, 2011, docketing deadline. The text amendments are shown in Exhibit H.

The Board of County Commissioners held a public hearing on October 25, 2011 and **approved the request as presented** with a 3-0 vote finding that:

- I. Testimony for this proposal was received.
- II. The County's SEPA Regulations, Chapter 15.04, were last amended in 1998. Since this time the State Legislators' have amended WAC 173-11 and RCW 43.21. The purpose of this amendment is to have the County's SEPA Ordinance current with State Law.
- III. The Planning Commission recommended approval to the Board of County Commissioners.

11-09

County Staff

Development Regulation Amendment

Project Description: Minor consistency and clarity amendments to KCC 15A; amendments for permit review efficiencies, including mandating pre-application meetings for some types of applications (e.g., conditional use permits, shoreline permits).

Kittitas County Community Development Services prepared proposed amendments for consistency and clarity in Title 15A, Project Permit Application Process. The proposed amendments also include adding a requirement for a mandatory pre-application for some additional land use applications. These amendments were docketed with CDS prior to the June 30, 2011, docketing deadline. The text amendments are shown in Exhibit I.

The Board of County Commissioners held a public hearing on October 25, 2011 and **approved the request as presented** with a 3-0 vote finding that:

- I. No testimony was received for this proposal.
- II. The proposed amendments to the development regulations will provide clarity and consistency to processing development applications in Kittitas County.
- III. The Planning Commission recommended approval to the Board of County Commissioners.

11-10

County Staff

Development Regulation Amendment

Project Description: Establish submittal requirements for Comprehensive Plan Amendments, including SEPA environmental checklists

Kittitas County Community Development Services prepared proposed amendments for consistency and clarity in Title 15B, Comprehensive Plan Amendments Process. The proposed amendments establish application submittal requirements, including submittal of SEPA environmental checklist for annual Comprehensive Plan Amendments. These amendments were docketed with CDS prior to the June 30, 2011, docketing deadline. The text amendments are shown in Exhibit J.

The Board of County Commissioners held a public hearing on October 25, 2011 and **approved the request as presented** with a 3-0 vote finding that:

- I. Testimony was received for this proposal.
- II. The proposed amendments to the development regulations will provide clarity and consistency to processing Comprehensive Plan Amendment applications in Kittitas County.
- III. The Planning Commission recommended approval to the Board of County Commissioners.

11-11

County Staff

Development Regulation Amendment

Project Description: Revise sections of KCC 16 to create a clear review process for administrative segregations

Kittitas County Community Development Services prepared proposed amendments to clarify the process for administrative segregations. These amendments were docketed with CDS prior to the June 30, 2011, docketing deadline.

These amendments do not revise the substantive amendments made to the administrative segregation definition in KCC 16.08.015 during the 2010 docket process (*see* Ordinance No. 2010-014, pg 25). The purpose of these amendments is to create a new Chapter, Administrative Segregation, in Title 16, Subdivision, which includes procedures for review and which relocates the substantive requirements included in KCC 16.04.020 and KCC 16.08.015 to a new "Requirements" section. The text amendments are shown in Exhibit K.

The Board of County Commissioners held a public hearing on October 25, 2011 and **approved the request as presented** with a 3-0 vote finding that:

- I. Testimony was received for this proposal.
- II. The proposed amendments to the development regulations will provide clarity and consistency to processing administrative segregation applications in Kittitas County.
- III. The Planning Commission recommended approval to the Board of County Commissioners.

11-12

County Staff

Development Regulation Amendment

Project Description: Revise sections Title 15A and add new subsection (KCC 16.32.100) to establish a simple process for amending recorded short plats.

Kittitas County Community Development Services prepared proposed amendments to Title 16, Subdivisions, to provide for a simple process for amending recorded short plats. These amendments were docketed with CDS prior to the June 30, 2011, docketing deadline.

Currently Kittitas County Subdivision Code does not have provisions for amending recorded short plats. RCW 58.17.212 provides procedures for the alteration of subdivisions, but nothing for short plats. There have been several occasions when a recorded short plat needed to remove a plat note that was no longer applicable, or to remove an easement that was no longer needed. Based upon the Prosecutor's Office opinion, the only way to make these changes was for the property owner to reapply for a short plat. The current fee is \$1,450. This amendment would create a review process for amending a recorded short plat needing minor changes. The fee would be 50% of the normal application fee according to the adopted fee schedule. The text amendments are shown in Exhibit L.

The Board of County Commissioners held a public hearing on October 25, 2011 and **approved the request as presented** with a 3-0 vote finding that:

- I. Testimony was received for this proposal.
- II. The proposed amendments to the development regulations will provide clarity and consistency to processing short plat amendment applications in Kittitas County.
- III. The Planning Commission recommended approval to the Board of County Commissioners.

11-13

County Staff

Development Regulation Amendment

Project Description: Revise sections of Title 16 to fix inconsistencies in current process. Amendments to include line edits based on Prosecutor's Office direction.

Kittitas County Community Development Services prepared proposed amendments to Title 16, Subdivisions, for consistency in processing of binding site plans. These amendments were docketed with CDS prior to the June 30, 2011, docketing deadline.

The current code requires that the binding site plat must be approved and signed in the same manner as a final plat. The Prosecutor's Office has recommended that this must be changed to read that the binding site plat must be approved and signed in the same manner as a final short plat since the binding site plan review process is an administrative process requiring approval by the director and is not a quasi judicial process requiring approval by the Board of County Commissioners. The text amendments are shown in Exhibit M.

The Board of County Commissioners held a public hearing on October 25, 2011 and **approved the request as presented** with a 3-0 vote finding that:

- I. Testimony was received for this proposal.
- II. The proposed amendments to the development regulations will provide clarity and consistency to processing binding site plan applications in Kittitas County.
- III. The Planning Commission recommended approval to the Board of County Commissioners.

11-14

County Staff

Development Regulation Amendment

Project Description: Revise Sections KCC 16.12.150 and KCC 16.12.160 to provide clarity for the County's ability to require a second access for fire protection (i.e. reference and coordinate with amendments to Fire Code and Road Standards updates).

Kittitas County Community Development Services prepared proposed amendments to Title 16, Subdivisions, for clarity regarding fire protection requirements for land divisions. These amendments were docketed with CDS prior to the June 30, 2011, docketing deadline.

The purpose of this amendment is to incorporate comments from the Fire Marshal and the International Fire Code as conditions of preliminary plat approval. In a memo dated February 3, 2011, from Deputy Prosecuting Attorney Neil Caulkins to the BOCC regarding the applicability of the International Fire Code, he indicated that he would advocate amending our code to make provisions of the IFC applicable at the subdivision stage rather than just at the building stage. RCW 58.17.110 deals with factors to be considered for conditional plat approval. The statute states, in part, that *a proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that appropriate provisions are made for the public health, safety, and general welfare, and the public use and interest will be served by the platting of such subdivision and dedication*. The text amendments are shown in Exhibit N.

The Board of County Commissioners held a public hearing on October 25, 2011 and **approved the request as presented** with a 3-0 vote finding that:

- I. Testimony was received for this proposal.
- II. The proposed amendments to the development regulations will provide clarity regarding fire protection requirements for land divisions.
- III. The Planning Commission recommended approval to the Board of County Commissioners.

11-15

County Staff

Comprehensive Plan Amendment

Project Description: New Comprehensive Plan policy text for "Urban Reserve".

Kittitas County Community Development Services prepared proposed revisions to the Comprehensive Plan policies in Chapter 2. Land Use, to add a policy definition for "Urban Reserve." This amendment was docketed with CDS prior to the June 30, 2011, docketing deadline.

This proposal is in response to the Eastern Washington's Growth Management Hearings decision on the expansion of the City of Kittitas Urban Growth Boundary. The text amendments are shown in Exhibit O.

The Board of County Commissioners held a public hearing on October 25, 2011 and **approved the request as presented** with a 3-0 vote finding that:

- I. Testimony was received for this proposal.
- II. The proposed amendments to the Comprehensive Plan will provide new Comprehensive Plan policy text for "Urban Reserve".
- III. The Planning Commission recommended approval to the Board of County Commissioners.

11-16

County Staff

Development Regulation Amendment

Project Description: Revise Chapter 17.13 related to eligibility of sending sites. Clarity amendment for related Comprehensive.

Kittitas County Community Development Services prepared proposed amendments for Chapter 17.13, Transfer of Development Rights. These amendments were docketed with CDS prior to the June 30, 2011, docketing deadline.

In 2009, the County amended Title 17, Zoning, to include a new chapter, Chapter 17.13, for Transfer of Development Rights (TDR). Subsequent amendments were made in 2010 and 2011 to clarify implementation requirements (Ord. No. 2010-006 and No. 2011-005) and eliminate the requirement for Master Planned Resorts to obtain TDR credits for final approval (Ord. No. 2011-005). Currently TDR Sending Sites must be a minimum of 20 acres in size and must be in 20-acre minimum lot size zoning and agricultural or forestry-based land use designation. However, opportunities exist in rural areas of the County where land may be currently designated as a higher density zone, but contiguous undeveloped parcels may be sufficient to meet the 20-acre minimum size requirement while still meeting the other criteria necessary for sending site eligibility. The proposed amendments are in response to these issues. The text amendments are shown in Exhibit P.

The Board of County Commissioners held a public hearing on October 25, 2011 and **approved the request as presented** with a 3-0 vote finding that:

- I. Testimony was received for this proposal.
- II. The proposed amendments to the Transfer of Development Rights code will provide opportunities in rural areas of the County where land may be currently designated as a higher density zone, but contiguous undeveloped parcels may be sufficient to meet the 20-acre minimum size requirement while still meeting the other criteria necessary for sending site eligibility.
- III. The Planning Commission recommended approval to the Board of County Commissioners.

11-17

Central Cascades Land Company, Inc

Map Amendment

Project Description: Amend zoning map from Forest and Range (F-R) to General Industrial (G-I) to address inconsistency with Comp Plan following Ordinance 2007-38, which approved a Comp Plan map amendment to General Industrial.

On June 14, 2011, Kittitas County Community Development Services received an application from Central Cascades Land Company, Inc. for proposed amendments to the County's zoning map from Forest and Range (F-R) to General Industrial (G-I). See the attached application. These proposed amendments were docketed with CDS prior to the June 30, 2011, docketing deadline.

In 2007 the Board of County Commissioners approved Ordinance 2007-38 as part of the 2007 Comprehensive Plan Amendment Docket. Docket 07-07 was a Comprehensive Plan Map Amendment change of Central Cascades property from Rural to Industrial which was approved. Docket 07-07 indicated that the proposed zone change of the property is to Industrial. However, today the property remains zoned Forest & Range. RCW 36.70A.070 requires the County's Comprehensive Plan to be an internally consistent document and all elements shall be consistent with the land use map. Additionally,

RCW 36.70A040(3) and KCC 15B.04.010 requires the County to have development regulations that are consistent with the Comprehensive Plan. To that end, this is an amendment of the zoning map from Forest & Range to General Industrial for the purposes of consistency between the Comprehensive Plan Land Use Map and the Official Zoning Map in conformance with Ordinance 2007-38. The text amendments are shown in Exhibit Q.

The Board of County Commissioners held a public hearing on October 25, 2011 and **approved the request as presented** with a 3-0 vote finding that:

- I. Testimony was received for this proposal.
- II. This is an amendment of the zoning map from Forest & Range to General Industrial for the purposes of consistency between the Comprehensive Plan.
- III. The Planning Commission recommended approval to the Board of County Commissioners.

SECTION III - FINAL DECISION AND SIGNATURES

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby denies the application from Columbia Plateau Energy Facility LLC for proposed amendments to KCC 17.61A.035 and related mapping for pre-identified areas for siting of wind farms to add area located in several Sections in Township 18N, Range 20E and Township 19N, Range 20E (Docket 11-01). The location of this proposal is shown in Exhibit A.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the application from Swauk Valley Ranch, LLC to add a Wind Farm Overlay Zone located in the vicinity of 18511 Highway 10, Ellensburg, WA Map # 19-17-18000-0001. (Docket 11-02). The location of this proposal is shown in Exhibit B.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the application from Community Development Services to Revise Comprehensive Plan to include additional policies supporting renewable energy projects, such as solar facilities. The map amendment is shown in Exhibit C.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the application from Community Development Services to amend the Comprehensive Plan text for the Kittitas County Airport and Title 17 to establish a regulatory zoning overlay for the portion of the Innovative Partnership Zone in the County and the County airport property, and include renewable energy resources as an outright permitted use. Amendments to include a new overlay zone on the zoning map and related Comprehensive Plan and Zoning Code text amendments (Docket 11-04). The development regulations are shown in Exhibit D.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the application from Community Development Services, for proposed general rewrite and reorganization of Capital Facilities element of the Comprehensive Plan (i.e., include a summary facilities chart). Postpone more comprehensive amendments to future year(s). (Docket 11-05). The amendments are shown in E.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the application from Community Development Services to amend sections of Title 10; Title 12; Title 15; and Title 17 to adopt new regulations for electric vehicle charging stations,

parking spaces, signs, and land use review and zoning (Docket 11-06). The development code amendments are shown in Exhibit F.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the application from Community Development Services , for a proposed amendment to KCC 14.08 to provide flood hazard reduction to include standards for filling, grading, and other development activities that may increase flood damage (Docket 11-07). The text amendment is shown in Exhibit G.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the application from Community Development Services, for proposed amendments for Kittitas County’s SEPA regulations. The amendments include language from the State’s Model SEPA Ordinance (WAC 173.806), with amendments specific to Kittitas County. (Docket 11-08). The development regulations are shown in Exhibit H.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the application from Community Development Services, for proposed amendments for consistency and clarity in Title 15A, Project Permit Application Process. The proposed amendments also include adding a requirement for a mandatory pre-application for some additional land use applications. (Docket 11-09) The development regulations are shown in Exhibit I.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the application from Community Development Services, for proposed amendments to establish application submittal requirements, including submittal of a SEPA environmental checklist for annual Comprehensive Plan Amendments. (Docket 11-10) The development regulations are shown in Exhibit J.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the application from Community Development Services, for proposed amendments to clarify the process for administrative segregations. (Docket 11-11) The development regulations are shown in Exhibit K.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the application from Community Development Services, for proposed amendments to Title 16, Subdivisions, to provide for a simple process for amending recorded short plats. (Docket 11-12). The development regulations are shown in Exhibit L.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the application from Community Development Services, for proposed revisions to sections of Title 16 to fix inconsistencies in current process. (Docket 11-13). The development regulations are shown in Exhibit M.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the application from Community Development Services, for proposed amendments to Title 16, Subdivisions, for clarity regarding fire protection requirements for land divisions. (Docket 11-14). The development regulations are shown in Exhibit N.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the application from Community Development Services, for proposed revisions to the Comprehensive Plan policies in Chapter 2. Land Use, to add a policy definition for “Urban Reserve. (Docket 11-15). The development regulations are shown in Exhibit O.

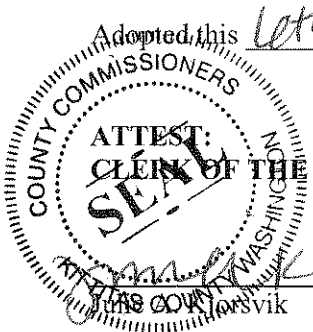
BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the application from Community Development Services, for proposed amendments to Chapter 17.13, Transfer of Development Rights. (Docket 11-16). The development regulations are shown in Exhibit P.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the application from Central Cascades Land Company, Inc. for proposed amendments to the County's zoning map from Forest and Range (F-R) to General Industrial (G-I). (Docket 11-17). The development regulations are shown in Exhibit Q.

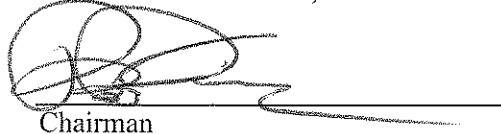
BE IT FURTHER ORDAINED the Prosecutor's Office is charged with preparing and submitting the necessary clean updated versions of the comprehensive plan and development code to Information Services, incorporating all the amendments authorized herein, so that they can be placed on the County web page.

NOW, BE IT FURTHER ORDAINED that the Board of County Commissioners, after due deliberation, hereby approves the adoption of the 2011 Amendments to the Kittitas County Comprehensive Plan and Kittitas County Code and related maps as attached hereto and incorporated by reference.

Adopted, this 16th day of December, 2011, at Ellensburg, Washington.


ATTEST:
CLERK OF THE BOARD
SEAL
J. J. Jonsvik

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


Chairman


Vice-Chairman

APPROVED AS TO FORM:

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


Commissioner

EXHIBIT A

11-01

Columbia Plateau Energy Facility LLC

Project Description: Amend KCC 17.61A.035 for pre-identified areas for siting of wind farms to add area located in several Sections in Township 18N, Range 20E and Township 19N, Range 20E.

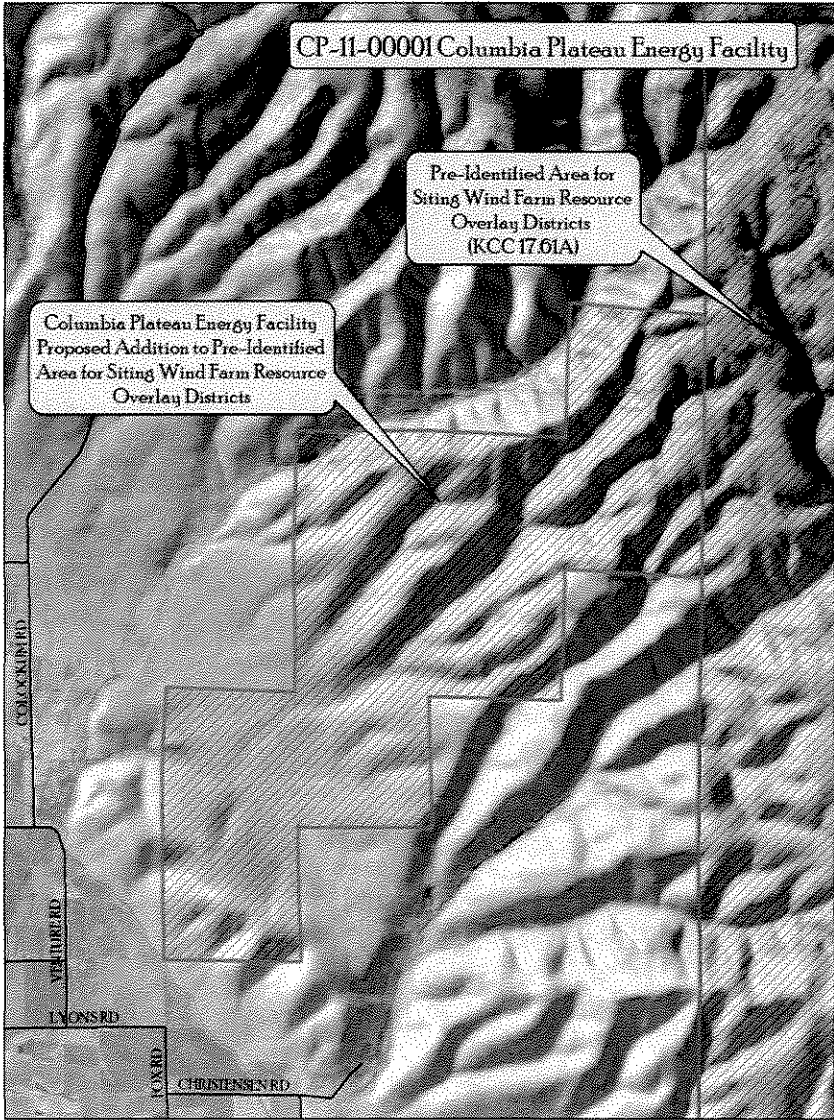


EXHIBIT B

11-02

Swauk Valley Ranch, LLC

Project Description: Amend Chapter 17.12 to include a Wind Farm Site Overlay zone and add a new Wind Farm Site Overlay for 380 acres located within the “Swauk Ranch.”

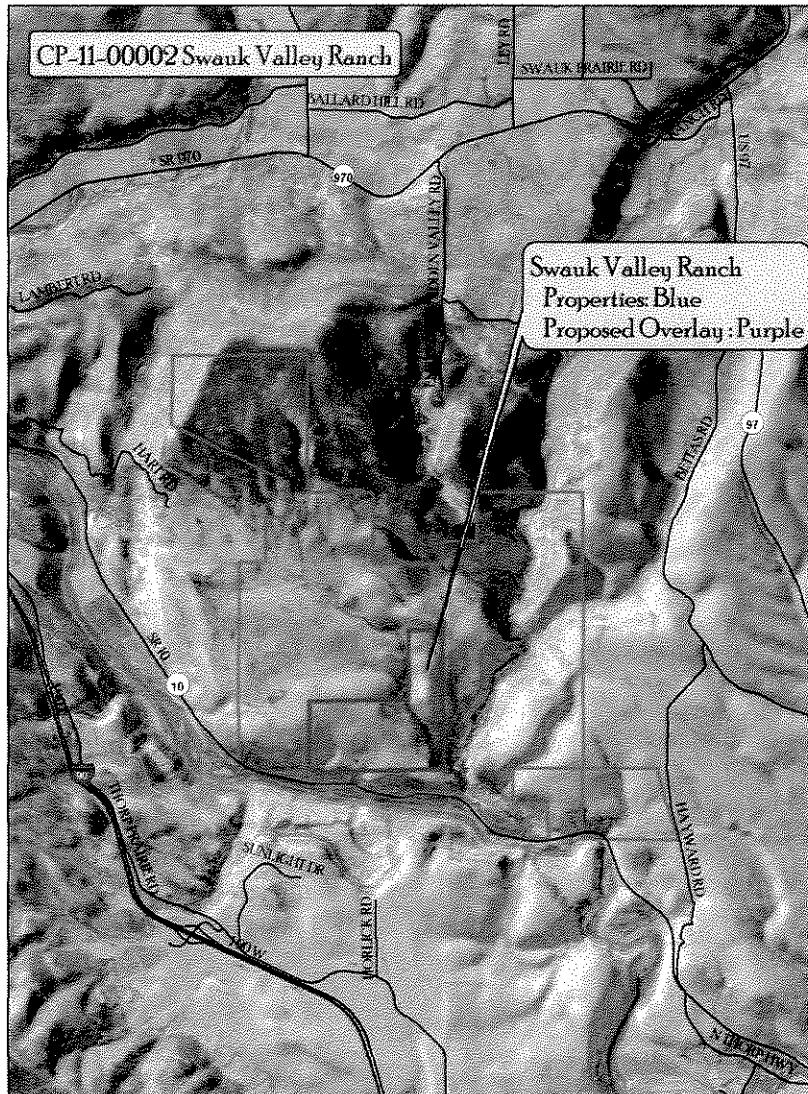


EXHIBIT C

11-03

County Staff

Text Amendment

Project Description: Revise Comprehensive Plan to include additional policies supporting renewable energy projects, such as solar facilities

Kittitas County Comprehensive Plan, Chapter 6. Utilities, is amended as follows:

GPO 6.36 Develop a study area encompassing the entire county to establish criteria and design standards for the siting of solar farms.

EXHIBIT D

County Staff

Text Amendment

Project Description: Bowers Field Overlay Zone: Amend Comprehensive Plan text for the Kittitas County Airport and Title 17 to establish a regulatory zoning overlay for the portion of the Innovative Partnership Zone in the County and the County airport property, and include renewable energy resources as an outright permitted use. Amendments to include a new overlay zone on the zoning map and related Comprehensive Plan and Zoning Code text amendments.

Text amendments - showing changes from 2010 Comprehensive Plan to 2011 Comprehensive Plan:

Kittitas County Comprehensive Plan, 2.2.7. Kittitas County Airport, is amended as follows:

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

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

Text amendments - showing changes from 2010 Title 17 Zoning to 2011 Title 17 Zoning:

17.12.010 Zones designated.

1. The unincorporated territory of Kittitas County is divided into the following land use zones:

R	Residential
R-2	Residential II
RR	Rural Residential
UR	Urban Residential
A-3	Agricultural 3
A-5	Agriculture 5
A-20	Agricultural 20
R-3	Rural 3
R-5	Rural 5
CA	Commercial Agriculture
CF	Commercial Forest
C-L	Limited commercial
C-G	General commercial
C-H	Highway commercial
PUD	Planned Unit Development
I-L	Light Industry

- I-G General Industry
- F-R Forest and Range
- HT-C Historic Trailer court
- L-H Liberty historic zone
- A Airport
- MPR Master planned resort

2. The unincorporated territory of Kittitas County includes the following overlay zones and areas:

- Agricultural Study Overlay Zone**
- Agricultural Production District**
- Airport Overlay Zoning District**
- Bowers Field Overlay Zone**
- Forest Study Overlay Zone**
- Wind Farm Resource Overlay Zone**
- Wind Farm Resource Overlay Zone – Pre-identified Areas for Siting**
- Wind Farm Resource Overlay Zone – Swauk Ranch**

[Note to Reader: The proposed amendments for KCC 17.12.010 above are also related to Docket Items 11-01 and 11-02.]

17.28.020 Uses permitted.

10. Minor and major alternative energy facilities, excluding wind farms and wind turbines, and other renewable energy projects are a permitted use within the Bowers Field Overlay Zone.

17.48.020 Permitted uses.

23. Minor and major alternative energy facilities, excluding wind farms and wind turbines, and other renewable energy projects are a permitted use within the Bowers Field Overlay Zone.

The Kittitas County Official Zoning Map is amended as follows:

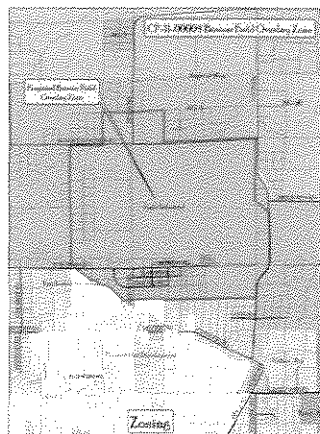


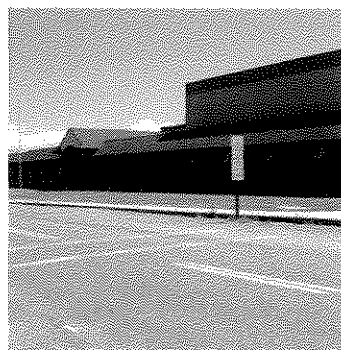
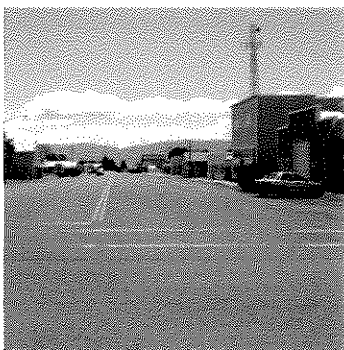
EXHIBIT E

11-05

County Staff

Comprehensive Plan Amendment

Project Description: General rewrite and reorganization of Capital Facilities element of the Comprehensive Plan (i.e., include a summary facilities chart). Postpone more comprehensive amendments to future year(s).



Chapter 10. Capital Facilities Plan

10.1. Introduction

10.1.1. Contents of the CFP

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

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

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

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

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

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

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

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

10.1.2. Purpose of the CFP

The Capital Facilities Plan (CFP) is a six-year plan to provide adequate public facilities within the County's financial capability. This plan also prioritizes public facility improvements needed to shape and maintain our quality of life. All of the public facility improvements identified in this CFP must be consistent with the land use element of the Comprehensive Plan and scheduled to be in place concurrently with development impacts to maintain or exceed adopted standards for levels of service.

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

10.1.3. Statutory Requirements

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

10.1.4. Relationship with Other Documents

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

Improvements to public facilities that are owned or operated by Kittitas County, and included in this CFP, shall be included in the County's annual budget. Any public facility improvements listed in this CFP that are not owned or operated by the County – but by independent districts or

private organizations, should be included in the annual budgets and Capital Improvements Programs of the entities which provide those public facilities.

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

10.1.5. CFP Update Process

The Public Works Department spearheaded the 2011 update to the County’s CFP element of the Comprehensive Plan. Elected officials, department heads, and key staff were consulted and involved in the planning. They provided information regarding existing facilities, future needs, and cost information for planned facilities. Once the analysis of existing facilities was completed and deficiencies identified, a list of needed improvements was prepared. At this point a task force of key department heads was formed to evaluate the prioritization of the projects and prepare a recommendation to the County Planning Commission.

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

10.2. Capital Project Selection Procedures

10.2.1. Levels of Service Standards

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

<i>Facility Category</i>	<i>Type</i>	<i>Standard for Level of Service*</i>
1. Transportation	Roads	LOS C in rural areas and LOS D in federal urban
2. Co. Admin. Offices	Office space	1,095 sq.ft. per 1,000 pop.
3. Juvenile Detention	Detention facilities	Beds 1.53 per 1,000 pop.
4. Maintenance	Shop and storage	788 sq.ft. per 1,000 pop.
5. Parking	General purpose	1.17 employees per parking space
6. Parks and Recreation	Regional parks	3.96 acres per 1,000 pop.
	Trails	0.44 miles per 1,000 pop.

7. County Fairgrounds	Acres	0.29 per 1,000 fair attendees
	Admin. Offices	132 sq.ft. per 1,000 pop.
	Exhibit Hall	483 sq.ft. per 1,000 fair attendees
	Maintenance Shop	900 sq.ft. per shop employee
	Parking Spaces	4.5 per 1,000 fair attendees
	Public Restrooms	0.08 per 1,000 fair attendees
8. Probation Services	Office space	47 sq.ft. per 1,000 pop.
9. Regional Justice Ctr.	Courtrooms	0.12 per 1,000 pop.
	Jail	5.4 Beds per 1,000 pop.
	Office space	385 sq. ft. per 1,000 pop.

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

Table 5.2.1 (continued)
Kittitas County Level of Service Standards

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

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

10.2.2. Application of Levels of Service Standards

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

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

The County will evaluate whether or not these levels of service standards are being met when updates to the Comprehensive Plan are performed according to the deadlines in RCW

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

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

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

10.2.3. Project Criteria Other Than Levels of Service Standards

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

- Facility repair, remodeling, renovation, or replacement of obsolete or worn out structures.
- Improvements that do not cause any other improvement that is needed to achieve or maintain the standards for levels of service to be financially infeasible.
- Improvements that do not contradict, limit or substantially change the goals and policies of any element of this Comprehensive Plan.

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

10.2.4. Analysis of Future Development

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

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

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

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

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

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

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

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

10.2.5. Siting Public Facilities

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

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

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

10.2.6. Improvements to Public Facilities Identified in Other Plans

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

- Swiftwater Corridor Vision Plan. It was prepared by a citizen's advisory committee in 1997 to identify unique and special features within the State Route 10 corridor. This plan recommends strategies and capital improvements that are focused on economic development and tourism programs.
- Kittitas County Outdoor Recreation Inventory. It was completed June 1, 2004 by the Recreation Advisory Committee to identify recreation activities and services. The

recreation opportunities and facilities include parks, trails, river access, public lands access, campgrounds and picnic facilities.

- Economic Development Strategic Plan, prepared for the Kittitas County Economic Group in July, 2009. It is a framework for investment decisions and providing guidance in growth for the County's economic future.

10.2.7. Prioritizing Capital Projects

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

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

10.3. Financing

10.3.1. Funding Sources for Capital Projects

This CFP is a multi-year plan of capital projects, 2012-2017, with projected beginning and completion dates, estimate costs, and proposed methods of financing. The Plan is reviewed and updated annually to identify revenue sources and expenditures for the upcoming year and the next succeeding five years. Securing the most effective array of facilities requires coordination among County Departments and a thorough understanding of the fiscal capacity of the County to finance these facilities.

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

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

revenues, excess surplus funds, or bond financing. The various methods of financing are as follows:

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

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

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

When capital improvements are located both in the City and Urban Growth Areas, the County and City can jointly sponsor the formation of Local Improvement Districts, Road Improvement Districts, and other benefit areas for the construction or reconstruction of infrastructure to a common standard.

10.3.2. When Funding is Unavailable

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

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

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

10.3.3. Maintenance Financing

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

10.4. Six-Year Plan

The County shall provide, or arrange for others to provide, the capital improvements summarized in Table 5.4 and described in greater detail following this table. This table is considered the six-year plan.

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

Table 5.4
2011-2016 Summary Kittitas County Public Facility Projects

1. Airport Facilities				
<i>See Kittitas County's Airport Layout Plan Update and Needs Assessment</i>				
2. Kittitas County Administrative Offices				
<i>Project Name</i>	<i>Location & Description</i>	<i>Funding Source</i>	<i>Construction Expected</i>	<i>Total Cost</i>
Jail Expansion	Sheriff/Corrections	General Obligation bonds	2012	\$4,500,000
West Handicap Access Ramp and Parking Improvements	Wheelchair ramp and ADA improvements at west Courthouse entrance	Voting Accessibility grant	2012	\$36,346
Upper District Court	Purchase leased building in Cle Elum	General Obligation bonds	2013	\$1,500,000
Vantage Marine Storage Building	Vantage County property	State Parks boat fund	2013	\$40,000
Juvenile Detention Holding Facility	Temporary holding cell	Law & Justice sales tax	2013	\$30,000
Courthouse HVAC upgrade	Treasurer/Assessor	General Fund	2013	\$30,000
IS power, cooling, and back-up power	Data Center – IS	General Fund	2013	\$200,000
Courthouse boiler removal	Existing boiler non-functioning	General Fund	2013	\$20,000
Morris Sorenson window and energy improvements	Upgrade Morris Sorenson	Energy Grant	2013	\$150,000
Morris Sorenson HVAC upgrades	Upgrade Morris Sorenson	Energy Grant	2013	\$100,000
Courthouse electrical upgrade	Upgrade inadequate electrical	General Fund	2013	Unknown
Coroner Office	Office space for a Coroner and Deputy Coroner in Jail facility.	General Obligation bonds	2014	Unknown
Permit Center Remodel	PWD and CDS	General Obligation bonds	2014	Unknown
Expansion of Prosecutor's Office	To Be Determined	General Fund	2016	Unknown
County Administration Building	To Be Determined	Gen. Oblig. Bonds	2016	\$30,000,000
3. Kittitas County Fairgrounds/Event Center				
<i>Project Name</i>	<i>Location & Description</i>	<i>Funding Source</i>	<i>Construction Expected</i>	<i>Total Cost</i>
Armory Remodel	Office space for Extension, Noxious Weed, and Fairgrounds	General Obligation bonds	2012	\$1,500,000
Event Center Storm water infiltration system	South side of livestock barns	DOE grant, Fair grant, city partnership	2012	\$100,000
Rodeo arena bleachers and box seats	Replace section KK and Section AA to the Buck-a-roo section	Revenue bonds	2013	\$2,670,000
HVAC upgrade	3 of the meeting rooms in grandstands	General Obligation bonds	2013	\$30,000
Horse pavilion	New horse pavilion	General Obligation bonds	2013	\$1,500,000
Horse stalls	2 nd phase of pavilion project	General Obligation bonds	2014	\$500,000
4. Roads – County Owned				
<i>See Kittitas County's Six-Year Transportation Improvement Plan and Annual Construction Program</i>				
5. Sanitary Sewer				
<i>Project Name</i>	<i>Location & Description</i>	<i>Funding Source</i>	<i>Construction Expected</i>	<i>Total Cost</i>
Vantage Wastewater Treatment Plant	Vantage vicinity, Kittitas County Water District #6	CDBG grant	2012	\$617,000

Kittitas County Administrative Offices - Jail Expansion



Project Information and Selection Criteria

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

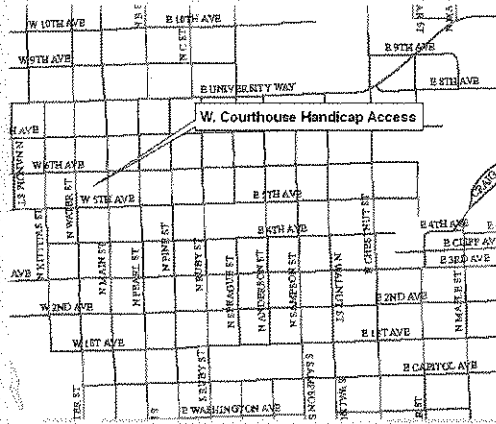
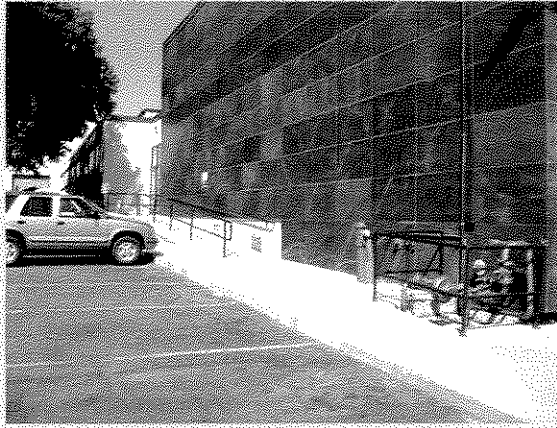
Capital Cost	2012	2013-2017	Total
<i>Design and Engineering</i>			
<i>Construction</i>	\$4,500,000		\$4,500,000
TOTAL	\$4,500,000		\$4,500,000

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

Annual Operations and Maintenance

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

Kittitas County Administrative Offices - West Handicap Access Ramp and Parking Improvements



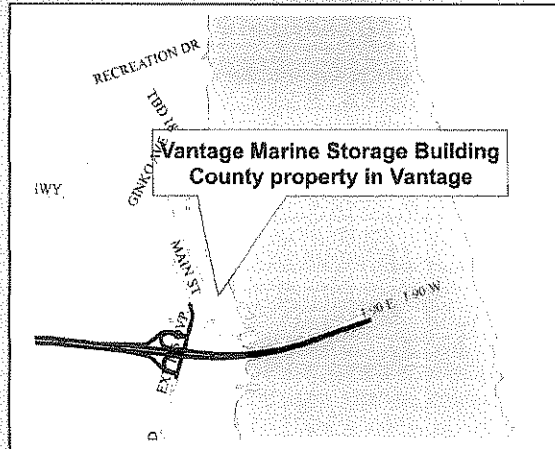
Project Information and Selection Criteria	
<i>Location</i>	205 W. 5 th , Ellensburg – see existing facility inventory County Courthouse
<i>Links to Other Projects or Facilities</i>	N/A
<i>Description</i>	West Courthouse entrance retrofit to upgrade existing substandard access ramp, widen sidewalk, provide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

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

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

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

Kittitas County Administrative Offices - Vantage Marine Storage Building



Project Information and Selection Criteria

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

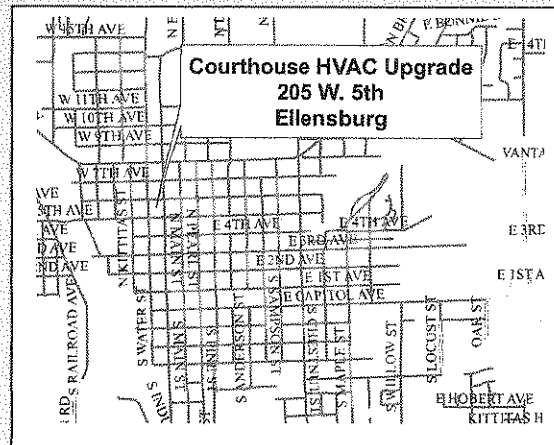
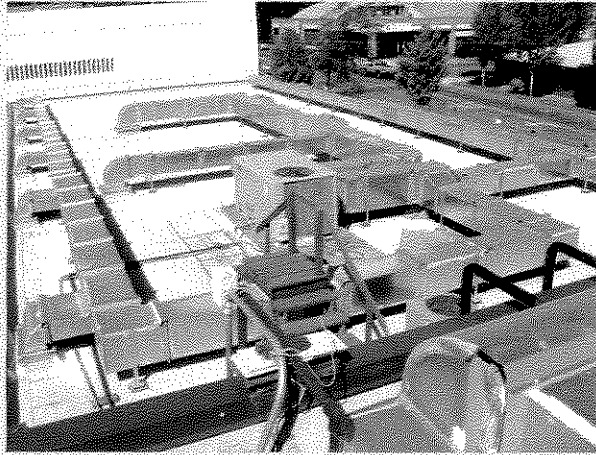
Capital Cost	<i>2012</i>	<i>2013-2017</i>	<i>Total</i>
<i>Design and Engineering</i>			
<i>Construction</i>	\$40,000		\$40,000
TOTAL	\$40,000		\$40,000

Funding Sources	<i>2012</i>	<i>2013-2017</i>	<i>Total</i>
<i>State Parks Boat Funds</i>	\$40,000		\$40,000
TOTAL	\$40,000		\$40,000

Annual Operations and Maintenance

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

Kittitas County Administrative Offices - Courthouse HVAC Upgrade



Project Information and Selection Criteria

<i>Location</i>	205 W. 5 th Ellensburg – see existing facility inventory
<i>Links to Other Projects or Facilities</i>	N/A
<i>Description</i>	Upgrade HVAC system in Courthouse’s Treasurer and Assessor Offices.
<i>Justification (Need/Demand)</i>	This project is needed to provide appropriate heating and cooling of the Treasurer and Assessor Offices.
<i>Level of Service (LOS) and Project Type</i>	Established LOS: N/A Project Type: Facility Renovation
<i>Comprehensive Plan and Functional Plan(s) citations</i>	GPO 5.26

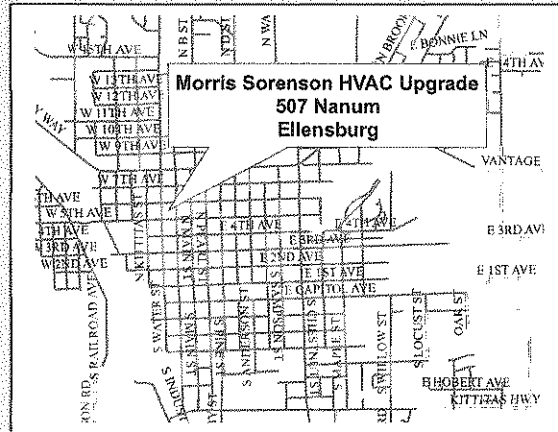
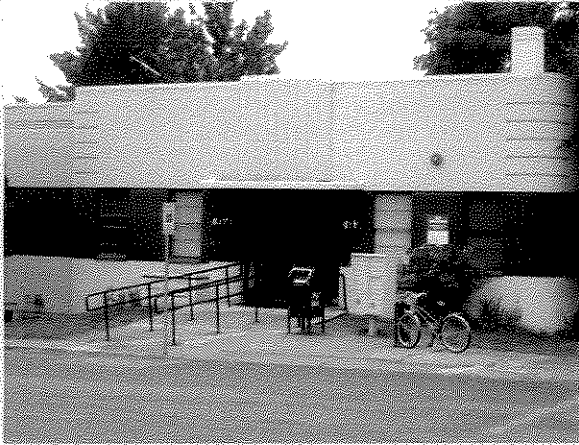
Capital Cost	2012	2013-2017	Total
<i>Design and Engineering</i>			
<i>Construction</i>		\$30,000	\$30,000
TOTAL		\$30,000	\$30,000

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

Annual Operations and Maintenance

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

Kittitas County Administrative Offices - Morris Sorenson HVAC Upgrade



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

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

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

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

Kittitas County Administrative Offices - Expansion of Prosecutor's Office

Photo Unavailable

Map Unavailable

Project Information and Selection Criteria

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

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

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

Annual Operations and Maintenance

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

Kittitas County Administrative Offices - County Administration Building

Photo Unavailable

Map Unavailable

Project Information and Selection Criteria

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

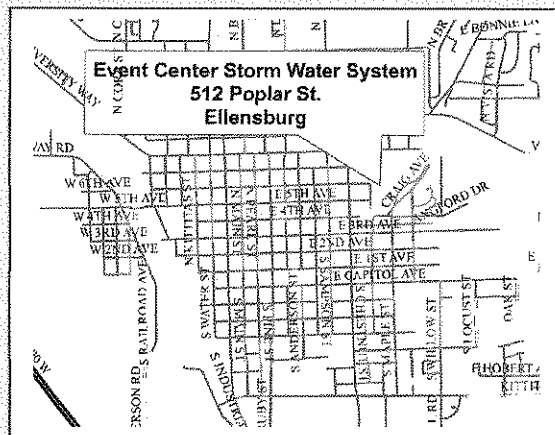
Capital Cost	<i>2012</i>	<i>2013-2017</i>	<i>Total</i>
<i>Design and Engineering</i>			
<i>Construction</i>		<i>Unknown</i>	<i>Unknown</i>
TOTAL		\$30,000,000	\$30,000,000

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

Annual Operations and Maintenance

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

Kittitas County Fairgrounds/Event Center – Event Center Storm Water Infiltration System



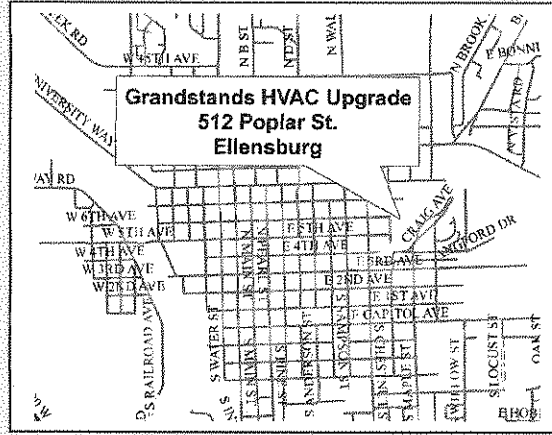
Project Information and Selection Criteria	
<i>Location</i>	512 Poplar St., Ellensburg
<i>Links to Other Projects or Facilities</i>	N/A
<i>Description</i>	Add storm water infiltration system on the south side of the livestock barns
<i>Justification (Need/Demand)</i>	This project is needed to improve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

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

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

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

Kittitas County Fairgrounds/Event Center – Grandstands HVAC Upgrade



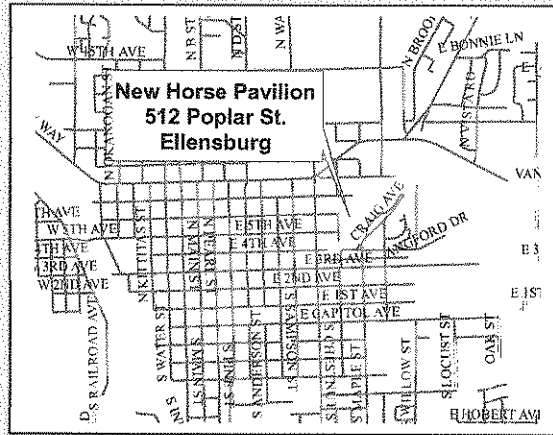
Project Information and Selection Criteria	
<i>Location</i>	512 Poplar St., Ellensburg
<i>Links to Other Projects or Facilities</i>	N/A
<i>Description</i>	Grandstands HVAC Upgrade
<i>Justification (Need/Demand)</i>	Three meeting rooms in the Event Centers grandstands do not have adequate heating and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

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

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

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

Kittitas County Fairgrounds/Event Center – New Horse Pavilion



Project Information and Selection Criteria

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

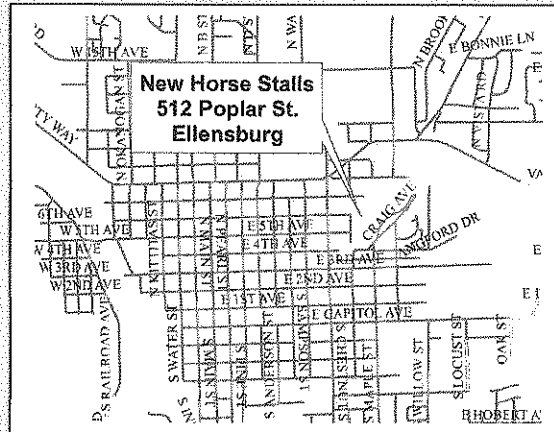
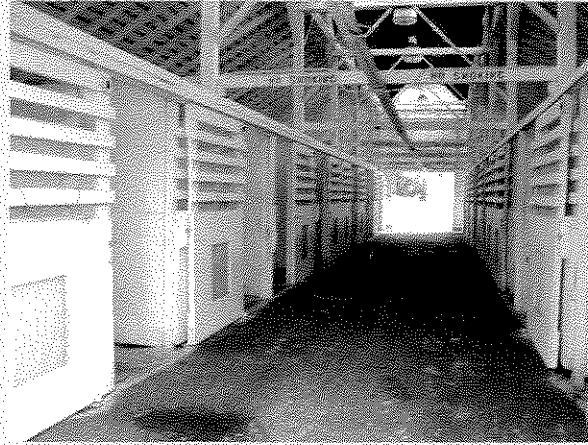
Capital Cost	<i>2012</i>	<i>2013-2017</i>	<i>Total</i>
<i>Design and Engineering</i>			
<i>Construction</i>		\$1,500,000	\$1,500,000
TOTAL		\$1,500,000	\$1,500,000

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

Annual Operations and Maintenance

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

Kittitas County Fairgrounds/Event Center – New Horse Stalls



Project Information and Selection Criteria

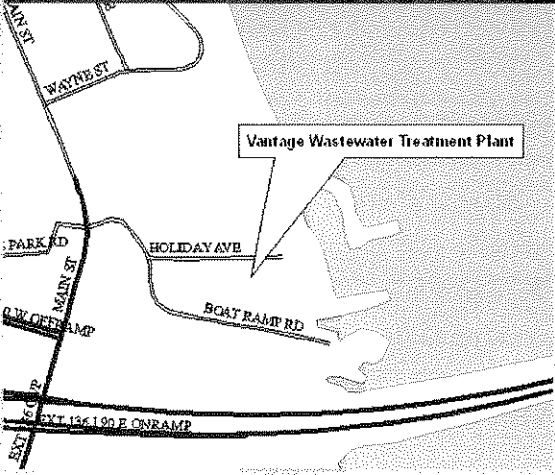
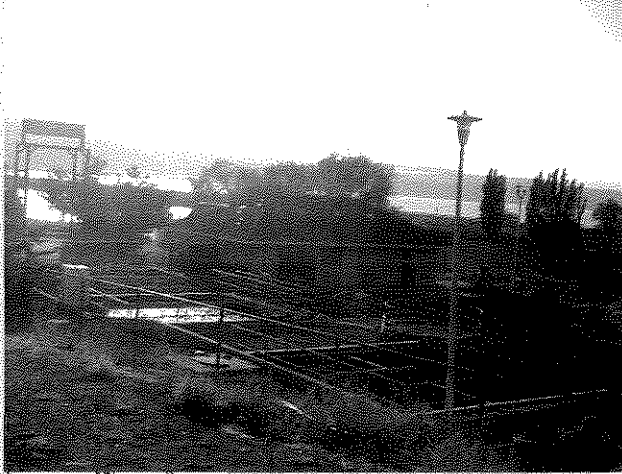
<i>Location</i>	512 Poplar St., Ellensburg
<i>Links to Other Projects or Facilities</i>	N/A
<i>Description</i>	Add new horse stalls at the Fairgrounds Event Center
<i>Justification (Need/Demand)</i>	Equestrian activities take place throughout the year and create demand for additional facilities. This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

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

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

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

Sanitary Sewer – Vantage Wastewater Treatment Plan



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

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

Funding Sources	2012	2013-2017	Total
<i>CDBG grant</i>	\$617,046		\$617,046
TOTAL	\$617,046		\$617,046

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

10.5. Existing Facility Inventory

1. Airport Facilities			
<i>Facility</i>	<i>Provider</i>	<i>Description</i>	<i>Size</i>
Bowers Field Airport	Kittitas County	58,890 sq ft parking apron area, 07/25 Runway, 5,590'x150', asphalt, 11/29 Runway, 4,300'x150', asphalt, 12 small aircraft publicly owned hangars, 12 small aircraft privately owned hangars, 1 large aircraft publicly owned hangar, 55,000 aircraft usage per year.	1,300 acres
Bowers Field Hanger Bldg 404	Kittitas County	Built 1997.	20,000 sq ft
Bowers Field T-Hanger	Kittitas County	Built 1960.	12,500 sq ft
Cle Elum Municipal Airport	City of Cle Elum	50,000 sq ft parking apron area, 07/25 Runway, 2,552'x40', asphalt, 1,000 aircraft usage per year.	135 acres
De Vere Field	Jim DeVere (private owner)	08/26 Runway, 2,055'x30', asphalt, 6 single engine aircraft based.	50 acres
Easton State Airfield	WSDOT	09/27 Runway, 2,640'x100', turf, 30 aircraft usage per month, built in 1930's.	15 acres
2. Kittitas County Administrative Offices			
<i>Facility</i>	<i>Department</i>	<i>Description</i>	<i>Size</i>
Armory Building	Extension, Noxious Weed, and Fairgrounds	901 E. 7 th , built 1950. Remodel began in 2011.	13,140 sq ft
Cle Elum Public Health	Public Health	415 E. First Ave., Cle Elum, leased building	2,400 sq ft
County Courthouse	Assessor, Auditor, Clerk, Commissioners, Lower District Court, Human Resources, Information Services, Juvenile Probation, Maint., Prosecutor, Superior Court, Treasurer	205 W. 5 th , built 1958.	47,691 sq ft
Permit Center	Public Works, Community Development Services, and Fire Marshal	411 N. Ruby, built 1959	13,625 sq ft
Public Safety Building	Sheriff/Corrections	205 W. 5 th , built 1985. Remodel began in 2010.	33,209 sq ft
Permit Center	Public Works, Community Development Services, and Fire Marshal	411 N. Ruby, built 1959	13,625 sq ft
Sheriff Administration Office	Sheriff	307 Umptanum Rd., built 2009	11,880 sq ft
Sorenson Building	Public Health and Misdemeanant Probation	507 Nanum, built 1942.	17,648 sq ft
Upper County Sheriff Office	Sheriff	4240 Bullfrog Rd., Suite 1, Cle Elum, leased suite	1,440 sq ft
Upper District Court Building	Upper District Court	700 E. 1 st , Cle Elum, leased facility	6,000 sq ft

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

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

6. Kittitas County Maintenance Shop, Storage Facilities, and Parking (continued)			
<i>Facility</i>	<i>Department</i>	<i>Description</i>	<i>Size</i>
Upper County PWD Repair Shop	Public Works	Third & Short, Cle Elum, built in 1951, remodeled in 2011	3,200 sq ft
Upper County PWD Heavy Equipment Storage	Public Works	Third & Short, Cle Elum, built in 1990, remodeled in 2010	2,800 sq ft
Vantage Boat Launch Parking Lot	Public Works	Vantage Boat Launch, built approx. 1990	
Armory Parking Lot	Extension, Weed, and Fairgrounds	Gravel parking area, not striped	20 stalls
S Courthouse Parking Lot	Courthouse Offices	Off-street parking adjacent to Courthouse	21 stalls

W Courthouse Parking Lot	Courthouse Offices	Off-street parking adjacent to Courthouse	7 stalls
SW 6 th Ave. & Water Street	Courthouse Offices	Improved parking lot	44
NW 6 th Ave. & Water Street	Courthouse Offices	Improved parking lot in 2010	58
NE 6 th Ave. & Water Street	Courthouse Offices	Semi-improved parking lot	18
N Permit Center	Public Works	Improved off-street parking adjacent to building	14
S Permit Center	CDS	Improved off-street parking adjacent to building	10
Sheriff Administration Office Parking Lot	Sheriff and Prosecutors	Improved off-street parking adjacent to building	51
SW Sorenson Building Parking Lot	Public Health	Improved off-street parking adjacent to building	24
W Upper District Court Building Parking Lot	Upper District Court	Improved off-street parking adjacent to building, 700 1 st St., Cle Elum	22 (shared)
Cle Elum Public Health Parking Lot	Public Health	Improved off-street parking adjacent to building, 415 E. First, Cle Elum	7 (shared)
Suncadia/Upper County Sheriff Office Parking Lot	Sheriff	Improved off-street parking adjacent to building, 4240 Bullfrog Rd, Suite 1, Cle Elum	22 (shared)
Kittitas County Event Center/Fairgrounds Parking Lots	KC Event Center	Does not include the unimproved parking areas used for large events	136
Lower County PWD Shop Parking Lot	Public Works	Unimproved off-street parking adjacent to building	20 (approx.)
E UPS Store	Courthouse	Improved off-street parking	35

7. Roads – County Owned

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

8. Roads – State Owned

<i>Facility</i>	<i>Description</i>	<i>Size</i>	<i>Facility</i>	<i>Description</i>	<i>Size</i>
SR 10	From SR 970/Teaway to US 97	16.16 mi	SR 903	From SR 970 to USFS boundary	10.06 mi
I 82	From I 90 to Kittitas Co. Boundary at Burbank Creek Bridge	19.88 mi	SR 903 Spur	From SR 903 to SR 970	0.33 mi
I 90	From Kittitas Co. Boundary at MP 52.61 to Columbia River Bridge	84.91 mi	SR 906	From Kittitas Co. Boundary at MP 0.3 to I 90 Undercrossing	2.35 mi
US 97	From I-90 Bridge at MP 133.90 to SR 9970	40.58 mi	SR 906 Spur	From SR 906 to WSDOT Maintenance Facility	0.43 mi
SR 821	From Kittitas Co. Boundary at MP 4.82 to Thrall Rd. at I 82	20.39 mi	SR 970	From I 90 to US 97	10.31 mi

Undercrossing			
7. Emergency Medical Services			
<i>Facility</i>	<i>Provider</i>	<i>Description</i>	<i>Size</i>
Station #11 Thorp	Fire District No. 1 (Thorp)	10700 N. Thorp Hwy., all District 43.5 sq mi and serves 2,500 residences, built in 2000, remodeled in 2005, 2 engines, 2 tenders, 1 aid unit, 1 mini pumper, 1 rescue, 1 support, 1 MCI van.	6,400 sq ft
Station #12 Clark Flats	Fire District No. 1 (Thorp)	10941 SR 10, 2 buildings at site, 1 tender, 1 brush truck, and 1 engine	2,300 sq ft for both bldgs.
Station #21	Fire District 2 (Kittitas Valley Fire and Rescue)	280 sq mi for all Dist 2, 2020 Vantage Highway B-211, E-211, E-212, T-211, B-212, M-211, M-212 Living Quarters – 1960's, Bay – late 1980's	
Station 22	Fire District 2 (Kittitas Valley Fire and Rescue)	2671 Tjossem E-221 – 1950's Station 23 – 3301 Denmark Road – 1950's	
Station 24	Fire District 2 (Kittitas Valley Fire and Rescue)	4901 4th Parallel Road – B-241, E-241, T-241 - 2004	
Station 25	Fire District 2 (Kittitas Valley Fire and Rescue)	Main St – Kittitas – E-251 – 2010	
Station 26	Fire District 2 (Kittitas Valley Fire and Rescue)	6651 Brick Mill Road – E-261 – 1940's	
Station 26 Satellite	Fire District 2 (Kittitas Valley Fire and Rescue)	2380 Game farm Road – E-262 – 1950's	
Station 27	Fire District 2 (Kittitas Valley Fire and Rescue)	8800 Reecer Cr Rd – E-271 – 1950's	
Station 28	Fire District 2 (Kittitas Valley Fire and Rescue)	5640 Cove Road – B-281, E-281, T-281 – 2002	
Station 28 Satellite	Fire District 2 (Kittitas Valley Fire and Rescue)	51 Barnes Road – E-282 – 1960's	
Station 29	Fire District 2 (Kittitas Valley Fire and Rescue)	102 N Pearl – M-291, M-292, M-293, R-291, B-291, E-291, L-291 - 1955	
Easton Station	Fire District No. 3 (Easton)	180 Cabin Creek Easton WA. 98925, PO Box 52, 12 sq mi for all Dist 33182 sq ft, built in 1992, 1-aidcar, 1-engine, 2-tankers, 1-rescue truck	3,182 sq ft
9. Emergency Medical Services (continued)			
<i>Facility</i>	<i>Provider</i>	<i>Description</i>	<i>Size</i>
Vantage Station	Fire District No. 4 (Vantage)	Information Not Available	
Snoq. Pass Station	Fire District No. 5/King FPD No. 51 (Snoqualmie Pass)	1211 SR 906 E. of I 90 Exit 53, houses E291, E292, A291, A292, B291, Brush291, and Snow291 (snowmobile trailer), built in 2011.	16,551 sq ft
Ronald Station	Fire District No. 6 (Ronald/Lk. Cle Elum)	7 sq mi for all Dist 6	
South Cle Elum Fire Station	South Cle Elum	523 Lincoln Ave., South Cle Elum, 1 pumper, 1 utility truck, and serves 0.5 mile area with 580 people. Can handle twice the size area.	1,200 sq ft
Station #1 Peoh Point Rd.	Fire District No. 7 (Upper County Area)	80 sq mi for all Dist 7, 1 fire engine, 1 wildland brush truck, 1 water tender, 1 aid unit, and ambulance	
Station #2 SR 970	Fire District No. 7	Information Not Available	

and Airport Rd.	(Upper County Area)	
Station #3 off I-90 at Golf Course Exit 77	Fire District No. 7 (Upper County Area)	Information Not Available
Station #4 Ballard Hill Rd.	Fire District No. 7 (Upper County Area)	Information Not Available
Station #5 Teanaway Valley at Middle Fork Rd.	Fire District No. 7 (Upper County Area)	Information Not Available
Fire Dist. 8 Station #81	Fire District No. 8 (Kachess)	13 sq mi for all Dist 8, Located in Kachess Village, 1 engine 811, 1 command vehicle, 1 aid car, and 1 brush truck
Fire Dist. 8 Station #82	Fire District No. 8 (Kachess)	Located at intersection of Kachess Lake and Via Kachess Roads, 1 wildland engine, 1 tender/pumper, and rescue snowmobiles & trailer
Fire Dist. 8 Station #83	Fire District No. 8 (Kachess)	Located at intersection of Stampede Pass and Lost Lake Roads, 1 pumper/rescue truck, 1 tender, 1 brush truck, 1 aid car, and 1 support car
Kittitas Valley Community Hospital	Hospital District No. 1	Level IV trauma service & 24-hr emergency care, S. Chestnut St. & E. Manitoba, Ellensburg
Cle Elum Medical Center and Urgent Care	Hospital District No. 2	Located at 201 Alpha Way, Cle Elum

10. Library Services

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

11. Parks – Regional and Trails			
<i>Facility</i>	<i>Provider</i>	<i>Description</i>	<i>Size</i>
Coal Mines Trail	Coal Mines Trail Commission, Cle Elum, Roslyn, and Kittitas County	From Cle Elum to Ronald, Northern Pacific Railway bed	10.4 mi
John Wayne Trail / Iron Horse State Park	Washington State Parks Department	From North Bend to Vantage, Chicago-Milwaukee-St. Paul-Pacific Railroad bed.	100 mi
Vantage Restroom	Kittitas County	Vantage Boat Launch, built 1990	342 sq ft
Kittitas County Outdoor Recreation Inventory	Varies	All other Parks and Trails are listed in the comprehensive inventory of recreation facilities adopted by reference in the Comprehensive Plan.	varies
12. Sanitary Sewer			
<i>Facility</i>	<i>Provider</i>	<i>Description</i>	<i>Size</i>
Ronald treatment facilities	Kittitas County Water District No. 2	Single lift station that convey wastewater flows from the Water District area to the City of Roslyn sewer system.	37 acres
Snoqualmie Pass Utility District	Snoqualmie Pass Utility District	Average daily flow approximately 0.18 mgd, permitted treatment and discharge capacity of 0.868 mgd and storage of excess flows of about 30 mill. Gal.s	1,361 acres
Vantage wastewater collection and treatment system	Vantage Water District No. 6	Serves Vantage LAMIRD, wastewater collection and treatment system, capacity of about 87,000 gpd.	80 residences
13. Schools			
<i>Facility</i>	<i>Provider</i>	<i>Description</i>	<i>Size</i>
Central Washington University	Washington State	Four year public university main campus, 432 faculty members, 85+ buildings	11,614 students (fall 2010)
Cle Elum / Roslyn High School	Cle Elum/ Roslyn School District	2692 - SR 903, Cle Elum, 9 th grade to 12 th grade	281 students
Cle Elum / Roslyn Elementary School	Cle Elum/ Roslyn School District	2696 - SR 903, Cle Elum, pre-school, Kindergarten to 5 th grade	408 students
Cle Elum / Roslyn Alternative School	Cle Elum/ Roslyn School District	200 W. Oakes St., Cle Elum, 3 rd grade to 12 th grade	38 students
Walter Strom Middle School	Cle Elum/ Roslyn School District	2694 - SR 903, Cle Elum, 6 th grade to 8 th grade	221 students
Damman Elementary School	Damman School District	Kindergarten to 6 th grade, 1 school, 2 teachers, 3712 Umptanum Rd.	38 students
Easton Elementary, Jr., Sr. High School	Easton School District	1893 Railroad St., Easton	127 students
Lincoln Elementary School	Ellensburg School District	26 classroom teachers, 200 S. Sampson St., Ellensburg	454 students
11. Schools (continued)			
<i>Facility</i>	<i>Provider</i>	<i>Description</i>	<i>Size</i>

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

12. Kittitas County Solid Waste

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

13. Surface Water Management

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

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

14. Water (Group A Systems) (continued)			
<i>Facility</i>	<i>Provider</i>	<i>Description</i>	<i>Size</i>
Swiftwater Trailer Park	Swiftwater Trailer Park, Private Community provider	S. Cle Elum mobile home park, serves 36 residential persons and 1 non-residential person with 22 total calculated connections and 24 total approved connections. Effective system date of 1/1/1970.	0 gal
Wildwood 2 & 3 Water System	Private Community Provider	Serves 45 residential persons & 48 non-residential persons with 37 total calculated connections & 78 total approved connections. Effective system date of 1/1/1970.	45,000 gal
Grasslands Park	Private Community Provider	Serves 29 residential persons with 14 total calculated connections and 14 total approved connections. Effective system date of 12/20/2006.	0 gal
Millpond Mobile Manor	Investor Community Provider Millpond Mobile Manor	Serves 245 residential persons with 105 total calculated connections and 105 total approved connections. Effective system date of 1/1/1970.	0 gal
Suncadia Resort	Investor Community Provider	Serves 70 residential persons & 903 non-residential persons with 666 total calculated connections and 3785 total approved connections. Effective system date of 5/29/2008.	1,070,000
Driftwood Acres Maintenance Corporation	Association Community Provider	Serves 60 residential persons with 117 total calculated connections and 120 total approved connections. Effective system date of 1/1/1970.	100,000
Sun Island Maintenance Assn.	Association Community Provider	Serves 30 residential persons and 100 non-residential persons with 115 total calculated connections and an undetermined number of total connections. Effective system date of 1/1/1970.	1,8000
Grasslands Water System	Association Community Provider	Serves 260 residential persons with 75 total calculated connections and 81 total connections. Effective system date of 1/1/1970.	21,000

10.6. Goals, Policies, and Objectives

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

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

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

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

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

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

serve all applicants for development permits, the capital improvements shall be scheduled to serve the following priority order:

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

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

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

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

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

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

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

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

- a. Goal: Ensure that adequate public facilities and services are planned for, located, designed, and maintained to accommodate the changing needs of all residents within the Kittitas urban area.

1. Policy: Develop and maintain annually the Capital Facilities Element, including the Capital Improvement Plan and budget analysis, based on existing and future growth and development that will provide a guide for phased and orderly development of public services and facilities within the urban growth area.
 2. Policy: Use the phasing schedule for public facilities and services defined in the Capital Facilities Element as a basis for land use, development approval and annexation decisions.
 3. Policy: Ensure a coordinated timely process for development and review of the capital facilities, current and planned, with participation from all City departments.
 4. Policy: Establish adequate water rights for the community and a process for expanding water rights with new growth. City of Kittitas Comprehensive Plan July, 2007 Page 35 of 80
 5. Policy: Provide needed public facilities in a manner which protects investments in and maximizes the use of existing facilities, and which promotes orderly compact urban growth.
 6. Policy: Require developments to provide safe access to schools.
 7. Policy: Encourage compatible, multiple uses of public facilities such as schools and parks, thereby increasing their usefulness and cost effectiveness.
 8. Policy: Coordinate land use, public works activities, development actions, and purveyor's needs with planning activities in order to conserve fiscal resources.
 9. Policy: Evaluate capital improvement projects through the comprehensive planning process to ensure consistency with the other elements of the plan.
 10. Policy: Encourage the coordination and joint development of capital facilities, utilities, and land use plans within the Urban Growth Area.
 11. Policy: Improvement standards for new development proposed within the Urban Growth Area should be jointly developed by the County and the City of Kittitas. Standards should address such improvements as street alignment and grade, public road access, right-of-way widths, street improvements, sanitary sewer, storm water improvements, and park and recreation facilities.
 12. Policy: New development requiring and/or requesting the extension of the City's public water and sewer systems will be required to pay for those extensions as well as providing a fair-share investment in the existing systems; any water rights associated with the land will provide for proposed development impacts; public/private partnerships that provide overall community benefit are possible.
 13. Policy: Support community awareness of Capital Facilities issues through public participation, newsletters and postings.
 14. Policy: Maintain updated City Water Plan, Transportation Plan, Sanitary Water Plan and other capital facilities plans.
 15. Policy: Reassess the land use element of the comprehensive plan if probable funding falls short of meeting existing capital improvements.
- b. GOAL: Maintain a level of service that protects the public health, safety, and welfare.
1. Policy: Policy adopted Level of Service standard for potable water is 135 gallons per capita per day raw water source including a 10% contingency; 189 gallons per capita per day treatment and piping capacity, plus 15 million gallons per day fire reserve, or as defined in the Water Plan. City of Kittitas Comprehensive Plan July, 2007 Page 36 of 80

2. Policy: Level of Service standard for sanitary sewer is 110 gallons per capita per day, or as defined in the Wastewater Plan.
3. Policy: The following are recommended standards for a level of service (LOS) the city should provide for recreation:
 - Neighborhood parks: 0.125 acres per 1,000 residents,
 - Community parks: 1 acres per 1,000 residents,
 - Regional parks: 2 acres per 1,000 residents and,
 - Open space: 1% of total city area not including public rights-of-way
4. Policy: Review and adjust Level of Service standards for police and fire to ensure adequate support and volunteer staffing are provided.

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

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

GPO 5.10 Existing development.

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

GPO 5.11 Future development:

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

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

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

- a. Capital improvements financed by County enterprise funds (i.e., solid waste) shall be financed by:

1. debt to be repaid by user fees and charges and/or connection or capacity fees for enterprise services, or
 2. current assets (i.e., reserves, equity or surpluses, and current revenue, including grants, loans, donations and interlocal agreements), or
 3. a combination of debt and current assets.
- b. Capital improvements financed by non- enterprise funds shall be financed from either current assets: (i.e., current revenue, fund equity and reserves), or debt, or a combination thereof. Financing decisions shall include consideration for which funding source (current assets, debt, or both) will be a) most cost effective, b) consistent with prudent asset and liability management, c) appropriate to the useful life of the project(s) to be financed, and d) the most efficient use of the County's ability to borrow funds.
- c. Debt financing shall not be used to provide more capacity than is needed within the schedule of capital improvements for non-enterprise public facilities unless one of the following conditions are met:
1. the excess capacity is an integral part of a capital improvement that is needed to achieve or maintain standards for levels of service (i.e., the minimum capacity of a capital project is larger than the capacity required to provide the level of service), or
 2. the excess capacity provides economies of scale making it less expensive than a comparable amount of capacity if acquired at a later date, or
 3. the asset acquired is land that is environmentally sensitive, or designated by the County as necessary for conservation, or recreation, or
 4. the excess capacity is part of a capital project financed by general obligation bonds approved by referendum.

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

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

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

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

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

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

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

- a. The schedule of capital improvements shall be updated annually beginning in conjunction with the annual budget process.
- b. Pursuant to the Growth Management Act, the schedule of capital improvements may be amended one time during any calendar year.
- c. The schedule of capital improvements may be adjusted by ordinance not deemed to be an amendment to the Comprehensive Plan for corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the plan; or the date of construction (so long as it is completed within the 6-year period) of any facility enumerated in the schedule of capital improvements.

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

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

- a. The availability of public facility capacity to support development concurrent with the impacts of such development shall be determined in accordance with the following:
 1. For roads:
 - The necessary facilities and services are in place at the time a development permit is issued; or

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

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

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

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

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

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

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

GPO 5.26 Consistency. All public facility capital improvements shall be consistent with the adopted land use map and the goals and policies of other elements of this Comprehensive Plan. The location of, and level of service provided by projects in the schedule of capital

improvements shall maintain adopted standards for levels of service for existing and future development in a manner and location consistent with the Land Use Element of this Comprehensive Plan.

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

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

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

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

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

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

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

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

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

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

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

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

GPO 5.36 Provide adequate public facilities to urban growth areas.

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

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

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

GPO 5.40 Capital Facilities and Utilities may be sited, constructed, and operated by outside public service providers (or sited, constructed, and/or operated jointly with a Master Planned Resort (MPR), LAMIRD, or Fully Contained Community to the extent elsewhere permitted), on property located outside of an urban growth area if such facilities and utilities are located within the boundaries of such resort or community which is approved pursuant to County Comprehensive Plan policies and development regulations.

GPO 5.41 Electric and natural gas transmission and distribution facilities may be sited within and through areas of Kittitas County both inside and outside of municipal boundaries, UGAs, Master Planned Resorts, LAMIRDs, and Fully Contained Communities, including to and through rural areas of Kittitas County.

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

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

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

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

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

10.7. Glossary and FAQ

10.7.1. Definitions

Capital improvements:

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

Concurrency:

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

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

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

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

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

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

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

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

10.7.2. Frequently Asked Questions

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

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

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

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

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

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

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

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

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

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

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

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

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

Question 6: What is concurrency?

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

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

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

EXHIBIT F

11-06

County Staff

Development Regulation Amendments

Project Description: Amend sections of Title 10; Title 12; Title 15; and Title 17 to adopt new regulations for electric vehicle charging stations, parking spaces, signs, and land use review and zoning

Development regulation amendments - showing changes from 2010 to 2011:

Kittitas County Code, Title 10, VEHICLES AND TRAFFIC, is amended as follows:

Chapters

10.04 Uniform Standards for Road Signs and Traffic-Control Devices

10.05 Emergency Routes on County Roads and Public Rights-of-Way

10.06 Parking on County Property

10.07 No Parking Areas

10.08 Speed Limits on County Roads

10.12 Stop and Yield Streets

10.16 Permit Fees for Overweight Vehicles

10.20 Permits for Logging Trucks (Repealed)

10.24 All-Terrain Vehicles

10.28 Seasonal Weight Restrictions

10.32 Snowmobiles

10.36 Off-Road Vehicles (Repealed)

10.37 Off-Road and Non-highway Vehicles (Repealed)

10.38 Electric Vehicle Charging Stations

[...]

Chapter 10.38

ELECTRIC VEHICLE CHARGING STATIONS

10.38.010 Applicability

This chapter applies to electric vehicle charging stations on public roads and County-owned property, including the County fairgrounds, courthouse, airport, or similar.

10.38.020 Electric Vehicle Charging Stations — Generally

1. **Electric vehicle charging stations are reserved for parking and charging electric vehicles only.**

2. Electric vehicles may be parked in any space designated for public parking, subject to the restrictions that would apply to any other vehicle that would park in that space.

10.38.030 Prohibitions

1. Pursuant to Section 10.38.050, when a sign authorized under Section 10.38.040 provides notice that a space is a designated electric vehicle charging station, no person shall park or stand any non-electric vehicle in a designated electric vehicle charging station space. Any non-electric vehicle is subject to fine or removal.
2. Pursuant to Section 10.38.050, any electric vehicle in any designated electric vehicle charging station space and not electrically charging or parked beyond the days and hours designated on regulatory signs posted at or near the space, shall be subject to a fine and/or removal. For purposes of this subsection, "charging" means an electric vehicle is parked at an electric vehicle charging station and is connected to the charging station equipment.

10.38.040 Noticing of Electric Vehicle Charging Stations

1. Upon adoption by Kittitas County Board of County Commissioners, the Kittitas County engineer shall cause appropriate signs and marking to be placed in and around electric vehicle charging station spaces, indicating prominently thereon the parking regulations. The signs shall define time limits and hours of operation, as applicable, shall state that the parking space is reserved for charging electric vehicles and that an electric vehicle may only park in the space for charging purposes. Violators are subject to a fine and/or removal of their vehicle.

10.38.050 Violations-Penalty

1. Violations of this chapter shall be punishable as infractions. Punishment shall be by a fine not to exceed the fine prescribed in accordance with Chapter 46.63 RCW. Each day such violation is committed shall constitute a separate offense and shall be punishable as such.
2. In addition to a fine, a person who has parked or left a vehicle standing upon a street, alley, or Kittitas County parking lot or garage in violation of this chapter is subject to having the vehicle removed from the street, alley, or Kittitas County parking lot or garage and impounded by any member of the sheriff's department authorized by the sheriff or designated law official at the owner's expense.

[...]

Kittitas County Code, Title 12, ROADS AND BRIDGES, is amended as follows:

Chapters

- 12.01 General Information
- 12.02 Definitions and Abbreviations
- 12.03 Roadway Classification
- 12.04 Countywide Road Districts
- 12.05 Driveway and Accesses
- 12.06 Storm Water Management Standards
- 12.07 Bridges and Major Drainage Structures
- 12.08 Submittal Requirements for Construction Plans
- 12.09 Public Road Construction Control and Inspection

- 12.10 Future Provisions
- 12.11 Roadside Features
- 12.12 Private Roads
- 12.13 Design and Construction Standards for Utility
- 12.14 Electric Vehicle Charging Stations**
- 12.20 Road-Sanding Policy
- 12.21 Works on Rights-of-Way
- 12.22 Vacation of County Roads
- 12.23 Utility Accommodating Policy
- 12.24 Uniform Standards for Installation of Buried
- 12.25 Pit Reclamation
- 12.28 Road Intersection Illumination Policy
- 12.32 Renumbered
- 12.36 Renumbered
- 12.44 Right-of-way Acquisition and Maintenance
- 12.48 Right-of-way Acquisition for Projects Involving Federal Funds
- 12.50 Signs Along the Rights-of-Way
- 12.56 Franchises for Use of Roads and Other County Properties
- 12.80 Issuance of Permits to Perform Work on County Road Rights-of-Way

[...]

Chapter 12.14

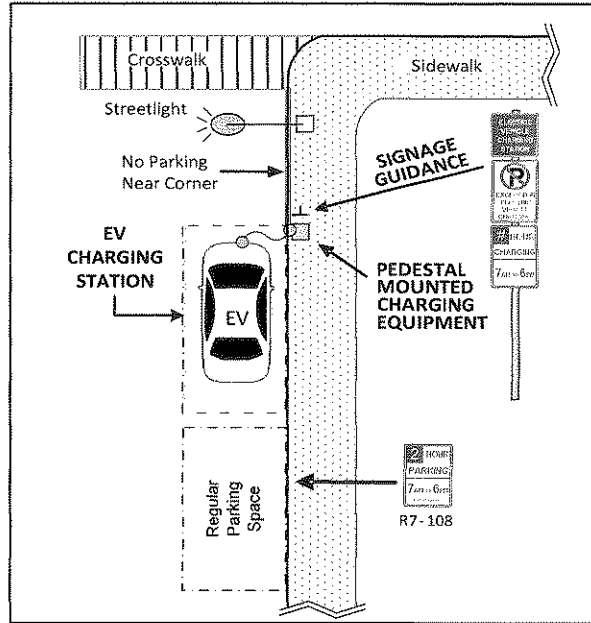
ELECTRIC VEHICLE CHARGING STATIONS

12.14.010 On-street Electric Vehicle Charging Stations — Generally.

1. **Purpose. Curbside electric vehicle charging stations adjacent to on-street parking spaces are reserved for charging electric vehicles.**
2. **Size. A standard size parking space may be used as an electric vehicle charging station.**
3. **Location and Design Criteria.**
 - a. **Where provided, parking for electric vehicle charging purposes is required to include the following:**
 - i. **Signage. Each charging station space shall be posted with signage indicating the space is only for electric vehicle charging purposes. Days and hours of operations shall be included if time limits or tow away provisions are to be enforced.**
 - ii. **Maintenance. Charging station equipment shall be maintained in all respects, including the functioning of the charging equipment. A phone number or other contact information shall be provided on the charging station equipment for reporting when the equipment is not functioning or other problems are encountered.**
 - iii. **Accessibility. Charging station equipment located within a sidewalk shall not interfere with accessibility requirements of WAC 51-50-005.**
 - iv. **Clearance. Charging station equipment mounted on pedestals, light posts, bollards or other devices shall be a minimum of 24 inches clear from the face of curb.**
 - v. **Lighting. Where charging station equipment is installed, adequate site lighting shall exist, unless charging is for daytime purposes only.**
 - vi. **Charging Station Equipment. Charging station outlets and connector devices shall be no less than 36 inches or no higher than 48 inches from**

- the top of surface where mounted, and shall contain a retraction device and/or a place to hang permanent cords and connectors sufficiently above the ground or paved surface.
- vii. Charging Station Equipment Protection. When the electric vehicle charging station space is perpendicular or at an angle to curb face and charging equipment, adequate equipment protection, such as wheel stops or concrete-filled steel bollards shall be used. Appropriate signage indicating if backing in is allowed or not shall be posted.
- b. Parking for electric vehicles should also consider the following:
- i. Notification. Information on the charging station identifying voltage and amperage levels and any time of use, fees, or safety information.
 - ii. Signage. Installation of directional signs at appropriate decision points to effectively guide motorists to the charging station space(s).
 - iii. Location. Placement of a single electric vehicle charging station is preferred at the beginning or end stall on a block face.
4. Data Collection. To allow for maintenance and notification, the local permitting agency will require the owners of any private new electric vehicle infrastructure station that will be publicly available (see definition “electric vehicle charging station — public”) to provide information on the station’s geographic location, date of installation, equipment type and model, and owner contact information.

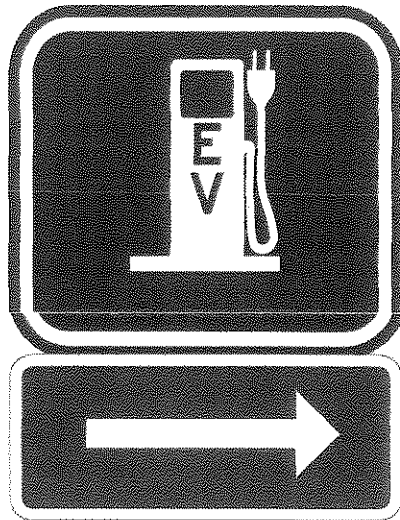
Figure 12.14.010: Electric Vehicle Charging Station — On Street



12.14.020 Signage.

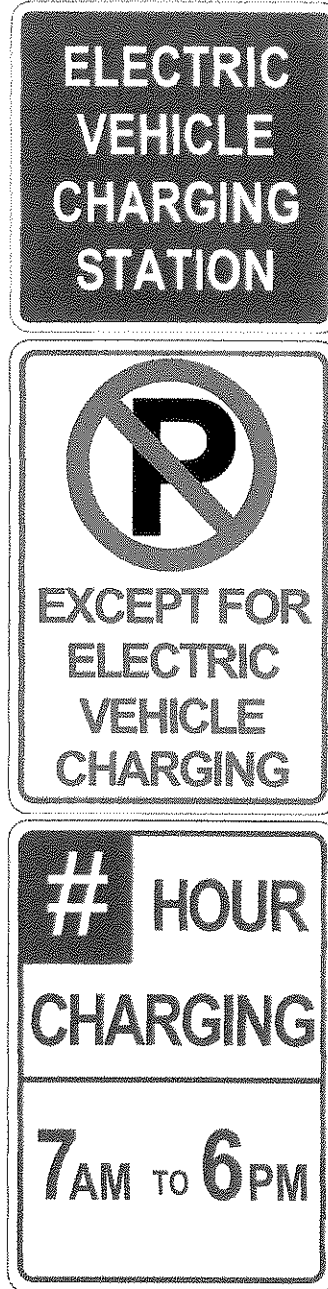
1. Examples of Sign Combinations for Electric Vehicle Charging Stations.

- a. **Directional.** Directional signs are to be used on local roads or highways to direct drivers to electric vehicle charging stations. The combination of an approved electric vehicle charging station sign and an arrow sign may be used, as shown below.



- a. **On-Street Parking With Charging Station Equipment.** This combination of signs is to be used at the location of the charging station. The “Electric Vehicle Charging

Station” sign notifies the driver of the special status of the space and the No Parking sign shows that the space is reserved for charging. The maximum number of charging hours allowed can be determined by the bottom sign, as well as the hours of enforcement.



[...]

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

15.04.080 Purpose and adoption by reference.

This chapter contains the rules for deciding whether a proposal has a "probable significant adverse environmental impact" requiring an environmental impact statement (EIS) to be prepared. This part also contains rules for evaluating the impacts of proposals not requiring an EIS. The county adopts the following sections by reference, as supplemented in this part:

RCW

43.21C.410 Battery charging and exchange station installation.

WAC

- 197-11-300 Purpose of this part
- 197-11-305 Categorical exemptions
- 197-11-310 Threshold determination required
- 197-11-315 Environmental checklist
- 197-11-330 Threshold determination process
- 197-11-335 Additional information
- 197-11-340 Determination of nonsignificance (DNS)
- 197-11-350 Mitigated DNS
- 197-11-355 Optional DNS process
- 197-11-360 Determination of significance (DS)/initiation of scoping
- 197-11-390 Effect of threshold determination

Kittitas County Code, Title 17, ZONING, is amended as follows:

Chapters

- 17.04 General Provisions and Enforcement
- 17.08 Definitions
- 17.11 Urban Growth Area
- 17.12 Zones Designated - Map
- 17.13 Transfer of Development Rights
- 17.14 Performance Based Cluster Plat Uses
- 17.15 Transition Zones (reserved)
- 17.16 R - Residential Zone
- 17.18 R-2 - Residential Zone
- 17.20 RR - Rural Residential Zone
- 17.22 UR - Urban Residential Zone
- 17.24 HT-C - Historic Trailer Court Zone
- 17.28 A-3 - Agriculture-3 Zone
- 17.28A A-5 - Agricultural Zone
- 17.29 A-20 - Agricultural Zone
- 17.30 R-3-Rural-3 Zone
- 17.30A R-5 - Rural-5 Zone
- 17.31 CA - Commercial Agriculture Zone
- 17.32 C-L - Limited Commercial Zone

- 17.36 PUD - Planned Unit Development Zone
- 17.37 Master Planned Resorts
- 17.38 Fully Contained Communities (Reserved)
- 17.40 C-G - General Commercial Zone
- 17.44 C-H - Highway Commercial Zone
- 17.48 I-L - Light Industrial Zone
- 17.52 I-G - General Industrial Zone
- 17.56 F-R Forest and Range Zone
- 17.57 CF - Commercial Forest Zone
- 17.58 Airport Zone
- 17.59 Liberty Historic Zone
- 17.60A Conditional Uses
- 17.60B Administrative Uses
- 17.61 Utilities
- 17.61 A Wind Farm Resource Overlay Zone
- 17.61 B Small Wind Energy Systems
- 17.62 Public Facilities Permits
- 17.65 Repealed (Ord. 2005-35, 2005)
- 17.66 Electric Vehicle Charging Stations**
- 17.72 Signs
- 17.74 Right to Farm for Protection of Agricultural Activities
- 17.80 Nonconforming Uses
- 17.84 Variances
- 17.92 Permits
- 17.96 Board of Adjustment
- 17.98 Amendments

[...]

Chapter 17.08
DEFINITIONS*

Sections

- 17.08.010 Generally.
- 17.08.020 Accessory or accessory building.
- 17.08.022 Accessory dwelling unit.
- 17.08.023 Accessory living quarters.
- 17.08.030 Access road.
- 17.08.031 Adult Family Home.
- 17.08.035 Agriculture Study Overlay Zone.
- 17.08.040 Airport.
- 17.08.050 Alteration.
- 17.08.060 Amendment.
- 17.08.063 Amenity funds.
- 17.08.067 Animal Boarding Facility.
- 17.08.070 Apartment house.
- 17.08.100 Auto wrecking yard.

17.08.101 Battery Charging Station

17.08.102 Battery Electric Vehicle (BEV)

17.08.103 Battery Exchange Station

- 17.08.105 Bed and breakfast business.
- 17.08.110 Board.
- 17.08.120 Board of adjustment.
- 17.08.130 Building.
- 17.08.135 Building height.
- 17.08.140 Building line.
- 17.08.150 Business or commercial.
- 17.08.155 Campground.
- 17.08.156 Campsite.
- 17.08.157 Camping Unit.
- 17.08.158 Charging Levels**
- 17.08.160 Clinic.
- 17.08.165 Commercial activities associated with agriculture.
- 17.08.170 Commission.
- 17.08.180 Conditional uses.
- 17.08.183 Conservation easement.
- 17.08.187 Conservation or resource values.
- 17.08.190 County arterial road.
- 17.08.191 Critter Pad.
- 17.08.195 Day care facilities.
- 17.08.197 Density.
- 17.08.198 Designated manufactured home.
- 17.08.199 Development right.
- 17.08.200 Dwelling.
- 17.08.210 Dwelling, multiple-family.
- 17.08.220 Dwelling, two-family.
- 17.08.221 Electric Scooters and Motorcycles**
- 17.08.222 Electric Vehicle**
- 17.08.223 Electric Vehicle Charging Station**
- 17.08.223A Electric Vehicle Charging Station – Restricted**
- 17.08.223B Electric Vehicle Charging Station – Public**
- 17.08.224 Electric Vehicle Infrastructure**
- 17.08.224A Electric Vehicle Parking Space**
- 17.08.225 Extremely hazardous waste.
- 17.08.230 Family.
- 17.08.240 Family dwelling.
- 17.08.250 Farm.
- 17.08.255 Farm labor shelter.
- 17.08.260 Feedlot.
- 17.08.261 (Repealed by Ord. 2009-25.)
- 17.08.262 Golf Course.
- 17.08.263 Group Care Facility.
- 17.08.265 Group home.
- 17.08.266 Guest Houses.
- 17.08.270 Guest ranch.
- 17.08.280 Hazardous waste.
- 17.08.281 Hazardous waste facility.
- 17.08.282 Hazardous waste storage.
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- 17.08.310 Hospital, small animal or veterinary.
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- 17.08.535 Trailer home.
- 17.08.540 Trailer park, trailer camp, trailer court and mobile home park.
- 17.08.542 Transfer of development rights (TDR).
- 17.08.543 TDR certificate.

17.08.544 TDR certificate letter of intent.
17.08.545 TDR credit.
17.08.546 TDR program.
17.08.547 TDR sending site application.
17.08.550 Use.
17.08.560 Variance.
17.08.561 Winery.
17.08.570 Yard.
17.08.580 Yard depth.
17.08.590 Yard, front.
17.08.600 Yard, rear.
17.08.610 Yard, side.
17.08.620 Yurt.

[...]

17.08.101 Battery charging station.

“Battery charging station” means an electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles, which meet or exceed any standards, codes, and regulations set forth by chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540.

17.08.102 Battery electric vehicle (BEV).

“Battery electric vehicle (BEV)” means any vehicle that operates exclusively on electrical energy from an off-board source that is stored in the vehicle’s batteries, and produces zero tailpipe emissions or pollution when stationary or operating.

17.08.103 Battery Exchange Station.

“Battery exchange station” means a fully automated facility that will enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a fully automated process, which meets or exceeds any standards, codes, and regulations set forth by chapter 19.27 RCW and consistent with rules adopted under RCW 19.27.540.

[...]

17.08.158 Charging Levels.

“Charging levels” means the standardized indicators of electrical force, or voltage, at which an electric vehicle’s battery is recharged. The terms 1, 2, and 3 are the most common EV charging levels, and include the following specifications:

- **Level 1 is considered slow charging.**
- **Level 2 is considered medium charging.**
- **Level 3 is considered fast or rapid charging.**

[...]

17.08.221 Electric scooters and motorcycles.

“Electric scooters and motorcycles” means any 2-wheel vehicle that operates exclusively on electrical energy from an off-board source that is stored in the vehicle’s batteries and produces zero emissions or pollution when stationary or operating.

17.08.222 Electric vehicle.

“Electric vehicle” means any vehicle that operates, either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored on-board for motive purpose. “Electric vehicle” includes: (1) a battery electric vehicle; (2) a plug-in hybrid electric vehicle; (3) a neighborhood electric vehicle; and (4) a medium-speed electric vehicle.

17.08.223 Electric vehicle charging station.

“Electric vehicle charging station” means a public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle. An electric vehicle charging station equipped with Level 1 or Level 2 charging equipment is permitted outright as an accessory use to any principal use.

17.08.223A Electric vehicle charging station — restricted.

“Electric vehicle charging station — restricted” means an electric vehicle charging station that is (1) privately owned and restricted access (e.g., single-family home, executive parking, designated employee parking) or (2) publicly owned and restricted (e.g., fleet parking with no access to the general public).

17.08.223B Electric vehicle charging station — public.

“Electric vehicle charging station — public” means an electric vehicle charging station that is (1) publicly owned and publicly available (e.g., Park & Ride parking, public library parking lot, on-street parking) or (2) privately owned and publicly available (e.g., shopping center parking, non-reserved parking in multi-family parking lots).

17.08.224 Electric vehicle infrastructure.

“Electric vehicle infrastructure” means structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations, rapid charging stations, and battery exchange stations.

17.08.224A Electric vehicle parking space.

“Electric vehicle parking space” means any marked parking space that identifies the use to be exclusively for the parking of an electric vehicle.

[...]

17.08.393 Medium-speed electric vehicle.

“Medium-speed Electric Vehicle” means a self-propelled, electrically powered four-wheeled motor vehicle, equipped with a roll cage or crush-proof body design, whose speed attainable in one mile is more than 25 miles per hour but not more than 35 miles per hour and otherwise meets or exceeds the federal regulations set forth in 49 C.F.R. Sec. 571.500.

[...]

17.08.408 Neighborhood Electric Vehicle.

“Neighborhood Electric Vehicle” means a self-propelled, electrically powered four-wheeled motor vehicle whose speed attainable in one mile is more than 20 miles per hour and not more than 25 miles per hour and conforms to federal regulations under Title 49 C.F.R. Part 571.500.

[...]

17.08.412 Non-electric vehicle.

“Non-Electric Vehicle” means any motor vehicle that does not meet the definition of “electric vehicle.”

[...]

17.08.455A Plug-in hybrid electric vehicle (PHEV).

“Plug-in hybrid electric vehicle (PHEV)” means an electric vehicle that (1) contains an internal combustion engine and also allows power to be delivered to drive wheels by an electric motor; (2) charges its battery primarily by connecting to the grid or other off-board electrical source; (3) may additionally be able to sustain battery charge using an on-board internal-combustion-driven generator; and (4) has the ability to travel powered by electricity.

[...]

17.08.461 Rapid charging station.

“Rapid charging station” means an industrial grade electrical outlet that allows for faster recharging of electric vehicle batteries through higher power levels and that meets or exceeds any standards, codes, and regulations set forth by chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540.

[...]

Chapter 17.16

R - RESIDENTIAL ZONE*

[...]

17.16.020 Uses permitted.

In any residential zone only the following uses are permitted:

1. One-family or two-family dwellings;
2. Parks and playgrounds;
3. Public and parochial schools, public libraries;
4. Uses customarily incidental to any of the uses set forth in this section;
5. Any use not listed which is nearly identical to a permitted use, as judged by the administrative official, may be permitted. In such cases, all adjacent property owners shall be given official notification for an opportunity to appeal such decisions within ten working days of notification pursuant to Title 15A of this code, Project permit application process.
6. Accessory Dwelling Unit (if in UGA)
7. Accessory Living Quarters
8. Special Care Dwelling (Ord. O-2006-01, 2006; Ord. 96-19 (part), 1996; Ord. 83-Z-2 (part), 1983; Res. 83-10, 1983)
9. **Electric Vehicle Infrastructure. See KCC Chapter 17.66.**

[...]

Chapter 17.18
R-2 - RESIDENTIAL

[...]

17.18.020 Uses permitted.

In any residential zone only the following uses are permitted:

1. One-family or two-family dwellings;
2. Mobile homes;
3. Parks and playgrounds;
4. Home occupations;
5. Uses customarily incidental to any of the uses set forth in this section;
6. Any use not listed which is nearly identical to a permitted use, as judged by the administrative official, may be permitted. In such cases, all adjacent property owners shall be given official notification for an opportunity to appeal such decisions within ten working days of notification pursuant to Title 15A of this code, Project permit application process.
7. Accessory Dwelling Unit (if in UGA)
8. Accessory Living Quarters
9. Special Care Dwelling (Ord. 2007-22, 2007; Ord. O-2006-01, 2006; Ord. 96-19 (part), 1996; Ord. 89-10 (part), 1989)
10. **Electric Vehicle Infrastructure. See KCC Chapter 17.66.**

[...]

Chapter 17.20
RR - RURAL RESIDENTIAL ZONE*

[...]

17.20.020 Uses permitted.

The following uses are permitted:

1. Single family homes not including mobile homes;
2. Duplexes and residential accessory buildings;
3. All types of agriculture and horticulture not otherwise restricted or prohibited herein;
4. The raising of animals (excluding swine and mink), providing an area of not less than one acre is available;
5. Uses customarily incidental to the use set forth in this section;
6. Any use not listed which is nearly identical to a permitted use, as judged by the administrative official, may be permitted. In such cases, all adjacent property owners shall be given official notification for an opportunity to appeal such decisions within ten working days pursuant to Title 15A of this code, Project permit application process.
7. Accessory Dwelling Unit (if in UGA)
8. Accessory Living Quarters
9. Special Care Dwelling (Ord. 2007-22, 2007; Ord. O-2006-01, 2006; Ord. 96-19 (part), 1996; Ord. 83-Z-2 (part), 1983; Res. 83-10, 1983)
10. **Electric Vehicle Infrastructure. See KCC Chapter 17.66.**

[...]

Chapter 17.22
UR-II URBAN RESIDENTIAL ZONE*

[...]

17.22.020 Uses permitted.

Uses permitted in the Urban Residential zone shall be as follows:

1. Single-family homes;
2. Mobile homes;
3. Duplexes;
4. Accessory buildings;
5. All types of agriculture not otherwise restricted;
6. The grazing or raising of animals (excluding swine and mink), providing an area of not less than one acre is available;
7. Any use not listed which is nearly identical to a permitted use, as judged by the administrative official, may be permitted. In such cases, all adjacent property owners shall be given official notification for an opportunity to appeal such decisions with ten working days pursuant to Title 15A of this code, Project permit application process.
8. (Blank; Ord. O-2006-01)
9. Accessory Dwelling Unit (if in UGA)
10. Accessory Living Quarters
11. Special Care Dwelling (Ord. O-2006-01, 2006; Ord. 96-19 (part), 1996; Res. 83-10, 1983)
12. **Electric Vehicle Infrastructure. See KCC Chapter 17.66.**

[...]

Chapter 17.24
H-T-C - HISTORIC TRAILER COURT ZONES*

[...]

17.24.030 Minimum requirements.

The minimum lot area and yard requirements in a HTC zone are as follows:

1. Mobile Homes. The minimum area for a historic trailer (mobile home) court site shall be three thousand five hundred square feet times the number of individual trailer sites to be provided. Densities must have the approval of the county health office.
2. Single Family Home. The requirements are the same as the requirements of the Rural Residential district. (Ord. 2007-22, 2007; Res. 83-10, 1983)
3. **Electric Vehicle Infrastructure is permitted at any existing use. See KCC Chapter 17.66.**

[...]

Chapter 17.28
A-3 - AGRICULTURAL 3 ZONE*

[...]

17.28.020 Uses permitted.

Uses permitted. Permitted uses are as follows:

1. One-family or two-family dwellings;

2. Parks and playgrounds;
3. Public and parochial schools, public libraries;
4. Single family homes not including mobile homes or trailer houses;
5. Duplexes and residential accessory buildings;
6. All types of agriculture and horticulture not otherwise restricted or prohibited herein;
7. The raising of animals (excluding swine and mink), providing an area of not less than one acre is available;
8. Agriculture, livestock, poultry or swine or mink raising, and other customary agricultural uses, provided that such operations shall comply with all state and/or county health regulations and with regulations contained in this title related to feedlots;
9. Community clubhouses, parks and playgrounds, and public utility buildings, pumping plants and substations;
10. Commercial greenhouses and nurseries;
11. Roadside stands for the display and sale of fruits and vegetables raised or grown on the premises when located not less than forty-five feet from the centerline of a public street or highway;
12. Existing cemeteries;
13. Airport;
14. Processing of products produced on the premises;
15. Forestry, including the management, growing and harvesting of forest products, and including the processing of locally harvested forest crops using portable equipment;
16. Home occupations that do not involve outdoor work or activities, or which do not produce noise, such as engine repair, etc.
17. Gas and oil exploration and construction;
18. Uses customarily incidental to any of the above uses;
19. Any use not listed which is nearly identical to a listed use, as judged by the administrative official, may be permitted. In such cases, all adjacent property owners shall be given official notification for an opportunity to appeal such decisions to the county board of adjustment within ten working days of notification pursuant to Title 15A of this code, Project permit application process.
20. Accessory Dwelling Unit (if in UGA)
21. Accessory Living Quarters
22. Special Care Dwelling (Ord. 2007-22, 2007; Ord. O-2006-01, 2006; Ord. 96-19 (part), 1996; Ord. 88-4 § 3, 1988; Ord. 83-Z-2 (part), 1983; Res. 83-10, 1983)
23. **Electric Vehicle Infrastructure. See KCC Chapter 17.66.**

[...]

Chapter 17.28A

A-5 - AGRICULTURAL ZONE

[...]

17.28A.020 Uses permitted.

Uses permitted. Permitted uses are as follows:

1. One-family or two-family dwellings;
2. Parks and playgrounds;
3. Public and parochial schools, public libraries;
4. Uses customarily incidental to any of the uses set forth in this section;
5. Any use not listed which is nearly identical to a permitted use, as judged by the administrative official, may be permitted. In such cases, all adjacent property owners shall be given official

notification for an opportunity to appeal such decisions within ten working days of notification pursuant to Title 15A of this code, Project permit application process.

6. Accessory Dwelling Unit (if in UGA)
7. Accessory Living Quarters
8. Special Care Dwelling
9. Agriculture, livestock, poultry or swine or mink raising, and other customary agricultural uses, provided that such operations shall comply with all state and/or county health regulations and with regulations contained in this title related to feedlots;
10. Community clubhouses, parks and playgrounds, and public utility buildings, pumping plants and substations;
11. Commercial greenhouses and nurseries;
12. Roadside stands for the display and sale of fruits and vegetables raised or grown on the premises when located not less than forty-five feet from the centerline of a public street or highway;
13. Existing cemeteries;
14. Airport;
15. Processing of products produced on the premises;
16. Forestry, including the management, growing and harvesting of forest products, and including the processing of locally harvested forest crops using portable equipment;
17. Home occupations that do not involve outdoor work or activities, or which do not produce noise, such as engine repair, etc.
18. Gas and oil exploration and construction;
19. Single family homes not including mobile homes or trailer houses;
20. Duplexes and residential accessory buildings;
21. All types of agriculture and horticulture not otherwise restricted or prohibited herein;
22. The raising of animals (excluding swine and mink), providing an area of not less than one acre is available. (Ord. 2007-22, 2007; Ord. O-2006-01, 2006; Ord. 2005-05, 2005)
23. **Electric Vehicle Infrastructure. See KCC Chapter 17.66.**

[...]

Chapter 17.29

A-20 - AGRICULTURAL ZONE*

[...]

17.29.020 Uses permitted.

- A. The following uses are permitted:
 1. One-family or two-family dwellings;
 2. Parks and playgrounds;
 3. Public and parochial schools, public libraries;
 4. Single family homes not including mobile homes or trailer houses;
 5. Duplexes and residential accessory buildings;
 6. All types of agriculture and horticulture not otherwise restricted or prohibited herein;
 7. Agriculture, livestock, poultry or swine or mink raising, and other customary agricultural uses, provided that such operations shall comply with all state and/or county health regulations and with regulations contained in this title related to feedlots;
 8. Community clubhouses, parks, playgrounds, public utility buildings, pumping plants and substations;
 9. Commercial greenhouses and nurseries;

10. Roadside stands for the display and sale of fruits and vegetables raised or grown on the premises when located not less than forty-five feet from the centerline of a public street or highway;
11. Existing cemeteries;
12. Airport;
13. Processing of products produced on the premises;
14. Forestry, including the management, growing and harvesting of forest products, and including the processing of locally harvested forest crops using portable equipment;
15. Home occupations that do not involve outdoor work or activities, which do not produce noise.
16. Gas and oil exploration and construction;
17. Uses customarily incidental to any of the above uses;
18. Any use not listed which is nearly identical to a listed use, as judged by the administrative official, may be permitted. In such cases, all adjacent property owners shall be given official notification for an opportunity to appeal such decisions to the county board of adjustment within ten working days of notification pursuant to Title 15A of this code, Project permit application process.
19. Accessory Dwelling Unit (if in UGA)
20. Accessory Living Quarters
21. Special Care Dwelling
22. Hay processing and container storage.
23. **Electric Vehicle Infrastructure. See KCC Chapter 17.66.**

[...]

Chapter 17.30
R-3 - RURAL-3 ZONE

[...]

17.30.020 Uses permitted.

Uses permitted. The following uses are permitted:

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

the county board of adjustment pursuant to Title 15A of this code, Project permit application process.

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

[...]

Chapter 17.30A

R-5 - RURAL-5 ZONE

[...]

17.30A.020 Uses permitted.

Uses permitted. The following uses are permitted:

1. Single-family homes, mobile homes, cabins;
2. Lodges and community clubhouses;
3. Agriculture, livestock, poultry or hog raising, and other customary agricultural uses traditionally found in Kittitas County, provided that such operations shall comply with all state and/or county health regulations and with regulations contained in this title related to feedlots;
4. Forestry, including the management, growing and harvesting of forest products, and including the processing of locally harvested forest crops using portable equipment;
5. Home occupations which do not produce noise, such as accounting, photography, etc.;
6. Cluster subdivision, when approved as a platted subdivision;
7. All mining including, but not limited to, gold, rock, sand and gravel excavation, rock crushing, and other associated activities when located within an established mining district;
8. All buildings and structures not listed above which legally existed prior to the adoption of the ordinance codified in this chapter;
9. Uses customarily incidental to any of the uses set forth in this section;
10. Any use not listed which is nearly identical to a permitted use, as judged by the administrative official, may be permitted. In such cases, all adjacent property owners shall be given official notification for an opportunity to appeal such decisions within ten working days of notification to the county board of adjustment pursuant to Title 15A of this code, Project permit application process.
11. Accessory Dwelling Unit (if in UGA)
12. Accessory Living Quarters
13. Special Care Dwelling (Ord. O-2006-01, 2006; Ord. 2005-05, 2005)
14. **Electric Vehicle Infrastructure. See KCC Chapter 17.66.**

[...]

Chapter 17.31

COMMERCIAL AGRICULTURE ZONE

[...]

17.31.020 Uses permitted.

The following uses are permitted:

1. One-family or two-family dwellings;
2. Hay processing and container storage;
3. Agriculture, livestock, poultry or swine, or mink raising, and other customary agricultural uses; provided, that such operations shall comply with all state and/or county health regulations and with regulations contained in this title related to feedlots;
4. Community clubhouse, schools and public utility buildings, pumping plants, and substations;
5. Commercial greenhouses and nurseries;
6. Roadside stands for the display and sale of fruits and vegetables raised or grown on the premises when located not less than forty-five feet from the centerline of the public street or highway;
7. Existing cemeteries;
8. Private airplane landing strips used primarily in conjunction with agricultural activities;
9. Processing of products produced on the premises;
10. Home occupations that do not involve outdoor work or activities, or which do not provide noise;
11. Farm implement repair and maintenance.
12. Accessory Dwelling Unit (if in UGA)
13. Accessory Living Quarters
14. Special Care Dwelling (Ord. 2007-22, 2007; Ord. O-2006-01, 2006; Ord. 96-15 (part), 1996)
15. **Electric Vehicle Infrastructure. See KCC Chapter 17.66.**

[...]

Chapter 17.32

C-L - LIMITED COMMERCIAL ZONE*

[...]

17.32.020 Uses permitted.

The following uses are permitted:

1. One-family or two-family dwellings;
2. Parks and playgrounds;
3. Public and parochial schools, public libraries;
4. Any of the following uses to be conducted wholly within a completely enclosed building except off-street parking and loading areas:
 - a. Antique shop,
 - b. Art gallery or store,
 - c. Bakery goods, retail only,
 - d. Barbershops,
 - e. Beauty parlor,
 - f. Confectionery store,
 - g. Delicatessen store,
 - h. Drugstore,
 - i. Dry cleaning and laundry branch offices or pickup agency, but not including plant and main office,
 - j. Garden supplies shop,
 - k. Gift shop,
 - l. Grocery, fruit or vegetable store,
 - m. Mini warehouse;
 - n. Restaurants,
 - o. Self-service laundry and cleaning,

- p. Service stations, provided there shall be no repairing, repainting, reconstruction, or sale of motor vehicles from the premises,
- q. Shoe repair shop,
- r. Accessory buildings when located on the same lot;
- 5. Uses customarily incidental to any of the uses set forth in this section;
- 6. Any use not listed which is nearly identical to a permitted use, as judged by the administrative official, may be permitted. In such cases, all adjacent property owners shall be given official notification for an opportunity to appeal such decisions within ten working days pursuant to Title 15A of this code, Project permit application process.
- 7. Accessory Dwelling Unit (if in UGA)
- 8. Accessory Living Quarters
- 9. Special Care Dwelling (Ord. 2007-22, 2007; Ord. 96-19 (part), 1996; Ord. 83-Z-2 (part), 1983; Res. 83-10, 1983)
- 10. **Electric Vehicle Infrastructure. See KCC Chapter 17.66.**

[...]

**Chapter 17.36
PLANNED UNIT DEVELOPMENT ZONE***

[...]

17.36.020 Uses permitted.

The following uses may be permitted:

- 1. All residential uses including multifamily structures;
- 2. Manufactured Home Parks;
- 3. Hotels, motels, condominiums;
- 4. Fractionally-owned units (for PUDs proposed within Urban Growth Areas);
- 5. Retail businesses;
- 6. Commercial-recreation businesses;
- 7. Restaurants, cafes, taverns, cocktail bars;
- 8. Any other similar uses deemed by the planning commission to be consistent with the purpose and intent of this chapter. Such determination shall be made during review of the development plan required under Section 17.36.030. (Ord. 2007-22, 2007; Ord. 90-6 (part), 1990; Res. 83-10, 1983)
- 9. **Electric Vehicle Infrastructure. See KCC Chapter 17.66.**

[...]

**Chapter 17.37
MASTER PLANNED RESORTS**

[...]

17.37.030 Uses permitted.

The following uses may be permitted within a master planned resort classification:

- 1. All residential uses including single-family and multifamily structures, condominiums, time-share and fractionally owned accommodations of all kinds, provided such uses are integrated into and support the on-site recreational nature of the master planned resort.
- 2. Short-term visitor accommodations, including, but not limited to, hotels, motels, lodges, and any residential use permitted under subsection A of this section that is made available for short-term

rental; provided, however, short-term visitor accommodation units shall constitute greater than 50 percent of the total resort accommodation units.

3. Indoor and outdoor recreational facilities and uses, including, but not limited to, golf courses (including accessory structures and facilities, such as clubhouses, practice facilities, and maintenance facilities), tennis courts, swimming pools, marinas, alpine and/or cross country skiing, hiking and nature trails, bicycle paths, equestrian facilities, skating arenas, sports complexes, bowling alleys, and other recreational uses deemed to be consistent with the on-site recreational nature of the master planned resort.
4. Campgrounds and recreational vehicle ("RV") sites with power and water; provided, however, campgrounds and recreational vehicle sites without power and water are conditional uses.
5. Visitor-oriented amenities, including, but not limited to (1) restaurants, cafes, delicatessens, pubs, taverns and cocktail bars and entertainment associated with such uses; (2) meeting facilities; (3) on-site retail businesses and services limited to those typically found on other destination resort properties and which are designed to serve the convenience needs of the users and employees of the master planned resort; and (4) recreation businesses and facilities. Retail and commercial services offered on the resort shall be designed to discourage use from non-resort users by locating such services well within the site rather than on its perimeter.
6. Cultural and educational facilities of all kinds, including, but not limited to, interpretative centers and exhibits, and indoor and outdoor theaters.
7. Roadways and bridges, which, subject to any development agreement executed with the county pursuant to Chapter 15A.11 KCC, Development Agreements, and RCW 36.70B.170 through 36.70B.210, may include roadways and bridges that are privately owned and maintained.
8. Industrial uses and capital facilities, utilities and services to the extent necessary to maintain and operate the master planned resort.
9. Temporary and/or permanent structures to serve as sales offices.
10. Any other similar uses deemed by the Community Development Services director to be consistent with the purpose and intent of this chapter, the county comprehensive plan policies regarding master planned resorts, and RCW 36.70A.360. (Ord. 2007-22, 2007; Ord. 2000-13, 2000)
11. **Electric Vehicle Infrastructure. See KCC Chapter 17.66.**

[...]

Chapter 17.40
C-G - GENERAL COMMERCIAL ZONE*

[...]

17.40.020 Uses permitted.

Permitted uses are as follows:

1. One-family or two-family dwellings;
2. Parks and playgrounds;
3. Public and parochial schools, public libraries;
4. Any of the following uses to be conducted wholly within a completely enclosed building except off-street parking and loading areas:
 - a. Antique shop,
 - b. Art gallery or store,
 - c. Bakery goods, retail only,
 - d. Barbershops,
 - e. Beauty parlor,
 - f. Confectionery store,

- g. Delicatessen store,
 - h. Drugstore,
 - i. Dry cleaning and laundry branch offices or pickup agency, but not including plant and main office,
 - j. Garden supplies shop,
 - k. Gift shop,
 - l. Grocery, fruit or vegetable store,
 - m. Mini warehouse;
 - n. Restaurants,
 - o. Self-service laundry and cleaning,
 - p. Service stations, provided there shall be no repairing, repainting, reconstruction, or sale of motor vehicles from the premises,
 - q. Shoe repair shop,
 - r. Accessory buildings when located on the same lot;
5. Any of the following uses:
- a. Amusement enterprises, including bowling alleys, dance halls, pool halls, and billiard halls and shooting galleries;
 - b. Auto and trailer sales;
 - c. Banks;
 - d. Cabinet shop;
 - e. Custom cannery;
 - f. Department store;
 - g. Frozen food lockers;
 - h. Garage or auto repair, when conducted wholly within a building;
 - i. Hospitals, general and accessory buildings;
 - j. Hotels;
 - k. Lumberyard and building materials, retail only. Any open storage shall be enclosed by a sight-obscuring fence not less than six feet nor more than seven feet high;
 - l. Office, governmental;
 - m. Physical culture and health services including reducing salons, masseurs and public baths;
 - n. Radio or television studio;
 - o. Retail stores of all descriptions where merchandise is displayed and sold within the building;
 - p. School, private or parochial;
 - q. Sign shop;
 - r. Tavern;
 - s. Theater, auditorium or drive-in theater;
 - t. Tire shop;
 - u. Wholesale office and showrooms, merchandise on the premises limited to samples only;
 - v. Auction sales of personal property, other than livestock;
6. The following uses may be permitted if their location is first approved by the board of adjustment:
- a. Mortuary or funeral home;
 - b. Private Campgrounds. In considering proposals for location of such campgrounds, the Board of Adjustment shall consider at a minimum the following criteria:
 - i. Campgrounds should be located at sufficient distance from existing or projected rural residential/residential development so as to avoid possible conflicts and disturbances;
 - ii. Traffic volumes generated by such a development should not create a nuisance or impose on the privacy of nearby residences or interfere with normal traffic flow;

- iii. Landscaping or appropriate screening should be required and maintained where necessary for buffering;
 - iv. Adequate and convenient vehicular access, circulation and parking should be provided;
 - v. Economic and environmental feasibility;
 - vi. Public health and safety of campers and those reasonably impacted by the campground (i.e. health, water, sanitation);
 - c. Athletic stadium;
 - d. Animal hospital or boarding kennels;
 - e. Animal sales yard (livestock sales yard);
 - f. Hazardous waste on-site treatment or storage;
 - g. Junk yards;
7. Uses customarily incidental to any of the above uses when located on the same lot may be allowed provided that such uses, operations or products are not objectionable due to odor, dust, smoke, noise, vibration or other similar causes;
 8. Any use not listed which is nearly identical to a permitted use, as judged by the administrative official, may be permitted. In such cases, all adjacent property owners shall be given official notification for an opportunity to appeal such decisions within 10 working days pursuant to KCC Title 15A, Project Permit Application Process.
 9. Accessory Dwelling Unit (if in UGA)
 10. Accessory Living Quarters
 11. Special Care Dwelling (Ord. 2010-014, 2010; Ord. 2007-22, 2007; Ord. 96-19 (part), 1996; Ord. 93-1 (part), 1993; Res. 83-10, 1983)
 12. **Electric Vehicle Infrastructure. See KCC Chapter 17.66.**

[...]

Chapter 17.44
C-H HIGHWAY COMMERCIAL ZONE

[...]

17.44.020 Uses permitted.

In any highway commercial zone, only the following uses are permitted:

1. Motels;
2. Restaurants, cafes;
3. Commercial recreation establishments;
4. Retail sales of souvenirs, gifts, novelties, curios, and handicraft products;
5. Offices whose activities are directly related to tourism and recreation;
6. Public and commercial museums and art galleries;
7. Gas service stations including truck stop operations, with minor repair work permitted only;
8. Fruit stands;
9. Cocktail lounges;
10. Public transportation, deadhead stations;
11. Grocery stores, not to exceed four thousand (4,000) square feet gross area;
12. Any use not listed which is nearly identical to a permitted use, as judged by the administrative official, may be permitted. In such cases, all adjacent property owners shall be given official notification for an opportunity to appeal such decisions within ten working days pursuant to Title 15A of this code, Project permit application process. (Ord. 2007-22, 2007; Ord. 96-19 (part), 1996; Ord. 83-Z-2 (part), 1983)

13. Electric Vehicle Infrastructure. See KCC Chapter 17.66.

[...]

Chapter 17.48

I-L LIGHT INDUSTRIAL ZONE*

[...]

17.48.020 Permitted uses.

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

1. Wholesale business, storage buildings and warehouses;
2. Freight and trucking yard or terminal;
3. Research, experimental or testing laboratories;
4. The manufacturing, processing, compounding, storage, packaging or treatment of such products as drugs, bakery goods, candy, food and beverage products, dairy products, agricultural products, cosmetics and toiletries;
5. The manufacture, assembly, compounding or treatment of articles or merchandise from the following materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fibre, fur, glass, hair, horn, leather, metal, paper, plastics, precious or semi-precious metals or stones, shell, textiles, tobacco, wood, yarns and paint;
6. Any use not listed which is nearly identical to a permitted use, as judged by the administrative official, may be permitted. In such cases all adjacent property owners shall be given official notification for an opportunity to appeal such decisions within ten working days of notification to the county board of adjustment pursuant to Title 15A of this code, Project permit application process;
7. Farming, gardening, but not to include livestock feed yards, sales yards or slaughterhouses;
8. Uses customarily incidental to any of the above listed, including dwellings or shelters for the occupancy of the operators and employees necessary to the operation of a business or agricultural use.
9. Airports. (Ord. 2010-014, 2010; Ord. 96-19 (part), 1996; Ord. 83Z-2 (part), 1983)
10. Electric Vehicle Infrastructure. See KCC Chapter 17.66.

[...]

Chapter 17.52

I-G GENERAL INDUSTRIAL ZONE

[...]

17.52.020 Uses permitted.

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

1. Wholesale business, storage buildings and warehouses;
2. Freight and trucking yard or terminal;
3. Research, experimental or testing laboratories;
4. The manufacturing, processing, compounding, storage, packaging or treatment of such products as drugs, bakery goods, candy, food and beverage products, dairy products, agricultural products, cosmetics and toiletries;

5. The manufacture, assembly, compounding or treatment of articles or merchandise from the following materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fibre, fur, glass, hair, horn, leather, metal, paper, plastics, precious or semi-precious metals or stones, shell, textiles, tobacco, wood, yarns and paint;
6. Any use not listed which is nearly identical to a permitted use, as judged by the administrative official, may be permitted. In such cases all adjacent property owners shall be given official notification for an opportunity to appeal such decisions within ten working days of notification to the county board of adjustment pursuant to Title 15A of this code, Project permit application process;
7. Farming, gardening, but not to include livestock feed yards, sales yards or slaughterhouses;
8. Uses customarily incidental to any of the above listed, including dwellings or shelters for the occupancy of the operators and employees necessary to the operation of a business or agricultural use. (Ord. 2007-22, 2007; Ord. 83-Z-2 (part), 1983)
9. **Electric Vehicle Infrastructure. See KCC Chapter 17.66.**

[...]

**Chapter 17.56
FOREST AND RANGE ZONE***

[...]

17.56.020 Uses permitted.

The following uses are permitted:

1. Single-family homes, mobile homes, cabins, duplexes;
2. Lodges and community clubhouses;
3. Agriculture, livestock, poultry or hog raising, and other customary agricultural uses traditionally found in Kittitas County, provided that such operations shall comply with all state and/or county health regulations and with regulations contained in this title related to feedlots;
4. Forestry, including the management, growing and harvesting of forest products, and including the processing of locally harvested forest crops using portable equipment;
5. (Deleted by Ord. 92-6);
6. All buildings and structures not listed above which existed prior to the adoption of the ordinance codified in this chapter;
7. Mining and associated activities;
8. Quarry mining, sand and gravel excavation, and rock crushing operations;
9. (Deleted by Ord. 92-6);
10. Uses customarily incidental to any of the uses set forth in this section;
11. Home occupations which do not produce noise;
12. Any use not listed which is nearly identical to a permitted use, as judged by the administrative official, may be permitted. In such cases, all adjacent property owners will be given official notification for an opportunity to appeal such decisions to the county board of adjustment within 10 working days of notification pursuant to KCC Title 15A, Project Permit Application Process;
13. Cluster subdivisions, when approved as a platted subdivision. (Ord. 2007-22, 2007; Ord. 96-19 (part), 1996; Ord. 92-6 (part), 1992; Ord. 88-4 § 5, 1988; Ord. 87-9 § 4, 1987; Ord. 85-Z-2 (part), 1985; Res. 83-10, 1983)
14. **Electric Vehicle Infrastructure. See KCC Chapter 17.66.**

[...]

Chapter 17.57
COMMERCIAL FOREST ZONE

[...]

17.57.020 Uses permitted.

The following uses are permitted:

1. Forestry, including the management, growing and harvesting of forest products, and including the processing of locally harvested forest crops using portable equipment in accordance with the Washington Forest Practices Act of 1974 as amended, and regulations adopted pursuant thereto;
2. Removal, harvesting, wholesaling and retailing of vegetation from forest lands including but not limited to fuel woods, cones, Christmas trees, salal, berries, ferns, greenery, mistletoe, herbs, and mushrooms;
3. Portable saw mills and chippers, log sorting and storage, and other uses involved in the harvesting and commercial production of forest products;
4. Grazing of animals, apiary, Christmas tree plantations, and the harvesting of indigenous floral vegetation;
5. Dispersed recreation and recreational facilities such as primitive campsites, trails, trailheads and snow parks;
6. Mining and associated activities, extraction and processing of rock, sand, gravel, oil, gas, minerals and geothermal resources;
7. Aircraft landing fields and heliports for emergency and forest related management uses and practices only;
8. Storage of explosives, fuels and chemicals used for agriculture, mining, and forestry subject to all applicable local, state and federal regulations;
9. Watershed management facilities, including but not limited to diversion devices, impoundments, dams for water storage, flood control, fire control, and stock watering;
10. Forestry, environmental and natural resource research;
11. Home occupations which do not produce noise;
12. One single-family dwelling unit and associated outbuildings per parcel;
13. Washington State Natural Area Preserves and Natural Resource Conservation Areas;
14. All buildings and structures not listed above which existed prior to the adoption of the ordinance codified herein; and
15. Any use not listed which is nearly identical to a permitted use, as judged by the administrative official, may be permitted. In such cases all adjacent property owners shall be given official notification for an opportunity to appeal such decisions within ten working days of notification to the county board of adjustment pursuant to Title 15A of this code, Project permit application process. (Ord. 96-19 (part), 1996; Ord. 94-1 (part), 1994)
16. **Electric Vehicle Infrastructure. See KCC Chapter 17.66.**

[...]

Chapter 17.58
AIRPORT ZONE*

[...]

1. Use Table.
Note: All aviation uses are acceptable only on airport property. **Electric Vehicle Infrastructure is permitted in all zones. See KCC Chapter 17.66.**

[...]

**Chapter 17.59
LIBERTY HISTORIC ZONE***

[...]

17.59.020 Permitted uses.

The following uses are permitted:

1. Single-family homes, mobile homes, cabins, duplexes;
2. Lodges and community clubhouses;
3. Agriculture, livestock, poultry or hog raising, and other customary agricultural uses traditionally found in Kittitas County, provided that such operations shall comply with all state and/or county health regulations and with regulations contained in this title related to feedlots;
4. Forestry, including the management, growing and harvesting of forest products, and including the processing of locally harvested forest crops using portable equipment;
5. (Deleted by Ord. 92-6);
6. All buildings and structures not listed above which existed prior to the adoption of the ordinance codified in this chapter;
7. Mining and associated activities;
8. Quarry mining, sand and gravel excavation, and rock crushing operations;
9. (Deleted by Ord. 92-6);
10. Uses customarily incidental to any of the uses set forth in this section;
11. Home occupations which do not produce noise;
12. Any use not listed which is nearly identical to a permitted use, as judged by the administrative official, may be permitted. In such cases, all adjacent property owners will be given official notification for an opportunity to appeal such decisions to the county board of adjustment within 10 working days of notification pursuant to KCC Title 15A, Project Permit Application Process;
13. Mining and milling; (Ord. 2007-22, 2007; Ord. 96-19 (part), 1996; Res. 83-10, 1983)
14. **Electric Vehicle Infrastructure. See KCC Chapter 17.66.**

[...]

**Chapter 17.61
UTILITIES**

[...]

17.61.010 Definitions.

1. "Utility" or "utilities" means the supply, treatment and distribution, as appropriate, of gas, gas meter stations, municipal domestic and irrigation water, sewage, storm water, electricity, telephone, fiber-optic and cable television. Such utilities consist of both the service activity along with the physical facilities necessary for the utilities to be supplied, except for associated facilities and special utilities as defined herein. **Electric vehicle infrastructure, as provided for in Chapter 17.66, is not a "utility" or "utilities".**

**Chapter 17.66
ELECTRIC VEHICLE INFRASTRUCTURE**

Section 17.66.010 Allowed Uses

Table 17.66.010 Allowed Electric Vehicle Infrastructure Uses

Land Use	Zoning District					
	Low-Density Residential	Mixed-Use	Commercial	Industrial	Institutional	Resource
	<i>Including: R; R-2; RR; R-3; R-5; HT-C; L-H; and UR zones</i>	<i>Including: MPR; PUD</i>	<i>Including: CL; GC; and CH zones</i>	<i>Including: IL and IG zones</i>	<i>Including: Airport Zone</i>	<i>Including: A-3; A-5; A-20; CA; FR; CF;</i>
EV Charging Station _{1, 2}	P₃	P	P	P	P	P₃
Rapid Charging Station ₄	P₅	P	P	P	P	P₃
Battery Exchange Station			P	P	P	P₃

P: Use is permitted.
Absence of "P": Use is not allowed in the given zoning district.

Development Standards
1. Level 1 and Level 2 charging only.
2. Level 1 and Level 2 charging are permitted in aquifer recharge areas and in other critical areas when serving an existing use.
3. Allowed only as accessory to a principal outright permitted use or permitted conditional use.
4. The term "Rapid" is used interchangeably with Level 3 and Fast Charging.
5. Only "electric vehicle charging stations - restricted" as defined in KCC 17.08 Definitions.

17.66.020: Off Street Parking — Electric Vehicle Charging Stations

To ensure an effective installation of electric vehicle charging stations, the regulations in this subsection provide a framework for when a private property owner chooses to provide electric vehicle charging stations.

1. Electric Vehicle Charging Station Spaces

- a. **Purpose.** For all parking lots or garages, except those that include restricted electric vehicle charging stations.
- b. **Number.** No minimum number of charging station spaces is required.
- c. **Minimum Parking Requirements.** An electric vehicle charging station space may be included in the calculation for minimum required parking spaces that are required pursuant to other provisions of code.
- d. **Location and Design Criteria.** The provision of electric vehicle parking will vary based on the design and use of the primary parking lot. The following required and

additional locational and design criteria are provided in recognition of the various parking lot layout options.

- i. Where provided, parking for electric vehicle charging purposes is required to include the following:
 1. Signage. Each charging station space shall be posted with signage indicating the space is only for electric vehicle charging purposes. Days and hours of operations shall be included if time limits or tow away provisions are to be enforced. Signage design shall comply with the signage examples in KCC 12.14.020.
 2. Maintenance. Charging station equipment shall be maintained in all respects, including the functioning of the charging equipment. A phone number or other contact information shall be provided on the charging station equipment for reporting when the equipment is not functioning or other problems are encountered.
 3. Accessibility. Where charging station equipment is provided within an adjacent pedestrian circulation area, such as a sidewalk or accessible route to the building entrance, the charging equipment shall be located so as not to interfere with accessibility requirements of WAC 51-50-005.
 4. Lighting. Where charging station equipment is installed, adequate site lighting shall exist, unless charging is for daytime purposes only.
- ii. Parking for electric vehicles should also consider the following:
 1. Notification. Information on the charging station, identifying voltage and amperage levels and any time of use, fees, or safety information.
 2. Signage. Installation of directional signs at the parking lot entrance and at appropriate decision points to effectively guide motorists to the charging station space(s).
- e. Data Collection. To allow for maintenance and notification, the local permitting agency will require the owners of any private new electric vehicle infrastructure station that will be publicly available (see definition “electric vehicle charging station — public”) to provide information on the station’s geographic location, date of installation, equipment type and model, and owner contact information.

[...]

EXHIBIT G

11-07

County Staff

Development Regulation Amendments

Project Description: Amend provisions in KCC 14.08 for flood hazard reduction to include standards for filling, grading, and other development activities that may increase flood damage

Kittitas County Code, Chapter 14.08, FLOOD DAMAGE PREVENTION, is amended to add new standards as follows:

KCC 14.08.315 Standards for filling, grading in floodplain

Filling, grading or other activity that would reduce the effective storage volume shall be mitigated by creating compensatory storage on-site, or off-site if legal arrangements can be made, to assure that the effective compensatory storage volume will be preserved over time; provided, however, that no increased upstream or downstream flood hazard shall be created by any fill authorized in the floodplain by this chapter or other applicable chapters.

EXHIBIT H

11-08

County Staff

Development Regulation Amendments

Project Description: Amend KCC 15.04 for consistency with WAC 173-806 (Model Ordinance) and SEPA WACs; clarify third-party EIS procedures; change process so SEPA appeals are judicial

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

Chapter 15.04 **STATE ENVIRONMENTAL POLICY ACT**

Sections

Article I. Authority

15.04.010 Authority.

Article II. General Requirements

15.04.020 Purpose of this part and adoption by reference.

15.04.030 Additional definitions.

15.04.040 Designation of responsible official.

15.04.050 Lead agency – determination and – responsibilities.

15.04.060 Transfer of lead agency status to state agency.

15.04.070 Additional timing considerations.

Article III. Categorical Exemptions and Threshold Determinations

15.04.080 Purpose of this part and adoption by reference.

15.04.090 Flexible thresholds for categorical exemptions.

15.04.110 Use of exemptions.

15.04.115 Environmental checklist.

15.04.120 Mitigated DNS.

Article IV. Environmental Impact Statement (EIS)

15.04.125 Purpose of this part and adoption by reference.

15.04.130 Preparation of EIS – Additional considerations.

15.04.140 Additional elements to be covered in EIS.

Article V. Commenting

15.04.150 Adoption by reference.

15.04.160 Public notice.

15.04.170 Designation of official to perform consulted agency responsibilities for the county.

Article VI. Using Existing Environmental Documents

15.04.180 Purpose of this part and adoption by reference.

Article VII. SEPA and Agency Decisions

15.04.190 Purpose of this part and adoption by reference.

15.04.200 Substantive authority.

15.04.210 Appeals.

15.04.220 Notice/statute of limitations.

Article VIII. Definitions

15.04.230 Purpose of this part and adoption by reference.

Article IX. Categorical Exemptions

15.04.240 Adoption by reference.

Article X. Agency Compliance

15.04.250 Purpose of this part and adoption by reference.

15.04.260 Fees.

15.04.270 Administrative guidelines.

15.04.280 Severability.

Article XI. Forms

15.04.290 WAC 173-806-230 – Adoption by reference.

Article I. Authority

15.04.010 Authority.

The county adopts this chapter under the State Environmental Policy Act (SEPA), RCW 43.21C.120, and the SEPA procedures, WAC 197-11-904. This chapter contains this county's SEPA procedures and policies. The SEPA Rules, Chapter 197-11 WAC, must be used in conjunction with this chapter.

Article II. General Requirements

15.04.020 Purpose of this part and adoption by reference.

This article contains the basic requirements that apply to the SEPA process. The county adopts the following sections of Chapter 197-11 of the Washington Administrative Code by reference, except as modified by additional definitions under KCC 15.04.030.

WAC

197-11-040 Definitions

197-11-050 Lead agency.

197-11-060 Content of environmental review.

197-11-070 Limitations on actions during SEPA process.

197-11-080 Incomplete or unavailable information.

197-11-090 Supporting documents.

197-11-100 Information required of applicants.

197-11-158 GMA project review- Reliance on existing plans, laws, and regulations.

197-11-164 Planned actions – Definitions and criteria.

197-11-168 Ordinances or resolutions designating planned actions – Procedures for adoption.

197-11-172 Planned actions – Project review

197-11-210 SEPA/GMA integration.

197-11-220 SEPA/GMA definitions.

197-11-228 Overall SEPA/GMA integration procedures.

197-11-230 Timing of an integrated GMA/SEPA process.

197-11-232 SEPA/GMA integration procedures for preliminary planning, environmental analysis, and expanded scoping.

197-11-235 Documents.

197-11-238 Monitoring.

197-11-250 SEPA/Model Toxics Control Act integration.

197-11-253 SEPA lead agency for MTCA actions.

197-11-256 Preliminary evaluation.

- 197-11-259 Determination of nonsignificance for MTCA remedial actions.
- 197-11-262 Determination of significance and EIS for MTCA remedial actions.
- 197-11-265 Early scoping of MTCA remedial actions.
- 197-11-268 MTCA interim actions.

15.04.030 Additional definitions.

In addition to those definitions contained within WAC 197-11-700 through 197-11-799 and 197-11-220, when used in this chapter, the following terms shall have the following meanings, unless the context indicates otherwise:

- Department
 - Any division, subdivision or organizational unit of the county established by ordinance, rule, or order.
- SEPA rules
 - Chapter 197-11 WAC adopted by the Department of Ecology.
- Ordinance
 - The ordinance, resolution, or other procedure used by the county to adopt regulatory requirements.
- Early notice
 - The county’s response to an applicant stating whether it considers issuance of a determination of significance likely for the applicant’s proposal (mitigated determination of nonsignificance (DNS) procedures).

15.04.040 Designation of responsible official.

1. For those proposals for which the county is the lead agency, the responsible official shall be the director of the department of community development or his appointed designee.
2. For all proposals for which the county is the lead agency, the responsible official shall make the threshold determination, supervise scoping and preparation of any required environmental impact statement (EIS), and perform any other functions assigned to the “lead agency” or “responsible official” by those sections of the SEPA rules that were adopted by reference in Section 15.04.020.
3. The county shall retain all documents required by the SEPA rules (WAC Chapter 197-11) and make them available in accordance with RCW Chapter 42.56.

15.04.050 Lead agency determination and responsibilities.

1. The department within the county receiving an application for or initiating a proposal that involves a nonexempt action shall determine the lead agency for that proposal under WAC 197-11-050, 197-11-253, and 197-11-922 through 197-11-940, unless the lead agency has been previously determined or the department is aware that another department or agency is in the process of determining the lead agency.
2. When the county is the lead agency for a proposal, the department receiving the application shall determine the responsible official who shall supervise compliance with the threshold determination requirements, and if an EIS is necessary, shall supervise preparation of the EIS.
3. When the county is not the lead agency for a proposal, all departments of the county shall use and consider, as appropriate, either the DNS or the final EIS of the lead agency in making decisions on the proposal. No county department shall prepare or require preparation of a DNS or EIS in addition to that prepared by the lead agency, unless required under WAC 197-11-600. In some cases, the county may conduct supplemental environmental review under WAC 197-11-600.
4. If the county or any of its departments receives a lead agency determination made by another agency that appears inconsistent with the criteria of WAC 197-11-253 or 197-11-922 through 197-11-940, it may object to the determination. Any objection must be made to the agency originally making the determination and resolved within fifteen days of receipt of the

determination, or the county must petition the department of ecology for a lead agency determination under WAC 197-11-946 within the fifteen-day time period. Any such petition on behalf of the county must be initiated by the responsible official.

5. Departments of the county are authorized to make agreements as to lead agency status or shared lead agency duties for a proposal under WAC 197-11-942 and 197-11-944: *Provided*, That the responsible official and any department that will incur responsibilities as the result of such agreement approve the agreement.
6. Any department making a lead agency determination for a private project shall require sufficient information from the applicant to identify which other agencies have jurisdiction over the proposal.
7. When the county is lead agency for a MTCA remedial action, the department of ecology shall be provided an opportunity under WAC 197-11-253(5) to review the environmental documents prior to public notice being provided. If the SEPA and MTCA documents are issued together with one public comment period under WAC 197-11-253(6), the county shall decide jointly with ecology who receives the comment letters and how copies of the comment letters will be distributed to the other agency.

15.04.060 Transfer of lead agency status to a state agency.

For any proposal for a private project where the county would be the lead agency and for which one or more state agencies have jurisdiction, the county's responsible official may elect to transfer the lead agency duties to a state agency. The state agency with jurisdiction appearing first on the priority listing in WAC 197-11-936 shall be the lead agency and the county shall be an agency with jurisdiction. To transfer lead agency duties, the county's responsible official must transmit a notice of the transfer together with any relevant information available on the proposal to the appropriate state agency with jurisdiction. The responsible official of the county shall also give notice of the transfer to the private applicant and any other agencies with jurisdiction over the proposal.

15.04.070 Additional timing considerations.

1. For nonexempt proposals, the DNS or the final EIS for the proposal shall accompany the county's staff recommendation to any appropriate advisory body, such as the planning commission.
2. If the county's only action on a proposal is a decision on a building permit or other license that requires detailed project plans and specifications, the applicant may request in writing that the county conduct environmental review prior to submission of the detailed plans and specifications.

Article III. Categorical Exemptions and Threshold Determinations

15.04.080 Purpose of this part and adoption by reference.

This article contains the rules for deciding whether a proposal has a "probable significant, adverse environmental impact" requiring an environmental impact statement (EIS) to be prepared. This part also contains rules for evaluating the impacts of proposals not requiring an EIS. The county adopts the following sections by reference as supplemented in this part:

RCW _____
43.21C.410 Battery charging and exchange station installation.

WAC _____
197-11-300 Purpose of this part.
197-11-305 Categorical exemptions.
197-11-310 Threshold determination required.
197-11-315 Environmental checklist.
197-11-330 Threshold determination process.

- 197-11-335 Additional information.
- 197-11-340 Determination of nonsignificance (DNS).
- 197-11-350 Mitigated DNS.
- 197-11-355 Optional DNS process.
- 197-11-360 Determination of significance (DS)/ initiation of scoping.
- 197-11-390 Effect of threshold determination.

15.04.090 Flexible thresholds for categorical exemptions.

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

15.04.110 Use of exemptions.

1. Each department within the county that receives an application for a license or, in the case of governmental proposals, the department initiating the proposal shall determine whether the license and/or the proposal is exempt. The department's determination that a proposal is exempt shall be final and not subject to administrative review. If a proposal is exempt, none of the procedural requirements of this chapter apply to the proposal. The county shall not require completion of an environmental checklist for an exempt proposal.
2. In determining whether or not a proposal is exempt, the department shall make certain the proposal is properly defined and shall identify the governmental licenses required (WAC 197-11-060). If a proposal includes exempt and nonexempt actions, the department shall determine the lead agency, even if the license application that triggers the department's consideration is exempt.
3. If a proposal includes both exempt and nonexempt actions, the county may authorize exempt actions prior to compliance with the procedural requirements of this chapter, except that:
 - a. The county shall not give authorization for:
 - i. Any nonexempt action;
 - ii. Any action that would have an adverse environmental impact; or
 - iii. Any action that would limit the choice of alternatives.
 - b. A department may withhold approval of an exempt action that would lead to modification of the physical environment, when such modification would serve no purpose if nonexempt action(s) were not approved; and
 - c. A department may withhold approval of exempt actions that would lead to substantial financial expenditures by a private applicant when the expenditures would serve no purpose if nonexempt action(s) were not approved.

15.04.115 Environmental checklist.

1. Except as provided in subsection (4) of this section, a completed environmental checklist (or a copy), in the form provided in WAC 197-11-960, shall be filed at the same time as an application for a permit, license, certificate, or other approval not specifically exempted in this chapter; except, a checklist is not needed if the county and applicant agree an EIS is required, SEPA compliance has been completed, or SEPA compliance has been initiated by another agency. The county shall use the environmental checklist to determine the lead agency, and if the county is the lead agency, for determining the responsible official and for making the threshold determination.
2. For private proposals, the county will require the applicant to complete the environmental checklist, providing assistance as necessary. For county proposals, the department initiating the proposal shall complete the environmental checklist for that proposal.
3. The county may require that it, and not the private applicant, will complete all or part of the environmental checklist for a private proposal, if either of the following occurs:
 - a. The county has technical information on a question or questions that is unavailable to the private applicant; or
 - b. The applicant has provided inaccurate information on previous proposals or on proposals currently under consideration.
4. For projects submitted as planned actions under WAC 197-11-164, the county shall use its existing environmental checklist form or may modify the environmental checklist form as provided in WAC 197-11-315. The modified environmental checklist form may be prepared and adopted along with or as part of a planned action ordinance, or developed after the ordinance is adopted. In either case, a proposed modified environmental checklist form must be sent to the department of ecology to allow at least a thirty-day review prior to use.

15.04.120 Mitigated DNS.

1. As provided in this section and WAC 197-11-350, the responsible official may issue a DNS based on conditions attached to the proposal by the responsible official or on changes to, or clarifications of, the proposal made by the applicant.
2. An applicant may request in writing early notice of whether a DS is likely under WAC 197-11-350. The request must:
 - a. Follow submission of a permit application and environmental checklist for a nonexempt proposal for which the department is lead agency; and
 - b. Precede the county's actual threshold determination for the proposal.
 - c. The responsible official should respond to the request for early notice within ~~ten~~ thirty working days. The response shall:
 - i. Be written;
 - ii. State whether the county currently considers issuance of a DS likely and, if so, indicate the general or specific area(s) of concern that is/are leading the county to consider a DS; and
 - iii. State that the applicant may change or clarify the proposal to mitigate the indicated impacts, revising the environmental checklist and/or permit application as necessary to reflect the changes or clarifications.
 - d. As much as possible, the county should assist the applicant with identification of impacts to the extent necessary to formulate mitigation measures.
 - e. When an applicant submits a changed or clarified proposal, along with a revised or amended environmental checklist, the county shall base its threshold determination on the changed or clarified proposal and should make the determination within fifteen days of receiving the changed or clarified proposal:
 - i. If the county indicated specific mitigation measures in its response to the request for early notice, and the applicant changed or clarified the proposal to include those

- specific mitigation measures, the county shall issue and circulate a DNS under WAC 197-11-340(2).
- ii. If the county indicated areas of concern, but did not indicate specific mitigation measures that would allow it to issue a DNS, the county shall make the threshold determination, issuing a DNS or DS as appropriate.
 - iii. The applicant's proposed mitigation measures (clarifications, changes or conditions) must be in writing and must be specific. For example, proposals to "control noise" or "prevent storm water runoff" are inadequate, whereas proposals to "muffle machinery to X decibels" or "construct 200-foot storm water retention pond at Y location" are adequate.
 - iv. Mitigation measures which justify issuance of a mitigated DNS may be incorporated in the DNS by reference to agency staff reports, studies or other documents.
3. A mitigated DNS is issued under WAC 197-11-340(2), requiring a fourteen-day comment period and public notice.
 4. Mitigation measures incorporated in the mitigated DNS shall be deemed conditions of approval of the permit decision and may be enforced in the same manner as any term or condition of the permit, or enforced in any manner specifically prescribed by the county.
 5. If the county's tentative decision on a permit or approval does not include mitigation measures that were incorporated in a mitigated DNS for the proposal, the county should evaluate the threshold determination to assure consistency with WAC 197-11-340(3)(a) (withdrawal of DNS).
 6. The county's written response under subsection (2) of this section shall not be construed as a determination of significance. In addition, preliminary discussion of clarifications or changes to a proposal, as opposed to a written request for early notice, shall not bind the county to consider the clarifications or changes in its threshold determination.

Article IV. Environmental Impact Statement (EIS)

15.04.125 Purpose of this part and adoption by reference.

This article contains the rules for preparing environmental impact statements. The county adopts the following sections by reference, as supplemented by this part:

WAC

- 197-11-400 Purpose of EIS.
- 197-11-402 General requirements.
- 197-11-405 EIS types.
- 197-11-406 EIS timing.
- 197-11-408 Scoping.
- 197-11-410 Expanded scoping.
- 197-11-420 EIS preparation.
- 197-11-425 Style and size.
- 197-11-430 Format.
- 197-11-435 Cover letter or memo.
- 197-11-440 EIS contents.
- 197-11-442 Contents of EIS on nonproject proposals.
- 197-11-443 EIS contents when prior nonproject EIS.
- 197-11-444 Elements of environment.
- 197-11-448 Relationship of EIS to other considerations.
- 197-11-450 Cost-benefit analysis.
- 197-11-455 Issuance of DEIS.
- 197-11-460 Issuance of FEIS.

15.04.130 Preparation of EIS – Additional considerations.

1. Preparation of draft and final EIS's (DEIS and FEIS) and draft and final supplemental EIS's (SEIS) is the responsibility of the department of community development under the direction of the responsible official. Before the county issues an EIS, the responsible official shall be satisfied that it complies with this chapter and WAC Chapter 197-11.
2. The DEIS and FEIS or draft and final SEIS may be "prepared" by county staff or by a consultant selected by the county or the applicant. If the responsible official requires an EIS for a proposal and determines that someone other than the county will prepare the EIS, the responsible official shall notify the applicant immediately after completion of the threshold determination. The responsible official shall also notify the applicant of the county's procedure for EIS preparation, including approval of the DEIS and FEIS prior to distribution.
 - a. The Kittitas County planning department shall prepare and maintain a list of qualified environmental consultants and firms. Any proposed consultant whose name is not on the list must submit a statement of qualifications including information on experience in the preparation of environmental impact statements. Upon approval of the submitted qualifications, the planning director shall add the name to the list of qualified consultants.
3. The county may require an applicant to provide information the county does not possess, including specific investigations. However, the applicant is not required to supply information that is not required under this chapter or that is being requested from another agency. (This does not apply to information the county may request under another ordinance or statutes).

15.04.140 Additional elements to be covered in EIS.

1. The analysis of the following additional elements may be included as part of the environment for the purpose of EIS content, but does not add to the criteria for threshold determinations or perform any other function or purpose under this chapter:
 - a. Economy;
 - b. Social policy analysis;
 - c. Cost-benefit analysis;
 - d. Any other element that may be dictated by special circumstances associated with the proposal.
2. Inclusion of these elements in an EIS will be at the discretion of the responsible official as determined by the scoping process.

Article V. Commenting

15.04.150 Adoption by reference.

This article contains rules for consulting, commenting, and responding on all environmental documents under SEPA, including rules for public notice and hearings. The county adopts the following sections by reference, as supplemented in this part:

WAC

- 197-11-500 Purpose of this part.
- 197-11-502 Inviting comment.
- 197-11-504 Availability and cost of environmental documents.
- 197-11-508 SEPA register.
- 197-11-510 Public notice.
- 197-11-535 Public hearings and meetings.
- 197-11-545 Effect of no comment.
- 197-11-550 Specificity of comments.
- 197-11-560 FEIS response to comments.

197-11-570 Consulted agency costs to assist lead agency.

15.04.160 Public notice.

1. Whenever possible, the county shall integrate the public notice required under this section with existing notice procedures for the county's nonexempt permit(s) or approval(s) required for the proposal.
2. Whenever the county issues a DNS under WAC 197-11-340(2) or a DS under WAC 197-11-360(3) the county shall give public notice as follows:
 - a. If public notice is required for the nonexempt license, the notice shall state whether a DS or DNS has been issued and when comments are due.
 - b. If an environmental document is issued concurrently with the notice of application, the public notice requirements for the notice of application in RCW 36.70B.110(4) will suffice to meet the SEPA public notice requirements in WAC 197-11-510(1).
 - c. If no public notice is otherwise required for the permit or approval, the county shall give notice of the DNS or DS by:
 - i. Posting the property, for site-specific proposals
 - ii. Publishing notice in a newspaper of general circulation in the county, city or general area where the proposal is located; and
 - iii. Whenever the county issues a DS under WAC 197-11-360(3), the county shall state the scoping procedure for the proposal in the DS as required in WAC 197-11-408 and in the public notice.iv.
3. If a DNS is issued using the optional DNS process, the public notice requirements for a notice of application in RCW 36.70B.110(4) as supplemented by the requirements in WAC 197-11-355 will suffice to meet the SEPA public notice requirements in WAC 197-11-510(1)(b).
4. Whenever the county issues a DEIS under WAC 197-11-455(5) or a SEIS under WAC 197-11-620, notice of the availability of those documents shall be given by:
 - a. Indicating the availability of the DEIS in any public notice required for a nonexempt license; and
 - b. Posting the property, for site-specific proposals;
 - c. Publishing notice in a newspaper of general circulation in the county, city, or general area where the proposal is located; and
 - d. Mailing a copy of the notice to property owners within five hundred feet of the proposal.
5. Public notice for projects that qualify as planned actions shall be tied to the underlying permit as specified in WAC 197-11-172(3).
6. The county may require an applicant to complete the public notice requirements for the applicant's proposal at his or her expense.

15.04.170 Designation of official to perform consulted agency responsibilities for the county.

1. The director of the department of community development or his/her appointed designee shall be responsible for preparation of written comments for the county in response to a consultation request prior to a threshold determination, participation in scoping, and reviewing a DEIS.
2. The department of community development shall be responsible for the county's compliance with WAC 197-11-550 whenever the county is a consulted agency and is authorized to develop operating procedures that will ensure that responses to consultation requests are prepared in a timely fashion and include data from all appropriate departments of the county.

Article VI. Using Existing Environmental Documents

15.04.180 Purpose of this part and adoption by reference.

This article contains rules for using and supplementing existing environmental documents prepared under SEPA or National Environmental Policy Act (NEPA) for the county's own environmental compliance.

The county adopts the following sections of Chapter 197-11 by reference:

WAC

- 197-11-164 Planned actions – Definition and criteria.
- 197-11-168 Ordinances or resolutions designating planned actions – Procedures for adoption.
- 197-11-172 Planned actions – Project review.
- 197-11-600 When to use existing environmental documents.
- 197-11-610 Use of NEPA documents.
- 197-11-620 Supplemental environmental impact statement – Procedures.
- 197-11-625 Addenda – Procedures.
- 197-11-630 Adoption – Procedures.
- 197-11-635 Incorporation by reference – Procedures.
- 197-11-640 Combining documents.

Article VII. SEPA and Agency Decisions

15.04.190 Purpose of this article and adoption by reference.

This article contains rules (and policies) for SEPA's substantive authority, such as decisions to mitigate or reject proposals as a result of SEPA. This article also contains procedures for appealing SEPA determinations to agencies or the courts. The county adopts the following sections by reference:

WAC

- 197-11-650 Purpose of this part.
- 197-11-655 Implementation.
- 197-11-660 Substantive authority and mitigation.
- 197-11-680 Appeals.

15.04.200 Substantive authority.

1. The policies and goals set forth in this chapter are supplementary to those in the existing authorization of the county.
2. The county may attach conditions to a permit or approval for a proposal so long as:
 - a. Such conditions are necessary to mitigate specific probable adverse environmental impacts identified in environmental documents pursuant to this chapter;
 - b. Such conditions are in writing;
 - c. The mitigation measures included in such conditions are reasonable and capable of being accomplished;
 - d. The county has considered whether other local, state, or federal mitigation measures applied to the proposal are sufficient to mitigate the identified impacts; and
 - e. Such conditions are based on one or more policies in subsection (4) of this section and cited in the license or other decision document.
3. The county may deny a permit or approval for a proposal on the basis of SEPA so long as:
 - a. A finding is made that approving the proposal would result in probable significant adverse environmental impacts that are identified in a FEIS or final SEIS pursuant to this chapter and
 - b. A finding is made that there are no reasonable mitigation measures capable of being accomplished that are sufficient to mitigate the identified impact; and

- c. The denial is based on one or more policies identified in subsection (4) of this section and identified in writing in the decision document.
- 4. The county designates and adopts by reference the following policies as the basis for the county's exercise of authority pursuant to this section:
 - a. The county shall use all practicable means, consistent with other essential considerations of state policy, to improve and coordinate plans, functions, programs, and resources to the end that the state and its citizens may:
 - i. Fulfill the responsibilities of each generation as trustee of the environment for succeeding generations;
 - ii. Assure for all people of Washington safe, healthful, productive, and aesthetically and culturally pleasing surroundings;
 - iii. Attain the widest range of beneficial uses of the environment without degradation, risk to health or safety, or other undesirable and unintended consequences;
 - iv. Preserve important historical, cultural, and natural aspects of our national heritage;
 - v. Maintain, wherever possible, an environment which supports diversity and variety of individual choice;
 - vi. Achieve a balance between population and resource use which will permit high standards of living and a wide sharing of life's amenities; and
 - vii. Enhance the quality of renewable resources and approach the maximum attainable recycling of depletable resources.
 - b. The county recognizes that each person has a fundamental and inalienable right to a healthful environment and that each person has a responsibility to contribute to the preservation and enhancement of the environment.
 - c. The county adopts by reference the policies in the following county ordinances, resolutions, plans, rules, and regulations by reference:
 - i. The Kittitas County Floodplain Management Plan; adopted December 1996, as may hereby be amended;
 - ii. The Kittitas County Shoreline Management Master Program, as may hereafter be amended;
 - iii. The Kittitas County Comprehensive Plan adopted December 2010, as may hereafter be amended;
 - iv. Kittitas County Noise Ordinance, Chapter 9.45 of this code;
 - vi. Kittitas County Zoning Code, Title 17 of this code, as may hereafter be amended;
 - vii. The Kittitas County Building Code, Chapter 14.04 of this code, as may hereafter be amended;
 - viii. The Kittitas County Flood Damage Prevention Ordinance, Title 14 of this code, as may hereafter be amended;
 - ix. The Kittitas County Recreation Plan/Outdoor Recreation Inventory, as may hereafter be amended
 - x. The Kittitas County Building and Construction Code, Title 14 of this code, as may hereafter be amended;
 - xi. The Kittitas County Board of Health regulations, Title 8 of this code;
 - xii. Kittitas County Subdivision Code, Title 16 of this code, as may hereafter be amended;
 - xiii. The Kittitas County Roads and Bridges Code, Title 12 of this code, as may hereafter be amended;
 - xiv. The Kittitas County Storm Water Management Ordinance, Title 12 of this code, as may hereafter be amended;
 - xv. The Kittitas County Critical Areas Ordinance, Title 17A of this code, as may hereafter be amended ;

xvi. Kittitas County-wide planning policies, adopted July 26, 2010, as may hereafter be amended.

15.04.210 Appeals.

1. The county establishes the following administrative appeal procedures under RCW 43.21C.075 and WAC 197-11-680:
 - a. An administrative appeal relating to a FEIS or DNS for a nonexempt action that does not require a public hearing shall be heard by the Hearing Examiner.
 - b. An administrative appeal relating to a FEIS or DNS for a nonexempt action that requires a public hearing shall be combined with and heard by the reviewing body for the underlying action.
 - c. Administrative appeals relating to a DS shall be heard by the hearing examiner.
 - d. For any appeal under this subsection, the county shall provide for a record in compliance with KCC 15A.07.
2. The county shall give official notice under WAC 197-11-680(5) whenever it issues a permit or approval for which a statute or ordinance establishes a time limit for commencing judicial appeal.

15.04.220 Notice/statute of limitation.

1. The county, applicant for, or proponent of an action may publish a notice of action pursuant to RCW 43.21C.080 for any action.
2. The form of the notice shall be substantially in the form provided in WAC 197-11-990. The notice shall be published by the county auditor, applicant or proponent pursuant to RCW 43.21C.080.

Article VIII. Definitions

15.04.230 Purpose of this article and adoption by reference.

This article contains uniform usage and definitions of terms under SEPA. The county adopts the following sections by reference, as supplemented by WAC 173-806-040, except as modified by additional definitions under KCC 15.04.030:

WAC

197-11-700	Definitions.
197-11-702	Act.
197-11-704	Action.
197-11-706	Addendum.
197-11-708	Adoption.
197-11-710	Affected tribe.
197-11-712	Affecting.
197-11-714	Agency.
197-11-716	Applicant.
197-11-718	Built environment
197-11-720	Categorical exemption.
197-11-721	Closed record appeal.
197-11-722	Consolidated appeal.
197-11-724	Consulted agency.
197-11-726	Cost benefit analysis.
197-11-728	County.
197-11-730	Decision maker.
197-11-732	Department.
197-11-734	Determination of nonsignificance (DNS).

- 197-11-736 Determination of significance (DS).
- 197-11-738 EIS.
- 197-11-740 Environment
- 197-11-742 Environmental checklist
- 197-11-744 Environmental document.
- 197-11-746 Environmental review.
- 197-11-750 Expanded scoping.
- 197-11-752 Impacts.
- 197-11-754 Incorporation by reference.
- 197-11-756 Lands covered by water.
- 197-11-758 Lead agency.
- 197-11-760 License.
- 197-11-762 Local agency.
- 197-11-764 Major action.
- 197-11-766 Mitigated DNS.
- 197-11-768 Mitigation.
- 197-11-770 Natural environment.
- 197-11-772 NEPA.
- 197-11-774 Nonproject.
- 197-11-775 Open record hearing.
- 197-11-776 Phased review.
- 197-11-778 Preparation.
- 197-11-780 Private project.
- 197-11-782 Probable.
- 197-11-784 Proposal.
- 197-11-786 Reasonable alternative.
- 197-11-788 Responsible official.
- 197-11-790 SEPA.
- 197-11-792 Scope.
- 197-11-793 Scoping.
- 197-11-794 Significant.
- 197-11-796 State agency.
- 197-11-797 Threshold determination.
- 197-11-799 Underlying governmental action.

Article IX. Categorical Exemptions

15.04.240 Adoption by reference.

The county adopts by reference the following rules for categorical exemptions, as supplemented in this ordinance, including KCC 15.04.090 (Flexible thresholds), KCC 15.04.110 (Use of exemptions).

WAC

- 197-11-800 Categorical exemptions.
- 197-11-880 Emergencies.
- 197-11-890 Petitioning DOE to change exemptions.

Article X. Agency Compliance

15.04.250 Purpose of this article and adoption by reference.

This article contains rules for agency compliance with SEPA, including rules for charging fees under the SEPA process, designating categorical exemptions that do not apply within critical areas, listing agencies

with environmental expertise, selecting the lead agency, and applying these rules to current agency activities. The county adopts the following sections by reference:

WAC

- 197-11-900 Purpose of this part.
- 197-11-902 Agency SEPA policies.
- 197-11-916 Application to ongoing actions.
- 197-11-920 Agencies with environmental expertise.
- 197-11-922 Lead agency rules.
- 197-11-924 Determining the lead agency.
- 197-11-926 Lead agency for governmental proposals.
- 197-11-928 Lead agency for public and private proposals.
- 197-11-930 Lead agency for private projects with one agency with jurisdiction.
- 197-11-932 Lead agency for private projects requiring licenses from more than one agency, when one of the agencies is a county.
- 197-11-934 Lead agency for private projects requiring licenses from a local agency, not a county and one or more state agencies.
- 197-11-936 Lead agency for private projects requiring licenses from more than one state agency.
- 197-11-938 Lead agencies for specific proposals.
- 197-11-940 Transfer of lead agency status to a state agency.
- 197-11-942 Agreements on lead agency status.
- 197-11-944 Agreements on division of lead agency duties.
- 197-11-946 DOE resolution of lead agency disputes.
- 197-11-948 Assumption of lead agency status.

15.04.260 Fees.

1. For every environmental checklist the county will review when it is lead agency, the county shall establish a fee by resolution and shall collect the fee prior to undertaking a threshold determination.
2. For every environmental impact statement, the county shall require the following fees for its activities in accordance with the provisions of this chapter:
 - a. When the county is the lead agency for a proposal requiring an EIS and the responsible official determines that an EIS shall be prepared by employees of the county, the county may charge and collect a reasonable fee from any applicant to cover costs incurred by the county in preparing the EIS. The responsible official shall advise the applicant(s) of the projected costs for the EIS prior to actual preparation; the applicant shall post bond or otherwise ensure payment of such costs.
 - b. The responsible official may determine that the county will contract directly with a consultant for preparation of an EIS, or a portion of the EIS, for activities initiated by some persons or entity other than the county and may bill such costs and expenses directly to the applicant. The county may require the applicant to post bond or otherwise insure payment of such costs. Such consultants shall be selected by mutual agreement of the county and applicant after a call for proposals.
 - c. If a proposal is modified so that an EIS is no longer required, the responsible official shall refund any fees collected under (a) or (b) of this subsection which remain after incurred costs are paid.
 - i. For SEPA appeals, the county shall establish a fee by resolution and shall collect the fee prior to scheduling any appeal hearing.
 - ii. The county may collect a reasonable fee from an applicant to cover the cost of meeting the public notice requirements of this ordinance relating to the applicant's proposal.

- iii. The county may charge any person for copies of any document prepared under this chapter, and for mailing the document, in a manner provided by chapter 42.17 RCW.

15.04.270 Administrative guidelines.

The responsible official is authorized to adopt further administrative guidelines to provide processing, administration and interpretation of these regulations. All such policies shall be in writing and available to the public in the offices of the department of community development.

15.04.280 Severability.

If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of this ordinance, or the application of the provision to other persons or circumstances, shall not be affected.

Article XI. Forms

15.04.290 Adoption by reference.

The county adopts the following forms and sections by reference:

WAC

- 197-11-960 Environmental checklist.
- 197-11-965 Adoption notice.
- 197-11-970 Determination of nonsignificance (DNS).
- 197-11-980 Determination of significance and scoping notice (DS).
- 197-11-985 Notice of assumption of lead agency status.
- 197-11-990 Notice of action.

EXHIBIT I

11-09

County Staff

Development Regulation Amendment

Project Description: Minor consistency and clarity amendments to KCC 15A; amendments for permit review efficiencies, including mandating pre-application meetings for some types of applications (e.g., conditional use permits, shoreline permits).

Kittitas County Code, Title 15A, PROJECT PERMIT APPLICATION PROCESS, is amended to as follows:

15A.03.020 Pre-application conference.

A pre-application conference is offered to all interested potential applicants. Applicants are encouraged but not required to request this conference except in the case of a Performance Based Cluster Development, Planned Unit Development, **master planned resort, conditional use permit, shoreline permit**, rezone and any preliminary plat over nine (9) lots where a pre-application conference is required.

EXHIBIT J

11-10

County Staff

Development Regulation Amendment

Project Description: Establish submittal requirements for Comprehensive Plan Amendments, including SEPA environmental checklists.

Kittitas County Code, Title 15B, COMPREHENSIVE PLAN AMENDMENT PROCESS, is amended to as follows:

Chapter 15B.03

AMENDMENTS TO COMPREHENSIVE PLAN

Sections

15B.03.010 Amendments limited to annual review - Exceptions.

15B.03.020 Concurrent review except during emergencies.

15B.03.030 Docketing.

15B.03.035 Application requirements

15B.03.040 Procedures.

15B.03.035 Application Requirements

Applications shall be filed on forms prescribed by the Community Development Services department. The application shall be accompanied by a SEPA checklist in conformance with the KCC 15.04 SEPA Regulations and by review fee(s) paid in full. The fee for such application shall be established annually by resolution.

Chapter 15B.04

AMENDMENTS TO DEVELOPMENT REGULATIONS

Sections

15B.04.010 Changes consistent with comprehensive plan.

15B.04.020 Revisions limited to annual review - Exceptions.

15B.04.030 Docketing.

15B.04.035 Application requirements

15B.04.040 Procedures.

15B.04.035 Application Requirements

Applications shall be filed on forms prescribed by the Community Development Services department. The application shall be accompanied by a SEPA checklist in conformance with the KCC 15.04 SEPA Regulations and by review fee(s) paid in full. The fee for such application shall be established annually by resolution.

15B.01.030 Administration - Roles and responsibilities.

It shall be the duty of the county planning director or such other persons designated by the board of county commissioners to administer the provisions of this title; however, the legislative process is a cooperative activity including many different elected and appointed boards and county staff. The specific responsibilities of these bodies is set forth below and outlined in Table B at the end of this title, Procedures for Non-Docketed Legislative Items.

1. Planning Director. The planning director is responsible for the administration of this title, and portions of Chapter 15.04, SEPA Regulations.

2. Board of County Commissioners. The board shall review and act on recommendations of the planning commission. Decision making process by the board shall consist of a public hearing or meeting wherein the board reviews the written record transmitted from the planning commission and issues a written decision in resolution or ordinance form. Additional written and/or oral testimony may be considered by the board at said public hearing or meeting.
3. Planning Commission. The planning commission shall review and make recommendations to the board of county commissioners on the following applications and subjects:
 - a. Amendments pursuant to KCC 15B, Amendments to County Plans, Codes and Standards.
 - b. ~~f.~~ Other actions requested or remanded by the board of county commissioners.
 - ~~b. Amendments to county comprehensive plan.~~
 - ~~c. Amendments to environmental policy code, Title 15.~~
 - ~~d. Amendments to subdivision code, Title 16.~~
 - ~~e. Amendments to zoning code, Title 17, or the official zoning map.~~
 - ~~f. Amendments to critical areas development regulations, Title 17A.~~
4. Superior Court. Hears appeals to administrative SEPA actions along with underlying legislative decision.
5. Growth Hearings Board. Hears appeals to administrative SEPA actions along with underlying legislative decision relating to growth management planning, pursuant to RCW 36.70A.280(1)(a). (Ord. 98-10 (part), 1998).

EXHIBIT K

11-11

County Staff

Development Regulation Amendment

Project Description: Revise sections of KCC 16 to create a clear review process for administrative segregations

Kittitas County Code, Title 16, SUBDIVISIONS, is amended as follows:

Chapters

16.04 General Provisions

16.05 Binding Site Plans

16.06 Administrative Segregation

16.08 Definitions

16.09 Performance Based Cluster Platting

16.12 Preliminary Plats

16.18 Irrigation and Sprinkling

16.20 Final Plats

16.24 Survey Data - Dedications

16.28 Development of Illegally Divided Land

16.32 Short Plat Requirements

16.36 Large Lot Subdivision

16.40 Penalties

Chapter 16.04

GENERAL PROVISIONS

[...]

16.04.020 Exemptions.

The provisions of this title shall not apply to:

- ~~1. (Deleted by Ord. 92-3);~~
2. 1. An alteration made for the purpose of adjusting boundary lines as defined in KCC 16.08.055.
3. ~~2.~~ Divisions made by testamentary provisions or the laws of descent;
4. ~~3.~~ Cemeteries and other burial plots while used for that purpose;
5. ~~Parcels 4. Divisions~~ created by administrative segregation, **as provided the division is in accordance with Chapter 16.06, defined in KCC 16.08.015, shall be created by survey and that comply with all requirements of RCW 58.09 and chapter 332-130 WAC. A specific statement of purpose of survey and the specific exemption claimed shall be shown on the face of the title and record of survey.**
6. 5. Any division of land for the purposes of installing or maintaining publicly owned facilities, utilities, emergency services, structures and uses, including but not limited to utility substations, pump stations, wells, watershed intake facilities, fire stations, or other utility and emergency services facilities of the same or similar nature, provided that such parcel shall not be required to meet the minimum lot size of the subject zoning district (KCC Title 17). The remaining parcel

may be less in total area than the minimum lot size for the zone but if used for a building site must comply with all other county regulations (e.g. on site sewage systems, setbacks, etc.).

[...]

Chapter 16.06
ADMINISTRATIVE SEGREGATION

Sections

16.06.010 Applicability.

16.06.020 Requirements.

16.06.030 Process for Approval

16.06.040 Appeal.

16.06.050 Recording.

16.06.060 Amendments and Rescindment.

16.06.010 Applicability.

Applies to the division of land within the boundaries of a legal description when fewer than ten lots or tracts are created and where no lot or tract is less than twenty (20) acres.

16.06.020 Requirements.

1. **An administrative segregation review must be completed and obtained, pursuant to KCC 16.06.030**
2. **Land reconfigured within, and parcels created by an administrative segregation shall not be further subdivided without review under the provisions for short plat, large lot subdivision, or plat as appropriate.**
3. **Land reconfigured within, and parcels created by an administrative segregation shall not be reduced in size through a boundary line adjustment below 80 acres if within the Commercial Forest Zone or below 20 acres for all other zones.**
4. **Land reconfigured within, and parcels created by an administrative segregation must comply with the minimum lot size requirements of KCC 17.57.040 if within the Commercial Forest Zone, KCC 16.18.030 Parcel creation- Irrigation water delivery system requirements, KCC 13.04.080 OSDS Location, KCC 17A.08.025 Wellhead protection areas, and KCC Title 12 Road Standards.**
5. **Parcels must be created by a survey that complies with all requirements of RCW 58.09 and chapter 332-130 WAC. A specific statement of purpose of survey and the specific exemption claimed shall be shown on the face of the title and record of survey.**

16.06.030 Process for Approval

1. **Applications shall be filed on forms prescribed by the Community Development Services department. The application shall be accompanied by review fee(s) paid in full. The fee for such application shall be established annually by resolution.**
2. **An application for an administrative segregation shall receive both preliminary approval and final approval before recording a survey to create the proposed parcels.**
3. **The director shall consider, and base his preliminary decision to approve with or without conditions, deny, or return the application on the following:**
 - a. **Compliance with the requirements of KCC 16.06.020.**
 - b. **The recommendations and comments of agencies having pertinent expertise or jurisdiction.**

4. The director shall consider, and base his final decision to approve, deny, or return the application on the following:
 - a. Compliance with the requirements of the director's preliminary decision.
 - b. Confirmation from the Treasurer's Office that all taxes have been paid in full.
 - c. Compliance with the survey requirements of KCC 16.06.020(5).
5. The approved administrative segregation shall be recorded with the Kittitas County Auditor within twelve (12 months) of preliminary approval. Upon recording, the division of land shall be binding on the owner, his heirs and assigns.

16.06.030 Appeal.

Any decision by the director shall be final unless appealed to the Board of County Commissioners as provided for in KCC 15A.07.

16.05.040 Expiration.

An administrative segregation is not considered approved until a survey creating the parcels has been recorded. Failure to record within twelve (12) months of preliminary approval means the administrative segregation application is expired and must be resubmitted for review and approval. The time periods of this section do not include the time during which the administrative segregation was not pursued due to the pendency of administrative appeals or legal actions.

[...]

Chapter 16.08
DEFINITIONS

[...]

16.08.015 Administrative segregation.

"Administrative segregation" means the division of land within the boundaries of a legal description into fewer than ten lots or tracts where no lot or tract is less than twenty (20) acres. Administrative segregations must comply with Chapter 16.06 of this title. Land reconfigured within, and parcels created by an administrative segregation shall not be further subdivided without review under the provisions for short plat, large lot subdivision, or plat as appropriate. Land reconfigured within, and parcels created by an administrative segregation shall not be reduced in size below 20 acres through a boundary line adjustment. Land reconfigured within, and parcels created by an administrative segregation must comply with KCC 16.18.030 Parcel creation - Irrigation water delivery system requirements, KCC 13.04.080 OSDS Location, KCC 17A.08.025 Wellhead protection areas, and KCC Title 12 Road Standards.

[...]

EXHIBIT L

11-12

County Staff

Development Regulation Amendment

Project Description: Revise sections Title 15A and add new subsection (KCC 16.32.100) to establish a simple process for amending recorded short plats.

Kittitas County Code, Chapter 16, Short Plats, is amended to add new standards as follows:

Chapter 16.32

SHORT PLAT REQUIREMENTS

Sections

16.32.010 Drawings - General information requirements.

16.32.020 Short plat design standards.

16.32.030 Required improvements, road standards and irrigation easements.

16.32.050 Short plat review.

16.32.070 Board review - Appeals.

16.32.080 Final approval - Filing.

16.32.090 Expiration.

16.32.100 Alterations

16.32.100 Alteration

Once a short plat has been recorded with the county auditor it can be altered in a manner not involving a re-subdivision into no more than four lots from the original short plat. When a proposed alteration or vacation involves a public dedication, the alteration or vacation shall be processed in accordance with RCW Chapter 58.17. If the proposed alteration or vacation does not involve a public dedication, the short plat alteration shall be processed in accordance with the following provisions:

1. The short plat alteration shall be processed administratively. A new survey shall not be required except for new lines created by the amended short plat.
2. Revisions that result in any substantial changes shall be treated as a new application for purposes of vesting.
3. The short plat alteration shall show all of the land shown on the original short plat and shall bear the acknowledged signatures of all parties having ownership interest in the affected lots, tracts, parcels, sites or divisions within the original short plat as shown by a current title certificate.
4. The short plat alteration shall not increase the number of lots, tracts, parcels, sites or divisions into more than four from the original short plat for a period of five years from the date of recording of the original short plat, unless a final plat has been approved and filed for record pursuant to the regular plat provisions of this title.

5. Minor errors not involving a change in lines may be corrected by the surveyor upon approval of the administrator by recording an affidavit with the county auditor specifically referencing the short plat by number and the correction.

EXHIBIT M

11-13

County Staff

Development Regulation Amendment

Project Description: Revise sections of Title 16 to fix inconsistencies in current process.

Amendments to include line edits based on Prosecutor's Office direction.

Kittitas County Code 16.05.020, Requirements, is amended to as follows:

16.05.020 Requirements.

- A. Whenever a binding site plan for an eligible project is proposed on a parcel of land for which neither a planned unit development or a building permit has been approved for the entire parcel, the following must be satisfied prior to recording:
 - 1. A conceptual site plan shall be prepared in a form prescribed by the director which includes the following information (if appropriate to the project type):
 - a. Maximum number of dwelling units permitted.
 - b. Approximate size and location of all proposed buildings.
 - c. Approximate layout of an internal vehicular circulation system, including proposed ingress and egress.
 - d. Approximate location of proposed open space, including required landscaped areas, if any.
 - e. Approximate location of parking areas.
 - f. Location and size of utility trunk lines serving the site.
 - g. Topography detailed to five-foot intervals.
 - 2. Upon application, the director shall distribute copies to public agencies having pertinent expertise or jurisdiction and all persons owning real property within 300 feet from and parallel to the boundaries of the proposed activities and such contiguous area under the legal control of the applicant for review and comment.
- B. The director shall consider, and base his decision to approve with or without conditions, deny or return the application on the following:
 - 1. Conformance of the proposed site plan with any approved building permit or planned unit development and any conditions on a portion of the site, and with any applicable codes and ordinances, of the State of Washington and Kittitas County. The director shall identify, to the extent feasible, conditions likely to be imposed on building permits related to dedication of right-of-way or open space, and tracts, easements or limitations which may be proposed or required for utilities, access, drainage controls, sanitation, potable water supply, protection of sensitive areas or other unique conditions or features which may warrant protection of the public health, safety and welfare. Such preliminary conditions shall not be binding at the time of building permit approval.
 - 2. The recommendations and comments of agencies having pertinent expertise or jurisdiction.
 - 3. Proof that all lots or tracts created by binding site plan are approved for irrigation delivery by the appropriate irrigation entity or entities.
 - 4. The director may require dedication of additional road right-of-way pursuant to criteria contained in Kittitas County Code.
- C. Additional documents shall be submitted as necessary for review and approval and may include a plat certificate, boundary survey, agreements, easements, covenants.

- D. The plan must be approved and signed in the same manner as a ~~final plat~~ **short plat**. Prior to recording, the director shall verify the final plan and any attachments to determine whether the binding site plan is accurate and complete and complies with any conditions or approval. Approval of a binding site plan does not give the applicant a vested right to build without regard to subsequent changes in zoning or building codes or other applicable land use regulations prior to application for a building permit on the subject property.

EXHIBIT N

11-14

County Staff

Development Regulation Amendment

Project Description: Revise Sections KCC 16.12.150 and KCC 16.12.160 to provide clarity for the County's ability to require a second access for fire protection (i.e. reference and coordinate with amendments to Fire Code and Road Standards updates).

Kittitas County Code, Title 16, SUBDIVISIONS, is amended to as follows:

16.05.020 Requirements.

- E. Whenever a binding site plan for an eligible project is proposed on a parcel of land for which neither a planned unit development or a building permit has been approved for the entire parcel, the following must be satisfied prior to recording:
 - 1. A conceptual site plan shall be prepared in a form prescribed by the director which includes the following information (if appropriate to the project type):
 - a. Maximum number of dwelling units permitted.
 - b. Approximate size and location of all proposed buildings.
 - c. Approximate layout of an internal vehicular circulation system, including proposed ingress and egress.
 - d. Approximate location of proposed open space, including required landscaped areas, if any.
 - e. Approximate location of parking areas.
 - f. Location and size of utility trunk lines serving the site.
 - g. Topography detailed to five-foot intervals.
 - h. Location of water storage and fire hydrant location.**
 - 2. Upon application, the director shall distribute copies to public agencies having pertinent expertise or jurisdiction and all persons owning real property within 300 feet from and parallel to the boundaries of the proposed activities and such contiguous area under the legal control of the applicant for review and comment.
- F. The director shall consider, and base his decision to approve with or without conditions, deny or return the application on the following:
 - 1. Conformance of the proposed site plan with any approved building permit or planned unit development and any conditions on a portion of the site, and with any applicable codes and ordinances, of the State of Washington and Kittitas County. The director shall identify, to the extent feasible, conditions likely to be imposed on building permits related to dedication of right-of-way or open space, and tracts, easements or limitations which may be proposed or required for utilities, access, drainage controls, sanitation, potable water supply, protection of sensitive areas or other unique conditions or features which may warrant protection of the public health, safety and welfare. Such preliminary conditions shall not be binding at the time of building permit approval.
 - 2. The recommendations and comments of agencies having pertinent expertise or jurisdiction.
 - 3. Proof that all lots or tracts created by binding site plan are approved for irrigation delivery by the appropriate irrigation entity or entities.

4. The director may require dedication of additional road right-of-way pursuant to criteria contained in Kittitas County Code.
- G. Additional documents shall be submitted as necessary for review and approval and may include a plat certificate, boundary survey, agreements, easements, covenants.
- H. The plan must be approved and signed in the same manner as a **short** plat. Prior to recording, the director shall verify the final plan and any attachments to determine whether the binding site plan is accurate and complete and complies with any conditions or approval. Approval of a binding site plan does not give the applicant a vested right to build without regard to subsequent changes in zoning or building codes or other applicable land use regulations prior to application for a building permit on the subject property.

16.09.040 Development Regulations.

- C. Compliance with County Development Regulations. Unless otherwise specified by this chapter, all development activities authorized through this chapter shall comply with all existing, applicable county development regulations, including but not limited to: subdivision ordinance, zoning code, shoreline master program, road standards, **fire and life safety**, critical areas, and floodplain development ordinance. In addition, Performance Based Cluster Platting shall not be used prospectively in conjunction with the Kittitas County planned unit development ordinance (Chapter 17.36 of this code).

16.12.150 Road, sewer, water and fire system recommendations.

The ~~director~~ planning official, county public works director, ~~and the~~ county health officer, ~~and the~~ county Fire Marshal, shall certify to the ~~planning commission~~ Hearing Examiner, prior to the hearing, their respective recommendations as to the adequacy of the proposed road system, the proposed sewage disposal and potable water supply systems and fire **and life safety** protection facilities within the subdivision. The recommendations of the ~~director~~ planning official, county public works director, ~~and the~~ county health officer, ~~and the~~ county Fire Marshal, shall be attached to the Hearing Examiner's report for transmittal to the board.

16.12.160 Facilities - Improvements.

The ~~commission~~ Hearing Examiner shall determine whether the proposal includes appropriate provisions for drainage, roads, alleys, and other public ways, water supplies, sanitary wastes, parks, playgrounds, fire **and life safety** protection facilities, school sites and grounds and other public and private facilities and improvements as required by the Kittitas County Code.

16.32.050 Short plat review.

The ~~director~~ planning official shall be vested with the responsibility of processing short plat applications. The county shall review and consider the proposed short subdivision with regard to:

- A. Its conformance with all county subdivision, zoning, health and sanitation, roads and bridges, and fire and life safety regulations and with laws adopted by the state of Washington.
- B. Its conformance to all standards and improvements required under this title.
- C. Potential hazards created by flood potential, landslides, etc.
- D. Provisions for all improvements and easements (roads, ditches, etc.) required by this title.
- E. Access for all proposed lots or parcels by way of a dedicated road right-of-way or easement.
- F. All other relevant facts which may determine whether the public interest will be served by approval of the proposed subdivision.
- G. Lots or parcels created by the final platting of a subdivision or short subdivision may not be further divided within a five-year period without filing of a final plat; except as provided for in RCW 58.17.060

EXHIBIT O

11-15

County Staff

Comprehensive Plan Amendment

Project Description: New Comprehensive Plan policy text for “Urban Reserve”.

Kittitas Comprehensive Plan, Chapter 2. Land Use, is amended to as follows:

GPO 2.94C - Urban Reserve: “Urban Reserve” is population, allocated to Kittitas County by the State Office of Financial Management, that the Kittitas County Conference of Governments (KCCOG) has placed in accounts essentially for the various municipalities. Upon demonstration by the given municipality, through appropriate land capacity and capital facilities analysis, some or all of that population, currently held in Urban Reserve as an account, can be taken out and actually added to the municipality’s population allocation. This demonstration shall be made to the KCCOG and the KCCOG will determine the amount of Urban Reserve to be withdrawn and added/adjusted to the municipality’s population allocation. Until such land capacity and capital facilities demonstration and determinations by the KCCOG, population held in Urban Reserve is not properly part of a municipality’s population allocation in so far as it cannot make or propose zoning or UGA size changes based upon population held in Urban Reserve.

EXHIBIT P

11-16

County Staff

Development Regulation Amendment

Project Description: Revise Chapter 17.13 related to eligibility of sending sites. Clarity amendment for related Comprehensive.

The Kittitas County Comprehensive Plan is amended as follows:

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

Kittitas County Code, Chapter 17.13, Transfer of Development Rights, is amended as follows:

17.13.020 TDR Sending Sites.

Sending sites must contain a public benefit such that the preservation of that benefit by transferring residential development rights, in the form of density credits, to another site is in the public interest. A sending site will be presumed to contain a public benefit if it meets either criteria 1, 2, 3 or 4, as stated below:

1. Farm and Agricultural Land (must satisfy criteria 1.a. thru 1.e.)
 - a. Is ~~in 20-acre agricultural land zoning in the~~ (Commercial Agriculture, Ag-20, Ag-5, A-3, Forest & Range, R-5 or R-3 zoning);
 - b. Is a minimum of 20 acres in size;
 - c. Is located within the boundary of the Agricultural Production District area shown on the Kittitas County ~~zoning map~~Comprehensive Plan Land Use Map.
 - d. Includes proof of commercial agricultural income as required for Current Use Agricultural taxation under RCW 84.34; and
 - e. Has value above that associated with resource value ("higher and better use").
2. Forest Land (must satisfy criteria 2.a. thru 2.e.)
 - a. Is ~~in 80-acre land in~~ Commercial Forest, ~~zoning or 20-acre~~ Forest & Range, R-5 or R-3 zoning;
 - b. Is a minimum of 20 acres in size;
 - c. Is not publicly owned;
 - d. Has a Timber Management Plan that is in compliance with Washington State Department of Revenue's guidelines dated June 2010 or as thereafter amended; and
 - e. Has value above that associated with resource value ("higher and better use").
3. Frequently Flooded Area as defined in KCC 17A.02.140.
4. Lands designated as eligible sending sites in a TDR agreement with a city.
5. Lands must be located within Kittitas County.
6. If a sending site consists of more than one lot, the lots must be contiguous. For purposes of this chapter, lots divided by a street are considered contiguous if the lots would share a common lot line if the street was removed.
7. Development rights acquired from eligible sending sites may be converted to density credits which may be transferred to eligible receiving sites through the TDR transfer process. After completion of the conveyance of a sending site's development rights, the property shall be

maintained in a condition that is consistent with the criteria in this chapter under which the sending site was qualified by means of a TDR conservation easement.

8. Publicly owned property shall not be eligible to become a sending site.

17.13.040 Calculations of Available Development Rights on Sending Sites.

1. The number of residential development rights that an unincorporated sending site is eligible to sell under this program shall be determined by applying the sending site base density dictated by the underlying zoning as established in Title 17, Zoning, to the area of the sending site, **provided that the number of development rights shall not exceed one per twenty acres**. Any portion of the sending site used for residential development or reserved for future residential development in the TDR conservation easement shall be subtracted from the calculation at base density.
2. Any fractions of development rights that result from the calculations in KCC 17.13.040 1. shall not be included in the final determination of total development rights available for sale.
3. For purposes of calculating the number of development rights a sending site may sell, the area of a sending site shall be determined as follows:
 - a. If the sending site is an entire lot, the acreage shall be determined by:
 - i. Kittitas County Assessor records; or
 - ii. A survey funded by the applicant that has been prepared and stamped by a surveyor licensed in the State of Washington.
 - b. If the sending site consists of multiple lots, the acreage in sum shall be determined through the means outlined in KCC 17.13.040 3.a.i.
4. Development rights from one sending site may be converted and transferred to more than one receiving site and one receiving site may accept density credits from more than one sending site.
5. The determination of the number of residential development rights a sending site has available shall be valid for transfer purposes only, shall be documented in a TDR certificate, and shall be considered a final determination, not to be revised due to changes to the sending site's zoning.
6. No density credits may be allowed from land already encumbered by a conservation easement, unless such land was encumbered by a TDR demonstration project.
7. The development right determinations and applications in 1. through 6. ~~7.~~ above extend only to the TDR program and do not change the sending site parcel's existing zone designation.

EXHIBIT Q

11-17

**Central Cascades Land Company, Inc
Map Amendment**

Project Description: Amend zoning map from Forest and Range (F-R) to General Industrial (G-I) to address inconsistency with Comp Plan following Ordinance 2007-38, which approved a Comp Plan map amendment to General Industrial.

The "Official Zoning Map", KCC 17.12.020, is amended as follows:

