

Kittitas County
Comprehensive Plan
December 2016



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TABLE OF CONTENTS

Executive Statement.....	i
Vision Statement.....	1
Chapter 1. Amendments to County Plans, Codes, and Standards	1-1
Chapter 2. Land Use.....	2-1
2.1. Introduction and Overview	2-1
2.2. Use Goals and Policies.....	2-4
2.3. Urban Growth Areas	2-9
2.4. Rural and Resource Lands	2-15
2.5. Shorelines.....	2-17
2.6. Critical Areas.....	2-17
2.7. Ground Water	2-21
2.8. Hazard Mitigation	2-22
Chapter 3. Housing Element.....	3-1
3.1. Introduction	3-1
3.2. Housing Conditions and Needs.....	3-1
3.3. City Housing Assessments	3-4
3.4. Goals, Policies, and Objectives.....	3-4
3.5. Kittitas County Housing Strategies.....	3-5
Chapter 4. Transportation.....	4-1
4.1. Introduction	4-1
4.2. Description of the Existing Transportation System.....	4-1
4.3. Land Use, Environment and Economic Development.....	4-3
4.4. Level of Service / Concurrency	4-4
4.5. Existing Deficiencies	4-4
4.6. Financing Transportation Improvements.....	4-5
4.7. Public Participation	4-5
4.8. Goals, Policies and Objectives.....	4-6
Chapter 5. Capital Facilities Plan	5-1
5.1. Introduction	5-1

5.2.	Capital Project Selection Procedures.....	5-2
5.3.	Financing	5-6
5.4.	Six-Year Plan	5-8
5.5.	Existing Facility Inventory.....	5-8
5.6.	Goals, Policies, and Objectives.....	5-8
5.7.	Definitions	5-16
Chapter 6.	Utilities	6-1
6.1.	Introduction	6-1
6.2.	Goals, Policies, and Objectives.....	6-2
Chapter 7.	Snoqualmie Pass Sub-Area Comprehensive Plan – Master Plan	7-1
7.1.	Introduction	7-1
7.2.	Subarea Descriptions.....	7-4
7.3.	Land Use.....	7-11
7.4.	Open Space and Critical Areas.....	7-33
7.5.	Recreation.....	7-40
7.6.	Transportation and Circulation	7-42
7.7.	Capital Facilities and Utilities	7-60
Chapter 8.	Rural and Resource Lands	8-1
8.1.	Introduction and Overview	8-1
8.2.	Rural Lands.....	8-3
8.3.	Resource Lands.....	8-26
Chapter 9.	Mountainstar Planned Resort Subarea Plan ..	9-1
9.1.	Subarea Defined	9-1
9.2.	Subarea Policies	9-1
9.3.	Land Uses.....	9-1
9.4.	Services and Facilities	9-2
9.5.	Development Regulations	9-2
9.6.	Subarea Implementation	9-2
Chapter 10.	Economic Development Element	10-1
10.1.	Introduction	10-1
10.2.	Economic Conditions and Needs	10-2
10.3.	Goals, Policies and Objectives.....	10-4
10.4.	Economic Strategies	10-5
10.5.	Economic Development Strategic Plan.....	10-6

Chapter 11. Recreation and Parks Element 11-1
 11.1. Introduction 11-1
 11.2. Existing Conditions 11-1
 11.3. Recreational Safety..... 11-3
 11.4. Future Recreational Opportunities 11-3
 11.5. Potential Impacts 11-3
 11.6. Goals, Policies and Objectives..... 11-4

Appendix One: Glossary of TermsA-1



Executive Statement

The comprehensive plan affects all unincorporated lands of Kittitas County of approximately 1,487,000 acres. The comprehensive plan is intended to conserve lands designated by protecting them from conflicting land uses, providing sufficient services and ensuring adequate facilities with goals, objectives and policies. This comprehensive plan would remain in effect until additional policies and regulations are developed and implemented. This plan will be updated on a yearly basis.

This document is the official amended Comprehensive Plan for Kittitas County. The Plan is not an ordinance; it contains no regulations or minimum standards. It is a declaration of policies related to future growth and development in the County:

The Plan contains:

- A Land Use Element which establishes official policy with regard to appropriate uses of land in the County and ensures that the County can accommodate the population growth projected to occur over the next 20 years;
- A Housing Element that addresses the need for affordable housing;
- A Utilities Element that describes planned utility expansions;
- A Transportation Element, which will be used as a guide in future street and road construction programs to produce a safe and efficient arterial system. The Kittitas County Transportation Plan is maintained by the Kittitas County Department of Public Works.
- A Rural and Resource Lands chapter that includes a Rural Element that ensures the protection of rural lands and provides for a variety of rural densities.
- A Capital Facilities Element which is maintained by the Kittitas County Auditor's Office.
- An Economic Development Element that addresses economic growth for the county.
- A Recreation and Parks Element that describes and inventories park and recreation opportunities in the county.

The Comprehensive Plan is based on a framework of community goals and objectives adopted by the County as a formal expression of public policy. There is no assurance, however, that orderly

development or any of the other goals will be accomplished simply by the formal adoption of the Plan. The value of the Plan lies in the determination and commitment of the County in the future to implement the Plan through the adoption of ordinances and codes designed to achieve the stated objectives.



Vision Statement

Kittitas County has a rich cultured mix that is a result of agriculture, education and resource based industries such as timber and mining. Many families in the lower Kittitas Valley carry on long family traditions in farming and cattle production, while the Upper County is changing from the once powerful mining and timber industries to recreational-based and service enterprises. Central Washington University provides direct and indirect employment for a large portion of the population. The Ellensburg area and student population and educational services are expected to grow substantially over the next few years. More and more residents are moving to Kittitas County to enjoy the quality of life here while having to commute out of county for work due to lack of employment in the area.

The Kittitas County Comprehensive Plan is an attempt to address issues and formulate guiding policies for future growth and development in Kittitas County. This plan is adopted by the county in compliance with the Washington State Growth Management Act, RCW 36.70A and under authority of the Planning Commission Act, RCW 35.63. This comprehensive plan is based on a framework of community goals and objectives adopted by the county with the help of the various subarea groups and other citizens as a final expression of public policy.



Chapter 1. Amendments to County Plans, Codes, and Standards

The Kittitas County Comprehensive Plan, elements thereof, and development regulations shall be subject to continuing evaluation and review by Kittitas County. Any change to development regulations shall be consistent with and implement the comprehensive plan as adopted pursuant to RCW 36.70A.

Kittitas County shall broadly disseminate to the public the following program for public participation in amendments to the county comprehensive plan and development regulations:

1. If, during project permit review, Kittitas County identifies deficiencies in county plans or regulations, the project permit review shall continue, and the identified deficiencies shall be docketed for possible future amendments. For purposes of this section, a deficiency in a comprehensive plan or development regulations refers to the absence of required or potentially desirable contents of a comprehensive plan or development regulations. It does not refer to whether a development regulation addresses a project's probable specific adverse impacts, which the permitting agency could mitigate in the normal project review process.
2. Any interested person, including applicants, citizens, county commission and board members, and staff of other agencies may suggest plan or development regulation amendments. The suggested amendments shall be docketed with the Planning Department and considered by Kittitas County Planning Commission and Board of County Commissioners on at least an annual basis, consistent with the provision of RCW 36.70A.130 and the regulatory reform act ESHB 1724.
3. Proposed amendment or revisions of the comprehensive plan are considered by the Board of County Commissioners no more frequently than once a year except that amendments may be considered more frequently under the following circumstances:
 1. The initial adoption of a subarea plan; and
 2. The adoption or amendment of a Shoreline Master Program under the procedures set forth in RCW 90.58.

4. All proposals shall be considered by Kittitas County concurrently so that the cumulative effect of the various proposals can be ascertained. However, after appropriate public participation Kittitas County may adopt amendments or revisions to its comprehensive plan whenever an emergency exists or to resolve an appeal of a comprehensive plan filed with a growth management hearings board or with the court.
5. For purposes of this section, docketing refers to compiling and maintaining a list of suggested changes to the comprehensive plan or development regulations in the Planning Department in a manner that will ensure such suggested changes will be considered by Kittitas County and will be readily available for review by the public. Docketing for the calendar year shall be taken from January 1 to June 30 of each calendar year. Amendments docketed after June 30 shall be considered in the following calendar year.
6. Amendments to the comprehensive plan or development regulations docketed by June 30 shall be approved or denied by the Board of County Commissioners on or before December 31 of that same calendar year.
7. In order to facilitate public participation, Kittitas County shall maintain and provide for the following procedures when considering amendments to the comprehensive plan and development regulations:
 1. **Broad dissemination of proposals and alternatives.** The docket shall be available for public review in the Planning Department during regular business hours. Alternatives to a proposal may be submitted by any party prior to the closing of the written testimony portion of the public hearing before the Planning Commission.
 2. **Opportunity for written comments.** Written testimony shall be allowed from the date of docketing up to the date of closing of the written testimony portion of the public hearing.
 3. **Public Meetings.** Study sessions and hearings shall be held only after effective notice has been distributed.
 4. **Provisions for open discussion.** Hearings shall allow for sufficient time allotments in order that all parties that wish to give oral or written testimony may do so.
 5. **Communication programs and information services.** A newsletter that summarizes amendments docketed and projected meeting and hearing dates should be provided by the Planning Department for distribution to all parties that have requested to receive it by mail. Copies of proposed amendments shall be available at cost of reproduction.
 6. **Consideration of and response to public comments.** Planning Commission and the Board of County Commissioners members should review the testimony submitted in their findings.
 7. **Notice of decision.** Publication in the paper of record of a notice that Kittitas County has adopted the comprehensive plan or development regulations or amendments thereto, and such publication shall state all petitions in relation to whether or not such actions are in compliance with the goals and requirements of this chapter, RCW 90.58 or RCW 43.21C and must be filed within 60 days after the publication date.

8. The County-Wide Planning Policies identifies the Conference of Governments as the body that will allocate population projections based on criteria consistent with state law. Changes to the zoning map shall only be conducted in a manner consistent with process to changes with the land use map.



Chapter 2. Land Use

2.1. Introduction and Overview

The Land Use Element plays the central role in guiding land use patterns and decisions for the County. In keeping with State law, the County fulfills its responsibility of shaping land use primarily through its Comprehensive Plan policies and implementing development regulations. While this chapter addresses all land uses in the County, the emphasis is on urban lands. Rural and resource land uses are specifically addressed in Chapter 8, Rural and Resource Lands.

The majority of new growth in the County is encouraged to locate in established cities and urban growth areas (UGAs) where adequate public facilities and services can be provided in an efficient and economical manner. An adequate supply of land in the UGAs will ensure that immediate and future urban needs are met as well as provide for an orderly and efficient transition from low intensity land uses to urban land uses over time as the incorporated cities expand.

2.1.1. Growth Management Act Goals

Three of the Growth Management Act (GMA) planning goals are particularly relevant to land use:

- Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner. (Revised Code of Washington [RCW] 36.70A.020(1))
- Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development. (RCW 36.70A.020(2))
- Private property. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

2.1.2. Land Use Patterns

Kittitas County is located at the geographic center of Washington State, midway between the heavily populated Puget Sound region and the eastern farming areas centered around Moses Lake. More than half of the County is covered by coniferous forests, while approximately thirty percent (30%) is in pasture or unimproved grazing land. Less than two percent (2%) of the County is in urban development.

The County covers 2,315 square miles of highly varied terrain and climates. Beginning in the high Cascades the land slopes generally to the east and south to the Columbia River.

Land use in Kittitas County ranges from residential uses to resource based activities. In the Snoqualmie Pass area, resource allocation in the form of timber harvesting is the predominant land use with additional areas used for recreation. Resource lands still predominate the mid-elevations, though residential development increases in these areas. In the lower elevations, agricultural activities are the main land use, with residential development intermixed in the area. The Department of Defense's Yakima Training Center is located in the southeastern portion of the County, and makes up a large percentage of the ownership in the lower Kittitas Valley, approximately 164,132 acres.

2.1.3. Existing Density

Zone classifications consistent with the Comprehensive Plan determine the allowable development density throughout the County. Under current zoning, densities range from one unit per 6,000 square feet to one unit per 80 acres. For example, the Suburban zone allows a density of one unit per acre, while the Agricultural-3, Rural- 5, and Agricultural-20 Zones allow for a density range of one unit per three acres, five acres, or twenty acres, respectively. The lowest density in the County is in the Commercial Forest Zone where the assigned density is one unit per 80 acres.

2.1.4. Zoning and Land Use Designations

The following table shows the land use designations assigned in this Comprehensive Plan, along with the corresponding zone classifications present in each land use designation and the total area in acres occupied by that zone.

Table 2-1 Land Use Designations and Corresponding Zoning Classifications with Acreage

Type of Land Use	Land Use Designations	Acres ¹	Zoning Classification	Acres ¹
Resource	Commercial Agriculture	291,614.3	Commercial Agriculture	291,614.3
	Commercial Forest	800,511.3	Commercial Forest	800,511.3
	Mineral	5,745	Zoning Classification Varies ²	5,750.7
Rural	Rural Residential	30,013	Agriculture 5	11,932.5
			Rural 5	18,228.2
			General Commercial	4.5
			Planned Unit Development	0
	Rural Working	329,982	Agriculture 20	113,251.6
			Forest and Range	220,236.6
	Rural Recreation	10,535	Master Planned Resort	6,445.5
			General Commercial	17.4
			Highway Commercial	0
			Rural Recreation	3,938.8
			Planned Unit Development	107.1
	LAMIRDS	1,168	Residential	384.1
			Residential 2	41.9
			Agriculture 3	34.7
			Agriculture 20	22.8
			Rural 3	18.6
			Rural 5	141.3
			Limited Commercial	12.9
			General Commercial	193.5
			Highway Commercial	18.8
Light Industrial			36.3	
General Industrial			4.7	
Forest and Range			77.5	
Rural Recreation			12.9	
Planned Unit Development	139.6			
Urban	Urban	7,000	Residential	140.3
			Rural Residential	0
			Urban Residential	2,522.9
			Historic Trailer Court	24.2
			Agriculture 3	213.8
			Rural 3	408
			Rural 5	14.1
			Limited Commercial	3.8
			General Commercial	103.6
			Highway Commercial	50.6
			Light Industrial	1,645.9
			General Industrial	607.9
			Forest and Range	559
			Planned Unit Development	13.5

¹Acreages are approximate.

²Mineral lands include lands zoned Commercial Agriculture, Commercial Forest, Agriculture 20, or Forest & Range.

2.2. Use Goals and Policies

The foundation of the Comprehensive Plan consists of the major goals and policies established by the County during the planning process. It is upon these goals and policies that virtually the entire plan is based.

The planning process is an on-going process consisting of establishing, applying, monitoring and evaluating goals and policies. Different goals may at times conflict requiring the County to weigh one goal against the other in order to choose a policy direction.

Citizen participation has been a vital part of the planning process and has guided formation of goals, policies, and objectives. The following general goals, policies, and objectives (GPOs) in this chapter and elsewhere in the Comprehensive Plan have been drawn from that process.

2.2.1. General Goals and Policies

GPO 2.1 The land use pattern for the County shall protect the natural environment, traditional uses, and rural character by directing future residential development which is not compatible with rural character to urban areas.

GPO 2.2 Protect, preserve, maintain, and enhance the County's natural resource industry base, natural environment, and rural character, including but not limited to timber, agriculture, mineral, water and energy resources. The County shall avoid land use conflicts with its resource industry by applying low residential densities to lands adjacent to resource lands.

GPO 2.3 The County should diversify economic development by providing broader employment opportunities.

GPO 2.4 Encourage urban growth and development in those areas where public roads and services can support such growth, and where development will cause minimal environmental degradation, reduce the conversion of land for development, and concentrate future growth in established cities and urban growth areas.

GPO 2.5 Encourage zoning and development regulations in the UGAs that ensure the cost of new housing in these areas will not be substantially higher than equivalent housing outside these areas.

GPO 2.6 Kittitas County should encourage residential and economic growth in cities and urban growth areas to minimize the costs of providing public utilities and services and reduce the conversion of rural and resource lands.

GPO 2.7 Kittitas County will maintain a flexible balance of land uses which will protect, preserve, and enhance the rural character, historical forest lands, agricultural industries, mineral lands, and high quality environment.

GPO 2.8 Kittitas County will cooperate with the private sector and local communities in actively improving conditions for economic growth and development.

GPO 2.9 The process and formula for population projection and allocation in Kittitas County is outlined in the County-wide Planning Policies. To achieve and maintain rural character and resource based industries, the allocation of population growth to rural and resource lands should be minimized and should not represent a significant portion of the County's residential growth capacity.

GPO 2.10 When adopting development regulations, Kittitas County shall notify property owners that zoning and land use may change, and will consider requests for amendments made to individual properties.

GPO 2.10A Kittitas County recognizes the importance of Natural Area Preserves and Natural Resource Conservation Areas administered by the Washington State Department of Natural Resources under RCW 79.70 and 79.71. The County will seek to be included in the identification and development of management plans for these sites located within the County.

GPO 2.10B The County may develop study areas, either Countywide or specific geographic locations, for analysis and implementation of a variety of planning techniques and tools, including but not limited to: subarea plans, zoning designations, design standards and development requirements.

GPO 2.10C Study areas shall be considered for the following issues and areas.

- Teanaway Drainage Basin
- Freeway Interchanges
- Yakima River Watershed Planning
 - Snoqualmie Pass sub-area, including Gold Creek
 - Easton
 - Ronald
 - Thorp
 - Vantage

GPO 2.11 Kittitas County recognizes the need to provide adequate and efficient fire services to all areas of the County. The following strategies should be utilized:

- Adopt and implement the most current version of the International Fire Code including the Urban – Wildland Interface Code (UWIC)
- Participate in the Community Fire Wise Programs
- Develop Community Fire Wise Plans
- Encourage coordination with and between Fire Districts
- Encourage coordination with the Washington State Department of Natural Resources

GPO 2.12A Kittitas County shall work with cities in collaborative efforts that result in transfer of development rights, 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.

GPO 2.12B Reserved.

GPO 2.13 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, and LAMIRDs, including to and through rural areas of Kittitas County.

GPO 2.14 Kittitas County will continue to explore incentives for farming and ranching to continue as significant land uses, for example, innovative cluster platting, transfer of development rights, and planned unit developments.

GPO 2.15 The development of resource based industries and processing should be encouraged in all areas of Kittitas County. When such uses are located in rural and resource lands, criteria shall be developed to ensure the protection of these lands to ensure compatibility with rural character. Consider adding a definition for “resource based industry” to the definitions in Title 17, Zoning.

GPO 2.16 Habitat and scenic areas are public benefits which must be provided and financed by the public at large, not at the expense of individual landowners and homeowners.

GPO 2.17 Kittitas County may accept by bequest lands for habitat and scenic areas.

GPO 2.18 If Kittitas County chooses to acquire additional lands for habitat and scenic areas, it may consider a variety of methods of financing, including grants of State or federal funds, or other instruments.

GPO 2.19 The County should recognize the abundance of habitat, scenic areas and views on publicly-owned lands when assessing the need for additional such lands. Efforts to connect habitat and open space on private lands to habitat and open space on public lands shall be encouraged.

GPO 2.20 Efforts to retain access to public lands shall be encouraged.

GPO 2.21A Designate sufficient available land for specialized industrial uses that are by their nature compatible with residential, agricultural, recreational, and other general land use types.

GPO 2.21B Promote industrial development within the UGAs by encouraging infrastructure improvements and new business recruitment.

GPO 2.21C Encourage an adequate inventory of developable property to accommodate the siting of new, and the expansion of existing industrial uses.

GPO 2.21D Identify areas where mixed commercial and industrial uses can be sited if compatibility is evident.

GPO 2.22 Kittitas County shall coordinate with State and federal agencies in the development plans and of land use regulations by providing notification to appropriate agencies of new planning activities.

2.2.2. Historical Lands

Historical lands include all those lands, which have been designated as such on federal, State, or local historical registers as well as those sites, which have a local cultural or historical significance.

GPO 2.23 The County shall work with the Department of Archaeology and Historic Preservation and the Yakama Nation to protect historic lands and cultural resources in the County.

GPO 2.24 County shall support initiatives to improve public awareness of historic lands and cultural resources, for example, through interpretive exhibits, signage, or through formal designation on local, State, or federal registries. However, the County recognizes the need to keep the location of some historic sites from public knowledge, such as areas known to contain archeological remains, to avoid disturbance and damage.

2.2.3. Private Property and Water Rights

Property Rights

Kittitas County recognizes private property rights and as such includes reference to Ordinance No. 96-09, an ordinance enabling a private property taking impact analysis within Kittitas County. In addition, Kittitas County recognizes the importance of agriculture and has addressed appropriate protection mechanisms through those policies contained in Kittitas County Code Section 17.74, Right to Farm for the Protection of Agricultural Activities.

GPO 2.25A Kittitas County will administer this Chapter in accordance with the United States and State of Washington constitutional provisions for the protection of private property rights and provision of due process. As set forth in WAC 365-195-720 [Procedural Criteria], the county in administering this ordinance, “should refer to all sources at all levels of government, including federal and state constitutions, federal and state statutes, and judicial interpretations thereof.”

GPO 2.25B Should any provisions of this ordinance be in violation of constitutional requirements or of recent court decisions, the Planning Director will advise the Board of the provisions in violation, and whether the violation is a requirement of the State of Washington or a regulation or policy of the County. If the violation is a requirement of the State, the Washington State Attorney General’s Office will be advised. If the violation is a County requirement, the Board of County Commissioners will schedule a public meeting to consider removing or amending such section or policy.

GPO 2.25C Kittitas County will place a high priority in the Kittitas County Comprehensive Plan on the following State goal:

RCW 36.70A.020(6) Property Rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

Water Rights

Water rights are property rights held by individual citizens, irrigation entities, municipalities, public and private utilities and governments. Water rights are recognized by state law RCW 90.023.010 Surface Waters and RCW 90.44.035 Ground Waters. Surface water rights within Kittitas County are being adjudicated in the action commonly known as *Acquavella*.

Kittitas County does, under its authority from the Growth Management Act, have a duty and the authority to protect ground and surface water. Kittitas County may place limitations on the establishment of new uses of groundwater based on the county's authority to protect ground and surface water. Restrictions on the establishment of new uses of groundwater do not interfere with existing rights because a water right does not become a vested property right until after the water is put to beneficial use. The requirements set forth in Kittitas County Code are therefore not restrictions on water rights but rather are requirements for the establishment of new uses of water.

The Growth Management Act requires Counties to protect the quantity and quality of ground and surface water. The Washington Supreme Court has recently held that this protection of ground and surface water by municipalities planning under the Growth Management Act will take the form of, among other things, determining whether an applicant is in compliance with the groundwater permit/exemption from permitting statute or determining, at final plat-stage, whether proposed provision of water is legally possible or actually met and making the actual possession of legal rights in an adequate amount of water a condition of final plat approval. Kittitas County recently eliminated its administrative segregation provisions partially because that process failed to protect ground and surface water.

In addition, recent studies confirm that groundwater and surface water in the Yakima River drainage are hydraulically connected and that new uses of groundwater can interfere with senior water rights and stream flows. The restrictions imposed on new uses of groundwater set forth in the Kittitas County Code are enacted to address this situation.

The County does not view the restrictions set forth in the Code as establishing new land use requirements. Rather, the County views the restrictions as the method by which the County will determine that property owners are meeting the existing legal requirement for demonstrating an adequate water supply. In the event that the restrictions are viewed as potentially subject to vesting, Kittitas County hereby finds that new uses of groundwater that are not mitigated in the Yakima River drainage basin threaten to interfere with senior water rights and stream flows and create a public health and safety threat that warrants application of these provisions to existing lots as allowed by RCW 58.17.170(3).

Protection of ground and surface water will help protect rural character. Development that is less dense and involves larger lots will protect water quality and quantity. By seeking to protect water quality and quantity by generally, in the rural areas, favoring development that is less dense and features larger lot sizes, the rural character will be maintained because rural character is typified by large lots and less dense development.

GPO 2.26A Reserved.

GPO 2.26B Reserved.

GPO 2.26C Waters in naturally occurring ponds and springs (with no surface connection to a stream) in the sub-basin shall be retained for stock water uses, when such ponds and springs are located on or adjacent to lands which are now used as pasture or range for livestock. Said uses embody entitlement to a level in the water bodies sufficient to provide water for animals drinking directly from there while ranging on riparian lands, and with the same priority as provided in paragraph 1. Regulation of the ponds and springs by the plaintiff shall be consistent with such retention requirements.

GPO 2.26D Reserved.

GPO 2.26E Reserved.

Subarea Plans

The subarea comprehensive plans for Easton, Swauk-Teanaway, Thorp, Westside and Taneum can be found in Volume II of the Kittitas County Comprehensive Plan, 1996. These subarea comprehensive plans have no official standing in future land use decisions but may be used as evidence to support future comprehensive plan amendments. They constitute a major part of the County's public participation in building the comprehensive plan.

Snoqualmie Pass Comprehensive Plan

Snoqualmie Pass Subarea Comprehensive Plan has been adopted into the Kittitas County Comprehensive Plan and is located in Chapter 7 of this document.

2.3. Urban Growth Areas

The areas included within the urban growth area boundaries are intended to urbanize and become annexed in the proceeding 20 years. Until that time, these lands will continue to be under County jurisdiction. To ensure both consistency and coordination with the future annexing jurisdiction, planning for these areas will be done in concert with the respective cities. In addition, interlocal agreements with the individual cities may be necessary to provide the necessary administrative guidance and services to these unincorporated areas.

As portions of the urban growth areas develop, it is assumed that these areas will be annexed to an adjacent city. Prior to annexation, intergovernmental agreements will need to be created to address the allocation of financial burdens that result from the transition of land from County to city jurisdiction. Similarly, agreements will need to be drafted to coordinate planning efforts for the unincorporated areas of the urban growth areas and with facility providers in the other areas throughout the County. The following are additional issues that must be resolved by the cities and Kittitas County for the preparation and implementation of goals, objectives and policies contained in this comprehensive plan:

Joint interlocal agreements*:

- 1) Unified or consistent subdivision code;
- 2) Municipal utility extension agreement for water, sewer and gas;
- 3) Intergovernmental service agreements for libraries, fire, emergency medical service, and parks and recreation;
- 4) Unified or consistent zoning code with provisions for urban zoning, transitional zoning, and other transitional uses;
- 5) Density and land use mapping;
- 6) Airport Facility-flight safety zones, density, land uses, expansion of the airport and services provided for the City of Ellensburg;
- 7) Extension and acquisition of rights-of-way;
- 8) Unified or consistent road standards, stormwater standards and level of service;
- 9) Annexation agreements; and
- 10) Shoreline master program amendments.

*This list is not intended to be all inclusive.

The individual cities within Kittitas County are responsible for developing a final urban growth area boundary, future land use plans for the unincorporated portion of their respective urban growth areas, and facility or service needs to accommodate the 20-year population growth. These plans are to be submitted to Kittitas County for consideration and ultimately adoption as a portion of the County comprehensive plan. RCW 36.70A.110(5) states, "Final urban growth areas shall be adopted at the time of comprehensive plan adoption under this chapter..." and RCW 36.70A.110(6) states, "Each county shall include designations of urban growth areas in its comprehensive plan."

Urban growth areas are identified for the cities of Ellensburg, Cle Elum, Roslyn, Kittitas, and the Town of South Cle Elum.

GPO 2.27 For purposes of administering the urban growth area for the City of Ellensburg, in the event a road right-of-way forms the boundary of the UGA then the boundary shall be extended 660-feet for areas designated for residential uses and ½-mile for areas designated for industrial uses. The extension of the UGA in these areas is made to allow for efficient extension of utilities within the road right-of-way.

GPO 2.28 Reserved.

GPO 2.29 Kittitas County shall seek consistency in development regulations in urban growth areas with adjacent cities and when appropriate where rural development may impact future urban growth. This may be accomplished through:

- Coordination through the Conference of Governments

- Development of Interlocal agreements
- Use of overlay zones such as Rural Transition Zones

GPO 2.30A Consideration for all future development should be the adaptability of a proposal to both public and private utilities such as municipal water and sewer systems.

GPO 2.30B Expansion of the UGA should be encouraged in areas least suited for agriculture and areas not impacted by critical areas.

GPO 2.30C 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 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 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 are made by the KCCOG, population held in Urban Reserve is not part of a municipality’s population allocation and cannot be used as a basis for zoning or UGA size changes.

GPO 2.31 In UGAs where there is an absence of urban utilities, a system of subdivision and development should be encouraged which would produce a pattern capable of re-division to a higher density at such time when utilities are available.

GPO 2.32A Encourage and accommodate future expansion of utilities and roadways in a logical manner for new development in urban growth areas. Expansion of utilities and roadways shall not be made exclusively to accommodate new development outside of urban growth areas.

GPO 2.32B Adopt urban growth area (UGA) boundaries to accommodate residential and employment increases projected within the boundaries over the next 20 years.

GPO 2.33 As allowed in GPO 2.10B and GPO 2.10C the County should develop a study area around each Urban Growth Area that may lead to the development of a Rural Transition Zone overlay. The study area should consider but not be limited to:

- Strategies to accommodate urban development in the 20-to-50-year planning horizon
- Shadow platting to plan for and accommodate future development
- Transfer of Development Rights receiving areas
- Use of Cluster Development
- Urban design standards consistent with adjacent or nearby cities

GPO 2.34 The UGAs shall be consistent with the following criteria:

- a. Each UGA shall provide sufficient urban land to accommodate future population/employment projections through the designated planning period;

- b. Lands included within UGAs shall either be already characterized by urban growth or directly adjacent to such lands;
- c. Existing urban land uses and densities should be included within UGAs;
- d. UGAs shall provide a balance of industrial, commercial, and residential lands;
- e. Each UGA shall have the anticipated financial capability to provide infrastructure/services needed in the areas over the planning period under adopted concurrency standards;
- f. Protect natural resource and critical areas;
- g. Encourage the conversion of undeveloped lands into urban densities (infill);
- h. Provide for the efficient provision of public services;
- i. Promote a variety of residential densities; and,
- j. Include sufficient vacant and buildable land.

GPO 2.35 Per RCW 36.70A.06094 forest land and agricultural land located within urban growth areas shall not be designated by a county or a city as forest land or agricultural land of long-term commercial significance under RCW 36.70A.170, unless the city or county has enacted a program authorizing transfer or purchase of development rights.

GPO 2.36 Lands designated agriculture or forest lands of long term significance shall not be used to expand an urban growth area.

2.3.1. Urban Residential Land Use

This designation contains those lands within urban growth areas, which appear to be most suitable and likely for future development and city utilities. The areas are, for the most part, highly suited to orderly street systems and land subdivision.

GPO 2.37A Designated commercial agriculture or forest lands may not be identified as future urban growth expansion areas. Ongoing agriculture and forestry in rural working and resource lands should be supported in development regulations.

GPO 2.37B Current agricultural uses in urban residential areas should be supported as the lands transition to urban residential uses.

GPO 2.38 Innovations in housing development should be encouraged, this includes but is not limited to innovative cluster developments, master planned developments, shadow platting, transfer of development rights and planned unit developments.

2.3.2. Commercial Land Use

The present and long established land use pattern in Kittitas County is the basis for planning future business development. That pattern finds most business located in established communities and/or business districts.

GPO 2.39 Kittitas County will act to preserve the viability and integrity of existing business districts within the incorporated and unincorporated County.

GPO 2.40 Most comparison shopping (general merchandise, clothing, appliance, auto, sporting goods) should be located in or near existing business districts.

GPO 2.41 Home occupations and cottage industries which result in accumulations of vehicles, appliances, or other materials should be regulated, licensed and required to provide sight screening from adjacent properties and roadways.

GPO 2.42 Highways and roads should not be developed with new commercial sites without compelling reasons and supporting economic data. Expansion and full development of existing business districts is encouraged.

GPO 2.43A Designate sufficient available land for specialized commercial uses that are by their nature compatible with residential, agricultural, recreational, and other general land use types.

GPO 2.43B Promote large-scale commercial development within the UGAs by encouraging infrastructure improvements and new business recruitment.

GPO 2.43C Promote small-scale commercial development outside of UGAs when compatible with adjacent land uses.

GPO 2.43D Encourage an adequate inventory of developable property to accommodate the siting of new, and the expansion of existing, commercial uses.

GPO 2.43E Identify areas where mixed commercial and industrial uses can be sited if compatibility is evident.

2.3.3. Industrial Land Use

It is the objective of this plan and the policy of the County to improve conditions, insofar as possible, to attract industry.

GPO 2.44 Location of Industrial Land. The County should designate sufficient industrial land located in areas convenient to utilities, fire protection, and to major transportation facilities (air, rail, freeway). Industrial developments may be permitted beyond urban growth areas, when zoning allows.

GPO 2.45 Compatibility. Industry located adjacent to residential areas or along scenic routes should be situated so as to minimize impacts on those areas and should provide screening and other measures to achieve compatibility.

Major Industrial Development

“Major Industrial Developments” may be approved within Kittitas County as authorized by the general principles of RCW 36.70A.365. “Major Industrial Developments” means a master planned location for a specific manufacturing, industrial or commercial business that:

- a) Requires a parcel of land so large that no suitable parcels are available within an urban growth area; or
- b) Is a natural resource based industry requiring a location near agricultural land, forestland or mineral resource land upon which it is dependent. The major industrial development shall not be for the purpose of retail commercial development or multi-tenant office parks.

Major Industrial developments may be needed to provide family wage jobs locally, and in addition may help increase tax revenues and expand the County’s economic base. Four possible sites have been identified for designation as major industrial developments once appropriate policies have been adopted through the Kittitas County Conference of Governments process and amendments to the County-wide Planning Policies: Thrall area, Bowers Field, Bull Frog Road area and Alpine Veneer site.

It is the intent of the above provisions that the Major Industrial Development policies are solely intended to identify a nonexclusive list of rural areas that possibly could be considered in the future for Major Industrial Development. This listing does not in any way designate those listed areas as industrial development sites, nor does it authorize industrial development sites within rural Kittitas County. Major Industrial Development sites will only be approved and designated in the future if and when appropriate policies have been developed through the Kittitas County Conference of Government process, amendments to the County-Wide Planning Policies have been made, and the Comprehensive Plan has been amended to reflect such amendments.

2.3.4. Kittitas County Airport

Kittitas County has an “Airport Zone”, in which to protect its general aviation airport. Through its comprehensive plan and development regulations, in compliance with RCW 36.70.547, or as amended thereafter, the County shall discourage the siting of incompatible uses adjacent to its general aviation airport.

The Kittitas County Airport (Bowers Field) is the largest airport in the County and provides air transport from the Ellensburg area to other airports. It is located adjacent to Ellensburg. Zoning revisions may be necessary from time to time to provide the protection needed for the continued safe operations of the airport. Such zoning proposals should be presented to the Planning Commission for recommendation to the Board of County Commissioners.

GPO 2.46A The County shall maintain an Airport Layout Plan for the Kittitas County Airport (Bowers Field) in conformance with the Federal Aviation Administration which provides for new

height restrictions that will allow for precision landing approach. The area contained in the FAR Part 77 should be designated as the Airport Overlay Zone.

GPO 2.46B The County should consider aviation easements in the Airport Overlay Zone.

GPO 2.46C The County should consider notifying all property owners within the Airport Overlay Zone of airport activities.

GPO 2.46D The County should adopt the following safety zones within the Airport Overlay Zone:

- Inner Safety Zone
- Inner Turning Zone
- Outer Safety Zone
- Sideline Zone
- Traffic Pattern Zone

GPO 2.46E All aviation related land uses should be considered acceptable in the area designated as “industrial” and provided that the FAA airport design criteria are met.

GPO 2.46F The County should promote economic development and employment opportunities for the Airport Industrial Zone and Bowers Field Overlay Zone.

GPO 2.46G The County should establish zoning standards which will insure that the industrial uses will not impact airborne aircraft because of height structures, smoke, glare, lights which shine upward, and radio transmissions, nor any water impoundments or sanitary landfills which would create hazards from waterfowl to airborne aircraft.

GPO 2.46H The County should promote renewable energy developments and industries within the Bowers Field Overlay Zone.

2.4. Rural and Resource Lands

2.4.1. Rural and Resource Land Use Designations

Four land use designations have been identified within this Comprehensive Plan. The first, Rural Residential lands, are those which are adjacent or near identified UGAs or LAMIRDS and have an infill potential at similar residential density. They generally have a lower population density than urban areas but higher than most rural areas. A limited level of government services usually exists, and they are often inside Fire Districts and are outside flood areas and most hazard areas.

The second, Rural Working lands, generally encourages farming, ranching and storage of agriculture products, and some commercial and industrial uses compatible with rural environment and supporting agriculture and/or forest activities. Areas in this designation often have low

population densities with larger parcel size compared to Rural Residential areas. Agriculture and forestry activities are generally less in scope than in the Resource lands.

Rural Recreation is the third land use designation of the Plan. These lands often include scenic roadways, vistas, ski and hiking areas, and recreational and seasonal recreation residences. They include resort activities and provide limited commercial services to tourists and seasonal residents where rural character is preserved. Rural Recreation lands may be located in flood or other hazard areas where fishing and outdoor activities are prevalent.

The final rural lands designation is Limited Areas of More Intensive Rural Development, or LAMIRDS. These areas are often small, rural communities where rural residents and others can gather, work, shop, entertain, and reside. Commercial and industrial development compatible with rural character may continue to locate and prosper in rural areas under limited conditions.

Kittitas County has utilized the standards set forth in RCW 36.70A.170 to designate resource lands, which may not currently be characterized by urban growth and must have long term commercial significance. In using these criteria, Kittitas County relied on the definitions found in RCW 36.70A.030 relative to resource lands, and to designates these lands into three categories: lands of commercial agriculture, lands of commercial forest and mineral resource lands.

A large portion of Kittitas County contains forested lands. Of these lands, 731,348 acres have been designated as forestlands of long-term commercial significance and are designated “Commercial Forest” lands within the Plan. Furthermore, 357,527 acres of the valley floor’s agricultural land has been designated as “Commercial Agriculture” since it is agricultural land of long-term commercial significance. “Mineral” resource lands of long-term commercial significance have also been designated.

Goals, policies, and objectives for Rural and Resource Lands can be found in Chapter 8 of this Plan.

2.4.2. Yakima Training Center

This designation contains those lands within the boundaries of the Yakima Training Center, an area acquired by the Federal Government for military personnel training.

The Department of Defense has developed and is implementing a comprehensive Integrated Cultural and Natural Resource Management Plan (January 2002) which serves as the guidance document for the management of installation resources. Kittitas County recognizes this plan and the goal and policy statements that result from it. In the event any portion of the Yakima Training Center was to revert to another ownership, the County reserves the right to establish land use planning goals, policies and designations prior to such transfer being effective.

2.4.3. Other Public Lands

Approximately sixty-four percent (64%) of Kittitas County is managed by State and Federal Agencies. In addition to those lands owned by the U.S. Department of Defense, there are also

lands managed by the U.S. Forest Service, U.S. Bureau of Land Management, Washington State Department of Natural Resources, Washington State Department of Fish and Wildlife, etc.

GPO 2.47 Kittitas County will consider creating a wildfire protection policy tied to land use zoning that will protect both the private landowner and public lands from wildfire. When the use of forested lands is changed, the party doing the changing is responsible for providing a fire resistant buffer around the property.

GPO 2.48 Reserved.

2.5. Shorelines

The 2016 Kittitas County Shoreline Master Program goals and policies are adopted by reference into this comprehensive plan.

2.6. Critical Areas

As part of the growth management planning process, Kittitas County has adopted Critical Areas Policies. The following contain those policies. Kittitas County Code Title 17A, Critical Areas, contains development regulations which were adopted to implement these policies.

2.6.1. General Critical Areas Goals and Policies

GPO 2.79 Kittitas County will consider creating a wildfire protection policy tied to land use zoning that will protect both the private landowner and public lands from wildfire. When the use of forested lands is changed, the party doing the changing is responsible for providing a fire resistant buffer around the property.

GPO 2.80 Kittitas County will consider establishing a board to coordinate with the federal and State fish and wildlife agencies to provide local input into decisions about wildlife introduced into the area.

GPO 2.81 Kittitas County recognizes that local tax burden on private lands is increased when private land is changed to public ownership. Such changes should be discouraged.

2.6.2 Wetlands

Wetlands play a significant role in the reduction of water pollution, erosion, siltation, flooding, and provide significant wildlife, fisheries, and plant habitats; and their destruction or impairment may result in increased public and private costs or property losses.

GPO 2.82 Kittitas County acknowledges that substantial irrigated agricultural activities enhance and maintain some wetlands environments in the County.

GPO 2.83 Kittitas County should encourage the development of a regulatory program for wetlands protection that is both sufficiently flexible to allow reasonable use and enjoyment of

private property and generally consistent with the requirements of the Growth Management Act (GMA).

GPO 2.84 Kittitas County should encourage the implementation of wetlands protection strategies that will achieve, to the maximum extent practicable, a zero net loss of natural wetlands acreage, functions, and values and, if reasonably possible, a gain of wetlands habitat in the long term.

GPO 2.85 Any wetlands protection measures imposed by Kittitas County should not interfere with stock water or irrigation water rights recognized in the Acquavella adjudication process.

GPO 2.86 Any wetlands protection measures imposed by Kittitas County should not interfere with a person's ability to engage in existing agricultural land use activity associated with his property. Agricultural land use activities include, but are not limited to, the grazing and watering of livestock; plowing, seeding, cultivation, harvesting for the production of crops; upland soil and water conservation practices; the maintenance of farm for stock ponds, irrigation ditches, drainage ditches, underground drainage systems and farm roads, and the control of noxious weeds.

GPO 2.87 Preliminary determinations by the Kittitas County Community Development Services that a proposed development may impact a wetland should be based on data contained in the U.S. Fish and Wildlife Service Inventory for Kittitas County or other wetland delineations conducted by a wetland biologist. The Fish and Wildlife Service Inventory should be augmented over time with more specific information concerning wetlands location, class, and type generated through localized wetland delineations.

GPO 2.88 Water conservation and enhancement shall take precedence over inadvertent and/or unintentional wetland regulation and preservation.

GPO 2.89 Kittitas County should explore providing positive tax incentives to private property owners who maintain, reclaim, or enhance class I, II, III, and IV wetlands.

GPO 2.90 Kittitas County should support or encourage the purchase and dedication of lands by public or private organizations for wetland protection and apply sound management principles to said property.

GPO 2.91 The following activities shall be exempt from the provisions of a wetlands protection program: emergency uses necessary to prevent immediate threat to the public health, safety or property; and maintenance of existing facilities, structures, ditches, roads, and utility systems, provided the footprint of the structure is not within a critical area and/or its buffer.

GPO 2.92 The Washington State Tier Wetlands rating system will be used for identification and classification.

GPO 2.93 Buffers, wetland replacement ratios, and a wetlands mitigation program should be consistent with all other policies contained in this Plan.

2.6.3. Fish and Wildlife Habitat Conservation Areas

Habitat conservation areas provide for greater species diversity by providing habitat for migrating waterfowl, game and food fish, and species which are threatened or endangered. Habitat conservation areas also provide recreational resources and more stable ecosystems. Their disturbance could result in irreversible loss of important habitat and species diversity and therefore loss of economic resources. The intent of habitat protection is to maintain species in suitable habitats within their natural geographic distribution in order to prevent isolated sub-populations.

Habitat Conservation

GPO 2.94 Matching conservation moneys - When available, matching conservation moneys should be offered to all landowners on a first-come, first-serve basis for the purpose of maintaining and enhancing wildlife and its habitat in Kittitas County.

GPO 2.95 Kittitas County expert technical help should be available to those wishing to develop land that contains, or potentially contains any of the various critical areas defined by these definitions.

GPO 2.96 Information & regulations should be understandable by citizens.

1. An inventory of available information shall be prepared and maintained which shows the location of Fish and Wildlife Habitat and Conservation Areas and this information shall be made available to the landowners at the Planning Department.
2. Planning staff shall prepare materials, which enable citizens to clearly understand the location of critical areas on and adjacent to their property.

Habitat of Local Importance

GPO 2.97 The County shall encourage economically feasible incentives for the protection and enhancement of designated Habitats of Local Importance.

2.6.4. Critical Aquifer Recharge Areas

Groundwater is a significant source of drinking water for County residents; and once potable groundwater becomes contaminated, it is difficult if not impossible to clean and resulting costs can be prohibitive.

GPO 2.98 Critical Aquifer Recharge Areas should be mapped as soon as practical so as to warn the public of possible development restrictions. We feel this is of the highest priority for the public health and safety.

GPO 2.99 The County shall limit development density In Critical Aquifer Recharge Areas to avoid impairing the functions of the Aquifer Recharge area.

GPO 2.100 Kittitas County shall give high priority to the protection of designated Critical Aquifer Recharge Areas that have been shown through technical study to have a Critical Recharging effect on potable water.

GPO 2.101 Kittitas County should provide technical design assistance for septic tank design permits when potable Aquifer Recharge risks are considered significant.

2.6.5. Frequently Flooded Areas

Frequently flooded areas provide storage for flood control by slow release of water and provide wildlife and fisheries habitat, recreation areas and agricultural lands. These areas are subject to periodic inundation, which may result in: loss of life and property; health and safety hazard; disruption of commerce and governmental services; extraordinary public expenditures for flood protection and relief; and impairment of the tax base. All of these impacts adversely affect the public health, safety, and general welfare. Flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards, which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Structures that are not properly flood proofed also contribute to flood loss. Floodways are especially hazardous areas due to the velocity of floodwaters, which can carry debris, projectiles, and erosion potential.

GPO 2.102 Maintain the current Kittitas County Shoreline Master Program.

GPO 2.103 Maintain Kittitas County's eligibility under the National Flood Insurance program. Eligibility is maintained by compliance with the Kittitas County Flood Damage Prevention Ordinance.

GPO 2.104 All submitted preliminary plats must clearly delineate the 100-year Floodplain boundary.

GPO 2.105 Increasing the reservoir capacity of the river system may be beneficial to flood control and the public welfare.

GPO 2.106 Utilize the concept of zero rise in identified high-risk areas of the 100-year Floodplain.

2.6.6. Geologically Hazardous Areas

Geologically hazardous areas are in tenuous geologic balance. Disturbance of these areas can result in loss of slope and soil stability, increased erosion, and in extreme cases, mass wasting and landslides. Disturbance of geologically hazardous areas can also lead to increases in stormwater runoff. Protecting geologically hazardous areas reduces the danger to public health and safety.

In most cases, the risk to development from geological hazards can be reduced or mitigated to acceptable levels by engineering design or modified construction practices. In areas where these measures are not sufficient to reduce the risk from geological hazards, uses that include development are best avoided.

Erosion/Landslide Hazards

GPO 2.107 Design provisions to prevent erosion and landslides should be adequately reflected in the Kittitas County Building Code.

GPO 2.108 Natural resource-based access and activities should not be unduly restricted or prohibited in areas of known geologic hazards.

GPO 2.109 Risk of erosion should be considered accordingly throughout Kittitas County, based on localized rainfall average.

GPO 2.110 Kittitas County recognizes the policies in the Snoqualmie Pass Subarea Comprehensive Plan regarding Snow Avalanche Hazard Areas, including possible hazards outside of the Snoqualmie Pass subarea.

Seismic Hazard Areas

GPO 2.111 According to the Kittitas County Building Code, the risk from tertiary effects does not indicate an unusual seismic hazard at this time.

Mine Hazards

GPO 2.112 Siting of structures on known individual mine hazard areas should be avoided, and where it cannot be avoided, the danger of mine hazards should be considered.

GPO 2.113 Kittitas County Community Development Services shall maintain a library of maps of known mine hazard areas.

Volcanic Hazards

GPO 2.114 Planning for volcanic hazards should be addressed through Kittitas County emergency management procedures, including planning for warning and emergency communications.

GPO 2.115 Manual disposal of ash fallout into bodies of water shall not be allowed; alternatives for the handling and disposal of ash fallout should be considered by Kittitas County in emergency management procedures.

2.7. Ground Water

Kittitas County recognizes the importance of ground water to the economic well-being of the area.

This section shall not impair or interfere with any lawful right to withdraw and/or use groundwater. (*See* Section 2.2.3 Water Rights).

Kittitas County currently understands the importance of a ground water recharge study of the Yakima River Basin as a whole.

GPO 2.116A Kittitas County shall ensure that citizens' water rights are adequately addressed and protected to the fullest extent in any ground water study conducted by any governmental entity, including State and federal agencies.

GPO 2.116B The County shall support the development of a comprehensive review of the water resources in the County.

2.8. Hazard Mitigation

The Kittitas County Multi-Jurisdictional Hazard Mitigation Plan was developed by twelve participating jurisdictions with the assistance of Tetra Tech and received final approval from FEMA in 2012. The plan outlines hazards which have or may occur within the County, along with mitigation actions that will reduce or prevent damage from occurring during hazard events. The information and actions identified within the plan are designed to serve as guidance for integrating hazard mitigation concepts and strategies into land use decisions.

The 2012 Kittitas County Multi-Jurisdictional Hazard Mitigation Plan is adopted by reference into this comprehensive plan subject to the following limitations:

- The Hazard Mitigation Plan is adopted as a reference document to be used by Kittitas County as an aid in land use, capital facilities, and public policy discussions, and by members of the public wishing to propose projects, pursue grants for projects, or propose agreements with landholders.

Non-compliance or inconsistency with the Hazard Mitigation Plan shall not be considered noncompliance or an inconsistency with the comprehensive plan or the GMA; nor may any noncompliance or inconsistency with the Hazard Mitigation Plan be a basis for appeal of any land use or public policy decision made by Kittitas County.



Chapter 3. Housing Element

Tables showing specific data on housing shown in the Comprehensive Plan are available from the Kittitas County Community Development Services Department.

3.1. Introduction

This Housing Element describes existing housing conditions and needs in Kittitas County, and projected housing needs for the period 2005-2025. This element, to the extent possible, includes information on the plans, goals and specific housing needs of the incorporated cities, towns, and subarea plans within Kittitas County. The purpose of this element is to identify Kittitas County's goals, policies and strategies for the preservation, improvement and development of housing, and the mechanisms that will lead to affordable housing choices for all economic segments of the population.

Element Organization

The Housing Element consists of three main sections. The first section, "Housing Conditions and Needs" includes statistics, which support the County's housing goals and policies. It summarizes existing housing conditions and needs, and projected housing needs within the County. It focuses on inventory data, which support the County's policy orientation on growth management. The second section, "Goals and Policies" presents a general set of comprehensive goals and policies to guide the implementation of the comprehensive plan. The final section, "Housing Strategies" consists of a set of strategies related to implementation of the Housing Element, and to address future issues that may arise.

3.2. Housing Conditions and Needs

In order to effectively plan for the housing needs of Kittitas County residents, and future residents, it is necessary to assess the existing housing conditions and needs in the County. This section of the Housing Element describes the number, type and other characteristics of housing units within Kittitas County. It also describes the population of Kittitas County as it relates to housing needs.

Much of the data contained in this section comes from the U. S. Bureau of Census 1990 census and 2000 census. Other information in this section comes from other published reports regarding Kittitas County housing needs and population, and from the housing studies completed by some of the subareas in the County.

Number, Type and Distribution Of Housing Units

According to the 2000 Census, Kittitas County has approximately 16,475 housing units. Most of the housing units, (55%), are located within incorporated cities. The largest city, Ellensburg has 41% of the County's housing units. Table 3.1 shows the distribution of housing units by city and unincorporated area for 1980, 1990 and 2000, and the percent of change in the housing distribution over the twenty year period.

A percentage of the housing units in Kittitas County are located in unincorporated areas, which are not served by public water or sewer systems. The number and percent of housing units on private wells and septic tanks has increased since 1990. Most of the housing units in Kittitas County are owner occupied single-family units. In 2000, approximately 47% of the County's housing units were owner occupied.

Since 1990, the number of housing units within the unincorporated areas of Kittitas County has increased. Data on issued building permits is maintained by Kittitas County Community Development Services.

If growth in Kittitas County population continues in the same pattern as it has since 1990, the majority of the new housing units will be single-family homes in the incorporated and urban growth areas. Changes to the zoning designations and the provision of water and sewer in the unincorporated area could target growth to selected areas.

Tenure and Occupancy Rates

According to the 2000 census figures there were 16,475 housing units in Kittitas County. Of these housing units, 13,382 were occupied. The approximately 3,093 vacant units include seasonal, recreational and farm worker housing. In some areas of the County such as Easton, Snoqualmie Pass and Swauk-Teaway, seasonal and recreational units comprise a majority of the units.

Of the occupied units, 7,805 were occupied by the owner, and 5,577 were occupied by a renter. This represents a home ownership rate of 58%. This rate is higher than it was in 1990 (57%). Efforts targeted at assisting first-time homebuyers and offering housing in various price ranges may encourage trend.

There exists in Kittitas County group quarters dominantly found as a result of students at Central Washington University residing in group quarters.

Another form of group quarters available in Kittitas County occurs through nursing homes. Persons in nursing homes include individuals with disabilities, and those who are elderly. The portion of the County's population which is over the age of 80 years increased by 186 people

between 1990 and 2000. This increase in elderly persons may result in the demand for more nursing care facilities.

Other persons living in group quarters include individuals with developmental disabilities. As these individuals age, it is likely that some of them will require assisted living or nursing care facilities. (Kittitas County Mental Health/Developmental Disability Board)

Value and Cost of Housing

Sale prices of homes are an indicator of the value of homes available in the community. The average sale price for homes in the Lower Kittitas County area in 2006 was \$250,573. . Currently, the average price of single-family homes available for sale is \$264,502 (figures based on information provided by a local real estate broker from data taken from the Northwest Multiple Listing Service).

This increase in home purchase prices has made home ownership beyond the affordability of many potential homebuyers. Using the Washington Center for Real Estate Research’s formula for calculating the number of first-time homebuyers in Kittitas County who can afford to purchase the median priced resale home, 43.2% of these potential purchasers can afford the median priced home. In Kittitas County, the current “ceiling” for FHA loans is at \$144,336.00. There are few homes available for sale, which qualify for the federal home purchase programs.

Data from the U.S. Census in 1990 indicated a median rent of \$265 for the county. The 2006 census data currently reflects a median rent of \$497, which represents a 66% increase from the 1990 median rent. According to the census there were 5,408 renter households in Kittitas County.

In October of 2005, the Kittitas County Conference of Governments (COG) adopted the high population projection provided by the Washington State Office of Financial Management (OFM) for the planning period of 2005-2025. This provided for a population projection for the entire county of 52,180 people in the year 2025. The County-Wide Planning Policies have set population allocations for local jurisdictions. The total 20-year allocation for Kittitas County is at 15,052. According to the 1990 Census, there was an average of 2.33 people per household. This figure was for the entire county and represented all single-family units. The following equation can be used to determine the number of future housing units that may be needed.

- Projected Population Increase/ Average # of persons per household = Total # of dwelling units needed

$$\text{— } 15,052 / 2.33 = 6,460$$

- Total # of dwelling units needed - Existing vacant units* = # of additional units needed

$$\text{— } 6,460 - 0 = 6,460$$

*The number of vacant units is assumed to be 0.

By using this equation with the 2000 Census average number of people per households and the County-Wide Planning Policies 20-year population allocation for the county, the total number of additional units needed between 2005 to 2025 is 6,460.

The allocation of these housing units by geographic area and type will be determined by a number of factors including land availability, property ownership, land use controls and market forces. For the purpose of this Housing Element existing settlement patterns, land use designations and known environmental constraints will be used to project needed numbers of housing units by area.

The projected number of housing units for the unincorporated county is currently divided into UGA's and unincorporated areas.

3.3. City Housing Assessments

There are five incorporated cities in Kittitas County, including Ellensburg, Kittitas, Cle Elum, South Cle Elum, and Roslyn. The cities have designated Urban Growth Areas (UGAs) outside of the current city limits. It is recognized and anticipated that as the cities undergo their own individual Comprehensive Plan Updates that housing assessments be available. With current updates occurring, information on housing assessments is anticipated to be adopted in 2007. Kittitas County intends to work together in a cooperative manner with the cities in order to address housing issues brought to light by such assessments.

3.4. Goals, Policies, and Objectives

Kittitas County has established the following goals and policies to guide future housing development. These goals and policies were developed in response to existing housing conditions and identified needs within the County, and support the County-Wide Planning Policies.

GPO 3.1 Provide a sufficient number of housing units for future populations in rural areas of Kittitas County.

GPO 3.2 Designate higher density residential land use zones within Urban Growth Areas.

GPO 3.3 Encourage home ownership within the community.

GPO 3.4 Provide sufficient housing units while maintaining environmental quality.

GPO 3.5 Encourage residential development close to employment opportunities and needed services to reduce vehicular traffic and related air quality problems.

GPO 3.6 Provide for future populations while protecting individual property rights.

GPO 3.7 Promote community involvement in the preparation and implementation of plans and regulations related to residential development.

GPO 3.8 Provide housing options to allow residents with special housing needs to live as independently as possible throughout the County.

GPO 3.9 Provide housing which is supportive of economic opportunities.

GPO 3.10 Encourage mixed use, commercial and residential development, in areas, which need to provide housing for employees.

GPO 3.11 Encourage the development of temporary housing for farm workers.

GPO 3.12 Encourage the development of innovative applications of technology in housing.

GPO 3.13 Provide for housing to be developed which is affordable to all economic groups.

GPO 3.14 Designate high-density residential land use zones such as PUDs, cluster development, and MPRs outside of Urban Growth Areas.

GPO 3.15 Provide for a range of housing types within Kittitas County.

GPO 3.16 Evaluate the impact of proposed policies and procedures on the cost of developing, preserving or maintaining of residential units prior to adoption.

GPO 3.17 Provide a sufficient number of housing units for future populations while maintaining the rural character of Kittitas County.

GPO 3.18 Provide sufficient housing units while maintaining environmental quality.

GPO 3.19 Provide housing options to allow residents with special housing needs to live as independently as possible throughout the County.

GPO 3.20 Provide housing which is supportive of economic opportunities.

GPO 3.21 Allow for the placement of Accessory Dwelling Units as a permitted use within the Urban Growth Areas and as a Conditional Use in the areas outside the UGAs.

GPO 3.22 Encourage and allow for mixed-use development and high-density development within the Cities and Urban Growth Areas.

GPO 3.23 Kittitas County shall support policies that increase and maintain the availability of affordable housing, throughout the County. Affordable housing definitions shall be consistent with the definition in state law.

GPO 3.24 Kittitas County shall employ a variety of strategies to increase and maintain the availability of affordable housing.

3.5. Kittitas County Housing Strategies

The goals, which have been developed to guide future housing development in Kittitas County can be achieved by adopting the previously stated policies and implementing the following strategies. These strategies include several recommended changes to the zoning code. These recommendations of change to the zoning code are consistent with the consideration of alternate land use designations currently being studied by Kittitas County. Specific references are not made to a particular zone at this time, since more than one land use designation system is being proposed. Instead the term “higher density zone” in the strategies refers to those residential

designations, which allow more than two units per acre. “Low density zones” in the strategies refer to residential designations which allow fewer than two units per acre. The strategies focus on the relationship of the zone to housing needs rather than recommending a particular land use designation alternative.

The numbers used in this section relate to the Goal and Policy numbering system in the previous section of the Housing Element.

Strategy 3.1 Identify lands within areas which are served by centralized water and sewer systems, paved streets, and have other public services provided to them which are suitable for multi-family uses or only single family uses and designate these areas for higher density residential use, including planned unit developments and clustered housing.

Strategy 3.2 Review the siting of proposed development to assure that it will not be incompatible with future higher density land use designations.

Strategy 3.3 Invest in the maintenance and expansion of water, sewer, streets, parks and fire protection services to adequate service levels in areas designated for higher density residential uses.

Strategy 3.4 Eliminate barriers to infill residential development in Urban Growth Areas and develop strategies.

Strategy 3.5 Provide for a range of housing types within Kittitas County.

Strategy 3.6 Include multi-family units in commercial zones.

Strategy 3.8 Use development regulations to assure quality in housing development and maintenance.

Strategy 3.9 Provide infrastructure to support higher density development in areas where it is designated.

Strategy 3.10 Enforce building and zoning codes in residential neighborhoods.

Strategy 3.11 Permit historic structures applications for federal and state funds to preserve them.

Strategy 3.12 Invest in the maintenance and expansion of centralized water and sewer systems in the Urban Growth Areas.

Strategy 3.13 Allow home occupations as a conditional use in all residential zones.

Strategy 3.14 Allow child care facilities as a conditional use in all residential zones.

Strategy 3.15 Eliminate requirements, which discourage use of innovative technology in residential development.

Strategy 3.16 Include resident participation in needs assessment processes, plan development, implementation and evaluation through public hearings, citizen committees, and timely notice of planning activities.

Strategy 3.17 Consider the potential costs to individual property owners and the potential to the whole population when developing goals, policies and procedures.

Strategy 3.18 Identify the residential zones in which group homes, foster homes, and other specialized care facilities are allowed in the zoning code, and define these terms.

Strategy 3.19 Allow a range of residential types in commercial zones.

Strategy 3.20 Eliminate barriers to using innovative technology in housing construction.

Strategy 3.21 Encourage the development of new and maintenance of existing affordable housing stock dispersed throughout Kittitas County through employment of a variety of strategies including but not limited to:

- 3.21(a) Approval of accessory dwelling units, cooperative housing and, within urban growth areas, mixed-use (commercial/ residential) developments.
- 3.21(b) Support the use of density bonuses for new housing developments that include at least 10% affordable housing within urban growth areas.
- 3.21(c) Support the use of subsidies and grants, such as Block Grants from HUD's Community Development Block Grant Program (CDBG), Hope VI program (supporting redevelopment of run-down structures as mixed-income developments) and the Home investment Partnership (HOME) (for re-development of community facilities for housing), for homebuyer and renter assistance and home-buying counseling, Housing Trust Fund, and low-income housing tax credits.
- 3.21(d) Support the use of non-profit community housing land trust that will own and lease land and/or structures to homeowners and guarantee permanent affordability of the homes in the event of resale.



Chapter 4. Transportation

4.1. Introduction

This chapter is organized into the following sections, which correspond to major issue areas identified throughout the comprehensive planning process. Each section contains proposed goals, policies, and implementation measures for consideration and inclusion in the final comprehensive plan:

- Inventory of Existing Facilities and Services
- Land Use, Environment and Economic Development
- Level of Service and Concurrency
- Finance
- Intergovernmental Coordination and Public Participation

The complete Long-Range Transportation Plan is maintained by the Kittitas County Department of Public Works. The Kittitas County Comprehensive Plan includes the Transportation Plan by reference. The Transportation Plan is adopted through a separate process than the annual amendment plan. Any changes made are adopted by reference to the Kittitas County Comprehensive Plan at adoption.

4.2. Description of the Existing Transportation System

Kittitas County's road system in the lower valley is roughly based on a one-mile grid system, which is intended to follow section lines or reasonable fractions of a section subdivision (i.e. quarter sections, 1/16th lines, etc.). The upper reaches of the county are mountainous and roads lend themselves more to terrain and other physical conditions than to survey features.

There are various categories of roads within Kittitas County that are administered and maintained by different agencies and property owners, including federal, state, county, city, and private.

- Federal roads include the interstate highway system and US Forest Service roads. These roads are administered by federal agencies.
- State roads include highways that are administered and maintained by the Washington State Department of Transportation and Department of Natural Resource roads, which provide direct access to state lands.
- County roads are officially adopted onto the Kittitas County Road system by the Board of County Commissioners and are also known as “on-system” roads. The county is responsible for maintenance and improvements to these roads.
- City roads are administered and maintained by the cities of Cle Elum, Ellensburg, Kittitas, Roslyn, and the Town of South Cle Elum.
- Private roads are usually created by developments. They are owned, controlled, and typically maintained by private property owners. Private roads can be dedicated to the public through a platting process or by being used by the public for over 10 years without being accepted as a part of the county road system by the Board of County Commissioners. These roads are known as public “off system” roads and cannot be gated or obstructed.

County Roads

The Long-Range Transportation Plan, adopted by reference, provides a summary of the county road log inventory of existing conditions for all county on-system roads. They are grouped according to functional classification and include mileage for each road and then a total for each classification. The “Urban” and “Rural” classifications refer to the federal urban area around Ellensburg. Also included in the Long-Range Transportation Plan is an inventory of existing conditions including pavement width, pavement type, a history of Average Daily Traffic (ADT) volumes, roadway capacity, and roadway level of service (LOS).

Changes to Road Inventory

Some of the existing county roads may be vacated or annexed in any given year. Road vacations take the mileage off the inventory through a public transfer of the property. Annexations of properties into city limits can involve transferring ownership and maintenance responsibilities of adjacent roads to a city. Road vacations and annexations remove road mileage from the county road log inventory.

Just as annexations and vacations remove roads from the inventory, construction of new county roads adds mileage to the inventory. New roads can be constructed either by County resources or as part of developments.

Other Transportation Modes

There are several alternative transportation modes utilized in Kittitas County other than driving passenger vehicles on roads. These transportation modes include rail, truck service, public transportation, air, and non-motorized systems. The Long-Range Transportation Plan that is

maintained by the Kittitas County Department of Public Works and adopted by reference provides a detailed description of these various modes. It describes:

- Rail service - available freight rail and potential passenger rail.
- Truck movements throughout the County.
- Public transportation options available – demand response services, shuttle bus services, and intercity services.
- Air transportation - provided at Bowers Field Airport, Cle Elum Municipal Airport, DeVere Field, and Easton State Airfield.
- Non-Motorized systems – pedestrian and bicycle services and recreational paths.

Transportation System Maintenance

Preserving and maintaining the public’s investment in transportation infrastructure is an important expenditure of public funds. Kittitas County prioritizes maintenance activities as follows: first priority is for emergencies, immediate action is taken to repair damage and correct problems as soon as they are reported; second priority is for items that are scheduled on a yearly basis, including but not limited to: crack sealing, preleveling, sealcoating, and roadway striping; and the third priority is for preventive maintenance activities that are scheduled on a seven-year maintenance cycle to keep the pavement conditions above a level that would require corrective maintenance or other major repairs.

4.3. Land Use, Environment and Economic Development

Many of the decisions related to transportation have an effect on land uses, the environment and economic development. Different land uses have different transportation needs and impacts. Transportation improvement projects need to address the environmental impacts of the proposed actions. Similarly, many economic development strategies include the need for transportation facilities. These areas are all inter-related and their relationships need to be recognized.

Land Use

The final comprehensive plan will contain a land use element with a land use plan and policies, which will need to be consistent with the transportation element. In the event that the land uses proposed cannot be supported by the existing transportation system and there are no identified means to fund the necessary improvements, there needs to be a mechanism in place to review both plans and either revise the land use plan or otherwise change the level of service standard or project priorities and funding in the transportation element. This needs to be an iterative process in which both plans are routinely reviewed for consistency and compatibility.

Presently, the transportation-related assumptions used in the alternative draft land use plans have been developed as part of the SEPA process.

Environment

Transportation decisions are not, and should not be, exempt from environmental review. Impacts to the natural and built environment need to be taken into consideration before any major transportation decisions are made. Most local transportation improvement projects are subject to state and federal environmental regulations as well as any local environmental laws that apply. County road projects (CRPs) routinely follow SEPA regulations unless they are specifically exempted under WAC 197-11-305, 800 through 880. Some large transportation improvement projects are also subject to NEPA -- the National Environmental Policy Act. Other environmental reviews are part of permitting for work over or adjacent to streams.

Economic Development

Transportation facilities are an important consideration to a business or industry making location decisions. The decision whether or not to locate in a particular jurisdiction can rest solely in the balance of access to transportation facilities. Businesses look at their need to get customers and supplies to their location with ease. Industrial developments need access to transportation facilities for shipping and receiving. Many local jurisdictions have to balance their desires to attract new businesses and industries against the obligation to provide transportation services.

4.4. Level of Service / Concurrency

Kittitas County measures level of service (LOS) for arterial roadways utilizing the Highway Capacity Manual (HCM) LOS methodology. The Highway Capacity Manual (HCM) method of measuring LOS is recognized as a national standard and is currently being utilized by other jurisdictions throughout the state and within Kittitas County including the Washington State Department of Transportation (WSDOT) and the City of Ellensburg.

4.5. Existing Deficiencies

The adopted LOS methodology and threshold determinations are stated in Section 4.8 Goals, Policies, and Objectives, specifically Level of Service (LOS) and Concurrency GPO 4.25 through GPO 4.33.

Twenty-Year Forecast

As the population grows within the county, the number of registered vehicles and drivers will also increase. Where those vehicles travel will depend, in large part, on where the drivers reside, shop and work. Determining the likely increases in traffic along transportation facilities is based on the land uses, which will be permitted and even encouraged in various parts of the county. The Long-Range Transportation Plan that is maintained by the Kittitas County Department of Public Works and adopted by reference indicates the twenty-year forecasted traffic growth and level of service impacts to the County's transportation system.

Planned Improvements

Six-Year Transportation Improvement Program

The County's Six-Year Transportation Improvement Program (TIP) is reviewed, updated, and adopted every year. Washington State Law requires counties to develop six-year transportation improvement programs as provided under RCW 36.81.121.

In addition to state laws, federal laws also dictate transportation improvements. It is our objective to meet as many of the needs of the traveling public: county residents, visitors, and service providers, in order to provide a safe and efficient transportation system while recognizing the fiscal realities of funding for construction and maintenance of the transportation system.

The Six-Year TIP is updated every year by the Department of Public Works and changes are made to reflect funding secured or shifts in priorities. The Annual Construction Program, adopted with the county's budget, provides an accurate picture of the first year of the TIP.

New Roads and Planned Extensions

The Transportation Plan has a list of proposed new roads or extensions, which have been identified through various planning processes to date.

4.6. Financing Transportation Improvements

Revenue Sources

Revenue sources change annually and are projected and included in the Six-Year Transportation Improvement Program and in the Long-Range Transportation Plan as it is updated. Both of these documents are adopted by reference and should be reviewed for the latest information on tax revenues, grants, and loans available for transportation system improvements. Revenue sources for all programmed improvements are listed in the Transportation Improvement Program and the Long-Range Transportation Plan to indicate that the plans are financially feasible and constrained.

4.7. Public Participation

Discussions and decisions related to transportation are not made without active consultation with the public. A variety of forums are used to solicit quality input from a broad cross-section of interests. The Long-Range Transportation Plan has been developed through an intergovernmental coordination process involving all Kittitas County jurisdictions and those agencies and individuals indicating interest in transportation issues including QUADCO Regional Transportation Planning Organization, Washington State Department of Transportation, local area transportation providers, and local citizens. The draft plan has been posted on Kittitas County's website for review and comment by the public from October 2005 through October 2006. Open Houses will be scheduled for further public input in early November, 2006 and a

Public Hearing will be scheduled mid-November, 2006 with the County Commissioners for final public involvement in this update process.

4.8. Goals, Policies and Objectives

Multi-Modal Transportation System, Arterial System, and System Maintenance

GPO 4.1 To develop and maintain a safe, efficient and environmentally sound multi-modal transportation system in accordance with local, state, and federal requirements.

GPO 4.2 Kittitas County shall promote a variety of transportation modes through the selection of transportation improvement projects and review of development proposals in the Urban Growth Areas, by considering alternative modes when reviewing development applications, incorporating multiple modes into transportation improvement projects, and by establishing development standards to support the use of alternative transportation modes.

GPO 4.3 To create a transportation system that provides reasonable circulation for all users throughout the County.

GPO 4.4 Kittitas County shall provide a transportation system that enhances the safety of the community and which maximizes the use of the existing road system by maintaining a system of arterials, collectors and local access roads that forms an interconnected network for vehicular circulation.

GPO 4.5 To provide all-weather, all-season use of the arterial system for the movement of goods and services.

GPO 4.6 Kittitas County shall strive to maintain an arterial system that can accommodate legal weights year-round by developing a program for identifying and prioritizing maintenance and reconstruction projects for roads, which are used primarily for freight and good movement.

GPO 4.7 To ensure an efficient regional system of arterials is functional, safe and consistent with regional priorities and comprehensive plans.

GPO 4.8 Kittitas County shall work with WSDOT, cities and neighboring counties to develop and maintain a system of arterials, collectors and local access roads that forms an interconnected network for the efficient movement of goods and people, by prioritizing arterials improvements and maintenance activities based on the function a facility serves, by providing for local vehicular access to arterials while minimizing conflicts with through traffic, and by participating in regional coordination efforts such as QuadCo RTPO.

GPO 4.9 To identify and encourage preservation of transportation corridors for future rights-of-way by identifying corridors to be preserved as part of the overall transportation plan, by requiring right-of-way dedication or easements as part of development approval, and by acquiring right-of-way for future needs through purchase from willing sellers.

GPO 4.10 Kittitas County will place the appropriate emphasis on maintenance activities in order to preserve the capital investment in the transportation system by dedicating maintenance funding through the annual budgeting process and by developing performance measures to demonstrate the cost savings associated with appropriately scheduled maintenance activities.

GPO 4.11 Encourage and initiate Road Improvement Districts and arterial road building projects with the capital facilities six-year plan to meet Concurrency requirements of anticipated growth.

GPO 4.12 Encourage a grid system in the UGAs where practical.

GPO 4.13 Kittitas County shall require new development that reduces County road LOS below the LOS standards to mitigate their impacts.

GPO 4.14A To recognize non-motorized travel as a viable transportation mode by developing a countywide non-motorized system plan and by improving and maintaining existing non-motorized facilities.

GPO 4.14B Encourage new development to provide for safe transportation alternatives.

GPO 4.15A To maintain a Non-Motorized Transportation System Plan that clearly reflects the direction for Kittitas County.

GPO 4.15B To work with other entities to identify viable options and projects for a connection of the John Wayne Pioneer Trail through, adjacent to, or around the City of Ellensburg.

GPO 4.15C Kittitas County discourages new public trail systems in farming areas.

GPO 4.15D To recognize air transport and airports as an important element.

GPO 4.15E Recognize public-use airports as essential public facilities.

GPO 4.15F Protect Kittitas County Airport (Bowers Field), Cle Elum Municipal, DeVere Field and Easton State airports from adjacent incompatible land uses and/or activities that could impact the present or future use of the airports as essential public facilities.

GPO 4.15G A notice to title or disclosure statement should be required for new or substantial redevelopment of lots, buildings, structures, and activities located adjacent to public-use airports. The notice should indicate that the property is located adjacent to the airport and may experience low overhead flights, odor, vibrations, noise and other similar aviation impacts.

GPO 4.14H Protect public-use airports from height hazards by developing a height overlay district that will prohibit buildings or structures from penetrating the Federal Aviation Regulations (FAR) Part 77 “Imaginary Surfaces.”

Land Use, Environment and Economic Development

GPO 4.16 To provide a transportation system that corresponds to and is consistent with patterns of land development in accordance with the adopted land use plans.

GPO 4.16A To adopt plans and regulations in compliance with RCW 36.70.547, or as amended thereafter, to protect airport operations.

GPO 4.17 Kittitas County shall ensure consistency between the land use and transportation plans through an iterative process for adjusting either or both plans by developing a process for reviewing plans for consistency and developing a policy for resolving inconsistencies or incompatibilities through an identification of needs and alternatives.

GPO 4.18 To ensure the transportation system can support new development and that new development finances all new construction and improvements that might be necessary.

GPO 4.19 Kittitas County shall evaluate the merits of a proposed land use action against the potential impacts on the transportation system by reviewing development proposals for potential impacts to the transportation system and requiring developments to identify and mitigate their transportation impacts through SEPA or other local regulatory actions.

GPO 4.20 To provide a transportation system that is safe, reliable and financially feasible while providing for the future needs of Kittitas County by evaluating system improvements with current and future needs in mind and by providing system improvements which reduce conflicts between passenger, freight, and agriculturally related transportation modes.

GPO 4.21 Kittitas County shall consider the environmental impacts of any proposed transportation decisions by proposing alternative transportation improvements which minimize environmental impacts, by complying with all application federal, state, and local environmental rules, and by integrating environmental review through the transportation decision making process.

GPO 4.22 To provide a transportation system, which supports economic growth and vitality by developing policies related to capital improvements to support economic development.

GPO 4.23 Kittitas County shall develop and maintain a transportation system, which provides access to and from centers identified in the comprehensive plans.

GPO 4.24 Kittitas County shall consider the traffic volumes, type of use, adjacent land uses, and maintenance costs before approving any new county-maintained gravel roads.

Level of Service (LOS) and Concurrency

GPO 4.25 To implement LOS standards that evaluates the adequacy of transportation facilities, which are measurable, understandable, and appropriate to the services and/or facilities being considered under local conditions.

GPO 4.26 Kittitas County shall utilize the Highway Capacity Manual (HCM) methodology to measure the effectiveness of the arterial system at arterial intersections by evaluating all arterial/arterial intersections (including state highways) to identify existing service levels and by developing a transportation model to evaluate the impacts of future land use alternatives on arterial/arterial intersections. Intersections, which fall below level of service “C” in rural areas and “D” in federal urban areas, shall be considered deficient.

GPO 4.27 To ensure that necessary transportation facilities and services to maintain adopted level of service standards are available when the impacts of development occur.

GPO 4.28 Kittitas County shall develop and implement a concurrency management system, which identifies existing deficiencies, funded improvements, and system capacity balances.

GPO 4.29 To develop a LOS standard that corresponds to land development goals and policies as expressed in the overall Comprehensive Plan for Kittitas County.

GPO 4.30 To encourage land use development patterns and support technology infrastructure, which reduce the demand for increased capacity on roadways.

GPO 4.31 Reserved

GPO 4.32 To develop a variety of performance measurements to evaluate the transportation system and prioritize improvements.

GPO 4.33 Kittitas County shall establish appropriate performance measures by developing and implementing a Pavement Management System (PMS) to measure pavement conditions and to prioritize maintenance or improvement projects, and by developing and implementing a Safety Management System (SMS) to identify potentially hazardous locations and to prioritize mitigation measures.

Financing Transportation Improvements

GPO 4.34 To maximize local funds by pursuing outside funding sources for transportation improvement projects.

GPO 4.35 Kittitas County shall pursue grant funding for appropriate transportation improvement projects by identifying possible funding sources for specific transportation improvement projects, by submitting grant applications to the appropriate reviewing agencies during the grant cycle, by developing grant proposals with realistic cost estimates and by following-up on grant applications denials to seek advice to become more competitive.

GPO 4.36 To consider all local revenue options for financing transportation improvements by evaluating the potential revenues against the political costs of imposing additional taxes and by seeking advice from other local agencies who have successfully implemented optional revenues.

GPO 4.37 To maximize benefits from expenditures of transportation funds

GPO 4.38 Kittitas County shall seek partnerships with other public or private agents when mutual benefits and significant cost savings are anticipated as a result of a coordinated transportation improvement project by coordinating transportation improvement projects with other jurisdictions, utilities and adjacent property owners to maximize benefits while minimizing costs.

GPO 4.39 To reduce administrative costs associated with transportation improvements

GPO 4.40 Kittitas County shall encourage efforts to reduce the costs associated with administration of transportation improvement projects by identifying opportunities to consolidate

or coordinate administration responsibilities throughout a transportation improvement project as well as provide training on grant accounting and project administration.

GPO 4.41 To fund transportation improvement projects which meet the identified needs of the community.

GPO 4.42 Kittitas County shall prioritize transportation improvement projects without identified funding sources based on community needs.

GPO 4.43 Reserved.

GPO 4.44 Reserved.

Intergovernmental Coordination and Public Participation

GPO 4.45 To identify, review and resolve interjurisdictional transportation concerns within or affecting Kittitas County

GPO 4.46 Kittitas County shall coordinate transportation planning, construction and maintenance efforts with all affected agencies by developing joint transportation standards for UGAs with the adjoining city or town, by identifying stakeholders and including them in the decision-making process and jointly develop a process for resolving conflicts between jurisdictions.

GPO 4.47 To ensure coordination among federal, state, regional, and local transportation agencies related to laws, policies and plans in order to seek consistency and ensure compatibility with regional priorities.

GPO 4.48 Kittitas County shall actively participate on selected state, regional and local transportation committees by encouraging County representation on state, regional and local transportation committees, by actively participating in coordination efforts, and by reviewing County plans and policies for consistency with other plans and policies within the region.

GPO 4.49 Provide a variety of opportunities for public input on transportation decisions from a representative cross section of the community.

GPO 4.50 Kittitas County shall promote public information and communication with businesses, organizations, and individual citizens as part of the transportation planning and decision-making process by exploring innovative means to promote public dialog on transportation issue, and by encouraging meaningful public input throughout the decision-making process.

GPO 4.51 Kittitas County shall recognize the grandfathered rights of private landowners to use roads built on public lands under federal statute RS 2477.

GPO 4.52 To ensure concurrency of transportation planning and infrastructure in areas of high settlement patterns, Kittitas County will establish a formal bi-annual review process for levels of service (LOS) and land use settlement patterns.



Chapter 5. Capital Facilities Plan

5.1. Introduction

Purpose of the CFP and CIP

The purpose of the Capital Facilities Plan (CFP) is to plan for adequate public facilities within the County's financial capability. The CFP provides the framework for this planning effort and adopts by reference a six-year list of proposed projects and financing plan called the Kittitas County's Capital Improvement Program (CIP). Projects proposed in the CIP are public facility improvements needed to shape and maintain our quality of life. All of the public facility improvements identified in the CIP 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.

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.

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 identifies the thresholds of growth when new and expanded public facilities will be needed, and indicates the County's priority system for constructing the identified public facilities. Although some public facilities are provided by government agencies or private entities other than the County, the County is responsible to show that these services are available.

Identified improvements to public facilities that are owned or operated by Kittitas County shall also be included in the County's annual budget. Any identified public facility improvements 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 the CIP. This includes considering a city's comprehensive plan when evaluating proposed improvements that affect that city's Urban Growth Area.

CFP Update Process

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

5.2. Capital Project Selection Procedures

Levels of Service Standards

The County's levels of service standards for public facilities 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. Parks and Recreation	Regional parks	5 acres per 1,000 pop.
3. Solid Waste Disposal	Solid Waste	4.0 lbs. per capita per day

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

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 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, lowering its levels of service below the standard, then preliminary development approval shall not be granted unless improvements or strategies are made concurrent with the development that will maintain the levels of service standards (see Section 5.7 Definitions for the definition of concurrency). All other types of public facilities with level of service standards listed above do not have the specific concurrency requirement that transportation facilities have, but they do require the provision of adequate public facilities as a condition of project approval.

Project Criteria Other Than Levels of Service Standards

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

- Facility repairs.
- Remodel.
- Renovation.
- Replacement of obsolete or worn out structures.
- Improvements that do not reduce financing for other improvements needed to achieve or maintain the standards for levels of service.

- 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.

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

Table 5.2.2
Kittitas County Population Allocation for 2025 (high forecast)

<i>Jurisdiction</i>	<i>% of Total</i>	<i>Population Allocation</i>	<i>Reserve Population Allocation</i>	<i>Total</i>
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.

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.

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.

Prioritizing Public Facility Projects

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

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

5.3. Financing

Funding Sources for Public Facility Projects

Identifying funding sources for public facility projects is critical to the success of the Kittitas County’s Capital Improvement Program (CIP). It requires coordination among County Departments and a thorough understanding of the fiscal capacity of the County to finance these facilities.

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

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

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

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

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

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

When Funding is Unavailable

If revenues that require voter approval in a local referendum that has not been held or is held and is not successful, the CIP 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 public facilities;
- A combination of the above alternatives.

The County shall require all development permits that require public facility improvements to have secured financing for these improvements as a condition of final approval.

Maintenance Financing

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

5.4. Six-Year Plan

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

The six-year plan is reviewed and updated annually in conjunction with the annual budget process for corrections, updates, and modifications concerning costs, revenue sources, identified public facilities, and schedule. Each update to the six-year plan in the CIP is adopted by reference.

5.5. Existing Facility Inventory

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

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

5.6. Goals, Policies, and Objectives

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

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

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

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

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

- a. Reconstruction, rehabilitation, remodeling, renovation, or replacement of obsolete or worn out facilities that contribute to achieving or maintaining standards for levels of service adopted in this Comprehensive Plan.
- b. New or expanded facilities that reduce or eliminate deficiencies in levels of service for existing demand. Expenditures in this priority category include equipment, furnishings, and other improvements necessary for the completion of a public facility (i.e., recreational facilities and park sites).
- c. New public facilities, and improvements to existing public facilities, that eliminate public hazards if such hazards were not otherwise eliminated by facility improvements prioritized according to Policies a or b, above.
- d. New or expanded facilities that provide the adopted levels of service for new development and redevelopment during the next six fiscal years, as updated by the annual review of this Capital Facilities Plan. The County may acquire land or right-of-way in advance of the need to develop a facility for new development. The location of facilities constructed pursuant to this Policy shall conform to the Land Use Element, and specific project locations shall serve projected growth areas within the allowable land use categories. In the event that the planned capacity of public facilities is insufficient to serve all applicants for development permits, the capital improvements shall be scheduled to serve the following priority order:
 1. Previously approved permits for redevelopment.
 2. Previously approved permits for new development.
 3. New permits for redevelopment.
 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 5.8 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 shall be required to pay its fair share of the capital improvements needed to address the impact of such development, and may pay a portion of the cost of the replacement of obsolete or worn out facilities. Upon completion of construction, "future" development becomes "existing" development, and shall contribute to paying the costs of the replacement of obsolete or worn out facilities.
- b. Future development's payments may take the form of, but are not limited to, voluntary contributions for the benefit of any public facility, impact fees, mitigation payments, capacity fees, dedications of land, provision of public facilities, and future payments of user fees, charges for services, special assessments and taxes. Future development shall not pay fees for the portion of any public facility that reduces or eliminates existing deficiencies.

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

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

- a. Capital improvements financed by County enterprise funds (i.e., solid waste) shall be financed by:
 1. Debt to be repaid by user fees and charges and/or connection or capacity fees for enterprise services.
 2. Current assets (i.e., reserves, equity or surpluses, and current revenue, including grants, loans, donations and interlocal agreements).
 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).
 2. The excess capacity provides economies of scale making it less expensive than a comparable amount of capacity if acquired at a later date.
 3. The asset acquired is land that is environmentally sensitive, or designated by the County as necessary for conservation, or recreation.
 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.
- 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 GPO5.21.
 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.
- f. Assurance that the environmental and public health and safety are protected.

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

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

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

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

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

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

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

GPO 5.36 Provide adequate public facilities to urban growth areas.

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

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

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

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

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

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

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

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

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

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

5.7. 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



Chapter 6. Utilities

6.1. Introduction

The Kittitas County Comprehensive Plan utilities element shall, at minimum, consist of the general location, proposed location, and capacity of all existing and proposed utilities, including but limited to, electrical lines, telecommunication lines and natural gas lines. Existing and updated maps of all utilities in Kittitas County are maintained by the County Geographic Information Systems (GIS) to meet the requirements of the Utilities Element as outlined in RCW 36.70A.070.

Glossary of Terms

Utilities-means the supply, treatment and distribution, as appropriate, of domestic and irrigation water, sewage, storm water, natural gas, electricity, telephone, cable television, microwave transmissions and streets. Such utilities consist of both the service activity along with the physical facilities necessary for the utilities to be supplies. Utilities are supplied by a combination of general purpose local governments as well as private and community based organizations.

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

Regulatory Authority: The primary regulatory agency for most utilities in Washington State is the Washington Utilities and Transportation Commission (WUTC), a state agency. The WUTC ensures that safe and reliable service is provided to customers at reasonable rates. The Commission regulates the rates and charges, services, facilities, and practices of most of Washington's investor-owned gas, electric and telecommunication utilities. As defined by the

WUTC, some utilities are considered a critical service, namely electricity and standard telephone, and must be provided "upon demand". In order to fulfill public service obligations, these utility providers must plan to extend or add to their facilities when needed. On the other hand, natural gas is not considered a necessity, but rather a utility of convenience. All utilities regulated by the WUTC are prohibited from passing the cost of new construction onto the existing rate base.

Federal agencies also play a role in regulating some of these utilities. For example, the Federal Communications Commission (FCC) regulates telecommunications. In addition, the Federal Energy Regulatory Commission (FERC), an independent commission with the U.S. Department of Energy, sets rates and charges for the transportation and sale of natural gas, and for the transportation of oil by pipeline, for the transmission and sale of electricity, and the licensing of hydroelectric power projects.

Local government, too, has a role in regulation for certain utilities, such as franchise agreements. However, the effort behind meeting Growth Management Act requirements is not primarily regulatory; rather it is to promote coordination and cooperation between jurisdictions and utility providers.

Virtually all land uses require one or more of the utilities discussed in this Chapter. Local land use decisions drive the need for new or expanded utility facilities. In other words, utilities follow growth. Expansion of the utility systems is a function of the demand for reliable service that people, their land uses, and activities place on the systems.

Participation

Kittitas County recognizes the vast array of utilities provided by various companies and government agencies. Utilities provided include electricity, natural gas, standard telephone, cellular telephone, cable, and irrigation purveyors. Existing and updated maps of utilities in Kittitas County are maintained by the County Geographic Information Systems (GIS) to meet the requirements of the Utilities Element as outlined in state law. In addition Capital Facilities Plans of utility providers available in Kittitas County is hereby adopted by reference to meet the requirements of identifying proposed facilities.

6.2. Goals, Policies, and Objectives

GPO 6.1 The county should promote the joint use of transportation rights-of-way and other utility corridors consistent with the underlying private property rights and easement limitations.

GPO 6.2 Appropriately place utility facilities within public rights-of-way.

GPO 6.3 The Kittitas County's plan for utility facilities will be formulated, interpreted and applied in a manner consistent with and complimentary to the serving utility's public service obligations.

GPO 6.4 The county should maintain current information on the existing and proposed facilities of utilities.

GPO 6.5 On an annual basis, provide all private utility companies copies of the Kittitas County revised 6-Year Capital Facilities Plan, particularly the schedule of proposed road and public utility construction projects so that the companies may coordinate construction, maintenance, and other needs in an efficient manner.

GPO 6.6 Expansion and improvement of utility systems should be recognized primarily as the responsibility of the utility providing the corresponding service.

GPO 6.7 Decisions made by Kittitas County regarding utility facilities will be made in a manner consistent with and complementary to regional demands and resources.

GPO 6.8 Additions to and improvements of utilities facilities will be allowed to occur at a time and in a manner sufficient to serve growth.

GPO 6.9 Process permits and approvals for all utility facilities in a fair and timely manner, and in accordance with development regulations that ensure predictability and project concurrency.

GPO 6.10 Community input should be solicited prior to county approval of utility facilities, which may significantly impact the surrounding community.

GPO 6.11 Planning by Kittitas County for utility facilities development will be coordinated with planning by other jurisdictions for utility facility development.

GPO 6.12 The County should coordinate with the cities and towns throughout the county on utility planning.

GPO 6.13 The County should coordinate with utility providers.

GPO 6.14 The County shall coordinate the formulation and periodic update of the utility element and relevant implementing development regulations with adjacent jurisdictions.

GPO 6.16 The County shall coordinate, and seek to cooperate with, other jurisdictions in the implementations of multi-jurisdictional utility facility additional and improvements. Such coordination and cooperation should include efforts to coordinate the procedures for making specific land use decisions to achieve consistency in timing inter-jurisdictional coordination in the planning and provisions of utilities.

GPO 6.17 Provide timely and effective notice to utilities of the construction, maintenance or repair of streets, roads, highways or other facilities, and coordinate such work with the serving utilities to ensure that utility needs are appropriately considered.

GPO 6.18 Decisions made regarding utility facilities should be consistent with and complementary to regional demand and resources and should reinforce an interconnected regional distribution network.

GPO 6.19 Within the urban growth areas, development of less than one acre in size would not be required under County ordinances to provide water systems to the properties for irrigation system water.

GPO 6.20 Trespass on utility easements shall be discouraged, and any other easement rights shall be acquired under normal lawful procedures.

GPO 6.21 Avoid, where possible, routing major electric transmission lines above 55 kV through urban areas.

GPO 6.22 To review the placement and appropriateness of utilities

GPO 6.23 Kittitas County reserves the right to review all applications for utilities placed within or through the County for consistency with local policies, laws, custom and culture

GPO 6.24 To reduce the risk of accidents caused by hazardous liquid pipelines, natural gas lines, sewer lines and other potential hazardous materials, which are conveyed both above and below ground.

GPO 6.25 Kittitas County will address hazardous liquid pipelines, natural gas lines, sewer lines and other potentially hazardous materials through the County's development regulations. The development regulations shall include the specific addition or restriction of these and associated uses as well as the possible adoption of performance standards for siting, maintenance, and monitoring. These performance standards should include best management practices.

GPO 6.26 Kittitas County recognizes reclamation irrigation districts within Kittitas County as utilities. Kittitas County also recognizes smaller private and cooperative irrigation water providers, including but not limited to:

- Westside Irrigation Company
- Taneum Ditch Company
- Bull Ditch Company

GPO 6.27 Kittitas County recognizes that some county easements and rights-of-way provide current and historic water conveyance. Kittitas County also recognizes the damage done to roadways by some of these conveyances. Kittitas County will allow current conveyances where properly maintained and operated but will assume no liability or responsibility for delivery of irrigation water, including maintenance of ditches, unless conducive to good roadside management practices. New irrigation conveyances may be installed within the county easement or right-of-way, but must be separated from the county roadside ditch.

GPO 6.28 It is the position of Kittitas County that it is inappropriate for utilities to over or underbuild other utilities. A specific example of such requirements may be found in RCW 35A.14.900 and other state law.

GPO 6.29 Kittitas County encourages the extension of utilities to major industrial developments, as referenced in Chapter Two, Section 2.5 Major Industrial Developments.

GPO 6.30 Utilities may be extended to serve a Master Planned Resort or Fully Contained Community, which is approved pursuant to County Comprehensive Plan policies and development regulations, so long as all costs associated with utility and service extension and capacity increases directly attributable to the MPR or Fully Contained Community are fully borne

by the resort or community. To the extent state law (including without limitations a tariff filed with the Washington Utilities and Transportation Commission (WUTC) requires contrary cost allocations, such state law shall control.

GPO 6.31 Capital Facilities and Utilities may be sited, constructed, and operated by outside public service providers (or sited, constructed, and/or operated jointly with a Master Planned Resort (MPR), limited area of more intensive rural development (LAMIRD), or Fully Contained Community to the extent elsewhere permitted), on property located outside of an urban growth area if such facilities and utilities are located within the boundaries of such resort or community which is approved pursuant to County Comprehensive Plan policies and development regulations.

GPO 6.32 Electric and natural gas transmission and distribution facilities may be sited within and through areas of Kittitas County both inside and outside of municipal boundaries, UGA's, Master Planned Resorts, LAMIRDS, and Fully Contained Communities, including to and through rural areas of Kittitas County.

GPO 6.33 Encourage joint electric utility construction standards for all electrical infrastructure constructed in the UGA. In the interim, Puget Sound Energy and the Kittitas County Public Utility District will allow the City of Ellensburg to review any new construction in the UGA.

GPO 6.34 Wind Farms may only be located in areas designated as Wind Farm Resource overlay districts in the Comprehensive Plan unless they meet the criteria as may be developed under GPO6.35. Such Wind Farm Resource overlay districts need not be designated as Major Industrial Developments under Chapter 2.5 of the Comprehensive Plan.

GPO 6.35 As allowed in GPO 2.10b and GPO 2.10c, develop a study area encompassing the entire county to establish criteria and design standards for the siting of wind farms outside the process outlined in GPO 6.34. Criteria should include but not be limited to:

- Location relative to residential development
- Location relative to visual impacts
- Location relative to audible impacts
- Issues pertaining habitat and avian impacts

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



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

7.1. Introduction

Overview

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

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

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

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

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

features, which are not found together in any other community in the State of Washington. The challenges of planning for this community are truly unique.

In order to assure the preservation of the scenic beauty, environment and the long success of Snoqualmie Pass as a quality resort and year-round community, the plans of private individuals, large landowners, and public agencies need to be coordinated through an overall plan for the community.

Community Planning History

In March of 1990 a "town hall" meeting was held at the Pass with officials of Kittitas County at which residents and property owners expressed concerns on issues ranging from road standards and maintenance to police and fire protection. At the urging of the Kittitas County Commissioners, and with the assistance of the County planning staff, the Snoqualmie Pass Planning Advisory Council (now known as the Snoqualmie Pass Advisory Council, or SNOPAC) was formed and conducted its first official meeting in April 1990. A substantial portion of the planning area lies within King County, and appropriate officials from both counties monitored and supported SNOPAC's efforts.

Members of SNOPAC devoted over 4,000 hours meeting the challenge of creating the first Comprehensive Plan for Snoqualmie Pass. This plan, the Snoqualmie Pass Comprehensive Plan, was completed in 1993 and subsequently adopted by Kittitas and King Counties as Sub-Area Plan (in July, 1996) and Rural Town (1997), respectively, within their comprehensive plans.

Other significant planning activities undertaken since the adoption of that first comprehensive plan include:

- 1) The US Forest Service preparation and adoption of the Snoqualmie Pass Adaptive Management Area Plan which establishes standards and guidelines for all activities occurring on Forest Service lands within the Adaptive Management Area (AMA).
- 2) Mountains to Sound Greenway Trust's successful achievement of a National Scenic Byway designation (in 1998) to help conserve the scenic forested corridor along 1-90 from Seattle to Cle Elum.
- 3) Ski Lifts, Inc. (Booth Creek Ski Holdings, Inc.) acquisition of all public ski operations at the Pass, and the subsequent development of an overall Master Plan for the ski areas.

The Current Planning Process

This updated Comprehensive Plan is the community's second phase of planning. It is the result of thousands of hours of volunteer work invested by the community (through countless SNOPAC committee meetings, community open houses, general meetings, and consultant reports and meetings) to review the growth and activities at the Pass over the past ten years, identify current and future growth-related issues, and adapt the first comprehensive plan to meet the challenges and needs of future growth.

Originally made up primarily of local residents and recreational homeowners, business operators and development interests, SNOPAC has expanded to include representatives of local, state and federal agencies, private commercial forest landowners, and mountain recreation and conservation organizations. SNOPAC embodies the public planning process encouraged by Washington’s Growth Management Act.

As an unincorporated area at the edges of two different counties, the Pass community is rather distant from the seat of their local government. However, the community has come together, through SNOPAC, to complete this update to the Snoqualmie Pass Comprehensive Plan.

The Planning Area

The study area encompasses approximately 26 square miles on both sides of Snoqualmie Pass in the Cascade Mountains. Approximately 65% of the study area is within Kittitas County, with the remainder in King County. Nearly sixteen square miles is publicly owned by the United States Forest Service lying within both the Mt. Baker/Snoqualmie National Forest and the Wenatchee National Forest. An additional five square miles is owned by the Plum Creek Timber Company. The remaining five square miles is under other private ownerships ranging in parcel size from small single-family lots to over 500 acres.

Much of the study area is mountainous and not subject to the usual development pressures which typically foster community planning efforts. However, the scenic grandeur and recreational opportunities afforded by these lands are integral to the total environment and character of the Snoqualmie Pass community and therefore were included within the planning area boundaries.

Mountainous topography is the primary determinant, which provides focus on the areas where development potential exists and where detailed planning is necessary. The valley which constitutes the pass through which Interstate 90 traverses the Cascades, together with Alpentel and Gold Creek valleys, comprise the area where residential and commercial development has historically occurred and which holds the most potential for future growth.

To aid in understanding the particular amenities and constraints on various portions of the planning area, it has been divided for ease of reference into five subareas. Although particular elements of the comprehensive plan are presented in this subarea format, they should be viewed as integral parts of the entire Snoqualmie Pass Comprehensive Plan.

Summary

Snoqualmie Pass is a year-round alpine community encompassing Snoqualmie Pass summit and the residential, commercial, recreational and open space areas both east and west of the summit, including Alpentel, Gold Creek Valley, Denny Creek and Hyak. The area is a unified community of integrated uses and services which should provide for the recreational, cultural and service needs of its owners, residents and numerous recreational visitors.

The community seeks to preserve the natural features and recreational amenities, which contribute to its alpine environment and enhance the fabric and character of the community while planning for growth and development.

The community strongly desires to maintain and improve existing planning guidelines within the identified community boundary, and to develop standards for growth and development in its alpine environment, which will ensure a community which is aesthetically and environmentally compatible with its mountain setting while meeting the needs of its residents, businesses and visitors.

Although unincorporated, the stakeholders at Snoqualmie Pass are shaping the future of their community through stewardship of the goals and recommendations set forth in their planning efforts. The community continues to make the effort to participate with, negotiate with, and remind those public agencies, private companies, or individuals who have the jurisdiction, authority or responsibility, to implement those actions that will achieve the goals of the community's plan.

7.2. Subarea Descriptions

Subarea "A"

Location and General Description

The four square mile Alpentel subarea is the northern most portion of the study area and lies entirely within King County. The valley is relatively narrow and encompasses the upper most portions of the South Fork of the Snoqualmie River. Small parts of the eastern and western portions of the subarea are within the Alpine Lakes Wilderness boundary. The southern boundary of Subarea A is formed by Interstate 90 and Snoqualmie Summit.

Natural Features

The Alpentel valley is narrow with steep side slopes rising to some of the higher and most scenic mountain peaks in the Pass area, including Snoqualmie Mountain at 6,278 feet, Denny Mountain at 5,519, and the landmark Guye Peak at 5,168. The South Fork of the Snoqualmie River traverses the valley floor and is joined near the valley entrance by Commonwealth Creek, which flows from the north. Due to steep slope gradients and unstable geologic conditions, some areas along the east and west valley walls are subject to rock slides. In winter, many of the same upper slopes are also vulnerable to avalanches.

Existing Land Use and Ownership

Approximately 75% of the subarea is National Forest System Land within the Mt. Baker - Snoqualmie National Forest. Approximately 750 acres of this land is granted a Special Use Permit for use as the Alpentel downhill ski area. The base of the ski area, including two day lodges and other support services, is on private land.

Most of the private land occurs at or near the valley floor in the southeast quadrant of the subarea. An exception is a large, steep linear parcel of undeveloped private land east of the base of the ski

area, which runs perpendicular to the slope up to Cave Ridge, which is subject to slides and avalanches.

Other land uses on private properties include condominiums, single family subdivisions and two private ski/outdoor clubs. Other private parcels west of Alpental Road and east of the subdivisions are undeveloped and are of limited development potential because of steep slopes and slide potential.

Access and Utilities

The Alpental valley is accessible from the west at Exit 52 (West Summit) of Interstate 90. Alpental Road is a two lane roadway, which follows the valley floor for approximately one mile to the base of the ski area, providing access to the Alpental subdivisions and condominiums. Individual lots are accessed by private, two lane roads within each subdivision.

Sewer service is provided to the Alpental area by the Snoqualmie Pass Sewer and Water District. Water service is provided by a private purveyor. However the system is integrated with the District's system. Telephone, cable television and electricity are provided by private utilities.

Development Constraints

Steep slopes, geologic conditions, Commonwealth Creek and the South Fork of the Snoqualmie River combine to present severe environmental constraints on development of much of the remaining undeveloped land.

Subarea "B"

Location and General Description

After leaving the Alpental valley, the South Fork of the Snoqualmie River turns southwest and flows down the valley, which forms the western approach to Snoqualmie Pass. This valley and the adjacent slopes comprise Subarea B, Denny Creek.

Like Alpental, the Denny Creek subarea lies totally within King County. The valley is dominated by Interstate 90, the separated east-bound and west-bound lanes of which virtually form the boundaries of the valley.

The valley is topographically isolated from the rest of the Snoqualmie Pass planning area, but is nonetheless connected by history, I-90, and recreational opportunities.

Natural Features

The South Fork is the dominate natural feature of the subarea. The river is joined by Denny Creek, flowing from the west, Rockdale Creek which flows from the east and Olallie Creek which enters the river near the southern subarea boundary. Franklin Falls, on the South Fork, is an attractive and popular natural feature.

The valley is heavily treed with a variety of evergreen species and associated understory vegetation. The vegetative cover effectively obscures the visual presence of the freeway for most of the valley.

Existing Land Use and Ownership

With approximately 3 square miles of land area, Denny Creek is the smallest of the five sub-units in the study area. About two thirds of the land is National Forest System Land, and the right-of-way for Interstate 90 also represents a large, lineal land ownership. The Forest Service operates and maintains the Denny Creek Campground, which contains 64 tent and trailer camp sites. There are private cabins on Forest System Land across the river from the campground.

Private land holdings range in size from less than one acre to about 80 acres. Several houses and cabins provide both permanent and seasonal residences.

Access and Utilities

Access to Denny Creek is available from the south from Exit 47 of Interstate 90. This road provides primary access to the Denny Creek Campground and is a two-lane paved roadway from Exit 47 to the campground. Beyond the campground, the road narrows and the surface becomes variable. This portion of the roadway is on the route of the first permanent roadway over the pass, which was dedicated in 1915. Along this route are remnants of the old cross-pass wagon road dating from the 1880's. This winding road connects to the north near Alpentel Road and Exit 52.

Sewer and water services are not provided to the Denny Creek area. Individual septic systems and wells serve the area. Telephone and electricity are provided to most dwellings.

Development Constraints

The small amount of private lands which exist in this subarea would not justify the expense of extending sewer and water service to the area. The absence of these utilities present a development constraint, which will preclude the development of small lot subdivisions. The primary zoning of this area (Forest Production) also limits development potential.

Subarea "C"

Location and General Description

Subarea C is the center of the planning area, both geographically and economically. The Summit is the most recognized part of the sub-area, and its highly visible ski slopes and tourist services are visited by over 500,000 people each year.

The subarea is separated topographically into two parts by a ridge that runs in a north-south direction. The west side of the ridge, which is essentially undeveloped, descends toward the east bound lanes of Interstate 90 as they climb toward the summit. East of the ridge, ski slopes descend to the base at Highway 906, the frontage road which parallels Interstate 90. East of the freeway, at this point, is the residential area of Yellowstone Road.

The ridge line is also the approximate location of the boundary line between King and Kittitas counties. Most of the developed residential portions of the summit area lie within Kittitas County. Commercial development is about evenly divided between the two counties.

Natural Features

The above described ridge is the dominant physical feature in the subarea. There are a number of small lakes on the west side of the ridge and the western slope supports evergreen forest cover, while the eastern slope has been cleared and groomed for downhill ski use. Hyak Creek flows down the eastern slope and forms the southern boundary of the planning area.

The Summit area provides views of many of the high mountain peaks to the north and east.

Existing Land Use and Ownership

Roughly 50% of this subarea is Forest Service Land, 20% is owned by Plum Creek Timber Company and the remaining 30% by other private owners. Private ownership ranges in size from individual lots to several hundred acres. A large percentage of the Forest Service land is used for downhill ski facilities and supporting services.

Downhill skiing is the predominant land use. Summit West and Summit Central ski areas combine to provide an area of groomed slopes, which is nearly two miles wide. More than thirty ski schools operate from the base of the ski slopes. The Mountaineers have about 80 acres between Summit West and Central with a lodge and ski slope.

The area at the base of Summit West has for decades been the primary activity center at the pass, for both skiers and travelers crossing the Pass. Restaurants, a motel, a gas station and convenience stores operate year round. Other services are offered at the day lodges near the base of the ski slopes during ski season.

The volunteer fire department and the sewer and water district offices are located at the summit, as are a church, public rest rooms and a small Forest Service visitors information center.

Four subdivisions have been platted west of the freeway in this subarea. Conifer Estates, which lies between Highway 906 and Interstate 90, Snoqualmie Summit Village, Ski Acres Estates and Village at the Summit. The Nordic ski/mountain biking day lodge is located at on a Ski Acres Estates lot and Edelweiss Chalet condominiums is adjacent to the northwest end of the Ski Acres Estate plat.

East of Interstate 90 in the Yellowstone Road area there are 23 platted lots and 56 other parcels which have been subdivided for residential use. There are presently 21 dwellings in this area plus 12 cabins located on Forest Service Land under special use permits.

Access and Utilities

Eastbound traffic on Interstate 90 can access the summit at Exit 52 or Exit 53. Westbound traffic can exit at Exit 53 or access the area via SR906 from Exit 54. (Prior to the opening of Interstate 90, SR906 was part of U.S. Highway 10, or the Sunset Highway, which was the primary route

over the pass from the 1930's through the 1960's.) SR906 remains the arterial connector, which links all areas of the pass and is accessible from all three Interstate 90 interchanges. At the summit, between Exits 52 and 53, the roadway is two lanes with extremely wide shoulders on each side. Near Exit 53, the shoulders become narrow with some open roadside drainage.

The area is provided sewer and water by the Snoqualmie Pass Sewer and Water District. Electricity, telephone and cable television are provided by private purveyors.

Development Constraints

Hyak Creek and two other unnamed creeks, which flow from the ski slopes, together with Coal Creek, which flows through the Yellowstone Road area, present development constraints. Wetlands and other sensitive areas associated with the streams must also be identified and protected as development occurs.

Subarea "D"

Location and General Description

Subarea D is the most eastern portion of the planning area. Gold Creek Valley begins at the head of Keechelus Lake and stretches to the northeast, over seven miles, to Chikamin Ridge. The upper reaches of the valley (outside of this subarea) are within the Alpine Lakes Wilderness. The eastern boundary of the subarea coincides with the Wilderness boundary.

Nearly three lineal miles of the valley are included in the subarea, which encompasses about 6.5 square miles. The valley floor is wide and flat at its entrance and tapers gradually to the study area boundary, beyond which the valley becomes narrow and rugged. Steep slopes rim both sides of the valley.

Interstate 90 crosses perpendicular to the valley and separates the valley from Keechelus Lake and the Summit area.

Natural Features

The valley offers some of the most spectacular scenery in the Pass area including Rampart Ridge, Chikamin Peak and Kendall Peak.

Gold Creek flows year around into Keechelus Lake. In the flatter portions of the valley floor, the creek bed becomes broad and, in dry summer months, part of the creek flows under ground. The lower reaches of the creek are a designated flood plain in the Kittitas County Comprehensive Plan.

There are extensive wetlands near the valley entrance. Some are associated with Gold Creek and others with Mardee Lake and Coal Creek.

Existing Land Use and Ownership

Three square miles within this subarea is Forest Service Land. Nearly two square miles are held by Plum Creek Timber Company, including the northwest corner and south of the subarea, which are steep slopes outside the valley floor. The remaining properties are privately owned primarily in five individual holdings. Most of the privately owned land is within the floor of the valley.

The valley is only sparsely developed, even though most of the private properties have been granted preliminary or final approval for either residential or commercial developments.

The U.S. Forest Service has improved the area around Gold Creek Pond, providing trails, landscaping, picnic areas, parking and rest rooms. This should increase the use of this valuable recreational area by tourists and local residents alike.

Access and Utilities

The Gold Creek Valley has access from SR906 and Interstate 90 at Exit 54. The underpass at this interchange allows access between the valley and other areas of the Pass. A paved frontage road parallels the freeway and intersects with a gravel Forest Service road which leads up the valley to Gold Creek Pond and private cabins. This road is the primary access to the largest area of private land ownership on the east side of Gold Creek. This same road leads to the trail head for hikes up the valley to Alaska Lake and Joe Lake.

A second Forest Service road leads directly from the freeway interchange in a northeast direction and traverses private property to provide access to Forest Service properties and privately owned timber lands. A gate prohibits unauthorized vehicles onto Forest Service and timber lands.

Presently, sewers have not been extended into the valley. The existing cabins are served with individual septic systems and most share a community water system. Power, telephone and other utilities are available (not) available in the valley at the present time.

Development Constraints

Gold Creek Valley can be served with sewer and water systems by the Snoqualmie Pass Sewer and Water District. Therefore, utility services should present no constraints to development.

The steep slopes on the east side of the valley are unbuildable and development will be limited to the valley floor. Gold Creek should be protected as a sensitive environmental area and respected as a potential source of flooding.

Extensive wetland areas around Mardee Lake present constraints to development, as do steep slopes and rock outcropping on a ridge area east of Mardee Lake.

Coal Creek and Hyak Creek are other environmentally sensitive areas, which will require protection and special attention.\

Subarea “E”

Location and General Description

The Hyak subarea is the largest of the subareas, covering over ten square miles and spanning the southern end of the study area from east to west. The northern end of Keechelus Lake and Interstate 90 form the eastern boundaries.

Natural Features

Mount Catherine at 5,052 feet is the center piece for the Hyak area. The Cold Creek valley leads to Twin Lakes and a spectacular view of Silver Peak at 5,605. Other small lakes are tucked in the area north of Mount Catherine.

Keechelus Lake, although a controlled reservoir, provides the visual image and, most of the year, the recreational attributes of a large natural lake. This may be affected for a time by dam stability concerns and repair efforts.

Existing Land Use and Ownership

Over five square miles (fifty percent) of the planning area is Forest Service land and over two square miles is owned by Plum Creek Timber Company. Keechelus Lake, which covers over one square mile of the subarea, is managed by the Federal Bureau of Land Management.

The remaining land is owned by numerous private owners and public agencies, with varying uses. Hyak Estates is located east of the Summit East ski area, and the Suncrest and Sundance Condominiums are located at the base of the ski area. There is also an approved Hyak PUD for a 25 lot development. The Snoqualmie Pass Sewer and Water District's sewage treatment plant is located near Hyak Division 4, and the District's effluent spray field is located on Forest Service and owned land farther to the south. The Washington State Department of Transportation operates a highway maintenance facility near the head of Keechelus Lake, which includes maintenance shops, garages and areas to stockpile sand and gravel.

The Iron Horse State Park (and John Wayne Trail) is located on the abandoned Milwaukee Railroad right-of-way. The State Parks Department also owns some small parcels of adjacent land.

The Summit East Ski Area is located on a combination of Forest Service and private land. The base of the ski area, including its support buildings and services, is on private land.

Access and Utilities

The Hyak area has access from Interstate 90 at Exit 54 and SR906. SR906 provides a direct route to other areas near the summit.

Sewer and water, together with all private utilities, are readily available in the privately developed portions of the area north of the sewage treatment plant. Sewer and water utilities do not extend south from the treatment plant.

Development Constraints

There are few development constraints in the privately owned area near Exit 54, where most development in this sub-area is likely to occur. Privately owned land to the southwest, which is now part of the ski slopes, would face constraints of topography and the availability of sewer and water. Privately owned lands in the southernmost end of the planning area contain some steep slopes. The cost of extending utilities to this area may be prohibitive, so soil suitability for on-site water and septic systems may limit development potential.

7.3. Land Use

Overview

This updated comprehensive plan addresses many issues related to land use in the Planning Area, including setting goals and objectives for different land uses and integrating the land use policies and objectives of various entities and groups including Kittitas County, King County, the Forest Service, the Pass community, the ski area, and private landowners.

At the start of the current process, existing plans, documentation and information related to land use at the Pass were reviewed for continued relevance and applicability to present and expected future land use situations to be guided by an updated Comprehensive Plan. The items reviewed included:

9. The existing *Snoqualmie Pass Sub-Area Comprehensive Plan-Master Plan* (the plan being updated). As part of this review, the Comprehensive Plans for Kittitas County and King County were reviewed as well.
10. The *Snoqualmie Pass Adaptive Management Area (SPAMA) Plan*, which is one of a network of AMAs established in 1994 by the Northwest Forest Plan (NWFP). As Forest Service and private lands are intermingled in a checkerboard pattern in the Planning area, land use will have an impact on adjoining property. The SPAMA recognizes that population has and will grow, and the increasing amount and variety of outdoor recreational activities on both public and private lands.

This growth, as well as logging activities, have impacted habitat in the I-90 corridor. Consequently, the AMA was prepared as a comprehensive plan for providing late-successional forest habitat on the ‘checkerboard lands’. One of the central themes in the AMA plan was the recognition of the Pass area as a “critical connective link in the north-south movement of organisms in the Cascades,” including the concept that large gains in connectivity could be made only by land exchanges to provide unfragmented blocks of land. In its adoption of the AMA, the Forest Service noted that the adopted standards and guidelines allow for adaptability; as new information from research and monitoring of other projects becomes available, adjustments will be made to the adopted guidelines.

11. *The Mountains to Sound Greenway Trust project*. The Greenway is a coalition of people representing land owners and managers, foresters, business representatives, recreation groups,

environmentalists, and government agencies. All major land owners and managers along I-90 are represented. Through the efforts of the Greenway Trust, Interstate 90 was designated a National Scenic Byway in 1998.

This coalition of diverse interests has formed a network of critical alliances that, year by year, is implementing its plan to protect more of the scenic and recreational landscape along I-90. Since 1991, over 50,000 acres of forest, open space and historic lands have been purchased or exchanged into public ownership for Greenway purposes, including permanent forestry, parks and wildlife habitat.

Although the Mountains to Sound effort has not yet directly affected planning for lands within the planning area, their efforts to ensure a scenic corridor, in which the Pass is a significant feature, is one important element in the success of the Pass as a residential and resort community. Likewise, maintenance and enhancement of the scenic quality of the Pass will continue to be an essential part of the success of the Greenway project.

12. *The Summit at Snoqualmie Master Plan.* Under Booth Creek Holdings, the ski area has completed a comprehensive Master Plan, which will substantially improve the overall quality of outdoor skiing experience offered to its customer base.

The components of the Master Plan involve the replacement of existing older chair lifts with new modern lift technology, the improved integration of the Summit West, Summit Central, and Summit East resorts by the cutting of new trails and improved base area transit service, and substantial upgrades of base area facilities, skier support services, restaurants and specialty retail shops. Parking and circulation among the base areas of the mountains will be improved.

The Summit Ski Areas produced a combined 503,000 skier visits during the 1998/99 season, or roughly 30 percent of all visits recorded at Washington ski areas. An additional 50,000 visits were generated for the Nordic and tubing areas. This total of alpine visitation ranks the Summit as the largest ski area in the State of Washington, second only to Mt. Bachelor in the Washington/Oregon/Idaho region. It ranks within the upper five percent of ski areas of the United States.

It has been estimated by the ski areas that, by the 2004/05 ski season, annual skier visits will grow to 548,000, and Nordic and tubing visits will expand to 75,000 visits, with substantial increases in non-ski “other” winter visits, as well. Design peak-capacity of the four areas will increase from approximately 10,000 skiers at one time (SAOT) currently to 15,070 SAOT after the planned improvements are completed.

These improvements will continue to increase the number of recreational users coming to the Pass area for the foreseeable future.

13. *Regional Growth Trends* The Snoqualmie Pass area, with its proximity to the rapidly growing Seattle-Tacoma metropolitan area with an estimated King County 1998 population

of approximately 1.67 million, is situated in the “path of progress”, and will provide both second home and year-round housing opportunities over the next ten to fifteen years. Development pressure has increased significantly along the I-90 corridor in east King County, with Issaquah and North Bend growing significantly throughout the 1990s.

Development pressures have already begun to unfold in rural Kittitas County as a result of spillover demand from Seattle. The 1998 population of Kittitas County was estimated at approximately 31,400 and is growing at the high end of the State’s projected growth rate. It is currently estimated that up to 2,000 persons are commuting from Kittitas County to King County and this number will expand considerably over the next fifteen years time frame. The increasing ability of the work force to telecommute, especially within the high tech sectors prevalent in the Seattle-Tacoma region, will further enable the resident labor force to find high quality environments in which to live somewhat remote from their places of employment.

The capacity of East King County, including Issaquah and North Bend, to absorb the anticipated growth over the decade will be limited. The Snoqualmie Pass area, and communities to the east, represent the next logical steps along the I-90 corridor, and are already being impacted by development pressures emanating from the Greater Seattle-Tacoma metropolitan area. It is, in part, these regional growth pressures that are motivating the Snoqualmie Pass community to protect the scenic and environmental quality of the Pass by planning for this growth.

14. *Summer Recreational Growth*

While the Pass area has an established base of winter recreation and tourism, the summer season has not matured to its potential. Although the area is quite scenic, and offers a diversity of hiking, biking and passive recreational functions and activities for current owners and visitors, there is a shortage of other developed recreational facilities, such as golf, tennis, play fields, and equestrian facilities. As efforts are made to promote and utilize this resource, additional demands will be made on Pass infrastructure and facilities.

15. *Community Expectations.* Surveys conducted among the current property owners and residents, as part of the planning effort, document the desire to improve the total year-round recreational environment within the area. The residents also desire other facilities that may be used year around, including a community center (which may include meeting and performing arts space), as well as a new visitor center.

Review of Land Use Demand & Capacity

One of the objectives of the planning process was to inventory the residential and commercial development capacity and demand of the Pass area. First, existing developed rental units and commercial square footage within the planning area were determined. In addition, existing platted but unbuilt lots were defined and located. A third category called potential development was then identified. This final designation identified land use opportunities on privately owned, un-platted and vacant properties, which might be available for future development over the two planning

periods. The sum of the three identified categories represented the potential development capacity of the Pass.

An analysis was then conducted of the likely demand for primary year-round residential development, second home residential development, and support commercial land uses demanded by the combination of permanent residents, day and overnight visitors to the area, and regional drive-through traffic. Projections were developed for the periods 1998-2005 and 2006-2015.

Residential Development Capacity and Demand

Overall, this analysis found that there are currently 600 existing housing units in the Snoqualmie Pass area, split nearly equally between single-family homes (299) and multi-family units (301). The analysis found that there is additional potential for 1,451 units on platted but unbuilt lots, plus an additional potential for 1,700 units on unplatted lots. Altogether, considering existing units, platted lots, and unplatted lots, there is the potential for 3,751 housing units at Snoqualmie Pass. This potential includes an estimated 1,132 single-family housing units (30 percent of the total) and 2,619 multi-family units (70 percent of the total). The existing level of development of 600 units represents only sixteen percent of the total residential build-out capacity at the Pass.

The demand analysis identified separate projections for year-round and second home dwelling units. It also projected residential unit type demand into separate single family and multi-family categories. Seventy-five percent of the year-round residential demand was allocated to single family, and 45 percent of the vacation or second home market was allocated to single family. The remaining 25 percent of year-round and 55 percent of second home development were allocated to multi-family residential types.

The analysis determined that the Pass area will retain its primarily second home character over the next 15 years; however, principal year-round population is projected to grow as well. Currently 99 of the 600 housing units existing in Snoqualmie Pass are believed to be used as primary residences. The majority of primary residences (58 percent) are situated in the Hyak community, with most of the others located in Alpentel or the Summit Central/East areas.

It is projected that demand for an additional 40 to 90 “year-round” dwelling units will be in place by the year 2005 and another 67-217 year-round dwellings will be desired by the year 2015. A rather conservative growth assumption was used, for planning purposes, of 55 permanent home units, or an average of 8 new dwellings per year through 2005, and an additional 112 permanent home residences, or an average of 11 per year, through the 2006-2015 period. In total, 167 new primary home residences are projected through the 1998 - 2015 planning period.

The demand for second homes was projected (using various factors such as population growth within two hours of the Pass, the estimated growth rate of mountain second homes, and the rate of expected buyers at the Pass) at an average of between 39-89 second homes per year between 1998 and 2005 and 50 to 120 per year between 2006 and 2015. Again using a conservative growth assumption, it is projected that over the 1998-2005 planning period, 380 new second homes will be constructed within the area. This entails an annual average of approximately 54 new second homes per year. During the 2006-2015 period, as the environment continues to improve related to

ski area and summer facility upgrades, it is projected that an additional 710 second homes will be constructed, an annual average of 71 new second home dwellings.

Under those assumptions, over the approximately 15 year time frame for the planning period, a combined primary and second home total of 1,257 new units, or an annual average of 74 dwellings per year will be constructed within the Snoqualmie Pass area.

In comparison, over the past few years, (1995-97) an average of 13 dwellings were constructed within the Snoqualmie Pass area. The conservative estimate of demand represents a significant increase in building rate and maturation of the community over the next planning period. It should be noted that demand over time may vary considerably as various unanticipated economic and social factors occur. (A potential range in demand for residential dwellings was projected, from a low of 882 new residential units to a high of 2,132 new residential units within the planning area.)

Under any of these projections, the Pass has sufficient residential land capacity to meet the estimated demand.

Commercial Development Capacity and Demand

A similar analysis was conducted for commercial land area. Currently, there exists 30,000 square feet of commercial development on 8.22 acres of land in the Snoqualmie Pass area. The potential exists for 112.64 additional acres of commercial development in the area, including land for hotels, which could accommodate over one million square feet of commercial space (assuming four square feet of land are required for each square foot of building). Most of the existing commercial acreage is concentrated in the Summit West area, while much of the potential additional acreage is located in the Summit Central and Gold Creek areas.

An analysis of demand for retail commercial square footage within the Snoqualmie Pass Planning Area was also undertaken, consisting of estimating demand related to “spending factors” of the projected permanent residents, second homeowners, overnight lodging guests, day visitors to the area, and regional pass-through traffic. Standards for per capita spending by each of these groups of consumers were developed and applied to various commercial categories, including: high turnover restaurants, quality restaurants, supermarkets, convenience retail, specialty retail, gas stations, and hotels and motels.

The composite annual spending patterns for commercial uses were then tabulated with benchmarks for the year 2005 and 2015. Total projected annual spending within Snoqualmie Pass for retail/commercial categories, based upon the overall growth scenarios, totaled approximately \$36.5 million in 2005 and \$51.3 million in 2015. Based upon an assumed standard of \$300 per square foot of sales, this translated into an overall demand for approximately 122,000 square feet of retail commercial in 2005 and 171,000 square feet in 2015.

With approximately 30,000 square feet of existing retail commercial uses, a conservative estimate was made of new retail commercial square feet, within the geographic area, of 94,000 square feet between 1998-2005, and a total of 124,000 additional square feet required within Snoqualmie Pass by the year 2015, for a total of approximately 154,000 commercial square feet by the year

2015. A demand for an additional 375 hotel units and related conference and meeting facilities was also projected during the same time frame.

Based on these projections, the Pass has sufficient land capacity to meet the estimated commercial demand through 2015.

Other Uses and Notes

It is possible that the area could also serve a variety of firms requiring office, manufacturing, and/or warehouse space. The Kittitas County economic development organization often noted a lack of quality sites for this type of development. However, In spite of the pressure for such development in the region, the Pass would not be a preferred location, particularly for manufacturing or warehouse development. Weather and road conditions could be disruptive to receipt and shipment of goods, which would be a disincentive for businesses seeking sites and facilities.

There will be some demand for two other types of uses:

- Office uses serving local needs (for example, real estate, insurance, medical/dental)
- Office uses, which transact their businesses electronically.

The first type of use will not generate enough demand to warrant its own facilities, and will be part of a larger commercial center. The second use will typically be a home business or telecommuter.

(Note: The projections for both residential and commercial demand were arbitrarily proportioned among the individual sub-areas to insure that no constraints or problems would result. No items requiring attention were noted.)

Summary of Community Input

The residents and property owners in the community, through several open houses, more than 20 meetings, and a community survey, clearly identified several key issues requiring attention in the Comprehensive Plan, including; the improvement of traffic, parking and circulation; the establishment of voluntary design standards; the preservation of open space and habitat within the alpine environment; and creation of a community center for the Pass. These items will present a challenge to new development as the community strives to maintain and enhance the livability and natural, scenic beauty of the Pass area.

The community addressed the issues related to transportation as part of the overall comprehensive plan review process. The current truck parking situation on SR906 causes considerable visual and noise pollution and is a serious safety hazard. It is clear that the Interstate 90 corridor, which dominates portions of the Snoqualmie Pass area, brings a complex set of beneficial and detrimental impacts related to regional accessibility along with associated design, noise, and air pollution. These issues must be considered in order for the overall residential and resort environment to be substantially enhanced. The Comprehensive Plan recommends a number of

additional road system improvements to SR 906 and the interchanges to upgrade the internal transportation network.

A set of voluntary design guidelines has been developed for development in the Pass area. The design guidelines were developed by members of the Pass community in recognition of the dramatic beauty, recreational assets and environmental sensitivity of this mountainous area and the critical relationship between protection of these natural qualities and the ongoing economic and scenic health of the Pass area. The Guidelines describe a range of physical characteristics for new development that will make positive contributions to visual quality and to the quality of life at the Pass.

These advisory Guidelines are meant to aid all those involved in the planning, design, and approval processes for development at the Pass. They are a tool to inform property owners and their environmental and design consultants and engineers of the design characteristics that are both functional and aesthetic. These voluntary guidelines provide both general and specific information that, together, create a shared basis for understanding and enhancing development proposals. The guidelines contain information applicable to single family residences, plats, multi-unit residential and commercial developments. By recognizing the existence of these guidelines, the County is merely acknowledging that the guidelines have been developed and is not adopting them as a regulatory document.

The planning effort has identified key open spaces and scenic vistas with the intention of preservation of those invaluable resources through the observance of these vistas in the Development Review process. The alpine environment, of which Snoqualmie Pass is a part, is a critical component to maintain the quality of life, which is so desirable to the residents and second homeowners of the area.

A community center was identified as the top priority community facility by respondents to the Pass. Further, respondents identified Summit West as the preferred location for the Community Center. Through cooperative planning and management among the Forest Service, WSDOT and the community, a facility could be developed in this area that would serve visitors and residents alike. Such a facility might include a meeting room, visitor's information area, public restrooms, a museum of Pass history and artifacts, and other services for Cascade Trail hikers and I-90 travelers.

Other issues were identified as well, which are set forth in the Comprehensive Plan in various areas, including land use, design, open space, recreation, transportation, and utilities.

Overall Goals

After the review above and extensive community input, the following overall goals were identified:

1. Create a shared vision of the future of the Pass area through a community-based updated Comprehensive Plan.

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

Land Use Goals and Objectives

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

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

Objectives:

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

Residential Land Use

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

Objectives:

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

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

Community Uses

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

Objective:

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

Commercial Uses

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

Objectives:

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

Light Industrial Uses

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

Objectives:

1. Light industrial uses should be located principally near Exit 54, extending southwest to the DOT yard.
2. All applications for industrial facilities and/or business permits should be individually reviewed for conformance with the Comprehensive Plan, and approvals should be limited to non-polluting, non-congesting operations consistent with the character of the Pass area.
3. Perimeters of all industrial operations should be buffered or screened from other elements of the community and of a design consistent with the theme at the Pass.
4. Unscreened outside storage should be prohibited.

Recreational Uses

III.6 Goal: Encourage the development of all-season, multi-option recreational facilities on public and private land.

Objectives:

1. Winter recreation areas should be maintained in an attractive manner during off seasons.
2. Trail networks should be a primary means of Pass area transportation where practical, connecting to surrounding trail systems, where appropriate.
3. Recreation areas should be coordinated and controlled to enhance safety and proper use.
4. Clear, uniform signage should be developed giving orientation and designating type of usage for all recreational areas and trails.
5. Adequate tables, benches, rest room facilities and trash containers should be available throughout all areas and during all open seasons.
6. Visitor parking should be aesthetically located and buffered as much as is practical, and the capacity of the parking area should be correlated with the capacity of the related recreational facility.

Educational/Cultural Uses

III.7 Goal: Foster the development of multi-use facilities, which can adapt with changing seasons, to serve a variety of educational/cultural needs.

Objectives:

1. Building space should be created or allocated for a community center, a nature center, library and museum.
2. A variety of conference centers, retreat facilities and other buildings used for public purposes should be encouraged in the Pass area.

Government Uses

III.8 Goal: Facilitate cooperation and participation of Federal, State and local agencies in planning and implementation.

Objectives:

1. In cooperation with other interested parties, agreements should be sought with the USFS to ensure that logging on federal land in the greater Snoqualmie Pass area will be limited to selective thinning that will not impact the principal view corridors.
2. All stakeholders in the Pass area encourage USFS to approve expansion of ski area facilities and groomed terrain around Mt. Catherine, and other winter and year-round recreational improvements.
3. The Department of Transportation should be encouraged to install landscaping around their Hyak facility and to maintain the facility in a clean and attractive manner.
4. Participation and cooperation should be sought with the Army Corps of Engineers, U.S. Forest Service, Bureau of Land Management, State Department of Wildlife and Department of Natural Resources for the visual improvement (stump removal) and recreational enhancement of the western portion of Lake Keechelus.

Natural Resource Uses

III.9 Goal: Recognize the economic importance of the area's natural resources and promote the optimal use of these resources by public and private interests.

Objectives:

1. Along with other interested parties, agreements should be sought with the USFS and private logging interests to ensure that timber harvesting in the greater Snoqualmie Pass area will be conducted so as to minimize adverse visual impact and environmental damage to surrounding land.
2. Recognize the natural beauty of the Pass as its most important natural resource, and promote continued expansion of recreational opportunities available due to the unique natural attributes of the Pass area, to insure continued recreational opportunity for all interested users.

Parking Uses

III.10 Goal: Provide sufficient parking for all Pass activities in the most practical manner that is the least aesthetically detrimental to the scenic mountain setting.

Objectives:

1. All parking should be off-street and screened from view to the extent practical.
2. Joint use of off-street parking should be encouraged wherever possible, with cross-over easements between uses where appropriate.
3. Parking areas should be well lighted and adequately accessed by trail or sidewalk.

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

Land Use

Recommended Actions

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

Community Design and Aesthetics Goals and Objectives

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

Objectives:

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

4. High density housing close to, or in, each village center should be encouraged.
5. Village centers should be connected with footpaths where practical.

III.12 Goal: Keep vehicular traffic and automotive impact at a minimum in village centers.

Objectives:

1. Emphasize foot traffic and foot access where practical. Sidewalks and footpaths should serve as a main mode of transport within each village center.
2. Buildings at the street side of a village should be required to front on the sidewalk and as close to the road as practical.
3. Streets near village centers should be relatively narrow (but wide enough to accommodate winter snow plowing requirements) to slow traffic and have sidewalks or paths for pedestrians.
4. Parking should be: behind village centers and businesses, and screened from sight (especially along I-90), where practical.

III.13 Goal: Buildings within village centers should be compatible with the character of the mountain environment and meet the year-round needs of the community.

Objectives:

1. Natural materials should be encouraged on the exterior of all buildings.
2. A Northwest-Cascadian Style of architecture should be encouraged. Design guidelines should be developed and publicized to ensure consistent architectural design and signage throughout the Pass.
3. Year-round foot access on covered or cleared paths and sidewalks should be encouraged.
4. Two to four story buildings in Village centers should be encouraged.
5. Employee and other housing on upper floors of commercial buildings should be encouraged.
6. Plans for dealing with snow accumulation should be encouraged at the first meeting with project proponents,
7. Roofs should be designed to either retain snow or sluff snow off in such a way that it is not a hazard to the public.

III.14 Goal: Encourage development of building codes for the community that are compatible with the mountain environment. These codes should include the height and exterior materials of buildings as well as site design and snow management for each structure.

Objectives:

1. Standards should be set encouraging high density housing at each village center, with density reducing with distance from the village centers.

2. Designs and signage should be carefully reviewed in order to avoid a garish, overly competitive visual environment.
3. Standards and programs for the enhancement of the alpine setting should be developed, including standards for revegetation and programs for landscaping along entry corridors and in other prominent public areas.

III.15 Goal: Promote the development of uses, which will provide goods and services to both residents and visitors.

Objectives:

1. The variety of available goods and services should be broadened to reduce the requirement to travel off the Pass for normal daily needs.
2. Special services and facilities should be provided which are oriented to the recreational visitor, so as to enhance the available recreational opportunities.

III.16 Goal: Provide public services and facilities, which will enhance the livability of the Pass for residents.

Objectives:

1. Social and cultural opportunities such as a community center, library, museum, etc. should be planned for and provided.
2. Health and public safety facilities and services such as an immediate care clinic, improved emergency response, garbage pick up and recycling etc. should be planned for and provided.

Description of Village or Activity Centers

Alpental

The non-residential area of Alpental should be primarily oriented toward serving skiers. Overnight lodging, consistent with a destination resort area, may be added and accessory uses such as restaurants, lounges, equipment and clothing shops might be expected. Commercial activity would be concentrated at or near the base of the ski slopes.

Snoqualmie Summit

The Summit will continue to develop as the recreational and community center point of the Pass. New development should be primarily focused toward providing commercial and community services for the year round recreational visitor, other tourists and community residents. Both Forest Service activities and private development should cater to visitor needs by providing information, services and products. Recreation related services should be coordinated to complement each other and provide a complete range of activities, i.e. skiing/hiking, shopping, dining, and lodging. Community needs should be identified and provided to project proponents, land owners and governmental agencies.

Summit Central

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

Exit 54

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

General

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

Design Guideline Outline

Site Planning

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

Building Location

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

Architecture

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

- Roof Shape
- Other Structural Features (gables, dormers, porches, chimneys, columns, porte-cocheres)
- Materials (texture, pattern, color)
- Other Design Features (windows, doors, shutters, trim, ornamentation)

Landscaping

- Screening (fences, hedges, trees)
- Paving (walkways, stairs, patios)
- Retaining walls (height, materials)
- View Blockage
- Plant Materials (indigenous, weather tolerant)
- Lighting
- Outdoor Furniture
- Signing
- Community Design and Aesthetics
- Recommended Actions

Community Design and Aesthetics

Recommended Actions

1. The CDA Committee should continue the effort to further develop design guidelines for the village or activity centers, including securing funding for such work when possible. The design effort should involve the community and all other interested parties.
2. The CDA Committee, in conjunction with the EDLU Committee, should continue to develop general design guidelines which present desired architectural features considered to be consistent with alpine or Cascadian design. Written design guidelines should be accompanied by visual aids to make clear what the community desires. The design guidelines should address advertising signs and other external aspects of development design which may have aesthetic impact on the community.
3. The CDA Committee should take the lead in developing the schedule and procedural format of design review for projects in the Pass area. It is recommended that at least one design professional be included on the committee. The design professional should not be required to be a member, although familiarity with Pass issues and goals is desirable.
4. The CDA Committee, together with the EDLU Committee, should provide continued involvement with the Mountains to Sound Greenway Trust to maximize the benefit of mutual effort and involvement.
5. The above Committees should promote the design and development of landscaped entry ways and corridors into and through the Pass, seeking the cooperation and funding support of the

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

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

Land Use Plans

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

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

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

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

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

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

1) Relationship to County Comprehensive Plans

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

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

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

3) Land Use Categories

Residential

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

Commercial

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

Commercial Lodging

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

which are compatible with and supportive of commercial lodging and recreation, such as meeting rooms, restaurants, indoor recreation and retail shops, should be accommodated as part of a commercial lodging development.

Light Industrial

Utilities and public works uses are to be accommodated in small light industrial areas near Exit 54. Planned commercial uses should also be permitted on private land in light industrial areas subject to Planned Unit Development review.

Community/Public

Public and community support uses such as emergency and medical services, community/recreation center, post office, visitors information center, playfields/parks and places of worship are encouraged uses in community/public areas. Historic and cultural uses including a library, museum or historic interpretive display should be accommodated as well.

Active Recreation

Active recreation areas are those where considerable preparation and maintenance are required to provide recreational facilities and where machinery and equipment are used for operation and maintenance. These include alpine ski areas, snow play activity areas, golf courses and sports fields. A variety of associated support uses may be included, such as lodges, clubhouses, restaurants and lounges, equipment sales and repair, instructional facilities, locker rooms, maintenance and storage buildings and administrative offices. Residential development, which does not preclude active recreational uses is allowed.

Forest Recreation

The forest recreation designation is applied to areas which are intended for long-term timber production, but which are desirable for passive or remote recreation activities such as hiking, Nordic skiing or mountain biking. Access to and use of these areas may be restricted as necessary for the protection of the forestry resource or to protect the public during times of forest operations. Many of these areas are integral to the recreation network of the Pass and their long term availability, through use agreements, is encouraged. Residential/commercial lodging uses are permitted, provided the development is compatible with the primary use of long term timber production.

Open Space

Undisturbed areas and environmentally sensitive areas, such as large wetlands and floodplains, are included in the open space designation. Much of the land in this category is Forest Service Land. Designation as open space is not intended to preclude access, but to encourage conservation while providing controlled or managed access for passive recreational activities like hiking, camping, Nordic skiing and fishing, consistent with the SPAMA Plan. Open space areas are critical to the natural beauty of the Pass area and provision of open space should be a consideration on public and private land in all land use designations.

Subarea A Land Use Plan

A majority of Subarea A is designated as Open Space because of ownership and development constraints.

The area at the base of the Alpental Ski Area is designated as Commercial Lodging. At the present time, the base of the ski area contains two day lodges and other support facilities for skiers. The plan envisions the development of overnight lodging facilities, recreation condominiums, restaurants and retail shops, which could enhance the recreational asset provided by the ski slopes. Due to limited land area available, development should be compactly designed so as to provide integrated pedestrian access to all facilities. The Snoqualmie River should be emphasized as an aesthetic asset in development planning.

The boundaries of the Residential area coincide with the King County Comprehensive Plan for East King County. The undeveloped portions of the Residential designation are somewhat constrained by topography and/or access. New residential development should be designed in a manner that clusters buildings on suitable building sites and leaves the remainder of the land area in open space.

A portion of the area designated as Open Space west of Alpental Road is privately owned. The Open Space designation is due to extreme topographic conditions. However, small areas may be available for carefully planned residential clusters. This area is designated as Forest Production in the King County Comprehensive Plan. As such, permitted residential density is one unit per 80 acres of land area.

Any construction west of Alpental Road and along the South Fork of the Snoqualmie River will need to comply with applicable state and/or county set-back and vegetative buffer requirements.

Subarea B Land Use Plan

Like Subarea A, Open Space is the predominate land use designation in Subarea B. The area is entirely within King County and is designated as Forest Production. Existing land use and ownership in a small portion of the subarea, however, does not meet the descriptive criteria for Forest Production districts. Rural home sites, such as those, which are present, are more compatible with the recreational and environmental assets of this valley than would be the harvesting of the forest resource. The Snoqualmie Pass Comprehensive Plan therefore recommends that the privately owned lands which lie between the westbound and eastbound lanes of Interstate 90 be designated as Residential with a maximum density of one unit per five acres of land area.

Other privately owned land in the most southern part of the subarea is designated as Open Space. Lack of access, topography, and visibility from Interstate 90 are the criteria for this designation.

Most of this area is below the visual level of I-90. Pursuant to applicable state and/or local requirements, vegetative buffers will be required along the South Fork of the Snoqualmie River. A density of one unit per five acres, with clustering, should be considered where feasible.

Subarea C Land Use Plan

Subarea C is the community and recreational hub of the Pass and the Comprehensive Plan reinforces this role and capitalizes on the existing recreational assets.

The overall plan identifies two activity centers (or nodes) at Summit West and Summit West, where hotels, conference facilities, restaurants and other commercial activities are envisioned. The plan recommends that these areas be designed as much as possible in a "village" style, which promotes pedestrian accessibility and discourages sprawling, automobile oriented development. Because Highway 906 presents a lineal orientation, it is recommended that developments be planned to provide perpendicular movement, connecting the base of the ski areas to the commercial activities and lodging across the highway.

Along Highway 906, at the base of the ski slopes, areas designated for Commercial Lodging could provide accommodations for recreational visitors year around. Additional Commercial Lodging is proposed east of the freeway near Exit 53.

As the recreational hub of the Pass, the summit is also the logical first stop for visitors to the area. The plan recommends that the U.S. Forest Service expand their present activities and hours of operation in a new, larger visitor center which could include, in addition to recreation information, such things as a display on Pass history, information regarding available lodging, picnic areas, and a message center for hikers on the John Wayne/Pacific Crest Trail.

In addition, the Forest Service should provide enhanced public facilities for travelers in the Pass area, together with adequate safe parking. This could be incorporated in the new visitor center or in a stand-alone facility.

The plan designates two alternative locations for the visitor center. The first is between Interstate 90 and Highway 906 near Exit 52. This site has the advantage of being in the center of summit activities, where visitors could easily walk to other facilities nearby. However, available land may be too small to accommodate a well designed center and the required parking. The second suggested site is east of Interstate 90, near Exit 52. This site's advantages include a forest setting and ample available land; however, the site is much less convenient and access would be more difficult.

Subarea C also includes some established residential areas on both sides of Interstate 90. Conifer Estates, located between the two activity nodes at the Summit and Ski Acres, which would appear to be an ideal location for commercial lodging uses. However, the number of long-standing private residences in the development warrants the continuation of residential use. The Yellowstone Road area, though near the summit, is somewhat removed from the activities along Highway 906 and is a good location for private residences. New residential development in this area should be planned in clusters in order to preserve natural vegetation and protect streams and wetland areas.

Subarea D Land Use Plan

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

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

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

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

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

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

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

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

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

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

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

Subarea E Land Use Plan

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

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

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

7.4. Open Space and Critical Areas

Scenic Vistas and View Corridors

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

Gold Creek Valley, of Chikamin Peak. There can be no doubt that mountain scenery, and the visual and physical open space it provides, is an important asset to the Snoqualmie Pass community that needs protection and enhancement.

There are several ways to approach scenic vistas and view corridors, including:

1. Address the issue at ground level; that is, protect the sight-line of the viewer at a specific location (i.e., a view point or residence);
2. Protect the “content” of the view; that is, control activities that occur in the view corridor or vista so that the quality of the view is not reduced. Obvious activities include logging and utility right-of-way swaths; more subtle intrusions would include reflective satellite dishes or roofing material, or bright night lighting; or
3. Encourage that full advantage is taken of the view in a given facility’s design. This should occur in site design, building and village design, and in the location of parks and scenic view points.

Developing regulations for the first approach would be difficult in any circumstance because it often involves protecting the assets of one property to the detriment of another. The protection of individual views from home sites is most effectively accomplished during site design, when lots and building envelopes can be staggered or stepped in a way that optimizes the view for everyone, rather than maximizing it for the few. View corridors and scenic vistas should always be considered in the design review process.

Because of a combination of rugged terrain and Federal ownership, the very disturbing activity of ridge-top development will not occur, as it has in area of less rugged terrain in eastern Washington. The SPAMA plan will benefit the Pass over the long-run, if it can prevent further logging activity, which is the most destructive activity in terms of scenic vistas and views. Nonetheless, the design review process could help ensure that site design is sensitive to: impacts to neighboring properties and optimization of individual view potential, which will benefit the project owners, neighbors and the public.

The third approach should be obvious, but occasionally site designers looking down and do not consider the specific and unique attributes of a site. This attention to detail is important in both site design and building design.

The sample of scenic views and vistas, which is included in this section identifies only views from publicly accessible property. There are undoubtedly other vistas from private homes and properties that are equally spectacular.

Scenic views and view corridors should be a primary consideration. Individual projects should consider the impacts their actions have on others in regards to views.

Goals and Objectives

IV.1 Goal: Develop a Pass image, which creates strong sense of community, scenic beauty, and recreational opportunity.

Objective:

Planning policies should provide a land use framework, which maintains the highest level of integrity of the alpine environment, while meeting the needs of the residents and visitors, which live, work and recreate at the Pass.

IV.2 Goal: Identify uses complementary with Open Space/Critical Areas goals and objectives.

IV.3 Goal: Develop an implementation strategy for preserving and incorporating open space and critical areas into the community plan.

Objectives:

1. Vegetative buffers should be required between different uses and along trails and roadways.
2. Green belt areas should be designated between clustered uses.
3. Well designed entry ways to new developments should be encouraged.
4. Plans should be developed which will preserve or enhance native flora, fauna and sensitive areas.
5. Implementation approaches should include:
 - a. Development of an inventory of indigenous plants to be used in new landscaping.
 - b. Encourage project covenants, conditions & restrictions to include open space/critical areas guidelines.
 - c. Work to create an incentive system for preserving open spaces and critical areas.

IV.4 Goal: Policies and regulations should be developed which recognize the special requirements of critical areas, as defined by Kittitas and King Counties, in the mountain environment of the Pass. Critical areas include:

- a. Wetlands;
- b. Areas with a critical recharging effect on aquifers used for potable water;
- c. Fish and wildlife habitat conservation areas;
- d. Streams, rivers and lakes;
- e. Frequently flooded areas; and
- f. Geologically hazardous areas.

IV.5 Goal: There should be no net loss of wetland habitat.

IV.6 Goal: Have appropriate agencies identify the functional characteristics of wetlands, which may be impacted by development or human intrusion.

Objectives:

1. Identify the existing or potential use of the wetland as a surface-water or groundwater supply and the extent to which the area serves as a recharge area or purifier of surface water or groundwater.
2. Identify the wetlands function as part of the natural drainage system for the watershed and its importance in preventing flooding, leaching, erosion or otherwise affecting water quality.
3. Assess the importance of the wetland habitat as a natural wildlife feeding or breeding area and if there is a rare or unusual concentration of botanical species.
4. Assess the existing, potential or allowed use of the wetland areas for recreational purposes and their importance as open space.

IV.7 Goal: Wetlands shall be managed in accordance with the latest Federal and Washington State regulations and guidelines.

IV.8 Goal: Natural wetlands of irreplaceable high quality as habitat and open space should be preserved and protected.

IV.9 Goal: Mitigation strategies should be developed and required of all development to assure no net loss of wetlands and no loss of high quality natural wetlands.

Objective:

Wetland management, protection or mitigation should be implemented according to applicable laws.

IV.10 Goal: Ensure the purity of Pass drinking water by identifying critical aquifer recharge areas and instituting policies, which prevent surface and groundwater degradation.

IV.11 Goal: Protect fish and wildlife habitat areas, including habitat corridors, migration routes, ponds, streams, and breeding and nesting areas.

Objectives:

1. Manage land development and recreational activities to protect habitat from human intrusion, including noise, particularly during critical periods of breeding, nesting and migration.
2. Enhance and improve wildlife habitat and habitat corridors, which may be disturbed or disrupted by development.

IV.12 Goal: Preserve the natural function of the floodplain and floodway, recognizing that the historic flooding characteristic of mountain streams and rivers varies due to upstream landslides, debris buildup, steep upstream gradients and impermeable soils.

Objective:

Avoid construction in the floodplain or floodway of structures which could interfere with the flow of flood water or result in the destruction of private property or danger to human safety.

IV.13 Goal: The quality and integrity of existing riparian corridors should be preserved.

Objectives:

1. Identify and classify riparian corridors based upon their existing or potential habitat quality and diversity, importance to the drainage system of the watershed and recreational potential.
2. Establish riparian management zones including buffer and setback requirements, and vegetation preservation requirements within the setbacks and buffers.
3. Encourage non-structural bank stabilization techniques emphasizing bio-engineering.

IV.14 Goal: Restrict development in geologically hazardous areas including areas, which are subject to erosion, landslide, avalanche or subsidence.

Objectives:

1. Modification of natural terrain and removal of natural vegetation should be minimized. Large flat building pads should be avoided in favor of terraced or piered structures.
2. Consideration should be given to the geological stability of the soil and slope well above and below a proposed building site, including the vulnerability of the site to avalanches or debris deposition in periods of rapid water runoff.
3. Disturbed terrain should be restored and revegetated as soon as feasible. Restoration should conform to the natural surface relief. Straight steep planes in cuts should be avoided. Natural drainage channels and swales should be restored.
4. Road and trail construction should follow topography as much as feasible to reduce the need for excavation and fills. Cuts and fills should be stabilized and regraded to resemble natural terrain, or terraced, rather than restrained with straight walls or bulkheads.
5. Site specific geotechnical information should be required for construction on slopes greater than 3:1.

IV.15 Goal: Identify the "viewshed;" that is, scenic areas, which are visible from places of frequent human activity.

IV.16 Goal: Important scenic views and viewlines should be identified, preserved and, where appropriate, enhanced.

Objectives:

1. The enhancement of the island area in Keechelus Lake should be strongly encouraged, to enhance the wildlife habitat and visual quality of the lake.
2. Where appropriate, a program of thinning or removal of vegetation in view corridors should be considered.
3. Careful site planning should consider the impact of the placement and height of new structures on views from adjacent developed properties and public roads and trails.
4. The removal of vegetation for view enhancement should be balanced with the aesthetic and environmental importance of maintaining natural vegetation and open spaces.

5. Development of hillsides should be designed to respect and conform to the natural terrain so as to not be visually intrusive.
6. Where feasible, forestry practices which seek to replicate natural processes, enhance wildlife habitat, conserve biodiversity and blend with the surrounding landscape should be employed in viewshed areas.

IV.17 Goal: Categorize and map type and extent of vegetative ground cover within the viewshed.

IV.18 Goal: Identify and map current uses within the viewshed.

Objective:

Incorporate by reference the U.S. Forest Service Plans; public and private forest management plans; public and private recreation plans; Alpine Lakes Protection Society management plan.

IV.19 Goal: Identify current and future management and use activities within the viewshed, including, but not limited to year round recreational uses; forest management; habitat preservation; commercial and residential development, and; viewshed enhancement.

IV.20 Goal: Identify areas of viewshed challenges where the attainment of other goals and objectives within the planning area may impact viewshed quality.

Objective:

Resolve challenges by encouraging practices, which maintain and/or enhance the visual quality of the viewshed. Such practices should include, but not be limited to, the following:

- a. Retention of existing vegetation and natural features.
- b. Vegetative buffers around active uses such as recreation, commercial and residential development, and forest harvesting.
- c. Forest management practices, which protect and/or improve the viewshed quality while recognizing intended long term commercial forest practices.
- d. Public and private recreational activities, which protect and/or improve the viewshed quality while recognizing the intended public benefit of the recreational use.
- e. Restoration of impacted lands within the viewshed to provide year round aesthetic quality.
- f. Any timber harvesting within the viewshed should be thoughtfully planned and include innovative strategies to achieve the above listed goals.

IV.21 Goal: Identify potential land exchanges, which will ensure the long term protection of viewshed quality.

IV.22 Goal: Prevent, in the long-term and short-term, the degradation of air quality in the Pass area.

Objectives:

1. Codes, covenants and restrictions in new developments should require the installation of wood stoves and fireplaces, which minimize the introduction of pollutants into the air.
2. Educational material should be developed and distributed which explains the impact of temperature inversion on air quality and the typical weather conditions in which inversions occur.
3. Voluntary restraint from wood burning should be strongly encouraged, particularly in valley floors where the impact of temperature inversions is most severe.
4. In designing and implementing strategies to encourage the sensible use and control of all air pollution sources at the Pass, the assistance of staff from regional air quality control authorities should be sought.

IV.23 Goal: Prevent or reduce the intrusion of sources of high noise levels into the Pass area.

Objectives:

1. Options for altering the jet flight pattern for high speed, low altitude military maneuvers in Gold Creek Valley should be researched.
2. The use of non-muffled compression brakes on Interstate 90 should be prohibited. (???)

Open Space and Critical Areas

Recommended Actions

1. The EDLU Committee should work with Kittitas and King Counties to insure clearing and grading regulations restrict such activities prior to site plan approval.
2. The Committee should enlist the assistance of appropriate agencies and knowledgeable individuals to further identify highly sensitive environmental areas including high quality wetlands and riparian corridors, old growth forests, sensitive wildlife habitats and wildlife corridors. The Committee should review the Counties' critical areas maps and regulations to ensure that these sensitive areas are adequately identified and protected, considering the special requirements of the mountain environment.
3. Working with the CDA Committee and the Mountains to Sound Greenway Trust, the EDLU Committee should identify the significant view-shed areas of the Pass and recommend actions to protect or enhance their visual quality.
4. The EDLU Committee should work with the Forest Service, Mountains to Sound, the Mountaineers and others to identify funding sources for the planning and implementation of a system of open space trail corridors which will provide functional transportation alternatives, recreational opportunities, visual enhancement, and preservation of sensitive and unique areas.
5. The Committee should provide recommendations, assistance and support for potential land exchanges, which will protect open space and sensitive areas on the Pass.

6. The Committee should seek assistance to prepare an informational brochure for distribution to all Pass residents which explains the typical weather conditions under which temperature inversions occur and encourages voluntary restraint or limitation of wood burning during these conditions. The Committee should seek the assistance of staff from regional air quality control authorities to develop and implement this and other strategies to encourage the sensible use and control of air pollution sources at the Pass.

7.5. Recreation

The Snoqualmie Pass area contains many outstanding recreational opportunities, including both active and passive activities. Recreation opportunities include:

- downhill skiing and snowboarding (four areas)
- cross-country skiing (including 56 kilometers of trails within the ski areas)
- sledding, tubing and snowshoe activities
- mountain biking
- hiking (many trails, including Iron Horse State Park, John Wayne/ Pacific Crest Trails, and many well-known day trip and overnight hikes)
- fishing
- boating
- bird and wildlife watching
- sightseeing

The amount of available recreation is unmatched anywhere else in the State, and is remarkable not only for its diversity, but also for its close proximity to a major metropolitan area and ease of access via I-90.

Goals and Objectives

V.1 Goal: Encourage the development of all-season, multi-option recreational facilities on public and private land. Facilitate the cooperation and coordination of planning and development activities of public agencies and private land owners.

V.2 Goal: Encourage the development of a Visitor Information Center to inform and educate the public about the areas recreational opportunities.

V.3 Goal: Develop an integrated public/private trail system, which provides recreational opportunities and connects recreational areas with other uses.

Objectives:

1. Connect village or activity centers to surrounding residential and recreational areas with trails developed in green belts and open space areas.
2. Incorporate educational, cultural, historical and environmental self-guided tours.

3. Provide sufficient trail width and/or other means for multiple uses (e.g., biking, walking, jogging, and cross country skiing).
4. Prohibit the use of off-road motorized vehicles on multi use trails. Limit the use of snowmobiles to appropriate areas.
5. Prohibit the use of firearms in areas where other forms of recreation are accommodated or encouraged.
6. Expand the existing mountain biking trail system.
7. Provide a separate equestrian trail system.
8. Site trails away from wildlife corridors and archaeologically important areas.

V.4 Goal: Encourage careful, consistent, multi-season development of ski areas comprising The Pass complex.

Facilitate the expansion and upgrading of existing facilities - including, but not limited to, properties conveniently attainable from the existing facilities - thereby providing improved recreational opportunities in a manner consistent with the applicable Master Plan in effect for The Pass ski area.

Objectives:

1. Develop base facilities into all-season, multi-use complexes.
2. Encourage upgrade of existing facilities to properly accommodate present and future demand.
3. Provide additional recreational opportunities to local and statewide recreational users.
4. Encourage aesthetically and environmentally sound development of chairlift placement, alpine and Nordic trails, runs and summer use to be compatible with view-sheds and other recreational uses.
5. Encourage development of extensive summer use trail networks to harmoniously accommodate hikers/sightseers, mountain biking and equestrian use.
6. Encourage adoption of the ski areas for multi-use by those with disabilities.
7. Provide alternative, non-fee based winter use, which is in harmony with other winter recreation uses such as back country access through USFS permitted areas.

V.5 Goal: Provide open space for properly managed festivals, cultural events, theater, athletic events and formal public parks. Such open space and events should be appropriately scaled to be harmonious with the mountain environment and its other recreation attributes. The following issues should be addressed:

- a. Traffic impact;
- b. Sound impact;
- c. Effective event and off-site security;
- d. Sufficient event parking and spill-over parking in controlled areas;
- e. Litter control and clean-up;

- f. Overnight camping only in legal camping areas;
- g. Sufficient community support services (e.g. medical, fire);
- h. Sufficient sanitation capacity;
- i. Adequate provisions for safe pedestrian routes; and,
- j. Should not impair or reduce the natural setting.

V.6 Goal: Encourage the development of a "village center" within which cultural and community uses and activities can be clustered.

V.7 Goal: Analyze the potential of Keechelus Lake as a boating, fishing, swimming/beach area. The feasibility of removing the stumps from the lake should be investigated. Encourage Federal, State and local agencies to develop a management plan which optimizes the recreational opportunities of the lake.

V.8 Goal: Create an identity, which promotes the recognition of the Pass as a unified, multiple use recreation and resort area.

Objectives:

1. Marketing efforts should be combined so as to reach the broadest possible audience.
2. An incentive program should encourage resort owners and operators to provide joint recreational access to all Pass visitors.
3. Physical access should be improved between recreational facilities and areas, including joint easements, crossover trails, access for disabled persons, etc.

V.9 Goal: Work with public and private historical/cultural groups to identify events and locales of significance in the evolution of the Pass area, and recognize the importance of history and culture as a recreational asset.

7.6. Transportation and Circulation

Some of the most important issues to the Pass community entail transportation issues. Two of the most important are:

1) Restriction of Trucks/Truck Parking on SR 906

Trucks and truck parking on SR 906 were identified as the most pressing transportation issues by respondents to the community survey. There is a very strong sentiment among Pass residents that trucks should be prohibited completely from SR 906 between Exit 52 and Exit 54 and that no alternative sites for truck parking should be provided.

Safety for pedestrians and local traffic, as well as the aesthetic detriment, were among the reasons that the community wants truck parking removed from the highway. Even though the community perceives SR 906 as a year-round recreational highway, WSDOT does not feel it should restrict "commercial combinations" from SR 906 in the same manner as they currently do in the summer

on SR821 (Canyon Road) in Yakima County, as truckers are coming to destinations on SR906, not just passing through as they do on SR821.

Truck drivers stop at the summit for a variety of reasons: the need to sleep or rest; restroom stops; stops for meals. Some drivers prefer the Pass in the summer because it is cooler than down in the lower areas. Fewer drivers stop in the winter, because of the possibility of getting stuck at the Pass. However, trucks do stop in the winter, and some get boxed in by private vehicles.

If trucks cannot be prohibited from SR906, providing an alternative location, or an actual rest area, for trucks is a must. Truck parking on the shoulders of SR906, as currently exists, is intolerable to the community because of past accidents and recurring near misses, as well as the very disrupting effect on the scenic mountain environment. WSDOT should continue to work with the community to identify means to reduce or eliminate truck parking on SR906. If, notwithstanding the community's wishes, trucks cannot be prohibited from SR 906, cooperative planning efforts among WSDOT, the Forest Service and the community towards selecting an alternative truck parking site and developing an implementation plan would be a significant step towards the elimination of the serious problem of truck parking on SR-906.

2) Pass Closures and Pass Access

Interstate 90 was closed 66 times between the summer of 1996 and the summer of 1997 alone. Forty five of these closures were due to an avalanche or avalanche control. While recent closure numbers have been down, some of the closure durations were very significant.

I-90 road closures are determined and regulated by (WSDOT) in coordination with the Washington State Patrol (WSP). WSDOT and WSP will close I-90 when there is a serious safety concern for the motorist. Typically, closures occur all the way from North Bend to Cle Elum, but each situation is evaluated to determine the level of closure required.

Closure of the road has an economic and social impact on the Pass community, and is particularly frustrating to skiers and residents alike when eastbound traffic is prohibited from reaching the summit when the safety hazards occur east of Exit 54.

While WSDOT and the State Patrol may allow access during closures, there is no adopted plan or policy that accommodates Pass residents and businesses. While such a plan would not eliminate all future inconvenience, it would provide some certainty of access for Pass residents.

In the meantime, Pass residents have established a good working relationship with a member of WSP, who helps residents get home, when it is safe, during I-90 closures. The residents meet in North Bend, and then are led by caravan to the pass by uniformed officers. This was a new arrangement in the winter of 1998/1999. However, one officer cannot be on duty at all hours. WSDOT should work with the community, through SNOFAC, and WSP to prepare a Closure/Access plan which includes a system whereby residents can be identified easily and allowed access to at least Exit 52 (eastbound) when safe.

Transportation Study

A transportation study was prepared as part of this planning effort and is available as a separate document. The study includes background information and descriptions of existing conditions, and includes trip generation based on the allocation of land uses for the years 2005 and 2015 as briefly described in the Land Use section. This section presents a summary of the transportation findings for future conditions, recommendations for improvements that may be necessary to mitigate growth impacts, and improvements that could presently be made to mitigate existing problems.

The computer traffic model used in analyzing conditions at the Pass distributes and assigns traffic to area intersections and roadways. The modeling program is supplied the trip generation information, through-traffic volumes on area roadways (in this case, I-90), information on relative land use locations, and "network" information - capacity, where the roads are, and how many lanes per road. The model programmer also provides information on average observed speeds, congestion points, stop sign or signal locations, and other data needed to run the traffic model.

For this project, the program also included information to restrict traffic flow due to adverse weather conditions. This is done by reducing the capacity (ability of cars to flow) on each road segment, through each intersection, and on the freeway ramps. The main purpose in this modeling exercise was to determine two sets of information: (1) How much traffic would be on each road segment for different scenarios and different years; and (2) How would the additional traffic affect speeds on road segments.

The model identified important information on several matters:

1. Queuing problems may occur on Exit 54, westbound, in 2015 (depending on the level of development in this sub-area)
2. Queuing problems may occur on Exit 53 as well, in 2015.
3. Speeds may be very low (below 10 mph) on SR-906 northbound between Summit Central and Exit 53.
4. Speeds on I-90 over the summit may drop to 50 mph by 2015.
5. Congestion will worsen on SR-906 between Exits 52 and 53. The expected volume in the peak hours would be greater than the capacity of a two-lane road.
6. Building a frontage road on the east side of I-90 would not result in significant time savings for residents.

The model was run for both 2005 and 2015. Conditions were modeled for higher and lower housing development (please see the Land Use section of the Plan). The differences in operating conditions under these scenarios was not significant from those conditions under the "Planning Projections". These model results, coupled with our observations of pedestrian and parking activities, result in the following proposals to improve traffic flow at Snoqualmie Pass now and in the future. Most of these proposals are based on better management, rather than built improvements.

Improving Traffic Operations - Physical Improvements

As traffic levels increase, congestion will rise and travel speeds will fall. The Pass area already suffers from traffic congestion on busy winter weekends. The following sections outline improvements that should ease traffic congestion now, and help alleviate problems in the future.

1) Realigned SR-906 at Summit Central

Booth Creek Holdings has included a realigned SR-906 in their Master Plan for The Summit at Snoqualmie. SR-906 would be moved so it lay outside the Summit Central parking area. This is intended to remove the current conflict between skiers and pedestrians. Now, all skiers have to cross SR-906 to reach the lifts (except those parking along the southwest side of SR-906). The proposed realignment would bend around to the north of the parking. A few sharp bends would be created in SR-906. This could create some safety and operational issues. Drivers would have to negotiate sharper curves under snow and ice conditions. Plowing may become more difficult. The high snow banks created by the plows, combined with the curves, may create sight distance problems.

The road, as proposed, creates an “oxbow”, which would not meet WSDOT Design Guidelines. In order for the change to proceed, one of the following must happen: (a) Another entity could take over jurisdiction of the road, such as Kittitas County; the road would then have to meet design standards for the County; or (b) The proposed realignment could be designed in such a way that it meets WSDOT standards; however, this may not be possible; or (c) a variance would have to be granted by WSDOT. A combination of measures (b) and (c) would most likely allow the improvement to be built. The road should be designed to smooth out the curves and bring the road as close as possible to WSDOT standards. If WSDOT still has concerns, then the ski area should apply for a variance.

It is understood that the ski area intends to fund the engineering, design and construction of the improvement. Sufficient time for review and approval by WSDOT should be included in the schedule for the project. WSDOT approvals can take from 6 to 18 months. The road design should include a 40 mph design speed, and maintain adequate snow storage.

2) Alternative Alignment of SR-906 at Summit West

It might be possible to realign SR-906 in the area of Summit West to the northeast, so it lies closer to I-90. Land swaps or right-of-way acquisition might be involved. Doing so would provide an opportunity to develop a “village” master plan that would integrate parking, access and direct pedestrian connections between the ski base and the commercial areas.

This idea has several advantages: Reducing vehicular/pedestrian conflicts by removing most road crossing activity; creating additional areas for parking; making shared ski/commercial use of commercial parking areas feasible; and reducing traffic conflicts on SR-906 for Summit West parking.

Several issues would need to be investigated, including: Right-of-way, slope and road grade issues, impacts to existing commercial development, visual impacts on the I-90 scenic corridor and funding.

If other measures do not solve the traffic and parking problems on SR-906, this alternative could be re-considered; however, a brief initial review indicates that the cost of such a project makes it unfeasible. Accordingly, it will not be considered further or relied upon to solve existing problems at the Pass.

3) Improvements at Exit 53 underpass/SR-906 Intersection

By 2015, traffic in this area will become congested during peak ski arrival and departure times. Speeds could drop to just a few miles per hour. This will be frustrating for drivers, and would create a negative perception in their minds about their recreational experience.

Manual traffic control could help with this problem. If drivers leaving the area can flow freely onto I-90, congestion would be reduced. Those arriving in the morning should be able to flow freely onto SR-906. Manual traffic controls should be tested in the field before becoming policy. Allowing greater movement for off-ramp traffic could create delay problem on SR-906 as it approaches the intersection. Cost and liability issues relating to manual traffic controls should also be investigated.

Another option would be to increase the number of approach lanes at this intersection. For instance, the underpass road could be widened to one left turn lane, and one shared left-turn/right-turn lane. This would necessitate widening SR-906 south of Exit 53 for some distance. This may be possible within the existing pavement width. During snow conditions, pavement markings would not be seen, and so either overhead signage or manual traffic control would be needed to keep traffic flowing.

4) Improvements at Exits 53 and 54

As discussed under the model paragraph, there may be some operational problems at these two exits. The primary issue is traffic queuing on the off-ramps and spilling back onto the freeway. This also creates safety problems on I-90. There are several possible measures for alleviating this problem. Each has issues associated with it.

Install traffic signals at the westbound off-ramps of Exits 53 and 54. The signal might increase delay and queues for ramp traffic. The signals also might not work well under snow/ice conditions (the signal detectors don't work well when covered in snow). The community may not feel comfortable installing signals, since they seem out of place in the rural/resort setting of the Pass. Finally, signals cost upwards of \$150,000 to install, and must be maintained. One positive note: signals do tend to make it clear to drivers who has the right-of-way.

Restripe the off-ramps to two lanes. As the ramps near their termini near the underpasses, the paved width is such that two lanes of traffic could be accommodated. The ramp could be restriped to one left turn lane, and one shared left/right lane. This would mean restriping the underpass road as well. This is probably feasible with the existing roadway width, although some additional paving may be required. If paving is required, then funding must be found. Some truck drivers park on the ramps and under the overpass. No parking would have to be enforced if two lanes are installed.

Variable message signing on the freeway could warn westbound drivers of congested conditions at Exit 54, and direct them to Exit 53. This requires staff and incurs operation and maintenance costs. If Exit 53 is congested, drivers would need information in advance of Exit 54 so they could choose that exit instead. If both ramps are congested, then the VMS could only warn drivers of congested conditions. Since there are no westbound ramps at Exit 52, drivers would only have the choice of slowing for congestion, or bypassing the Summit area. Variable message signs would have to be monitored and updated as conditions change.

Improvements to the intersection of SR-906 and Exit 53 could help, since southbound delays there may be spilling back and causing delay on the off-ramps. Please see discussion below.

Manual traffic control at the off-ramps during peak times. Certified flaggers directing traffic to continue through might alleviate some delay.

Improved signage may reduce delays. It may not be clear to drivers which way to turn to reach their destination. Signage along the ramp, and then near and at the terminus, would help drivers find their way. Signage would need to be designed and located so as to be visible under winter conditions.

Signals are not recommended at this time. They probably would not be effective. Instituting the remaining measures would probably be most effective in reducing delay and congestion on the off-ramps. The variable message signing would have to be coordinated with the existing driver information system, and approved by WSDOT. Manual traffic control should be used initially on those days when activity will be high. With time, it may become evident that control is needed on a regular basis (e.g., every Saturday during the ski season). Better signage would be coordinated with and approved by WSDOT.

Since the majority of peak hour traffic is associate with ski activity, the Summit at Snoqualmie should bear a proportional share of the costs of these measures.

5) New Eastside Frontage Road

There has been some discussion in the past of building a new frontage road to the east of I-90, to connect Exits 52, 53 and 54. Even in the most optimistic Land Use Allocation previously described does not result in traffic volumes that would warrant construction of a new roadway. If the road connected just Exits 52 and 53, it would be about one mile in length. A rough cost estimate would be about \$2 million, assuming no significant structures (bridges) would be required. The section between Exits 53 and 54 would be even more expensive because it is a longer. Funding for such a roadway would be problematic, with little demonstrated demand and competition for funds with roads that would carry higher volumes of traffic.

6) Traffic and Parking Management

Many of the congestion problems at the Pass can be ameliorated with better traffic and parking management. The following section discuss measures to improve traffic flow, increase parking efficiency, remove conflicts between pedestrians and cars, and provide better shuttle service for both skiers and residents. Many of these measures should be provided by the ski area in response to heightened skier traffic and parking.

Summit West

One of the primary problems on SR-906 is the conflict between pedestrians and cars. Currently, there are few pedestrian facilities. Pedestrians walk in and cross SR-906 at Summit West and Summit Central.

The problems at Summit West are related to two activities:

1. People frequenting the restaurant/mini-mart, then crossing to the ski area.
2. Vehicles (especially trucks several vehicles deep) parking along SR-906.

People cross SR-906 at will. There is no organized crossing point. This behavior constantly exposes pedestrians to safety problems. Drivers trying to traverse the area have to stop again and again for pedestrians. At night, the problem gets worse because pedestrians are less visible. For these reasons, some type of pedestrian walkway with marked driveways and pedestrian crossing(s) needs to be created. (Please see below for more discussion about enforcing parking restrictions).

Simply removing the on-street parking at Summit West would exacerbate the parking shortage problem for skiers. More skiers would be trying to find fewer spaces, which could create even greater congestion around parking lots. Several remedies have been analyzed to alleviate this problem, but a workable solution remains to be found.

When the ski area expands, additional parking will be provided. If sufficient parking is provided in lots, then the pedestrian/car conflict should be diminished. However, if skier visits increase beyond ski area parking capacity, or when more commercial development occurs on the north side of SR-906, pedestrian activity will increase and people will want to cross SR-906. To mitigate this problem, a pedestrian overpass or underpass could be created. Such structures are very costly, therefore it might be advisable to manage pedestrian crossings rather than build an overpass or underpass. The pedestrian control option, which would need to be finalized, is recommended at this time. The community and WSDOT can investigate federal funding for an overpass/underpass through the Puget Sound Regional Council and/or other sources. It may take several years to secure such funding, if it is ever available.

Summit Central

The problems at Summit Central are related to skiers having to cross the road to reach the lifts. As discussed above, the ski area may reroute SR-906 so that pedestrians do not need to cross the road to reach the lifts. In the meantime, several measures would help with pedestrian/vehicle conflicts:

1. Creating and enforcing a new 300' no-parking zone on SR-906 at the crossing. Cars parked on the road at Summit Central complicate the problem because pedestrians are harder to see as they come from behind parked cars and buses.
2. Active traffic and pedestrian control at the main crossing location, some of which is slated to be installed any time. On prior winter visits to Summit Central, traffic monitors have been

observed standing in the middle of SR-906 at the crossing, but doing nothing in the way of assisting drivers or pedestrians. Drivers slow or stop because they don't know what to do. Pedestrians stand on the sides waiting for direction. It is imperative that persons of authority, such as certified flaggers, control this crossing point.

3. Keeping the snow wall in place (at a reasonable height) so that pedestrians are encouraged to cross only at the crosswalk.

If SR-906 is rerouted around Summit Central, on-street parking in this area of SR906 should become less of a problem.

Silver Fir Base Area

There are also skiers crossing the road at this area. However, the volume of both people and cars is low at this point, so conflicts should be manageable.

Regardless of measures to minimize pedestrian crossing points, the ski area should provide separate pedestrian facilities so they can stay off of SR-906 and Alpental Road. It isn't safe to have pedestrians on the road, especially when they are wearing ski boots, carrying equipment and trying to keep children under control. A separate path can be created for pedestrians paralleling the road. This may require purchase of special snow removal equipment. Pedestrian facilities will also be a necessary element of new commercial development.

Providing more frequent shuttle service could also reduce pedestrian use of SR-906 and Alpental Road.

7) Signage

SR-906 Overhead Signage

It is difficult to discern what and where lanes exist on SR-906. If the road is intended to be used for more than two lanes, then confusion will increase when snow and ice cover lane markings. Strategic placement of one or two overhead signs with lane usage information would help reduce driver confusion on SR-906. These signs would indicate that the center lane is for turning traffic; and the lanes for access to and from parking lots and through traffic.

Moveable Signs

On-street signage is also needed. The ski area does use some signage now. However, it is largely ineffective because it generally cannot be seen. The signs are very small and are often either buried in snow or half covered with dirt thrown up by the plows. These are moveable signs, and they should be removed every night and replaced every morning.

The signs also need to be checked throughout the day to see:

1. If they are still visible
2. If they are still meaningful
3. Whether more signage is needed.

There is now a critical lack of signage directing drivers to parking areas. The use of moveable signs (e.g., on sawhorses) would help sort out some of the confusion for drivers on SR-906 and Alpentel Road. Drivers should be directed to one parking area at a time at Summit West and Alpentel. Signs help do this; once another area opens for parking, the signs are moved accordingly. Sufficient signage to close parking areas that are full would also help. The signs need to be large enough and placed in such a manner that a driver can see the sign and keep going to the next lot without hesitating at the closed parking area. (Note: Although the “No Parking” spray painted in orange at Summit Central may be somewhat effective, we do not recommend this measure. It is primarily done to keep areas open for shuttle buses and charter bus parking. It is unattractive and may have environmental implications. It is only useful until the snow plows cover up the information.)

WSDOT requires that moveable signs be located outside the SR-906 right-of-way, and cannot be used to direct traffic to Interstate 90.

Moveable signs, whether permanent or temporary, should be professionally designed and manufactured and be consistent in design. “Hand-made” signs should be strongly discouraged.

SR-906 at I-90

The signs directing drivers to I-90 at Exit 53 are very small and become buried in the snow. Larger, tall signage or moveable signage would be better. Better signage would help reduce driver confusion about access to I-90 at this location. This signage should be provided by WSDOT.

8) Snow Removal and Sanding/Plowing

Snow plowing is a major issue at Snoqualmie Pass. WSDOT plows SR-906. To minimize conflict with parked cars and pedestrians, plowing is generally done between midnight and 8 am. Snow is stored along the roadway. In a cooperative arrangement with Booth Creek Holdings, the plowing provides for selected pedestrian crossings, parking along the highway and no-parking locations.

Strictly from the standpoint of pedestrians and visibility to commercial areas in the vicinity of Summit West and Summit Central, it would be desirable to haul the snow rather than leave it along the roadway; however, snow hauling presents serious issues including: (a) Cost: Considerable heavy equipment and labor could be required, including loaders and dump trucks; (b) Location: There is currently no designated location for storing the hauled snow; and (c) environmental considerations for snow storage locations. While these issues are serious, they may not be insurmountable. A snow management plan that developed priorities and policies for when, where and how often snow removal would occur, could result in a strategy that utilized existing equipment and labor at times when snow plowing was not otherwise necessary. WSDOT, the ski area, and commercial business would have to agree on such a plan, including cost sharing arrangements, before it would be feasible.

The ski area operators plow the Alpental access road. Apparently, in times past the time of plowing sometimes coincides with peak times of arriving traffic. As a matter of policy, this plowing should be done before peak traffic arrives.

9) Parking

Future Parking Demand

Total future peak parking demand is estimated at 5,814 vehicles. This parking demand relates to a typically busy Saturday. Parking demand on the very busiest days (e.g., Saturdays of holiday weekends) may be higher.

The Summit at Snoqualmie Master Plan currently shows 39.9 acres of parking. This translates to about 4,948 parking spaces. This will not be enough parking to meet demand. As discussed above, on-street parking may not be available in the future. The parking spaces must also be allocated to demand. Currently, the Alpental area has the biggest parking problem. When the lots fill, drivers park along Alpental Road. This creates problems for plowing, cuts off emergency access and makes traffic flow very difficult.

If the parking areas are not more efficiently managed than today, the parking areas will not be able to park even the 4,948 cars. Therefore, several measures are needed to mitigate parking problems.

1. Parking Management

- a. Provide enough parking in lots to accommodate peak demand. We recommend that room for 6,000 cars be provided to meet typically high demand. The ski area is currently amending their master plan to add parking.
- b. Provide parking at the demand location. This requires some thought by the ski area so that parking at each portal matches demand. Until permanent parking can be created, the ski area should investigate temporary parking locations to be utilized closer to the demand locations.
- c. Provide for off-site, overflow parking. This might take place at one of the Sno-Parks at either Hyak or Exit 38. These lots tend to be lightly used. Overflow parking would require additional shuttle service.
- d. Provide better overall shuttle service. Skiers should not have to wait more than 5 - 10 minutes for the shuttle. Longer waits encourage people to get in their cars and drive to another portal, which creates both parking and traffic problems.
- e. Emphasize parking management to provide excellent parking utilization.
 - a. Parking lots should only be parked one at a time. In other words, all other lots are closed off until one lot fills. Then all traffic is directed to the next lot, and down the line.
 - b. Provide enough parking staff to do the job right. For the large lots, the minimum would be 7 - 8 staff. Having enough people on hand allows those staff to get

- people efficiently into parking spaces, maximizes the number of cars possible in a lot, and makes the experience better for skiers.
- c. Traffic management into the parking areas is critical to success. SR-906 traffic should be directed by certified flaggers. To be effective, the flaggers must be aggressive in directing traffic.
 - d. During busy times, have parking and traffic management staff on hand to manage egress activities. Waiting in a parking lot to exit is no fun, and creates a bad visitor experience. It also breeds frustration in drivers, who may then exhibit poor driving behavior on exiting the lot.
 - f. The Summit and those who develop the commercial area should work together to maximize parking efficiency. It is likely that most people visiting the commercial areas during the winter will also be skiing. The total parking demand for all activities should be determined, so that all lots can be used effectively to ensure sufficient parking for the Pass.
 - g. Expand on programs that bring skiers to the area on buses.
 - h. Reward high occupancy vehicles. Those arriving four or more to a vehicle might receive one free ski pass, reduced passes for the day, or preferential parking areas. Scrip for these can be given by the parking lot monitors, who will be able to tell how many people are arriving per car.
 - i. Organize parking activities in the Summit West lot. This lot is so large that people tend to park haphazardly. If enough staff are present, with tools such as signage and traffic cones, it will help better direct drivers to spaces.
 - j. Create and implement an actual parking management plan, which spells out in detail who needs to be where, when. This plan could have levels for dealing with slow days, busy days and peak days. This plan should be created in advance of the season, tested, and revised as needed.

10) Enforcing No-Parking on SR-906

From the end of the commercial area to south of the intersection of SR906/Exit 53 underpass, there are “No Parking” signs posted. There are other limited locations where the road is posted for no parking, primarily in the areas around shuffle bus stops. On limited access roadways, such as I-90, no parking is allowed. This restriction extends to the on- and off-ramps.

Washington State Patrol continues to heavily enforce the no parking restrictions on I-90 and other limited access roads. The Patrol feels that truck drivers are parking on ramps to avoid competing for spaces at formal truck stops (which tend to fill up early), and to try and get a competitive advantage (get on the road faster). Truck violations such as ramp parking are typically enforced by Commercial Vehicle Officers of the Washington State Patrol. These officers differ from Troopers in that they concentrate their efforts on commercial vehicles, and carry special equipment for dealing with truck enforcement. Any State Patrol officer can enforce the Commercial Vehicle code.

It is legal to safely park on some State facilities in unincorporated areas, including SR906 (though some of this road has been previously marked as “no parking from midnight to 8am). However, if drivers park at night on these facilities, they must leave at least their parking lights on for safety. This applies to passenger vehicles and trucks. (Information from Officer Brown, Commercial Vehicle Enforcement Officer, WSP.)

It should be noted that police power enables Troopers to curtail any activity they feel presents a safety problem. This could extend to something like vegetation growing in sight triangles, trucks blocking traffic flow, or parking in areas that may not be posted no parking but where the parking is creating a problem.

From the stand point of public safety and aesthetics, it may be in the best interest of the community and visitors to make all parking along the road illegal. Removing parking from the highway would result in a significant net loss of parking during the ski season. However, prohibiting “commercial combinations” from using SR906 would significantly improve public safety and aesthetics. (The problems with this approach were discussed in more detail earlier.)

The community will need to continue working with the Washington State Patrol and Washington State Department of Transportation in resolving parking issues on area roadways. Parking restrictions must be enforced, which may mean additional manpower by the Washington State Patrol during peak parking demand days during the winter and summer. In the long run, the best way to resolve on-street parking problems may be a combination of providing sufficient off-street parking, revising SR906 so there is no room for parking, and realigning SR906 at Summit Central so there is no advantage in parking along the road. All of these measures are discussed in other sections of the plan.

11) Drop-Off Areas

As the drop-off areas are generally within the parking lots, they are included here. The current drop-off areas are not big enough for the level of activity. As the Summit at Snoqualmie works to increase its skiing levels, better drop-off areas will become more important. Given its proximity to the Central Puget Sound, many parents drop off kids in the morning and go home, returning in the afternoon.

The Alpentel ski school drop off area is a significant problem. The lot is often full of parked cars to the point that cars cannot circulate through to drop off and pick up. Small children dart out from behind parked cars into moving traffic. The lot should be redesigned so the front area is only used for drop-off and pick up. The area needs strict enforcement (people park in it now). The drop-off area should be expanded. All ski school lots should be quite large to accommodate both drop off and parking demand.

Parking monitors not only need to efficiently direct traffic to parking areas, they also need to efficiently direct drop-off activity. Having separate entering lanes for drop-off vehicles would help. Signage will also help sort out traffic.

Managing traffic in the afternoon will also help with pick up activities. Now, cars leave the lots in all lanes, so entering traffic must wait on SR-906 to enter the lots. Traffic and parking staff must keep one entering lane open to accommodate pick up activities.

12) Emergency Access

At times, Alpentel Road becomes almost impassable due to cars parked on the road. The road is not wide enough for parking and two way traffic. This creates problems for emergency access. Parking along Alpentel Road should be strictly forbidden, and it must be enforced. Violators should be towed. However, the ski area must also provide enough parking and good shuttle service so that skiers aren't forced to park on the road.

Occasionally in the past, Alpentel Road would not be plowed or sanded until after the lifts open. Cars go off the road and block access, including emergency access. The road should be plowed and sanded at least an hour before the lifts open, and kept in good condition throughout the day.

13) Shuttle Bus

More frequent service would make the shuttle bus more attractive to skiers. It would also become useful to residents, who might not have to use their car for all activities. A 5 to 10 minute headway for shuttle service is desirable. At 10 minute headways, the average wait time is 5 minutes. Any longer than this is uncomfortable for passengers, especially in the cold and snow. This may require additional vehicles. The Summit at Snoqualmie could work with Metro or other providers to use fleet buses on the weekend, when other demand is at the lowest. Metro has both full sized coaches and small, 18-passenger coaches. Analysis of the number of vehicles needed to meet policy headways should be undertaken.

Shuttle services should be expanded to run to overflow lots on busy days. Since this won't happen every weekend, a plan to rent shuttle services might work for serving these lots (e.g., contracting with Metro, Super Shuttle or another provider).

The shuttle drop-off areas should be expanded so the shuttles can get out of the traffic flow. Shuttle stops should be carefully considered near Summit West, both to minimize walking distance to the bus and so stops can be placed where the road has available plowed width.

14) Future Improvements to I-90

For years, Washington State Department of Transportation has been trying to find a way to widen I-90 east of Exit 54. The passage of I-695 and the current road alignment (between steep slopes and the lake) make widening problematic.

The State Highway System Plan, 1999 - 2018 (Washington State Department of Transportation, January, 1998) lists two projects for I-90 in the Financially Constrained Mobility Strategies. This would have ordinarily indicate that, by using the historical revenue trends before I-695 and projecting them out, these projects have a chance of being funded in the next 20 years. However, unless another initiative passes making more road funding available, the current situation is that many other higher rated (from a need standpoint) projects are unfunded, leaving these projects in limbo: (A) Milepost 55.49 to 67.29, Gold Creek to Easton Hill: Corridor design and

environmental design. Estimated cost range: \$2 - \$2.6 million; and (B) Milepost 59.79 to 63.53, Resort Creek to Cabin Creek Road: Widen to six lanes. Estimated cost range: \$38.8 - \$54.4 million.

In another section of the Highway System Plan are listed those projects that were excluded. These projects did not have funding, or could not be feasibly funded, given expected revenue for the next 20 years, which is even less now than before. The excluded projects for 1-90 include widening of 1-90 east of milepost 67.46 (Easton Hill), and this project: (C) Milepost 55.16 to 59.79, Hyak to Resort Creek: Widen to 6 lanes, snowshed widening not included in cost estimate. Cost estimate: \$103 - 133.9 million. At over \$11 million per lane mile, it is not surprising that this project did not make the Financially Constrained Mobility list. However, extension of the snow shed may occur. This project falls under another category of the Plan: Economic Initiative Strategies. The cost estimate to extend and widen the shed is \$20 - \$26 million.

About \$960 million of the total \$1.09 billion worth of Economic Initiative Strategy projects were in the Financially Constrained Plan. This contrasts with the Mobility Strategies, where only about \$7 billion of the total \$29 billion in improvements could receive funding. Therefore, before I-695 there was a chance the snow shed project would go forward, but little hope for the widening of 1-90 along the lake. Expanding and widening the snow shed may reduce the number of Pass closures. This action, combined with improvements in communication between residents and WSP, may reduce Pass access problems during the winter.

WSDOT should be encouraged to develop a project that becomes part of the State Highway System Plan, probably under the Safety Improvements or Economic Initiative category. This project would provide formal status for resolving the access issue not just for residents, but also for those wishing to access the ski area or cross over the Pass.

The only certain thing regarding highway funding is its continued uncertainty. Watch pending referendums and initiatives in this and coming years to keep current on the status of highway funding in the State of Washington.

Goals and Objectives

Goal: Provide for transportation methods which are safe and serve the residential, recreation, cultural, economic and emergency needs of the area while reducing internal automobile travel and encouraging pedestrian, bicycle and ski circulation within the community.

Objectives:

1. Adequate circulation for residents should be provided, even during times of heavy visitor traffic.
2. All transportation corridors, from walkways to roadways should take into account the safety aspects of falling and accumulating snow.
3. Parking along SR 906 should be controlled and coordinated to increase pedestrian safety. Additional off-street parking alternatives should be identified and implemented.

4. The availability of remote or new parking areas should be analyzed, including:
 - a. Shuttle from Bandera;
 - b. Denny Creek campground; and,
 - c. Asahel Curtis picnic area with chairlift/gondola to area of Surveyors lake/ radio tower, connecting to top of Silver Fir.
 - d. Additional ski area parking lots.
5. Large commercial through trucks should have their own planned parking, preferably separate from other users (for safety) and visually screened (to preserve the scenic beauty of the Pass).
6. A study of current traffic patterns and future growth should be conducted for the corridor between Hyak and Alpentel. The study should identify existing problems and examine possible solutions, including the potential of each alternative to:
 - a. Cut down on SR 906 congestion;
 - b. Provide access to future commercial and community facilities at Exit 54;
 - c. Allow shuttle service following the loop; and,
 - d. Enhance opportunities for recreating the historic Sunset Highway and parkway driving within the I-90 corridor.

If the study should indicate the need for a frontage road on the east side of I-90, any such road should be designed and constructed with adequate vegetative buffering to minimize the visual impact on I-90, and with drainage capacity to reduce the road's effects on surface and ground water.

1. Methods to discourage tourist traffic on residential streets should be developed implemented.
2. Street lights should be installed where needed for public safety. Street lights along the frontage of SR 906 should be considered.
3. The compatibility (or incompatibility) of the various modes of transportation, including horses, off-road vehicles, mountain bikes, cross country skiers, hikers, walkers, joggers and snowmobiles should be analyzed and appropriate designations and restrictions developed.
4. Emergency response services should be accommodated Pass-wide, with particular emphasis in high traffic activity areas.
5. Future development should provide roads at county standards, as the same may be amended for the mountain environment. Sidewalks and curbs should only be required in compact, pedestrian oriented "village centers" where no snow plowing will take place.
6. New development should, where practical, provide trails that traverse their property which are open to the public, subject to resolution of liability and compensation issues. Trails for cross country skiers and bicycles, should integrate into the overall trail system. Portions of the trail system should be readily accessible to disabled persons and the elderly. Incentive credits should be considered for developers to include planned portions of an integrated

- public trail system and other amenities (such as exercise stations or view points). USFS trails should be connected with other public trails in accordance with an approved trail plan.
7. Permanent display maps should be installed at strategic trail/path/road junctions. A large, permanent overall map should be located at each activity center.
 8. Heated sidewalks or other means of snow removal or clearing should be considered at commercial centers.
 9. Pedestrian sky bridges or underpasses should be considered over high use roads such as SR 906.
 10. Crossover trails between ski areas which would encourage people to ski or bike between ski areas, should be developed or upgraded.
 11. Loading zones and ramps for deliveries in commercial centers should be required.
 12. Transportation planning should address the needs of potential future uses, such as:
 - a. Community center;
 - b. Golf courses or other new recreational facilities; and
 - c. Competitions or events such as mountain biking, skiing, snow boards, triathlons, and shows.
 13. Commercial/residential/recreational centers which are developed should be connected by transportation corridors.
 14. The redesign of SR 906 at the Summit to create a pedestrian oriented commercial/recreational village should be considered.
 15. Whenever possible, auto-oriented business should be separated from pedestrian oriented shopping and recreation areas.
 16. Both public and commercial cross country skiing are a part of the recreational activities at the Pass and should be encouraged. A system of out-back lodges and a longer loop trail should be encouraged to increase the desirability of cross country skiing.
 17. Scenic hiking trails from the base area through old growth timber, and to local attractions and view points should be maintained. A system of trails utilizing the ski lifts should be considered.
 18. Horseback riding and mountain pack trips should be encouraged on suitable trails. Llama trips should also be considered. Trails suitable for this use should be identified and mapped.
 19. The mountain bike trail system should be expanded and made compatible with walking trails.
 20. Biking, walking and skiing should be encouraged as attractive transportation alternatives. Car/pedestrian conflicts should be reduced.
 21. Adequate capacity roads, paths and streets with convenient and carefully planned circulation should be developed and maintained.

22. Residential streets should be protected from the effects of through traffic. Nonresident parking on residential streets should be discouraged or prohibited.
23. Parking should be provided in accordance with type of trip and vehicle. Walking to secondary destinations should be encouraged.
24. Road markings and directional signage should be improved to reduce confusion.
25. Access to building lots should be consolidated to the extent practical using common drives and walkways.
26. Transportation facilities required to support new development should be in place by the time that development occurs.

VI.2 Goal: Recognize the inherent access and other requirements of large public and private land owners in the plan area.

Objectives:

1. USFS polices and regulations for vehicular activities should be recognized in planning for the Pass.
2. The utilization of USFS roads/easements in the transportation system should be avoided.

VI.3 Goal: Insure that the hierarchy of transportation in the Pass area is thoroughly compatible with existing and expected HOV/mass transit/rapid transit connecting it to its markets.

Objectives:

1. Access to possible future high speed east/west transit should not be precluded.
2. The transportation needs of the Pass should be expressed and represented in all related planning efforts by other agencies and groups.
3. The Department of Transportation plans for their rights-of-way should be researched. Surplus right-of-way should be identified.

VI.4 Goal: Reduce the number of single-occupancy vehicle trips to and within the Pass area.

Objectives:

1. Incentives to encourage ride sharing should be developed. Ski instructors, ski patrol, employees and season pass holders should be targeted as prime candidates for car-pooling. A ride-sharing information network should be developed. Employee parking should be limited to remote locations using shuttle service.
2. Provision of transit and/or shuttle service to the Pass should be explored and encouraged.
3. Shuttle bus stops should be provided at commercial centers, residential areas, and ski areas. The shuttle should loop through all activity centers.

VI.5 Goal: Create a transportation structure, which is adaptable to changing conditions, be they seasonal, economic, climatological or demographic.

Objectives:

1. Future development, both commercial and residential, should address snow removal with respect to vehicle traffic.
 - a. Roads should have adjacent snow storage readily available.
 - b. Main roads should be built at a standard, which is compatible with the mountain environment.
2. Contact should be maintained by the EDLU committee and SNOPAC with all strategic policy bodies in King and Kittitas County to advocate for the Pass.

VI.6 Goal: Provide for transportation methods, which blend with and/or enhance the natural mountain environment, inflicting minimum environmental damage to it and contiguous areas.

Objectives:

1. New roads, trails, paths and any improvement to same, should not degrade existing natural environments, water courses, or migratory paths unless no practical alternatives exist. The adverse effects of new crossings should be mitigated.
2. All transportation decisions should seek to protect the environment from adverse impact. All activities that involve hazardous waste recycling or treatment, solid waste landfills, petroleum pipelines or open storage of toxic substances should be prohibited.
3. All roads, trails, parking lots and development of any sort resulting in the clearing of natural ground cover, should have an adequate drainage system designed to handle the projected runoff in an adequate manner per applicable code. Drainage system design should limit downstream effects including scour, bank erosion, siltation, channel capacity and impact on wildlife habitat.
4. Pollutants such as oil, antifreeze and silt should be separated from stormwater runoff.
5. Future transportation additions should not restrict wildlife migration, and modifications should be used to repair existing problems where possible.
6. Enhancement of visual quality of roads and trails should include:
 - a. Drainages which replicate natural conditions;
 - b. Retention of natural vegetation and installation of landscaping; and,
 - c. Regular maintenance to prevent buildup of sand during the winter.
7. The Pacific Crest Trail and the John Wayne Trail should be provided with appropriate scenic buffers, parking areas and trail connections to activity centers.
8. The suitability of the road system east of the Pass, and particularly at the east end of Keechelus Lake for off-road vehicles should be assessed.

Transportation

Recommended Actions

1. The Transportation Committee should work with the Washington State Patrol and the WSDOT to identify alternative areas where large trucks can park away from the shoulders and right-of-way of SR 906. The areas adjacent to the Exit 53 interchange should be specifically studied for this use.
2. The Committee should work with WSDOT to identify areas of surplus rights-of-way, which might be used for visitor or employee parking.
3. The Committee should assist and support efforts of Pass business operators to encourage transit operators to provide, or expand, bus service to the Pass.
4. The Committee should bring ideas and suggestions for improving road standards for the mountain environment in terms of special considerations for slope, soil, impermeable surfacing and natural drainage characteristics to the appropriate County and State agencies.
5. The Committee should encourage Kittitas County and the Regional Transportation Planning Organization (RTPO) to seek funds to finance a detailed traffic study to determine future highway improvements needed to eliminate current safety problems and accommodate land uses shown in the Comprehensive Plan.
6. The Committee should encourage Kittitas and King Counties to apply for available state or federal funds to complete path and trail planning and construction and to fund beautification efforts.

7.7. Capital Facilities and Utilities

The Snoqualmie Pass sewer system is operated in accordance with a Facilities Plan and a State Waste Discharge Permit issued by the Department of Ecology. The Waste Discharge Permit must be renewed every five years. At the time of renewal, a study is conducted to determine the status of the operation of the sewage treatment plant. If the plant is found to be operating at 85% capacity, or greater, DOE requires that additional studies be conducted to do a Plan to Maintain Adequate Capacity, which results in a new or amended Facilities Plan.

Goals and Objectives

VII.1 Goal: Insure that public services, utilities and facilities are adequate to provide a high level of service and reliability for present and future land uses.

Objectives:

1. A program should be developed and monitored which assures that new development will pay its proportionate share in the construction of new facilities and the maintenance of existing facilities.

2. Activities of service providers should be coordinated to assure that all services are installed during a single construction phase to decrease disruption and risk of erosion.
3. Public and private facilities and services should be provided at levels necessary to support anticipated growth and development per the Comprehensive Plan. The facilities and services needed to support this growth and development include: sewage disposal, solid waste disposal, water, surface water management, police and fire protection, parks and open space and other public utilities.
4. The costs of adequate facilities and services should be kept as low as possible, cost-effective relative to the benefit received, and distributed equitably. Extension of services and construction of facilities to support planned growth should:
 - a. Be paid for by those who benefit;
 - b. Prevent substantially reduced service levels for existing residents; and,
 - c. Be timed to prevent problems before they require expensive remedial action, while avoiding the costs of premature excess capacity in facilities and services.

Public spending priorities for facilities and services should be as follows:

- a. First, to maintain or upgrade existing facilities and services where necessary to serve existing development at applicable service level standards; and,
 - b. Second, to upgrade facilities and services to support planned growth at applicable service level standards.
5. Individual developments should provide all on-site improvements needed to meet adopted service standards for roads, sewage disposal, water supply, surface water management, fire flow, open space and other public utilities.
 6. When the off-site capacity of public sewer systems and public water systems is inadequate to meet adopted service standards, individual developments should be deferred until these services are assured of being brought up to standard by either the public entity involved or the developer, or some combination of funding sources. If the deficient services cannot be brought up to standard, the development should be delayed or denied.
 7. Kittitas and King Counties, in cooperation with other service providers, regulatory agencies and private sector experts, should set service level standards as the basis for defining adequacy of facilities and services needed to support growth. The Snoqualmie Pass Sewer and Water District should ensure that adequate treatment capacity is available, in an appropriate time frame, to support planned growth.
 8. Physical standards for public facilities should:
 - a. Assure public health and safety;
 - b. Reflect adopted service level standards of regulatory agencies;
 - c. Be reasonable in cost and cost-effective relative to the benefit received;

- d. Have the minimum possible effect on the cost of development relative to the benefit received;
 - e. Allocate public service costs equitably; and,
 - f. Protect the environment.
9. Public facility and service standards should be defined based on the following:
- a. Applicable Federal, State and County laws;
 - b. Nationally accepted standards;
 - c. Cost effectiveness;
 - d. Availability and stability of funding; and,
 - e. Community desires.
10. Public utilities and facilities should be located, designed, and operated to be compatible with neighboring uses.
11. Utility structures such as telephone exchange buildings, telecommunications towers, transformers stations, sewage treatment plants, and solid waste facilities should adjoin nonresidential uses wherever possible. Mitigation measures to minimize scenic impacts should be required.

Utilities

1. Utility special district comprehensive plans and proposals should support and be consistent with land use plans.
2. Utilities should be designed, located and constructed to minimize adverse environmental impacts and to protect valuable environmental features.
3. Where utilities are inadequate to serve existing development necessary improvements should be provided. Utility capital improvement programs should give priority to improving present systems with significant inadequacies.
4. Whenever possible, utilities should make joint use of utility or road rights-of-way. Underground utilities should be grouped together and easily accessible for maintenance, repair and additions.
5. Underground installation of power and telephone wires should be required, where feasible, particularly in newly developing areas.
6. If underground installation is not feasible due to an engineering or geologic problem, above-ground utility installations should be designed and located to minimize unsightly views and environmental impacts. Power and telephone poles should be as far from rightof- way center lines as possible.
7. Utilities should be located within rights-of-way.

Water Service

1. The District should be encouraged to include conservation measures in their plans as appropriate, as well as development of new sources; to support planned land uses with reliable service at minimum cost; and to assure maximum net benefit in allocating water for fisheries, navigation, hydroelectric power and recreation, as well as domestic and commercial uses.

Sewage Treatment and Disposal

1. Public sewers should be the only method for wastewater treatment for new development.
2. New on-site systems should only be allowed in limited areas for small scale development where public sewers are not feasible.
3. On-site wastewater treatment should be designed and located to protect water quality in lakes, streams, wells and aquifers, in compliance with District standards.
4. Operation and maintenance standards should be established for all areas served by on-site systems. Special programs, including inspections and regular pumping of tanks, should be established in all areas with a high risk of system failure.
5. On-site systems that create health or pollution problems should be repaired or replaced. Provision of public sewers to these areas should be considered an option.
6. On-site wastewater systems should be monitored for evidence of existing or potential failures and the data should be used to correct problems and prevent future problems.
7. Solid waste should be handled and disposed in ways that minimize land, air and water pollution, and protect public health.

Surface Water Management

1. Surface water management should integrate with and protect natural drainage systems wherever possible.
2. A watershed approach to surface water management should be implemented which provides for multiple uses including recreation, fish and wildlife enhancement, flood protection, erosion control and open space.
3. Stormwater facilities should be funded through an adequate and equitable set of user charges on contributing and benefiting properties. Stormwater facilities required of new development should be designed and built for low-cost, long-term maintenance.
4. Design of stormwater management systems should recognize the impacts of rapid snow melt on intensity and volume of runoff.
5. Consistent with other considerations, such as snow removal, maintenance and aesthetics, the amount of hard surfaced areas for parking and roads should be minimized to the extent possible.

6. Clearing and grading activities should be regulated to minimize the removal of surface vegetation, which alters natural drainage characteristics, increases runoff and potential for erosion.

Energy and Telecommunications

1. Energy, utility and telecommunications distribution and transmission facilities (for example, substations, pump stations, major power lines and pipelines, transmission/reception towers) should be underground whenever feasible and should not be located in residential areas unless other alternatives are not feasible.
2. Siting decisions for energy and telecommunications facilities should be based on applicable regulations and the following factors:
 - a. Minimal health risk to residents of neighboring properties, whether from noise, fumes, radiation or other hazards;
 - b. Minimal visual impact, achieved with buffering through distance and/or landscaping;
 - c. For power lines and transmission/reception towers, no adverse impact on aviation traffic patterns;
 - d. Convenient access (may not be needed if the facility is automated);
 - e. Encourage use of cold weather engineering practices to cope with power outages; and,
 - f. Ensure that new developments are designed with facilities to withstand a minimum 48-hour power outage.

Streets

1. Street design should reflect the density of development and the anticipated traffic load, in terms of volume and vehicle type.
2. Aesthetically pleasing road design should be encouraged.
3. Street names and addresses should be adopted which reflect regional sense of place.
4. Streets should be designed with wide shoulders and shallow side swales or ditches to accommodate snow removal, snow melt, and storm water runoff.
5. For traffic safety during ice and snow conditions, sharp curves and right angle turns should be avoided where possible.
6. Road signs and other objects should be set back a sufficient distance so as not to be an obstacle for snow plows or a danger for motorists in icy conditions. Road signs should be installed at a sufficient height so as to be visible above roadside snow banks.
7. Road design standards should be flexible to permit designs, which can accommodate the mountainous environment and which balance safety, maintainability and environmental impact.

Capital Facilities and Utilities

Recommended Actions

1. The EDLU Committee should assist the Snoqualmie Pass Sewer and Water District to ensure that District planning is consistent with the Comprehensive Plan and that services become available in all unserved areas where they are desired, such as Exit 54 and Gold Creek Valley, consistent with the Comprehensive Plan and commensurate with system capacity. The Committee should support applications by the District for needed expansion to ensure that adequate sewage treatment, water storage capacity, and water rights are available in a timely manner.
2. The Committee should work with appropriate agencies with expertise to insure a stormwater management program, which protects property from damage from run-off while at the same time preserving natural drainage systems is developed and implemented.
3. The Committee, in consultation with County agencies, the Sewer and Water District and the Fire District, should consider an impact fee program to ensure that new development contributes its fair share to finance the construction and maintenance of required capital facilities.
4. The Committee should work with Puget Power to ensure a reliable source of electrical power for the Pass.
5. The Committee should encourage the use of fiber optic telecommunication facilities at the Pass



Chapter 8. Rural and Resource Lands

8.1. Introduction and Overview

The Rural and Resource Lands chapter of the Kittitas County Comprehensive Plan addresses unincorporated portion of the County outside Urban Growth Areas (UGA). The Land Use Element in Chapter 2 and the Rural and Resource Lands chapter together form the basis for future land use patterns within the County. They also form a basis for decision makers to make land use decisions in the unincorporated areas in Kittitas County. The policies in the Rural and Resource Lands chapter work with the County's Comprehensive Plan land use designation map in Chapter 2.

This Chapter is in two sections. The first section discusses land use designations for the County's rural lands and is the County's Rural Element. It outlines the goals, policies and objectives related to protecting rural character with a variety of densities as required by the Washington State Growth Management Act. (RCW 36.70A.070(5)) Rural lands are outside UGAs and commercial agricultural, commercial forest, and mineral lands.

The second section provides for goals, policies and objectives for the County's resource lands. Resource lands are considered the commercial agriculture lands, the commercial forested lands and mineral lands.

8.1.1. Growth Management Act Goals

The first section of this Chapter relates to rural lands and rural development. The State of Washington Growth Management Act requires that the County "include measures that apply to rural development and protect the rural character of the area as established by the County." These measures must be used to control rural development, assure visual compatibility of rural development with surrounding areas, reduce sprawl and protect against conflict with the use of agricultural, forest and mineral resource lands (RCW 36.70A.070).

“Rural Character” is defined in the Act as lands where:

- open space and visual and natural landscape predominate over the built environment,
- opportunities exist for traditional rural lifestyle and rural based economies,
- spaces and development are compatible with wildlife habitat,
- undeveloped land is not converted to development of sprawl and low density,
- activities generally do not require extension of urban governmental services, and
- land use is consistent with protection of surface and ground water flows and recharge/discharge areas. (RCW 36.70A.030(15))

“Rural development” refers to development outside the urban growth area and outside agricultural, forest, and mineral resource lands designated pursuant to RCW 36.70A.170. Rural development can consist of a variety of uses and residential densities, including clustered residential development, at levels that are consistent with the preservation of rural character and the requirements of the rural element.” (RCW 36.70A.030(16))

“Rural governmental services” include those public services and public facilities historically and typically delivered at an intensity usually found in rural areas, and may include domestic water systems, fire and police protection services, transportation and public transit services, and other public utilities associated with rural development and normally not associated with urban areas. (RCW 36.70A.030(17))

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

8.1.2. Rural and Resource Policies

Kittitas County planning policies help define rural and resource lands, appropriate land uses and service levels, and unique rural features. They also identify innovative land use techniques which may be used to protect these features.

Rural policies are intended to enhance and protect the County’s rural character, and to encourage appropriate rural land use patterns and service levels. Rural Lands planning policies include:

GPO 8.1 Rural lands are characterized by a lower level of services; mixed residential, agricultural and open space uses; broad visual landscapes and parcels of varying sizes, a variety of housing types and small unincorporated communities.

GPO 8.2 Rural lands often have an established land use pattern that inhibits urban character and are generally, and anticipated to continue to be, served by septic systems and individual wells or small community water systems.

GPO 8.3 The County shall promote the retention of its overall character by establishing zoning classifications that preserve rural character identified to Kittitas County.

GPO 8.4 Development in rural areas is subject to agricultural and forestry activities that may take place as a right on adjacent properties.

GPO 8.5 In order to protect and preserve Resource Lands, non-resource development and activities on adjacent Rural lands shall require preservation of adjacent vegetation, existing landforms (e.g. ravines) or use of other methods that provide functional separation from the resource land use.

GPO 8.6 Reserved.

GPO 8.7 The use of cluster platting and conservation platting shall be limited to specific rural areas to lessen the impacts upon the environment and traditional agricultural/forestry uses and to provide services most economically. The use of other innovative land use techniques that protect rural character and resource land uses will be evaluated for future implementation.

GPO 8.8 A certain level of mixed uses in rural areas and rural service centers is acceptable and may include limited commercial, service, and rural industrial uses.

Resource Lands are areas which provide commercial agriculture, forestry, and mineral resources. Kittitas County planning policies addressing Resource Lands include:

GPO 8.9 Protecting and preserving resource lands shall be given priority. Proposed development allowed and adjacent to resource lands shall be conditioned to protect resource lands from negative impacts from that development.

GPO 8.10 Allow for lands which offer adequate supply of rock and gravel resources located in areas compatible for such uses and conditioned so that operation does not negatively impact rural character.

GPO 8.11 Policies will reflect a “right to farm” in agricultural lands.

8.2. Rural Lands

8.2.1. Introduction

Kittitas County’s rural land use designation consists of a balance of differing natural features, landscape types, and land uses. Rural land uses consist of dispersed and clustered residential developments, farms, ranches, wooded lots, and agricultural and recreational/commercial and industrial uses that serve local and national and international populations as customers. Rural landscapes encompass the full range of natural features including wide open agriculture and range land, forested expanses, rolling meadows, ridge lines and valley walls, distant vistas, streams and rivers, shorelines and other sensitive areas.

The Rural Lands exhibit a vibrant and viable landscape where a diversity of land uses and housing densities are compatible with rural character. “Rural character,” as identified through scientific research over the past two decades, indicates that residents of rural communities,

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

Kittitas County residents, through an extensive public involvement process in 2012, provided descriptions of “rural” that they wish to preserve. Such descriptions include many of the conclusions presented by scientific research including, “natural open spaces and streams,” “forests,” “recreational opportunities and spaces,” “agriculture lands and activities,” “mountain views,” and “development away from urban areas.” These descriptions provide the essence of “rural character” in Kittitas County which corresponds to the research that has been conducted throughout the County including the local area, and fulfill the broad definition within RCW 36.70A.030. Accompanying policies within this Chapter of the Comprehensive Plan are designed to protect these qualities of the County.

“Rural character” is defined in Kittitas County as predominant visual landscape of open spaces, mountains, forests, and farms and the activities which preserve such features. It balances environmental, forest, and farm protection with a variety of rural development and recreational opportunities. Many sizes and shapes of properties can be found in the Rural Lands providing a wide variety of land use from its diverse topography, small to large acreage properties, assorted economic activities and opportunities, small rural residential development, and recreational opportunities throughout the County, but most intense in the western portion of the County. The Interstate and State Highway systems which traverse the length and width of the County introduce countless travelers and visitors to the “rural character” of Kittitas County. These highways provide access opportunities and means to create and preserve “agri-tourist” activities, provide extensive outdoor recreation activities identified by State law and by residents of Kittitas County as being “rural.” This rich mix of uses and transportation systems allows the variety of lifestyle choice, which makes up the fabric of rural Kittitas County community life.

Some choose a private, more independent lifestyle, or space for small farm activities. Others choose the more compact arrangement found in clustering, with its accompanying open space and close neighbors designed in ways that enhance and preserve rural character. The most common uses in rural lands are agriculture, recreation and logging, which have been basic industries historically and remain important in terms of employment, income and tax base. Kittitas County will strive to encourage and support these activities in areas they occur and are appropriate. With the exclusion of stated incorporated areas, and UGAs all remaining areas are considered to be Rural Lands.

One of the main attractions of the rural residential lifestyle is the low intensity of development and the corresponding sense of a slower pace of living. Part of what creates that attraction is the rural-level facilities and services. The Plan supports and preserves this rural lifestyle by limiting service levels to those historically provided in the County's rural areas. Residents should expect County services, such as road maintenance and emergency responses to be limited and to decrease as the distance from a rural activity center or urban area increases.

8.2.2. Planning for Rural and Resource Lands

Present rural land uses in Kittitas County are a broad mixture of diverse development patterns stemming from trends established decades ago. The County has been characterized as having an abundance of rural uses including the strong recreational opportunities throughout the entire area. The existence of mountainous topography, intense forest lands, and large lakes in the Upper Kittitas County area draws large populations to skiing, camping, hunting, and hiking opportunities away from intense urban activities often found within the adjacent King County and Pierce County regions. Vibrant river and stream waters invite sports fishermen from around the State to the area. Hunting is prevalent in all areas of the County, including the middle portion of the region where sage and tall grasses are abundant for game bird and mammal habitat.

The Lower Valley of Kittitas County has extensive irrigation and rich soils which have been valuable in accommodation of agriculture activities so vital to the economy. Large farms have existed over a century and are very characteristic of the County's dominant rural character. Small, unincorporated communities exist throughout the County identifying it as having strong rural character. Such communities provide distinct, yet small scale services which rural residents depend upon for daily and weekly activity. Many of these communities are located within "Limited Area of More Intensive Rural Development" or LAMIRDS as defined with the Washington State Growth Management Act. All of these ranges of rural densities and uses have created a successful landscape contributing to an attractive rural lifestyle.

The Interstate and State Highway systems which traverse the length and width of the County introduce countless travelers and visitors to the "rural character" of Kittitas County. These highways provide access opportunities and means to create and preserve "agri-tourist" activities, provide extensive outdoor recreation activities identified by State law and by residents of Kittitas County as being "rural."

The Rural and Resource Lands chapter of the Kittitas County Comprehensive Plan is intended to preserve the rural character described above through adopted goals, policies and objectives (GPO) which are designed to encourage and protect the types of uses that are characteristic to the rural area of the County. The GPOs in this section are intended to reduce conflicting land uses within the County's rural area while providing a variety of rural densities, protecting agriculture land resources and activities, guarding the County's water resources and insuring appropriate services and facilities for such environments.

A variety of rural densities and uses which are characteristic to a rural environment are encouraged through the adoption and recognition of the objectives and policies within the Plan, and they create and enhance a successful landscape desired by the County. GPOs in the Rural

and Resource Lands chapter Element also provides for a variety of rural uses which are compatible with the County's rural character, and decrease the need for road and utility improvements, police and fire protection, schools in rural areas and other services often found in more urban environments. Without limiting these types of urban services, their existence can often contribute to "rural sprawl," or the scattering of development throughout rural areas which can be inconsistent with an identified rural character. The proper mix of rural uses and densities permits rural growth to be accommodated in a variety of areas where it is compatible with both resource and urban activities.

The GPOs of the Rural and Resource Lands chapter of the Comprehensive Plan provide the prospect for preservation of viable and vibrant landscapes associated with rural character. These objectives and policies provide the opportunity to capitalize on the recreational characteristics while preserving the natural resources in Kittitas County often associated with its open spaces. These objectives also deliver the potential for a variety of community life often associated with rural environments while preserving the rural quality of the County. The plan in its goals and objectives accomplishes preservation of agriculture, mining, forest and recreational activities so vital to the economic base of the County.

8.2.3. Purpose of Rural Lands

- Preserve and maintain the rural character of Kittitas County.
- Sustain and protect the westerly mountainous, recreational open space, and its easterly non-resource agricultural and rangeland activities.
- Provide rural economic opportunity.
- Offer opportunity for a variety of rural density and housing choices while maintaining rural character and protecting health and safety.
- Provide for infrastructure and services necessary to rural development.

The goals, policies and objectives (GPOs) outlined below are intended to reduce conflicting land uses within the entire County's rural area while providing a variety of rural densities, protecting open spaces, and insuring that appropriate services and facilities are provided for rural developed environments.

GPO 8.12 Incentive-based land use strategies will be examined and adopted to encourage land uses which are compatible to the rural environment.

GPO 8.13 Encourage development activities and establish development standards which enhance or result in the preservation of rural lands.

GPO 8.14 Allow for a variety of rural densities which maintain and recognize rural character, agricultural activities, rural community and development patterns, open spaces and recreational opportunities.

GPO 8.14A Only allow comprehensive plan amendments, rezones, bonus densities, and other measures that increase rural densities where adequate supplies of potable water are available that will not adversely affect surface and ground water and agriculture.

GPO 8.14B Set allowed densities based on the available water resources and reserve adequate resources to support the Kittitas County's economic base including agriculture.

GPO 8.14C Development shall be located distances from streams, rivers, lakes, wetlands, critical areas determined necessary and as outlined within existing Shorelines Management Program, the Critical Areas Ordinance and other adopted resource ordinances in order to protect ground and surface waters.

GPO 8.15 Uses common in rural areas of Kittitas County enhancing rural character, such as agriculture uses in Lower Kittitas and rural residential uses and recreation uses in Upper Kittitas shall be protected from activities which encumber them.

GPO 8.16 Give preference to land uses in Rural designated areas that are related to agriculture, rural residential development, tourism, outdoor recreation, and other open space activities.

GPO 8.17 Land use development within the Rural area that is not compatible with Kittitas County rural character or agricultural activities as defined in RCW 90.58.065(2)(a) will not be allowed.

GPO 8.18 Limit development in rural areas through density requirements that protect and maintain existing rural character, natural open space, critical areas, and recreation areas. Direct rural development to lands that have adequate public services.

GPO 8.19 Develop buffer standards and regulations that will be used between incompatible rural uses.

GPO 8.20 Cottage and home occupation which are rural in nature are allowed within all rural land use designations and regulations. Impact upon surrounding environments and upon existing public services shall be considered when such industries are proposed.

GPO 8.20A Future "General Commercial" zones will not be allowed outside Urban Growth Areas and LAMIRDs.

GPO 8.21 Kittitas County will provide criteria within its zoning code to determine what uses will be permitted within rural zone classifications in order to preserve rural character.

GPO 8.21A Residential and commercial buildings outside Type 1 LAMIRDs shall be located in areas buffered by vegetation and along the edges of fields or areas of shrub-steppe vegetation to maintain Kittitas County's historic rural character.

GPO 8.21B Functional separation and setbacks found necessary for the protection of water resources, rural character and/or visual compatibility with surrounding rural areas shall be required where development is proposed. The first sentence of this policy shall not apply to agricultural activities as defined in RCW 90.58.065(2(a). When required by the county shoreline master program or critical area regulations, buffers shall be provided.

GPO 8.22 Provisions shall be made for roadside stands, farmers' markets, "U-pick," and customer share cropping operations.

8.2.4. Rural Designations

Purpose

Rural Lands are divided by function of the uses intended. The purpose of placing certain lands in these land use designations is to accommodate these various functions. Designations of rural lands are intended to categorize lands within the County so that they:

- Permit residential development in rural areas which enhance and protect rural character;
- Preserve and protect non-resource forests and agriculture lands which are dominant in Kittitas County;
- Provide opportunity for development for recreational purposes which are consistent with rural character and protect public health and safety; and
- Provide opportunity for limited development of rural community.

Rural areas provide a choice in living environments through a mix of large lots and existing smaller lots in rural centers and limited areas of more intensive rural development.

Table 8.2-1 below identifies the Rural Land Use designations within the Kittitas County rural areas and corresponding zoning classifications. The Table also displays the estimated acreages of each designation and classification determined by the Geographic Information System (GIS) of the County. The land use designations are limited in number to reflect the functions within the rural areas of the County.

Four land use designations have been identified within the Rural Land Use Plan. Rural Residential lands are those which are adjacent or near identified UGAs or LAMIRDs. They generally have a lower population density than urban areas but higher than most rural areas. A limited level of government services usually exists, and they are often inside Fire Districts and are outside flood areas and most hazard areas.

The second rural designation within the Plan is the Rural Working lands. Uses within this designation generally encourage farming, ranching and storage of agriculture products, and some commercial and industrial uses compatible with rural environment and supporting agriculture and/or forest activities. Areas in this designation often have low population densities with larger

parcel size compared to Rural Residential areas. Agriculture and forestry activities are generally less in scope than in the Resource lands.

Rural Recreation is the third land use designation of the Plan. These lands often include scenic roadways, vistas, ski and hiking areas, and recreational and seasonal recreation residences. They include resort activities and provide limited commercial services to tourists and seasonal residents where rural character is preserved. Rural Recreation lands may be located in flood or other hazard areas where fishing and outdoor activities are prevalent.

The final rural lands designation is Limited Areas of More Intensive Development, or LAMIRDS. These areas are often small, rural communities where rural residents and others can gather, work, shop, entertain, and reside. Commercial and industrial development compatible with rural character may continue to locate and prosper in rural areas under limited conditions.

Zone classifications shown in the Table below outline the zones designed to achieve the goals and policies outlined in the designations. There are relatively few classifications within the Rural Residential and Rural Working lands. Most zoning classifications exist within the LAMIRDS since they allow a broader and more intense mix of uses.

Table 8.2.4-1 Rural Land Use Designations, Corresponding Zoning Classifications and Acreages

Type of Land Use	Rural Land Use Designation	Acres ¹	Rural Zoning Classification	Acres ¹
Rural	Rural Residential	30,013	Agriculture 5	11,933
			Rural 5	18,228
			Planned Unit Development	0
Rural Working	329,982	Agriculture 20	Forest and Range	113,252
			Forest and Range	220,237
Rural Recreation	10,535	Master Planned Resort	General Commercial	6,446
			Rural Recreation	17
			Planned Unit Development	3,939
			Planned Unit Development	107
LAMIRDS	1,168	Residential	384	
		Residential 2	42	
		Agriculture 3	35	
		Agriculture 20	23	
		Rural 3	19	
		Rural 5	141	
		Limited Commercial	13	
		General Commercial	194	
		Highway Commercial	19	
		Light Industrial	36	
		General Industrial	5	
		Forest and Range	78	
		Planned Unit Development	140	

¹Acres are approximate.

8.2.4.1. Rural Residential

Purpose

- Allow for residential opportunity with rural character and a variety of densities outside UGAs without population expecting all urban services
- Generally, provide services supporting rural development and lower population densities
- Designate areas where lots are generally less than 10 acres in size and have a common land use pattern
- Permit siting in areas generally without commercial activity
- Protect residential activities from flooding areas and natural hazard areas
- Preserve views of open space while providing opportunity for variety of rural densities

Rural Residential lands are characterized by activities generally associated with small-scale farms, dispersed single-family homes, and some types of recreational uses and open spaces.

Lands are typically too far from the urban area to enable cost-effective provision of public services, and the typical uses do not require urban services.

Rural Residential lands are implemented through the Rural 5 and the Agriculture 5 zones. Existing legally established parcels in this designation that do not meet minimum 5-acre lot sizes are recognized as legal nonconforming lots.

The following are goals, policies and objectives (GPOs) for activities on Rural Residential lands:

GPO 8.23 Municipal, or public urban services should not be extended outside of urban growth areas in Rural Lands. However, municipal services may be provided to a Master Planned Resort which is approved pursuant to County Comprehensive Plan policies and development regulations so long as all costs directly attributable to the extension of such services to the resort or community, including capacity increases, are fully borne by the resort or community.

GPO 8.23A Residential development near water shall limit impervious surfaces to the size necessary to conduct the allowed use proposed on the site.

GPO 8.23B New rural residential development shall provide adequate water for domestic use.

GPO 8.24 Capital Facilities and Utilities may be sited, constructed, and operated by outside public service providers (or sited, constructed, and/or operated jointly with a Master Planned Resort (MPR), limited area of more intensive rural development (LAMIRD)) on property located outside of an urban growth area if such facilities and utilities are located within the boundaries of such resort or community which is approved pursuant to County Comprehensive Plan policies and development regulations.

GPO 8.25 Electric and natural gas transmission and distribution facilities may be sited in any areas of Kittitas County including “Rural” designated areas, municipalities, UGAs, Master Planned Resorts, and LAMIRDs.

GPO 8.26 Public services and public facilities established under RCW 36.70A.070(5)(d) are limited to just those necessary to serve the developed area boundaries and are not allowed to expand into adjacent Rural Lands.

GPO 8.27 Essential public facilities as defined in RCW 36.70A.200 shall be allowed located in rural lands when:

- The nature of the facility requires spaces for operation not commonly found in UGAs
- Can be self-supporting and not depend upon services of municipalities
- Operational needs require use of rural lands

Operation of such facilities will not affect the activity or nature of rural lands.

GPO 8.28 Clustering of development can only occur where it results in the protection of open space and protects against conflicts with the use of farming or other resource lands. When clustering of development is proposed on land that shares boundaries with public lands and provides existing public access to recreational uses on adjacent public lands, easements for public

access connections shall be considered during development review. The open space portion of the cluster development shall be located to protect wildlife habitat and migration corridors.

GPO 8.29 County restrictions on free-running dogs shall be developed and enforced.

GPO 8.30 Residential development on rural lands will not be approved without adequate water and sewer/septic systems as required by the State and local standards.

GPO 8.31 Residential uses, where permitted, shall be located where farming and forestry activities and opportunities are not negatively impacted.

GPO 8.31A Residences will be located to create the least interference with the movement of farm vehicles and farmlands.

GPO 8.32 The benefits of cluster residential development will be explored with criteria for such to occur in rural areas. Criteria, such as limited density, open space minimums and lot size maximums, will be developed to preserve the rural character existing in the area where clustering is proposed.

GPO 8.32A Cluster residential development in forest areas must be sited to maintain visual compatibility with the surrounding landscape and to limit the removal of natural vegetation and trees.

GPO 8.33 Planned Unit Developments (PUD) in rural areas can only be established where such developments will not result in high density environments which require urban services and reduce maintenance of rural character.

GPO 8.34 Innovative housing developments which preserve rural character will be encouraged.

GPO 8.35 Future amendments should consider placing more emphasis on public benefits that can be accessed and enjoyed by the general public, such as public access trails, publicly accessible formal and informal recreation features, and contiguous open space protected in perpetuity through conservation easements.

GPO 8.36 Public benefits of cluster platting that are provided as Transfer Development Rights lots shall be specifically identified on recorded plats and maintained through easements, covenants, plat notes or other mechanisms.

8.2.4.2. Rural Working

Purpose

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

- To support the continuation, whenever possible, of agriculture, timber and mineral uses on lands not designated for long-term commercial significance.
- To provide some buffer between rural residential lands and resource lands.
- To provide areas of low intensity land use activities within the agriculture and forest activities.

The following are goals, policies and objectives (GPOs) for activities on Rural working lands:

GPO 8.37 Conveyance instruments including plats and short plats, development permits and building permits, within 500 feet of land designated as Rural Working lands or Resource Lands shall contain a notice to potential buyers and residents as directed within RCW 36.70A.060(1)(b).

GPO 8.38 Right to farm ordinances will continue and new ordinances achieving the objective will be researched.

GPO 8.39 Irrigation delivery facilities should be managed and maintained to facilitate the unimpeded delivery of water to agricultural lands.

GPO 8.40 Kittitas County will continue to research new land use techniques such as Transfer Development Rights, Purchase of Development Rights and open space preservation tools to provide economic incentives to farmers to continue agriculture activities.

GPO 8.41 Creative land use techniques such as TDRs and small cluster development suitable to rural character, shall be considered to aid in preservation of farmland.

GPO 8.42 Planned Unit Developments (PUD) shall be prohibited in Rural Working land zones.

GPO 8.43 Conserve important lands with the implementation of a Transfer of Development Rights program, a market-based tool in which land owners volunteer to sell the right to develop their land to areas where greater density is more appropriate, permanently conserving specified natural resource lands.

GPO 8.44 Growth and development in Rural lands will be planned to minimize impacts upon adjacent natural resource lands.

GPO 8.44A Commercial/Industrial development in rural areas shall be compatible to the rural environment, and must be developed as determined necessary to not significantly impact surface and groundwater.

GPO 8.44B All runoff from impermeable surfaces of industrial/commercial development must meet local and State storm water standards and requirements.

GPO 8.44C New commercial/industrial development shall be required to meet standards or any measures found needed to protect existing surface and groundwater users from impairment and contamination.

GPO 8.45 Development standards for access, lot size and configuration, fire protection, water supply and dwelling unit location will be adopted for development within or adjacent to forest and agriculture lands.

GPO 8.46 Kittitas County will continue to research innovative incentive-based strategies that encourage and support farming activity.

GPO 8.47 Kittitas County will encourage voluntary farm conservation and agriculture preservation activities, and support activities engaged in agriculture preservation.

GPO 8.48 In addition to the notice requirements in RCW 36.70A.060(1)(b), non-farming residents should be informed on the practices of farming so that they are aware of the non-urban activities and impacts that occur in the agricultural environment.

GPO 8.49 Open ranges are a resource land not subject to nuisance by residential activity.

GPO 8.50 Research tax incentives that encourage the establishment and continuance of agriculture and forest activities.

GPO8.51 Where proposed residential development is determined incompatible with natural resource activities, all mitigation measures to make the development compatible with the activities shall be completed and cost borne by the developer.

Liberty Historic District

The Liberty Historic District is an historic mining town recognized by the National Register of Historic Places. Development in this district is subject to the Historic District Overlay Zone. The following policies, based on the Swauk-Teaway Subarea Comprehensive Plan, have been adopted regarding the Liberty Historic District:

Liberty Historic Land Use Issues and Concerns:

1. The Liberty Historic District is a nationally designated historic district in the County.
2. The surrounding forested lands around Liberty are important to the natural historic character of the town site, including the four privately owned parcels.
3. The designation of the Liberty townsite as a special historical suburban classification would require the development of a community water system.
4. Liberty has a small finite number of buildable lots.

GPO 8.52 The Liberty Historic District is in the Rural Working land use designation. To ensure compatibility with the historic district, development in the adjacent forest lands shall conform to any standards that assure compatibility.

GPO 8.53 Future development in the historic district shall be primarily residential and be consistent with any existing or new design review standards.

8.2.4.3. Rural Recreation

Purpose

- To maintain and enhance the extraordinary and expansive recreational opportunities in Kittitas County.
- To provide safe opportunities to develop public and private recreational spaces while preserving rural character.
- To increase rural tourist and rural recreational spaces while maintaining environments characteristic to rural areas.
- To allow for and encourage commercial activities characteristic to recreational activity while maintaining rural character.

While parks, open space and community recreational areas play an important role in any community, substantial amounts of recreation lands in this County are owned by the public and private parties. These provide more than ample opportunities for water recreation, hunting, fishing, camping, hiking, trail riding, winter recreation and wildlife viewing. Public parks and recreation areas are more fully addressed in Chapter 11 Parks and Recreation Element. In addition to publicly-owned areas, many private businesses cater to the public in providing skiing, golfing, camping and trail riding on private lands.

Rural recreation in Kittitas County is also largely provided for individual land owners who own various sizes of property for their own recreational use, primarily in the Upper area of the County. These developments are often “second homes” for persons living in other parts of the State, and individual cabins within the mountain areas and along trails designed for seasonal recreational habitats. These recreational residences have provided for, and are expected to continue to provide for, a large part of the County’s economy. This section of the Plan addresses the objectives and policies for these existing and future seasonal and full-time residential structures as well as the developments that have occurred to shelter seasonal tourists.

The County and the various cities have different roles regarding public and private recreation. Rural residents, with their larger acreage home sites, do not depend upon the neighborhood parks popular in cities to the same extent as the urban population as reflected in urban organized recreation facilities and small parks. The residents of the County, as well as others throughout the State and Nation, depend upon the massive trail systems which provide hiking, horse riding, biking, and other exclusive recreational opportunities throughout the year.

The County has varied recreational related responsibilities. The availability of such a wide variety of recreation areas in the County, over such a large expanse, impacts County roads and public safety agencies. Kittitas County is a recreation destination for many out-of-County tourists, and while this benefits local businesses, it also increases the County’s recreation related expenditures. Maintaining recreational lands access and safety, and the County’s existing recreation facilities should be the County’s recreation focus.

Following are goals, policies and objectives (GPOs) for activities on Rural Recreation lands.

GPO 8.54 Convenience and motorist services, when permitted near highway, freeway and major arterial intersections, shall be designed to be compatible with surrounding rural character.

GPO 8.55 The County should seek financial support from State and federal agencies to assist in providing for recreational area access and safety.

GPO 8.56 Developments located for commercial, residential/recreational purposes, such as Master Planned Resorts or Planned Unit Developments, shall have adequate water, septic and public facilities to service such development without over-burdening the County public services.

GPO 8.56A Commercial service proposals in Rural Recreation areas shall have provisions within any conditional use decisions to assure compatibility with adjacent rural environments.

GPO 8.57 Require developers to approach project design which provides a visual rural environment characteristic of Kittitas County including preservation of open spaces, adequate buffering between development and natural areas, and preservation of critical areas and forested lands.

GPO 8.58 Promote rural recreation development where there is potential for limited infill of seasonal recreation structure, in areas where seasonal structures are not uncommon, and upon soils and geologic conditions which can support structural development.

GPO 8.59 Reserved.

GPO 8.60 Consider incentive programs that create active and passive open space.

GPO 8.61 Commercial uses proposed for development to service recreational tourists and residents will be permitted in spaces when found to be suitable to surrounding rural areas.

GPO 8.62 International Wildland-Urban Interface Code should be enforced when approving a recreational residential structure for greatest protection of life and property.

GPO 8.63 Secondary access for protection of life and property shall be required for development in higher rural density rural recreation areas.

GPO 8.64 Defensible space standards should be adopted by the County to provide greater personal safety and protection to property in case of fire.

GPO 8.65 Specific natural hazards in rural recreation areas shall be considered before creation of habitable or residential structure.

GPO 8.66 Personal safety and welfare shall become the highest consideration in permitting rural recreation structures.

8.2.4.4. Master Planned Resorts

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

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

MPRs may be approved in the County in accordance with: (1) RCW 36.70A.360 or .362 Master planned resorts, as amended; (2) County Comprehensive Plan policies; and (3) County Development Regulations. For general guidance purposes, the County MPR policies rely upon the June, 1994 “Master Planned Resorts Draft Comprehensive Plan Policy Guidance” prepared by the Washington State Department of Community, Trade and Economic Development Task Force.

A. MPR Designation Process

GPO 8.67 MPRs should have a thorough review process prior to being located or designated and such review process should be phased, consistent, specific, and timely. Because a MPR typically involves large and complex site-specific projects with multiple phases over a long period of time, e.g., several decades, MPRs are appropriate for and should be reviewed using the provisions of RCW 36.70B.170-.210, Development agreements, and KCC 15A.11, Development agreements. Development Agreements should provide a tangible route of review, from initial land-based mapping to the final designed MPR product. For new resorts proposed by a single property owner, a proposed development agreement will be reviewed as part of the MPR designation process as described in KCC 17.37.040. For existing resorts with multiple property owners, development agreements may be submitted at the time of application for site-specific projects.

GPO 8.68 Amendment to the Comprehensive Plan land use designation map for a specific site is necessary for authorization of a MPR. Such amendment may occur concurrently with review of a

MPR application, or in conjunction with adoption of a sub-area plan for an existing resort area. In addition, the specific elements of a MPR proposal can be addressed, including early public participation, protection of critical areas, treatment of adjacent lands, and fiscal and economic impacts.

GPO 8.69 The MPR planning and review process should proceed from the general to the specific, and should occur in phases. As part of the application for a rezone of the County zoning map to Master Planned Resort zoning district, a proposed MPR must demonstrate that it is in accord with applicable Comprehensive Plan policies. For an existing MPR designated pursuant to a sub-area plan, a site-specific project must demonstrate that it is consistent with the adopted sub-area plan. The design, review and permitting of specific MPR phases will typically be spread out over a long period of time, and reviewed at each phase through final development plan review.

B. Master Planned

GPO 8.70 A MPR must be planned and designed by looking at the entire site or area and adjacent lands and communities.

GPO 8.71 A MPR should be designed in context with its surrounding environment, natural and man-made. A MPR should not adversely affect surrounding lands in any significant way.

GPO 8.72 A variety of urban residential densities should be included in a MPR site design, providing efficient, compact residential land use. Residential uses may include single-family detached lots and multi-family and attached residential structures. Clustering of residential units in a manner that preserves open space is strongly encouraged. Overall MPR density shall not exceed an average of one unit per acre. Non-urban residential densities are appropriate within a MPR if they promote and are linked to the on-site recreational features and value of the resort.

GPO 8.73 A MPR application should include a clear and detailed mapped description of how the development phases of the MPR fit together. Estimated timelines for site development, building construction and all necessary public and private capital facilities, utilities, and services should be provided.

C. Self-Contained

GPO 8.74 Except in areas designated for urban growth, new urban or suburban land uses shall be precluded by the County in the vicinity of a MPR.

GPO 8.75 A MPR should be physically and, for the most part, visually separated from the nearest developed area.

GPO 8.76 A substantial physical buffer should be included in a MPR's internal site design, allowing adjacent lands to be separated from the MPR so that activities within the MPR create no significant increases in ambient noise, reductions in air quality, or visual alterations outside the MPR. To the extent possible, natural features such as water bodies, vegetation cover, slopes, or existing man-made features should be utilized as the MPR's buffer. The actual width of a MPR's buffer should be evaluated to determine the appropriate separation from adjacent lands. The term

“substantial physical buffer” is intended to mean more than one-hundred feet between a MPR’s perimeter and adjacent lands.

D. Natural Systems and Design

GPO 8.77 A MPR plan shall be consistent with all Development Regulations for critical areas.

GPO 8.78 A MPR should maintain and enhance the physical environment. Planning for a MPR should be based on natural systems, constraints, and opportunities. Design characteristics should consider the overall context of the MPR, maintaining a common character throughout the project, which blends with natural features on-site. The objective of a MPR is to minimize alterations to natural systems, unless it can be demonstrated that any such alteration will enhance critical environmental features.

GPO 8.79 An application for a MPR, a sub-area plan for an existing resort, should include site plans depicting the locations and describing the attributes of all on-site and surrounding natural features, critical plant and animal habitats, and potentially hazardous areas. The plan should propose opportunities to integrate the site’s natural amenities with the proposed built amenities.

GPO 8.80 Historic and archeological features are to be preserved. Serious consideration should be given to whether such features could be appropriately integrated into a MPR’s proposed features as valuable attributes.

GPO 8.81 A design theme for a MPR may be appropriate but is not required. However, multiple discordant themes should be avoided.

E. Recreational Opportunities and Facilities

GPO 8.82 Natural and man-made recreational facilities and opportunities shall be the central focus of a MPR.

GPO 8.83 Recreational facilities must be included with initial development phases of a MPR.

GPO 8.84 Recreational facilities and visitor accommodations should be phased along with other types of development within a MPR. Recreational facilities and visitor accommodations included in initial phases of a MPR can be built over time, provided their construction is guaranteed through covenants or other legal provisions that satisfy policy requirements without imposing unreasonable up-front costs to the developer.

GPO 8.85 Off-site recreational areas and facilities, such as designated national and State parks and recreation areas, lakes, and rivers, shall not be the major recreational focus of a MPR. A MPR must include significant recreational areas and facilities on-site so that the use of off-site recreational areas and facilities by resort visitors and associated impacts are minimized. Off-site impacts, which may occur, may be mitigated, for example, by making some recreational areas and facilities in a MPR available for public use, or through other means proposed by the developer.

F. Visitor Accommodations and Housing

GPO 8.86 A MPR must have a primary focus on short-term visitor accommodations, including vacation and second homes. Other residential uses may be permitted within a MPR if such uses are integrated into and support the on-site recreational nature of the resort.

GPO 8.87 Short-term visitor accommodations should constitute more than fifty percent (50%) of all resort accommodation units.

GPO 8.88 Short-term visitor accommodations, such as hotel rooms, should be included with the first and initial phases of a MPR development.

GPO 8.89 An adequate supply of affordable employee housing within a MPR, or within a reasonable distance of a MPR, should be demonstrated. If this supply cannot be demonstrated, steps should be taken to mitigate the lack of affordable housing supply, so that an unreasonable burden is not placed on the affordable housing markets of surrounding communities. A MPR's ability to hire local residents should be taken into account in determining whether an "adequate supply" of affordable housing is available.

G. Retail and Commercial Services

GPO 8.90 Retail and commercial services should be designed to serve only the users of the MPR, and should be limited in scope and location to serve only as ancillary uses within the MPR. An existing resort located adjacent to an interstate highway may include retail and commercial services to serve the traveling public, provided that such services are planned for in the adopted sub-area plan.

GPO 8.91 Retail and commercial services offered on-site by a MPR should not duplicate the full range of commercial services available in adjacent communities. Retail and commercial services offered on-site by a MPR should be designed to discourage use from outside the MPR by locating such services well within the MPR site rather than on its perimeter.

GPO 8.92 A full-range of commercial services should only be provided within the urban growth areas of the surrounding region.

H. Capital Facilities, Utilities and Services

GPO 8.93 Adequate security, fire suppression and first aid facilities and services should be provided on-site, taking into account the emergency facilities and levels of service available from the County sheriff and local fire and emergency medical districts.

GPO 8.94 MPR community sewer, water and stormwater facilities (including associated treatment facilities) will be provided on-site and should be limited to meeting the needs of the MPR.

GPO 8.95 Public facilities, utilities, and services will be provided to the MPR so long as all costs associated with such extensions, capacity increases, and services are borne by the MPR. Such

public facilities, utilities, and service providers may include the County, the cities and towns within the County, water and sewer districts, and owners of water systems.

GPO 8.96 A MPR and existing service providers may enter into agreements for shared capital facilities and utilities, provided that such facilities and utilities serve only the MPR and existing service or urban growth areas.

GPO 8.97 MPR facilities, utilities, and services should be designed to accommodate only the projected needs of the resort users. Because a resort is fully occupied only occasionally, MPR facilities and utilities need not be designed to meet peak user occupancy demands, and should rely in part on storage and other appropriate mechanisms and technology to meet peak demands.

GPO 8.98 Construction of a MPR and all necessary on-site and off-site capital facilities and utilities infrastructure must be concurrent, but may be provided in phases to meet the needs of development phases as constructed and utilized.

GPO 8.99 Impacts to public services should be fully reviewed and fair and proportionate mitigation provided by the MPR.

GPO 8.100 All school district facility and service impacts should be mitigated by the MPR on a fair and proportionate basis. Review and mitigation of impacts on affected school districts may take into consideration the relatively low student population typically generated by a MPR.

GPO 8.101 County road standards should be followed for on-site and off-site roadways and access points; provided, however that some flexibility with respect to on-site road design standards may be appropriate if the MPR's natural features and critical areas are to be maintained. Administrative variance procedures should be utilized for this purpose.

GPO 8.102 At all times, MPR road standards must meet the minimum safety standards adopted by the County Fire Marshal.

GPO 8.103 On-site roadway and access costs should be fully borne by the MPR, and off-site road impacts should be mitigated by the MPR in proportion to its demonstrated impacts, including secondary impacts.

GPO 8.104 Traffic impacts of the MPR, on-site and between the MPR and nearby areas of interest, may be mitigated by appropriate measures, e.g., transit/shuttle services, pedestrian and bicycle trails, etc.

GPO 8.105 All external road connection points with the MPR should be determined through review agreements with affected agencies and local governments in the region.

8.2.4.5. Limited Areas of More Intensive Rural Development (LAMIRD)

Purpose

- To establish areas of community pattern that permits community activities without having to incorporate
- To provide opportunity for residential infill which permits variety of housing and yet maintains rural character
- To provide for rural community settings which do not require urban level services
- To maintain existing rural development patterns that have existed for long periods

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

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

Rural lands designated “Limited Area of More Intensive Rural Development” (LAMIRD) has been assigned to Snoqualmie Pass, Easton, Ronald, Thorp, and Vantage. Other un-incorporated communities presumably designated as rural areas include: Liberty, Thrall, Lauderdale, Sunlight Waters, Fairview, Denmark, Badger Pocket, Elk Heights, Teanaway, Reecer Creek, and Sky Meadows, as well as others.

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

Rural Activity Center – Rural development consisting of infill, development, or redevelopment of existing commercial, industrial, residential, or mixed-use areas, whether characterized as shoreline development, villages, hamlets, rural activity centers, or crossroads developments.

Rural Recreational Center – Intensification of development on lots containing, or new development of, small-scale recreational or tourist uses that rely on a rural location and setting, but do not include new residential development.

Rural Employment Center – Intensification of development on lots containing isolated nonresidential uses or new development of isolated small-scale businesses that are not

principally designed to serve the rural area, but do provide job opportunities for rural residents.

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

GPO 8.106 Allow for designation of LAMIRDS in the rural area, consistent with the requirements of the GMA.

GPO 8.107 Consider the following factors in designating a LAMIRD and establishing boundaries:

- a) Existing development pattern, potential for redevelopment and infill, and for Type 1 LAMIRDS the ability to establish a logical outer boundary;
- b) Rural character of the potential LAMIRD and surrounding area;
- c) Existing and potential mix of uses, densities and intensities and potential impacts to the surrounding area;
- d) Presence/location of infrastructure and other “man-made” facilities;
- e) Distance from other LAMIRD, UGA, designated resource land or other special land use designation. If in close proximity, consider the potential for sprawl, and/or land use conflicts;
- f) Feasibility, cost and need for public services;
- g) Significant natural constraints or features to be preserved; and
- h) Public input and comment.

GPO 8.108 Once boundaries are established, geographic expansion is not permitted unless needed based on one or more of the following criteria:

- a) to correct for mapping errors, or
- b) to correct for other informational errors, or
- c) when otherwise consistent with the requirements of GMA.

GPO 8.109 Allow inclusion of undeveloped land in LAMIRDS for limited infill, development or redevelopment when consistent with rural provisions of the Growth Management Act.

GPO 8.110 Require that development or redevelopment harmonize with the rural character of the surrounding areas.

GPO 8.111 Recognize that public services will continue to be provided at a rural level of service. Public services and facilities will not be provided in a manner that allows low-density sprawl.

GPO 8.112 Development densities, intensities or uses that require urban level of services should not be allowed.

GPO 8.113 Continue to protect the long-term viability of designated forest, mineral and agricultural resource lands. The LAMIRD designation will not be applied to designated resource lands. Development within the LAMIRD designation and adjacent to designated resource lands will minimize potential conflicts and not lead to potential conversion of farm and forest land to non-resource uses.

GPO 8.114 Strip commercial development along State and County roads will not be permitted in any LAMIRD.

GPO 8.115 Designation and development standards in Type 1, Rural Activity Centers:

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

GPO 8.116 Designation and development standards in Type 2, Rural Recreation Centers:

- a) Intensification of development or new development of small scale recreational or tourist uses that rely on a rural setting is permitted;
- b) Proposed uses may serve the surrounding rural population and the traveling public;
- c) The location of the facility may not adversely impact natural resource production in the surrounding vicinity;
- d) The proposed use shall be consistent with the surrounding rural character, avoids impact adjoining rural uses, and does not lead to low-density sprawl; and
- e) New residential development is not permitted.

GPO 8.116A Since no Type 2 LAMIRDs exist within Kittitas County as of January 2014, any Type 2 LAMIRD approved with the County will meet standards outlined in GPO 8.116, and will have accompanying Type 2 LAMIRD land use tables outlining activities allowed within the LAMIRD.

GPO 8.117 Designation and development standards in Type 3, Rural Employment Centers:

- a) Intensification of development on lots containing isolated nonresidential uses or new development of isolated small scale businesses is permitted;
- b) Businesses should provide job opportunities for rural residents, but do not need to be principally designed to serve local residents;

- c) Small scale employment uses will be appropriate in a rural community, such as (but not limited to) independent contracting services, incubator facilities, home-based industries, and services which support agriculture; and
- d) Development will conform to the rural character of the surrounding area.

8.3. Resource Lands

Kittitas County has utilized the standards set forth in RCW 36.70A.170 to designate resource lands, which may not currently be characterized by urban growth and must have long term commercial significance. In using these criteria, Kittitas County relied on the definitions found in RCW 36.70A.030 relative to resource lands, and to designates these lands into three categories: lands of commercial agriculture, lands of commercial forest and mineral resource lands.

A large portion of Kittitas County contains forested lands. Of these lands, 731,348 acres have been designated as forestlands of long-term commercial significance and are designated “Commercial Forest” lands within the Plan. Furthermore, 357,527 acres of the valley floor’s agricultural land has been designated as “Commercial Agriculture” since it is agricultural land of long-term commercial significance. “Mineral” resource lands of long-term commercial significance have also been designated.

8.3.1. Planning of Resource Lands

As provided in the GMA, a primary purpose of this Rural and Resource Lands chapter is to implement a combination of techniques to preserve resource lands. In addition to the traditional large-lot zoning categories that limit the density of development and restrict or prohibit inappropriate uses of resource lands, Kittitas County is committed to implementing innovative land use management techniques in resource lands as permitted by the Growth Management Act including, but not limited to, transfer development and conservation platting.

Such innovative techniques that allow development on one portion of land while leaving the remainder in resource or open space use will be carefully created in regulations to preserve and protect resource lands. Such innovative development activity will be properly managed and designed to assure conservation of resource lands and to encourage the continuation of the predominant agricultural and resource based economy of Kittitas County.

Table 8.3-1 below identifies the Resource Land Use designations within the Kittitas County and corresponding zoning classifications. The Table also displays the estimated acreages of each designation and classification determined by the Geographic Information System (GIS) of the County. The land use designations are limited in number to reflect the functions within the resource lands of the County.

Three Resource land use designations have been identified for the Plan. Commercial Agriculture lands are those that have been identified as lands with soils and location characteristics that suggest that they will be used for commercial agriculture use in perpetuity and are considered a resource to the economy. Commercial Forest lands are those that have been identified as areas where logging has been the main source of activity in the past and where such lands can or will be preserved for that resource and activities associated with forests. Mineral lands that have long-term significance for extraction of minerals allow for the extraction of mineral resources, and occur in various zones.

Table 8.3-1 Resource Lands Designations, Corresponding Zoning Classifications and Acreages

Type of Land Use	Acres¹	Land Use Designations	Acres¹	Zoning Classification
Resource	289,547.4	Commercial Agriculture	291,611.6	Commercial Agriculture
	800,376.7	Commercial Forest	800,511.3	Commercial Forest
	5,750.7	Mineral	5,750.7	Zoning Classification Varies ²

¹Acreages are approximate.

²Mineral lands include lands zoned Commercial Agriculture, Commercial Forest, Agriculture 20, or Forest & Range.

Following are goals and policies for all Resource lands in Kittitas County.

GPO 8.118 Conserve important natural resource lands with the implementation of a Transfer of Development Rights program, a market-based tool in which land owners volunteer to sell the right to develop their land to areas where greater density is more appropriate, permanently conserving specified natural resource lands.

GPO 8.119 Development standards for lot size and configuration, fire protection, water supply and structure location will be adopted for land use activity within or adjacent to resource lands.

GPO 8.120 Kittitas County will continue to research innovative incentive-based ordinances that encourage and preserve resource land activity.

GPO 8.121 Open ranges are a resource land which will not be subject to encumbrance by residential activity.

GPO 8.122 Research tax incentives that encourage the establishment and continuance of resource land protection and preservation.

GPO 8.123 Where proposed development is determined incompatible with natural resource activities, all mitigation measures to make the development compatible with the activities shall be completed at expense of the developer.

8.3.2. Commercial Agriculture Land Use

The purpose and intent of this designation is to comply with the requirements of the GMA to guide adoption of regulations which assure that use of lands adjacent to agricultural lands of long term significance will not interfere with continued use of that land for agricultural purposes [RCW 36.70A.060]. In classifying and conserving the agriculture resource lands in Kittitas County, it has considered the minimum guidelines found in WAC 365-190 including:

- Lands not characterized by urban growth;
- Lands capable of being used for agricultural production based primarily on physical and geographic characteristics;
- Lands having long-term significance for agriculture which takes into account, among other things, the proximity to urban growth areas, public facilities and services, intensity

of nearby uses and other things which might contribute to potential revision of use based upon marketing factors.

It is the County's intent to meet these agricultural resource requirements by establishing a "Commercial Agricultural" designation. Based on the review criteria established by Kittitas County, land located in the Commercial Agricultural Zone has been formally designated as "Agricultural Lands of Long-term Commercial Significance."

Comprehensive Plan Goals Regarding Designation of Agricultural Lands of Long-Term Commercial Significance

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

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

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

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

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

1. Definitions.

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

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

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

In determining "the combined effects of proximity to population areas and the possibility of more intense uses of the land" upon agricultural lands, the County shall consider: (a) the availability of

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

public facilities; (b) tax status; (c) the availability of public services; (d) relationship or proximity to urban growth areas; (e) predominant parcel size; (f) land use settlement patterns and their compatibility with agricultural practices; (g) intensity of nearby land uses; (h) history of land development permits issued nearby; (i) land values under alternative uses; and (j) proximity of markets.

2. Designation Criteria.

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

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

- A. Land Grade Consideration. Agricultural Lands of Long-Term Commercial Significance shall be prime and unique farmland soils as mapped by the United States Department of Agriculture Natural Resources Conservation Service and considered capable of agricultural use according to land capability criteria in Agriculture Handbook No. 210 or successor guide adopted by the federal agency.
- B. Other consideration. In determining whether land should be designated as Agricultural Land of Long-Term Commercial Significance, the County may also consider the needs and nature of the agricultural industry.
- C. Designation. Upon a determination that a tract qualifies as Agricultural Lands of Long-Term Commercial Significance (referred to as Commercial Agricultural Lands in the Kittitas County Code) under the definitions and considerations noted above, such lands shall be so mapped in the Comprehensive Land Use Plan map of Kittitas County and shall be zoned Commercial Agricultural lands under Kittitas County zoning code, section KCC 17.31. The County's Commercial Agricultural zoning code, KCC 17.31, shall control uses, maintenance and enhancement of the agricultural industry and conserve productive agricultural lands consistent with the needs and best practices of the industry. Lands presently mapped as "commercial agriculture" shall retain that designation unless a specific de-designation request is filed by the owner for a review under the guidelines of this Ordinance.

3. De-designation criteria.

- A. Definitions. De-designation is a change of land classification from Agricultural Lands of Long-Term Commercial Significance to another GMA classification.
- B. De-designation Criteria. The considerations and criteria for de-designation are the same as the considerations and criteria for designation identified in sections 1 and 2 above. De-designation requests may be initiated by the County or by individuals based on a request to consider (1) a mistake in the original designation or (2) that factors leading to the original designation have changed, rendering the site inappropriate for long-term commercially significant agricultural land designation.

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

4. Applications and Processing.

- A. Applications for the designation of Agricultural Lands of Long-Term Commercial Significance shall be docketed with the planning department for annual consideration by the Kittitas County Planning Commissioners and Board of County Commissioners as a change to the County comprehensive plan and map in accordance with Chapter 15.B of the Kittitas County Code. Applications for de-designations of Agricultural Lands of Long-Term Commercial Significance must be accompanied, and processed along with, a specific development application.
- B. In determining a request to designate or de-designate Agricultural Land of Long-Term Commercial Significance, the County may consider the needs and nature of the agriculture industry (*Lewis County v. Western Washington Growth Management Hearings Bd.*, 157 Wn.2d 488, 139 P.3d 1096 (2006)).
- C. In considering a request for de-designation, the County shall make the same considerations as in designating lands under the provisions of Section 2 above (*City of Redmond v. Central Puget Sound Growth Management Hearings Board*, 116 Wn. App. 48, 65 P.3d 337 (2003) (Benaroya II)).
- D. In addition to such considerations as may be undertaken by the County under these provisions, the County shall address in writing: (1) the factors that warrant the designation or de-designation, and (2) how the action meets the objectives of Goal 8 of GMA (RCW 36.70A.020(8)) to maintain and enhance a productive agriculture industry and to encourage the conservation of productive agricultural lands and to discourage incompatible uses when making a decision on designation or de-designation of Agricultural Lands of Long-Term Commercial Significance.

Following are goals, policies and objectives (GPOs) to protect and ensure continued employment of Commercial Agricultural land use.

GPO 8.124 Oppose laws and regulations, which restrict agriculture, and support laws and regulations, which enhance agriculture.

GPO 8.125 Develop a study area where the various Rural land use designations and the Commercial Agriculture designation interface occurs which may lead to the development of a Commercial Agriculture Transition Zone overlay. The study area should consider but not be limited to:

- Strategies that site land use activities within or adjacent to Commercial Agriculture lands that minimize conflicts with agricultural activities.
- Effectiveness of Transfer of Development Rights from Commercial Agriculture to Rural lands.

- Use of Cluster Development to minimize impacts.
- Use of open space to act as a “buffer” between Rural and Commercial Agriculture designations.

GPO 8.126 Continue and expand support for right-to-farm ordinances.

GPO 8.127 Kittitas County recognizes that new residents may not understand the rural living differences encountered in Kittitas County; therefore, the County supports the efforts of educational opportunities and agencies to educate on rural living and agricultural activities of long term significance.

GPO 8.128 Encourage non-farmers in agricultural areas to meet farm performance standards.

GPO 8.129 Encourage development projects whose outcome will be the significant conservation of farmlands.

GPO 8.130 Identify and designate agriculture transportation corridors that facilitate farm use.

GPO 8.131 Cooperate in sound voluntary farm conservation or preservation plans (i.e., be recipients and overseers for conservation easements and/or assist with transferable development rights programs).

GPO 8.132 Look into additional tax incentives to retain productive agricultural lands.

GPO 8.133 Value agricultural lands for tax purposes at their current agricultural land use.

GPO 8.134 Create a growth management agricultural advisory council comprised only of agriculture producers to review and make recommendations to the Board of County Commissioners on at least an annual basis over the coming 20 years on:

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

Incentives for Commercial Agriculture Land Use

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

GPO 8.135 Where appropriate, Kittitas County will exert its influence to help provide the delivery of water to all lands within the County.

GPO 8.136 Encourage all development to incorporate drought tolerant or native vegetation as a major component of their landscaping plan (i.e. xeriscaping)

GPO 8.137 To the extent possible the Board of County Commissioners shall promote processing facilities for the products produced upon those lands designated as Commercial Agricultural under this Chapter and WAC 365.190.050 (6).

GPO 8.138 Require that all plats, short plats, development permits, and building permits issued for development activities on, or within five hundred feet of, lands designated as agricultural lands, forest lands, or mineral resource lands, shall contain a notice that states that: “The subject property is within or near designated agricultural lands, forest lands, or mineral resource lands on which a variety of commercial activities and mineral operations may occur that are not compatible with residential development for certain periods of limited duration. Commercial natural resource activities and/or mineral operations performed in accordance with County, State and federal laws are not subject to legal action as public nuisances.” (RCW 7.48.305)

8.3.3. Commercial Forest Land Use

Commercial forestland, approximately 732,000 acres, claims approximately half of the Kittitas County land area. A checkerboard pattern of private, State, and federal land ownerships characterizes the County forests.

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

It is clear that the Legislature intended that counties planning under the GMA should consider land characteristics and economic factors when designating commercial forest lands. As stated by the Washington Supreme Court, “the GMA is not intended to trap anyone in economic failure.” *Lewis County v. Western Washington Growth Management Hearings Board*, 157 Wash.2d 488, 505 (2006).

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

Designation and De-designation of Forest Lands of Long-Term Commercial Significance

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

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

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

1. Definitions.

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

- A. "Forest land" means land primarily devoted to growing trees for long-term commercial timber production on land that can be economically and practically managed for such production, including Christmas trees subject to the excise tax imposed under RCW 84.33.100 through 84.33.140, and that has long-term commercial significance.²
- B. "Long-term commercial significance" includes the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land.
- C. In determining whether forest land is "primarily devoted to growing trees for long-term commercial timber production on land that can be economically and practically managed for such production," the following factors shall be considered: (a) The proximity of the land to urban, suburban, and rural settlements; (b) surrounding parcel size and the compatibility and intensity of adjacent and nearby land uses; (c) long-term local economic conditions that affect the ability to manage for timber production; and (d) the availability of public facilities and services conducive to conversion of forest land to other uses.

2. Designation Criteria.

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

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

- A. Land Grade Consideration. In Kittitas County, the most common tree species are ponderosa pine and dry mixed conifer, including Douglas fir. Most of the forest lands in Kittitas County are composed of land grades 4 and 5 as mapped by the Department of Natural Resources. Forest Lands of Long-Term Commercial Significance shall include lands that have a predominance of land grades 3-6 (i.e., more than 60% of the site has requisite land grade) as defined in WAC 458-40-530.

²RCW 84.33.100 through 84.33.118 were repealed or decodified by 2001 c 249 §§ 15 and 16. RCW 84.33.120 was repealed by 2001 c 249 § 16 and by 2003 c 170 § 7.

- B. Other Mandatory Factors. In the designation of Forest Lands of Long-Term Commercial Significance, the County shall also consider and address in writing the effects of proximity to population areas and the possibility of more intense uses of the subject land as indicated by:
- (1) The availability of public services and facilities conducive to the conversion of forest land.
 - (2) The proximity of forest land to urban and suburban areas and rural settlements: Forest lands of long-term commercial significance are located outside the urban and suburban areas and rural settlements.
 - (3) The size of the parcels: Forest lands consist of predominantly large parcels.
 - (4) The compatibility and intensity of adjacent and nearby land use and settlement patterns with forest lands of long-term commercial significance.
 - (5) Property tax classification: Property is assessed as open space or forest land pursuant to chapter 84.33 or 84.34 RCW.
 - (6) Local economic conditions which affect the ability to manage timberlands for long-term commercial production.
 - (7) History of land development permits issued nearby.

WAC 365-190-060.

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

3. De-designation Criteria.

- A. Definitions. De-designation is a change of land classification from Forest Lands of Long-Term Commercial Significance to another GMA classification.
- B. De-designation Criteria. The considerations and criteria for de-designation are the same as the considerations and criteria for designation identified in sections 1 and 2 above. De-designation requests may be initiated by the County or by individuals based on a request to consider (1) a mistake in the original designation or (2) that factors leading to the original

designation have changed, rendering the site inappropriate for long-term commercially significant forest land designation.

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

4. Applications and Processing.

- A. Applications for the designation of Forest Lands of Long-Term Commercial Significance shall be docketed with the planning department for annual consideration by the Kittitas County Planning Commissioners and Board of County Commissioners as a change to the County comprehensive plan and map in accordance with Chapter 15.B of the Kittitas County Code. Applications for de-designations from Forest Lands of Long-Term Commercial Significance to another GMA designation may only be sought in conjunction with a specific development proposal.
- B. In determining a request to designate or de-designate Forest Land of Long-Term Commercial Significance, the County may consider the needs and nature of the timber industry (*Lewis County v. Western Washington Growth Management Hearings Bd.*, 157 Wn.2d 488, 139 P.3d 1096 (2006)).
- C. In considering a request for de-designation, the County shall make the same considerations as in designating lands under the provisions of Section 2 above (*City of Redmond v. Central Puget Sound Growth Management Hearings Board*, 116 Wn. App. 48, 65 P.3d 337 (2003) (Benaroya II)).
- D. In addition to such considerations as may be undertaken by the County under these provisions, the County shall address in writing: (1) all of the factors that warrant the designation or de-designation, and (2) how the action meets the objectives of Goal 8 of GMA (RCW 36.70A.020(8)) to maintain and enhance a productive timber industry, to encourage the conservation of productive forest lands and to discourage incompatible uses when making a decision on designation or de-designation of Forest Lands of Long-Term Commercial Significance.

Below are the goals, policies and objectives (GPO) for activities on Commercial Forest lands.

GPO 8.139 Classification and designation of Forest Lands of Long-Term Commercial Significance shall be made to maintain and enhance natural resource-based industries, including productive timber industries.

GPO 8.140 The primary land use activities in commercial forest areas are commercial forest management, forest recreation, agriculture, mineral extraction, sand and gravel operations and those uses that maintain and/or enhance the long-term management of designated commercial forest lands.

GPO 8.141 Any proposal for de-designation of commercial forestlands shall be subject to a cumulative impacts analysis, including the size and ownership of the commercial forestlands remaining in the County, the needs of the local forest products industry and impacts to those needs by the proposed de-designation, and the potential benefits that may result from the proposed de-designation including higher property taxes and economic stimulus.

GPO 8.142 To encourage incentives and alternatives to keep working forests viable by considering when feasible emerging markets such as carbon sequestration, Transfer of Development Rights, Bio-fuel and bio-energy production that offset the loss of the traditional log and special forest product markets.

GPO 8.143 Resource activities performed in accordance with County, State and federal laws should not be subject to legal actions as public nuisances.

GPO 8.144 To support and encourage the maintenance of commercial forest lands in timber and current use property tax classifications consistent with RCW 84.28, 84.33 and 84.34.

GPO 8.145 Kittitas County will support local forest landowners seeking regulatory relief in order to help them remain economically viable.

GPO 8.146 Land use activities within or adjacent to commercial forest land will be sited and designed to minimize conflicts with forest management and other activities on commercial forestlands.

GPO 8.147 Kittitas County will encourage rural developments in the Wildland Urban Interface (WUI) and the owners of adjacent commercial forest lands to develop Community Wildfire Protection Plans (CWPPs).

GPO 8.148 When appropriate, encourage cluster developments on adjacent non-commercial forestlands so that open space buffers adjacent forestland from development.

GPO 8.149 Kittitas County will advocate active management of Federal and State forest lands to create and maintain healthy, fire-safe forests.

GPO 8.150 It is the policy of the County to encourage the continuation of commercial forest management by:

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

GPO 8.151 Require that all plats, short plats, development permits, and building permits issued for development activities on, or within five hundred feet of, lands designated as Commercial Forest lands contain a notice that states that: "The subject property is within or near designated agricultural lands, forest lands, or mineral resource lands on which a variety of commercial

activities and mineral operations may occur that are not compatible with residential development for certain periods of limited duration. Commercial natural resource activities and/or mineral operations performed in accordance with County, State and federal laws are not subject or legal action as public nuisances.”

8.3.4. Commercial Mineral Resource Lands

The Growth Management title of the Revised Code of Washington states that each County shall designate, where appropriate, “mineral resource lands that are not already characterized by urban growth and that have long-term significance for extraction of minerals”(RCW 36.70A. 170). The Act defines minerals as sand, gravel and valuable metallic substances, and states that each County shall adopt development regulations to assure the conservation of mineral resource lands (RCW 36.70A.060).

In classifying mineral resource lands, Kittitas County shall identify and classify aggregate and mineral resource lands from which the extraction of minerals occurs or can be anticipated. Areas for sand, gravel and other metallic substances of long-term commercial significance shall be identified by the County. Proposed land uses within these areas designated as mineral resource lands may require special consideration to ensure future supply of aggregate and mineral resource material will be available.

Classification of mineral lands shall be based on geographic, environmental, and economic factors, existing land uses and land ownership. Kittitas County shall also consider the combined effects of proximity to population areas and the possibility of more intense uses of the lands as indicated by:

- a. General land use patterns in the area;
- b. The availability of utilities or public services;
- c. Relationship or proximity to urban growth area(s), which shall include areas of where historic growth has occurred
- d. Predominant surrounding parcel size, subdivision or zoning for urban or small lots, or land settlement patterns and their compatibility with mineral lands of long-term significance;
- e. Intensity of nearby land uses;
- f. History of land development, or permits issued nearby;
- g. Land values under alternative uses;
- h. Location of public roads, access or proximity to the point of use or markets;
- i. Availability and adequate water supplies;
- j. Physical and topographical characteristics of the mineral resource site;
- k. Depth of the resource;
- l. Depth of the overburden;

- m. Physical properties of the resource including quality and type;
- n. Life of the resource;
- o. Resource availability in the region;
- p. Long-term economic conditions which affect the ability to manage and/or maintain commercially viable mineral lands of long-term commercial significance, which should include consideration of the following market factors:
 - i. The location of manufacturing or processing facilities,
 - ii. Equipment and transport costs,
 - iii. Site productivity and production costs,
 - iv. Taxes and administrative costs,

De-designation

Kittitas County, hereby adopts the following provision with respect to de-designation of mineral resource land:

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

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

Areas meeting the criteria for Mineral Lands of Long- Term Commercial Significance and classified as such, including future discoveries, are designated on the final Comprehensive Plan map and included in the final Comprehensive Plan. The map shows the location of Mineral Lands of Long-Term Significance and will be updated and amended as new mining sites, meeting the designation criteria, are approved.

GPO 8.152 When the County reviews proposed new land uses that have the potential to conflict with commercial mining activities, such as residential subdivisions, consideration of both surface and mineral rights ownership should be included in the review.

GPO 8.153 New uses, such as residential and commercial uses, conflicting with existing commercial mining activities in designated mineral resource areas shall be required to locate away from such mining activities.

GPO 8.154 Require that all plats, short plats, development permits, and building permits issued for development activities on, or within five hundred feet of, lands designated as mineral resource lands, shall contain a notice that states that: “The subject property is within or near designated mineral resource lands on which a variety of commercial activities and mineral operations may occur that are not compatible with residential development for certain periods of limited duration.

Commercial natural resource activities and/or mineral operations performed in accordance with County, State and federal laws are not subject or legal action as public nuisances.”

GPO 8.155 The impact of potential residential/commercial development upon Mineral Resource Lands of Long-term Significance shall be considered when determining the compatibility of the proposed development within the Rural area.



Chapter 9. Mountainstar Planned Resort Subarea Plan

9.1. Subarea Defined

- a) The MountainStar Master Planned Resort Subarea shall include the real property shown on the MountainStar Master Planned Resort Subarea Map attached hereto as Exhibit A, and more particularly described in the legal description attached hereto as Exhibit B.
- b) Adjacent lands are not included within the MountainStar Master Planned Resort Subarea. Lands outside the MountainStar Master Planned Resort Subarea boundary have been planned and are regulated by the County's Comprehensive Plan and development regulations.

9.2. Subarea Policies

The County hereby adopts the Master Planned Resort Policies in Chapter 2.4 of the Comprehensive Plan as the planning policies to guide the development of the MountainStar Master Planned Resort Subarea.

9.3. Land Uses

Land uses within the MountainStar Master Planned Resort Subarea shall be as shown on the Conceptual Master Plan attached hereto as Exhibit C, as may be amended upon approval of the County. Land uses within the MountainStar Master Planned Resort Subarea shall be consistent with (a) any development regulations adopted by the County to implement the MountainStar Master Planned Resort Subarea, (b) the terms and conditions of any MPR Development Permit approved by the County for MountainStar, (c) the terms and conditions of any Development Agreement entered into by the County pursuant to RCW 36.70B.170 through .200, and Ch. 15A.11 KCC, Development Agreements, and (d) RCW 36.70A.360.

9.4. Services and Facilities

Adequate provision for services and facilities to the MountainStar Master Planned Resort Subarea as set forth in the Conceptual Master Plan for MountainStar shall be ensured by the terms and conditions of any MPR Development Permit approved by the County to implement the MountainStar Master Planned Resort Subarea, and by the terms and conditions of any development agreement entered into by the County pursuant to RCW 36.70B.170 through .200, and Ch. 15A.11 KCC, Development Agreements.

9.5. Development Regulations

Development regulations applicable to the MountainStar Master Planned Resort Subarea shall be those established through the Subarea Implementation as set forth in Section 9.6.

9.6. Subarea Implementation

Development of the MountainStar Master Planned Resort Subarea shall be governed by (a) the Subarea Policies set forth in Section 9.2, (b) any development regulations adopted by the County to implement the MountainStar Master Planned Resort Subarea, (c) the terms and conditions of any MPR Development Permit approved by the County for MountainStar, and (d) the terms and conditions of any development agreement entered into by the County pursuant to RCW 36.70B.170 through .200, and Ch. 15A.11 KCC, Development Agreements.



Chapter 10. Economic Development Element

10.1. Introduction

The economy plays an important role in making sure that Kittitas County is a community where one can live and work. Economic development can be defined as public and private initiatives that promote job creation and business retention and recruitment, increase goods and services to residents and businesses, and provide job training programs, all of which contribute to a strong tax base. Economic Development plays a key role in maintaining the quality of life in Kittitas County. A strong economy creates jobs and opportunities for the citizens. Within Kittitas County there exist resource-based industries, recreation, industrial, and commercial businesses. Supporting such economic development and developing strategies to do so will assist in encouraging and retaining business and industry in Kittitas County.

The purpose of this chapter is to establish the goals and policies for economic growth and vitality that will enhance the County's character and quality of life.

Element Organization

The Economic Development Element consists of three main sections. The first section, "Economic Conditions and Needs" includes statistics, which support the County's economic goals and policies. The second section, "Goals and Policies" presents a general set of comprehensive goals and policies to guide the implementation of the Comprehensive Plan. The final section, "Economic Strategies" consists of a set of strategies related to implementation of the Economic Development Element, and to address future issues that may arise.

10.2. Economic Conditions and Needs

Household Income

The reported median household income in the 2000 Census was \$32,546, which is less than reported median household income in Washington (Table 10.1).

Table 10.1. Household Income, Kittitas County 1999

	Kittitas Co		Washington State	
	Number	Percent	Number	Percent
Less than \$10,000	2,173	16.2	171,863	7.6
\$10,000 to \$14,999	1,414	10.5	124,848	5.5
\$15,000 to \$24,999	1,802	13.4	265,131	11.7
\$25,000 to \$34,999	1,718	12.8	284,630	12.5
\$35,000 to \$49,999	2,063	15.4	389,434	17.1
\$50,000 to \$74,999	2,271	16.9	486,392	21.4
\$75,000 to \$99,999	994	7.4	264,498	11.6
\$100,000 to \$149,999	595	4.4	188,513	8.3
\$150,000 or more	375	2.8	96,952	4.3
Median household income (dollars)	32,546		45,776	

Source: US Census 2000

ECONorthwest provided a household income projection derived from other data as part of the City of Ellensburg 2006 Comprehensive Plan Update (Claritas. 2004 Household Trend Report for Kittitas County) that indicates continued growth in Kittitas County household income through 2009. The data also include both a median income and a mean income, illustrating the “student effect” on household incomes and, perhaps, depicting more truly Kittitas County’s household income picture. Annual household income is expected to increase by \$8,000 to almost \$12,000 by 2009.

Table 10.2. Expected Income Growth, Kittitas County 2000 – 2009

Income Range	2000		2004		2009		2000 - 2009	
	Households	Percent	Households	Percent	Households	Percent	Change	Percent
Less than \$15,000	3,587	27	3,486	24	3,277	21	-310	-9
\$15,000 - \$24,999	1,802	13	1,871	13	1,988	13	186	10
\$25,000 - \$34,999	1,718	13	1,659	12	1,584	10	-134	-8
\$35,000 – \$49,999	2,063	15	2,089	15	2,289	15	226	11

Income Range	2000		2004		2009		2000 - 2009	
	Households	Percent	Households	Percent	Households	Percent	Change	Percent
\$50,000 - \$74,999	2,271	17	2,444	17	2,549	16	278	12
\$75,000 - \$99,999	994	7	1,343	9	1,563	10	569	57
\$100,000 - \$149,999	595	4	919	6	1,456	9	861	145
\$150,000 - \$249,999	278	2	328	2	481	3	203	73
\$250,000 - \$499,999	83	1	155	1	213	1	130	157
\$500,000 or more	14	0	38	0	83	1	69	493
Total Households	13,405		14,332		15,483		2078	
Median Household Income	\$32,644		\$36,080		\$40,849		\$8,205	
Mean Household Income	\$45,941		\$50,357		\$57,849		\$11,908	

Source: Claritas. 2004 Household Trend Report for Kittitas County

Employment Growth and Distribution

Kittitas County's employed population varies for the state averages (Table 10.3). A greater percentage of workers are employed in the government sector, with greater percentages employed in both the self-employed and less in the private wage and salary classifications.

Table 10.3 – Class of Worker - 2000

	Kittitas County		Washington State	
	Number	Percent	Number	Percent
Private wage and salary workers	9,857	63.6	2,125,029	76.1
Government workers	4,239	27.3	459,722	16.5
Self-employed workers in own not incorporated business	1,246	8.7	199,827	7.2
Unpaid family workers	67	0.4	9,144	0.3

Source: US Census 2000

In a market study for the Ellensburg 2006 Comprehensive Plan Update, ECONorthwest made four primary findings concerning employment growth and distribution:

- Population in Kittitas County grew at an average rate of 2.1% per year from 1990 through 2003, substantially higher than the average rate of 0.7% per year experienced in the 1980's.

Population growth in Kittitas County lagged behind the rate in Washington in the 1980's, but it has been above the state rate since 1990.

- Total covered employment in Kittitas County grew at an average rate of 2.5% per year during 1990 through 2003, slightly faster than population in the same period. Population and employment growth tend to grow at similar rates. Employment growing faster than population may indicate a decrease in unemployment, an increase in the labor force participation rate, or increased level of workers commuting from outside of Kittitas County.
- Population in Kittitas County is expected to grow at an average annual rate of 0.6% (low), 1.3% (intermediate), or 1.8% (high) over during 2005 to 2025.
- Employment in Kittitas County is expected to grow at an average annual rate of 1.4% over the ten years from 2002 to 2012.

Employment in Kittitas County may continue to grow slightly faster than population as it has since 1990, or it may grow slightly slower than population if the labor force participation rate declines due to an aging population. Given the range of growth rates in the State's population forecast for Kittitas County over the 2005 – 2025 period, this suggests employment growth at a rate of 0.5% to 2.0% per year over the next 20 years. The low end of this range, however, is unlikely to occur unless the US or Washington State experiences a severe economic recession. While this scenario is possible, it is unlikely and not a useful scenario for planning purposes.

10.3. Goals, Policies and Objectives

Kittitas County has established the following goals and policies to guide future economic development. These goals and policies were developed in response to existing economic conditions identified within the County.

GPO 10.1 Be a county that supports the varied needs and demands of the community and surrounding area through the understanding and creation of a supportive and active environment for economic development in the community.

GPO 10.2 Support the retention and expansion of existing local businesses/industries and recruitment of new business/industries in order to maintain a strong job and wage base.

GPO 10.3 Implement regulations that recognize and further the diversity of industry and the business community, while also promoting the sustainability of natural resource based activities.

GPO 10.4 Encourage economic growth while protecting the rural character of the County.

GPO 10.5 Encourage the promotion of tourism and tourist based businesses.

GPO 10.6 Provide the infrastructure and public facilities to support economic activity and growth.

GPO 10.7 Strive to maintain a balance of jobs and housing.

GPO 10.8 Promote and encourage the establishment and expansion of educational, research and other related activities that support existing local industries and businesses.

GPO 10.9 Work in cooperation at the local and regional level to combine resources and build consistency in economic development strategies.

10.4. Economic Strategies

The goals, which have been developed to guide future economic development in Kittitas County, can be achieved by adoption of the previously stated policies and implementation of the following strategies. While it is hard to predict what businesses may develop in the County, the goals, policies, objectives and strategies aim to work together in order to help encourage economic development.

Strategy 10.1A Identify an ideal mix of industrial and service sector businesses that will maximize the flow of monies into the community and maximize its use through local support businesses.

Strategy 10.2A Coordinate with the Economic Development Group and work with them in order to develop and establish a recruitment list of target industries and businesses.

Strategy 10.2B Establish strong relationships for cooperation and collaboration with, and foster communication among the business community, economic development boards and local government.

Strategy 10.3A Develop an economic development vision and implementation strategy.

Strategy 10.3B Establish opportunities for commemoration and recognition of farming and ranching in the community.

Strategy 10.4 Determine what business types are needed that fit the character of the County.

Strategy 10.5A Development and upkeep of a website that includes resources to links highlighting tourism and tourism based business and information.

Strategy 10.5B Support and establish regulations for tourism and tourist based businesses.

Strategy 10.6 Consider economic development in the processes of land use planning, transportation planning, infrastructure planning and determination of Urban Growth Areas.

Strategy 10.7 Support and establish opportunities for affordable housing, and establishment of a balanced ratio of jobs to housing available in the County.

Strategy 10.8 Coordinate with the university to shape local economic development strategy.

Strategy 10.9A Develop intergovernmental cooperation for developing new activities.

Strategy 10.9B Coordinate with regional service providers.

Strategy 10.9C Coordinate and support activities and opportunities available through the Economic Development Group.

Strategy 10.10 Create site-ready business parks and pre-zone land that can support business activities, and provide supporting infrastructure and utilities.

Strategy 10.11 Address and develop a strategy for uses of the airport property.

10.5 Economic Development Strategic Plan

The Economic Development Strategic Plan was prepared by TIP Strategies and the Economic Development Group of Kittitas County in 2009. Under the guiding principle of “the use of public resources to stimulate private investment,” the purpose of the plan is to help the Economic Development Group of Kittitas County and policy makers at all levels of government understand their competitive position and to coalesce around a vision for promoting the region. By utilizing a strengths, weaknesses, opportunities, and threats (SWOT) analysis approach, the plan identified and addressed strategic goals, policies and objectives for policy makers and administrative personnel to apply in decision making processes to advance and enhance the economic vitality of Kittitas County. The EDSP drew input from a broad cross section of citizens and interest groups, and has been formally endorsed by Kittitas County, the City of Ellensburg, the City of Cle Elum, the City of Roslyn, the City of Kittitas, the Ellensburg Chamber of Commerce, and the Cle Elum Chamber of Commerce. The findings and recommendations outlined in the plan are designed to serve as a framework for making investment decisions, and for providing guidance in growth that is both realistic and sustainable. In addition the plan also provides a comprehensive depiction of the socio-economic and demographic status of the county and its relationship to other counties, both regionally and nationally.

The 2009 version of the Economic Development Strategic Plan is adopted by reference into this comprehensive plan subject to the following limitations.

- The Economic Development Strategic Plan is adopted as a reference document to be used by Kittitas County as an aid in land use, capital facilities, and public policy discussions, and by members of the public wishing to propose projects, pursue grants for projects, or propose agreements with landholders.
- The Economic Development Strategic Plan may be used as a part of the Kittitas County Capital Facilities plan for purposes of utilizing real estate excise tax (REET) proceeds for acquisition or expansion of recreational infrastructure.
- Non-compliance or inconsistency with the Economic Development Strategic Plan shall not be considered noncompliance or an inconsistency with the comprehensive plan or the GMA; nor may any noncompliance or inconsistency with the Economic Development Strategic Plan be a basis for appeal of any land use or public policy decision made by Kittitas County.

The Economic Development Strategic Plan shall not be used as evidence of use of property in an action for prescriptive easement or adverse possession.



Chapter 11. Recreation and Parks Element

11.1. Introduction

Being centrally located with the state and easily accessed by two interstate highways, Kittitas County has become a recreational destination for many people. Both public and privately owned land and facilities are utilized throughout the year from snow skiing and hunting in the winter to fishing, hiking, and river floats in the summer.

As illustrated in the Land Use Element, approximately 64% of Kittitas County is owned by state and federal agencies. These lands, particularly the Wenatchee and Snoqualmie National Forest, L.T. Murray and Quilomene Wildlife Recreation Areas, and the Department of Natural Resources (DNR) trust lands, offer the public the greatest opportunity for outdoor recreation. In total, Kittitas County has designated 87,478 acres as Public Recreation on the Comprehensive Plan Land Use Map.

The County Recreation Plan/Outdoor Recreation Inventory is adopted by reference as meeting the requirements of the Recreation and Parks element.

11.2. Existing Conditions

Spring/Summer Opportunities

The Yakima River, with its head-waters located in Kittitas County, provides an abundance of recreational opportunities to county residents and tourists. Ranked by many as one of the west's top natural fisheries, the Yakima River attracts many sports fishermen from around the state, as well as local citizens. In addition to the Yakima River, a number of lakes, streams, and creeks provide great fishing potential for county residents and tourists.

In addition to sports fishing opportunities, the Yakima River is utilized by many county residents for river floats. In response to the increasing public use the Bureau of Land Management has

improved a number of recreational sites within the Yakima River Canyon. The Roza Dam Recreational Facility provides sanitary facilities, waste receptacles, picnic areas, and a boat launch for users of the Yakima River.

Kittitas County provides the only improved, non-fee boat launch facility to the Columbia River in Kittitas County. This facility is located within the Vantage town site and also provides sanitary facilities, picnic areas, and waste receptacles. Although most heavily used from late spring to early fall, this launch is open year round.

The vast number of public lands in Kittitas County, offer county citizens with hiking, camping, biking, horseback riding, and off-road vehicle (ORV) activities throughout the year. The L.T. Murray Wildlife Recreation area is perhaps the most widely used for these purposes. In order to promote non-motorized transportation, Kittitas County has provided a bike lane on Umptanum Road to Irene Rinehart Park and a pedestrian path on Airport Road to Bowers Field.

Various park projects have been processes and developed. The Coal Mines Trail is an example of the development of a multi-jurisdiction regional trail, which follows the old rail corridor between Cle Elum, Roslyn to Ronald. While the trail is managed by a six member Trail Commission, the trail is owned by the three jurisdictions through which it passes: Cle Elum, Roslyn and Kittitas County. The property was acquired in 1994. Development of the trail and trailheads is underway and improvements are continuing.

Washington State Parks and Recreation Commission operate and maintain a number of parks in Kittitas County, including, but not limited to, the Easton, Olmsted, and Ginko State Parks. Also, the John Wayne Trail is operated and maintained by the Washington State Parks and Recreation Commission. The John Wayne Trail provides citizens of Kittitas County with a non-motorized transportation route.

Fall/Winter Opportunities

Large areas of Kittitas County provide excellent opportunities for County residents as well as non-residents to hunt with modern firearms, muzzleloaders and archery equipment for a variety of big and small game animals, migratory waterfowl and numerous other game birds as defined by the Washington Department of Fish and Wildlife. There are ten Game management Units in Kittitas County designated by the WDFW for hunting deer, elk, bear and cougar as well as special permit areas for deer, elk, bighorn sheep and mountain goat. The various hunting seasons begin in August and end in March with defined time periods for each species of game animals and game birds. The Yakima River also provides ample opportunities for the winter sport of fishing for whitefish which are abundant.

Other popular fall and winter recreational activities in Kittitas County are downhill and cross-country skiing. There are three private ski facilities located at Snoqualmie Pass, offering downhill and cross-country skiing and snow boarding areas for the public.

Sno-parks provide County residents and tourists with parking areas to access snow mobile, snow shoeing, and cross-country skiing areas. The Washington State Parks Department currently provides a number of sno-parks within Kittitas County. Under a maintenance agreement with

Washington State Parks Department, Kittitas County maintains five (5) of these sno-parks. This includes: Kachees Lake Road, Salmon La Sac Road, Teanaway Road, Reecer Creek Road, and Naneum Road.

11.3. Recreational Safety

According to the Kittitas County Sheriff's Department, the Cle Elum River drainage is the number one recreational destination in the Pacific Northwest and Kittitas County as a whole is the number one snow mobile destination during the winter months. In order to provide a public safety and law enforcement to remote areas of the County, the Sheriff's Department has a variety of equipment to support the various recreation activities available in Kittitas County.

11.4. Future Recreational Opportunities

As the population of Kittitas County grows, there may be an increased demand for improved recreational facilities and parks for County residents and tourists. In order to provide for the possible increased demands, Kittitas County is partnering and working with various government entities to fund various opportunities for parks and recreational facilities. Kittitas County has already achieved inter-jurisdictional parks/recreation projects with the various governments through establishment of the West Ellensburg Park, the Upper Kittitas County Youth Baseball Association Complex in Cle Elum and the City of Cle Elum Skate Park.

During the course of the planning period, Kittitas County may conduct feasibility studies for the future parks within other urban growth areas. The foundation of the work contained in the County Recreation Plan/Outdoor Recreation Inventory, adopted by reference, also identifies future recreation opportunities for the county.

11.5. Potential Impacts

This section discusses various potential impacts, which could arise as development occurs within the County. Although general potential impacts can be identified, specific development proposals will continue to be reviewed for additional and project specific impacts.

As growth continues to occur both in the urban and rural areas of Kittitas County, there may be increased impacts on existing recreational areas and a demand for additional areas and opportunities. In order to address the potential demands and impacts, Kittitas County has taken the approach that incorporated communities should be responsible for organized recreational opportunities and park systems, while the County is responsible for the unorganized, passive recreational opportunities.

11.6. Goals, Policies and Objectives

GPO 11.1 Kittitas County should encourage and does provide new or enhance existing recreational areas whenever feasible.

GPO 11.2 Kittitas County may create a comprehensive recreation plan which:

- Incorporates new parks / recreational areas into growth planning;
- Establishes additional passive recreation sites and opportunities; and
- Formulates recreational guidelines.

GPO 11.3 Kittitas County should promote private/public and private/nonprofit partnerships to finance capital improvements to public parks / recreational areas.

GPO 11.4 Reserved

GPO 11.5 Kittitas County will engage in discussions with the incorporated communities within the County through the Regional Services Sub-Committee of the Kittitas County Conference of Governments to address the economic impacts on those communities resulting from the provision of organized, active recreation facilities to the unincorporated citizens of the County.

GPO 11.6 Kittitas County shall consider recreation needs and the services, which the County is able to provide by developing a countywide recreation plan 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.

Appendix One

Glossary of Terms

Appendix One: Glossary of Terms

Adequate Capital Facilities - facilities which have the capacity to serve development without decreasing levels of service below locally established minimums.

Agricultural Land - land primarily devoted to the commercial production of horticultural, viticulture, floriculture, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140, or livestock and land that has long-term commercial significance for agricultural production.

Arterial - means a road which serves as part of the principle network for through traffic flow; the highest classification of county roads. They usually carry the highest traffic volumes and longest trips.

Available Capital Facilities - facilities or services are in place or that financial commitment is in place to provide the facilities or services within a specified time. In the case of transportation, the specified time is six years from the time of development.

Benefit Area - Benefit area means an area designated as the sole recipient for any particular infrastructure improvement. Benefit areas are used to amortize the total cost of the improvement by the number of properties or structures included in the benefit area.

Capacity - the measure of the ability to provide a level of service on a public facility.

Capital Budget - the portion of each local government's budget which reflects capital improvements for a fiscal year.

Capital Facilities - Capital Facilities are those physical structures or assets which provide a public service such as, but not limited to, fire stations, water towers, police stations, libraries, highways, sewage treatment plants, communication and recreation facilities. Each entity will establish criteria to define financial limits for capital facilities within its boundaries.

Capital Improvement - physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally non-recurring and may require multi-year financing.

Collector - a roadway providing service, which is of relative moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterials.

Commercial Uses - activities within land areas, which are predominantly connected with the sale, rental and distribution of products, or performance of services.

Comprehensive Plan - a generalized coordinated land use policy statement of the governing body of a county or city that is adopted pursuant to this chapter.

Concurrency - Concurrency means that road improvements are made at the time of new development or planned in a predictable and coordinated manner to coincide with new development.

Consistency - that no feature of the plan or regulation is incompatible with any other feature of a plan or regulation. Consistency is indicative of a capacity for orderly integration or operation with other elements in a system.

Coordination - consultation and cooperation among jurisdictions.

Contiguous Development - development of areas immediately adjacent to one another.

Critical Areas - include the following areas and ecosystems: (a) wetlands; (b) areas with critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas. Please see title 17.A. of the Kittitas County Code.

Density - a measure of the intensity of development, generally expressed in terms of dwelling units per acre; it can also be expressed in terms of population density (i.e. people per acre) and is useful for establishing a balance between potential local service use and service capacities.

Development Regulations - means any controls placed on development or land use activities by a county or city, including, but not limited to, zoning ordinances, official controls, planned unit development ordinances, subdivision ordinances, and binding site plans ordinances.

Development Standards - means any required minimal functional standards, which describe or define how development is to occur. Development standards are intended to serve as an established level of expectation by which development is required to perform.

Domestic Water System - any system providing a supply of potable water for the intended use of a development which is deemed adequate pursuant to RCW 19.27.097

Essential Public Facilities - include those facilities that are typically difficult to site, such as airports, state education facilities, and state or regional transportation facilities, state and local correctional facilities, solid waste handling and disposal facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, hospitals and other health facilities.

Fair Share Distribution - means all jurisdictions shall serve in the responsibility of providing locations for regional and essential public facilities.

Financial Commitment - that sources of public or private funds or combinations thereof have been identified which will be sufficient to finance capital facilities necessary to support development and that there is assurance that such funds will be timely put to that end.

- Forest Land** - land primarily useful for growing trees, including Christmas trees subject to the excise tax imposed under RCW 84.33.100 through 84.22.140, for commercial purposes, and that has long-term commercial significance for growing trees commercially.
- Fully Contained Communities** - a new fully contained community is a development proposed for location outside of the initially designated urban growth areas which is characterized by urban densities, uses and services, and meets the criteria of RCW 36.70A.350.
- Goal** - the long-term end toward which programs or activities are ultimately directed.
- Growth Management** - a method to guide development in order to minimize adverse environmental and fiscal impacts and maximize the health, safety, and welfare benefits to residents to the community.
- Household** - a household includes all the persons who occupy a group of rooms or a single room, which constitutes a housing unit.
- Impact Fee** - a fee levied by a local government on new development so that the development pays its proportionate share of the cost of new or expanded facilities required to service that development.
- Industrial Uses**- the activities predominately connected with the manufacturing, assembly, processing, or storage of products.
- Infrastructure** - those man-made structures which serve the common needs of the population, such as: sewage disposal systems, potable water wells serving a system, solid waste disposal sites or retention areas, stormwater systems, utilities, bridges, sidewalks and roadways.
- Intensity** - a measure of land use activity based on density, use, mass, size and impact.
- Interlocal Agreements** - shall mean any binding agreements, contracts or other stipulations between two or more governing entities, which implement the provisions of the County-wide Planning Policies.
- Land Development Regulations** - any control placed on development or land use activities by a county or city, including, but not limited to, zoning ordinances, subdivision ordinances, building codes, fire codes, sanitation regulations, sign regulation, shorelines, floodplains, critical areas, road standards, stormwater regulations or any other regulations controlling the development of land.
- Level of Service (LOS)** - is an indicator of the extent or degree of service provided by, or proposed to be provided by a public facility, such as, but not limited to, fire protection, water supply, sewage treatment, library services, highways, and communications and recreational services. For Kittitas County LOS is a measurement, which indicates the performance of a particular facility. LOS can be measured in terms of facility capacity, service delivery time, periodic restrictions and many other measurements depending on the type of facility. LOS of transportation facilities are commonly measured in terms of

- intersection delay, travel speed, or roadway capacity. Other measures are discussed in the Transportation element.
- Limited Areas of More Intense Rural Development (LAMIRD)** - “Limited Areas of More Intense Rural Development,” or LAMIRDS, are areas within the unincorporated rural area that are developed at densities too intense to be considered rural development. The State Growth Management Act (GMA) requires LAMIRD designation to prevent additional low-density sprawl in the rural area by minimizing and containing the higher density areas. LAMIRDS shall be consistent as set forth in RCW 36.70A.070(5)(d).
- Local Road** - a roadway providing service which is relatively low traffic volume, short average trip length or minimal through traffic movements.
- Local Improvement District** - means the legislative establishment of a special taxing district to pay for specific capital improvements.
- Long-term Commercial Significance** - includes the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land.
- Manufactured Housing** - a manufactured building or major portion of a building designed for long-term residential use. It is designed and constructed for transportation to a site for installation and occupancy when connected to required utilities.
- Master Planned Resort** - a self-contained and fully integrated planned unit development, in a setting of significant natural amenities, with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor and outdoor recreational facilities.
- Minerals** - include gravel, sand and valuable metallic substances.
- Mobile Home** - a single portable manufactured housing unit, that:
- a. is designed to be used for living, sleeping, sanitation, cooking, and eating purposes by one family only and containing independent kitchen, sanitary, and sleeping facilities;
 - b. is designed so that each housing unit can be transported on its own chassis;
 - c. is placed on a temporary or semi-permanent foundation;
 - d. is at least eight hundred and ninety-six square feet in size not including the tongue; and
 - e. meets the minimum standards adopted by RCW 43.22, Sections 340 and 440 and does not meet the minimum standards of the Uniform Building Code.
- Multi-Family Housing** - as used in this plan, multi-family housing is all housing which is designed to accommodate two or more households.

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

Natural Resource Lands - agricultural, forest, and mineral resource lands which have long-term commercial significance.

New Fully Contained Community - is a development proposed for location outside of the initially designated growth areas, which is characterized by urban densities, uses, and services.

Objective - a specific, measurable, intermediate end that is achievable and marks progress toward a goal.

Open Space - is land without industrial, commercial, or residential development.

Orderly - to create in an organized or arranged manner or pattern, not marked by disorder and produced in methodical fashion.

Owner - any person or entity, including a cooperative or public housing authority (PHA), having the legal rights to sell, lease, or sublease any form of real property.

Planned Unit Development - a planned unit development is the result of a site-specific zone change, based on a binding site plan. The planned unit development zoning district is intended to encourage flexibility in design and development that will result in a more efficient and desirable use of land.

Planning Period - means the 20-year period following the adoption of a comprehensive plan or such longer period as may have been selected as the initial planning horizon by the planning jurisdiction.

Policy - A broad based statement of intent that gives management direction or guidance in the decision making process. The policy statement is used to select a primary course of action.

Public Facilities - include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, park and recreational facilities, and schools. These physical structures are owned or operated by a government entity, which provides or supports a public service.

Public Services - includes fire protection and suppression, law enforcement, public health, education, environmental protection, and other services.

Regional Transportation Plan - the transportation plan for the regionally designated transportation system, which is produced by the Regional Transportation Planning Organization.

- Regional Transportation Planning Organization (RTPO) - the voluntary organization conforming to RCW 47.80.020, consisting of local governments within a region containing one or more communities which have common transportation interests.
- Resident Population - inhabitants counted in the same manner utilized by the US Bureau of the Census, in the category of total population. Resident population does not include seasonal population or in some cases students as qualified in the Census.
- Resource Lands - those lands as designated by the county.
- Right-of-way - land in which the state, a county, or municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use.
- Road Fund - that portion of the state gas tax and local property tax, which is dedicated to road construction and maintenance.
- Road Standards - refers to Title 12 of the Kittitas County Code, which describes the specifications for roads, bridges and accesses, roadside features, and utility installations within the county road rights-of-way.
- Rural Lands - those lands outside of cities, urban growth areas, and resource lands.
- Sanitary Sewer Systems - all facilities, including on-site disposal facilities, used in the collection, transmission, storage, treatment or discharge of any waterborne waste, whether domestic in origin or a combination of domestic, commercial or industrial waste.
- Self-Contained Communities - are those mixed land use planned unit developments proposed for location outside of the urban growth areas and which are fully self-contained with utilities, roads, and other municipal services.
- Shadow Platting - a planning tool where by initial low-density development of property is accomplished according to a site plan which makes it easier to further subdivide and develop the property at urban density levels. The shadow plat generally includes provisions for future roadways, water and sewer line extensions, and other infrastructure associated with urban development.
- Shall - a directive or requirement.
- Should - an expectation.
- Single - Family Housing- as used in this plan, a single-family unit is a detached housing unit designed for occupancy by not more than one household. This definition does not include mobile homes, which are treated as a separate category.
- Solid Waste Handling Facility - any facility for the transfer or ultimate disposal of solid waste, including landfills and municipal incinerators.
- Subdivision - the division or re-division of land into lots, tracts, or sites for the purpose of sale, lease or transfer of ownership.

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

Transferable Development Rights - are the conveyance of development rights to another parcel of land where restrictions placed on development of the original parcel prevent its previously allowed development. Usually associated with a program, which involves sending and receiving zones.

Transportation Facilities - capital facilities related to air, water, or land transportation.

Urban Growth - refers to growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources. When allowed to spread over wide areas, urban growth typically requires urban governmental services. "Characterized by urban growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.

Urban Growth Areas - UGAs are those areas designated by an incorporated city and approved by the county, in which urban growth is encouraged. Urban growth areas are suitable and desirable for urban densities as determined by the sponsoring city's ability to provide urban services. UGAs are also those existing unincorporated areas which are established town sites or communities having at a minimum: a community water system; established residential, commercial and industrial densities; and other vestiges of urban development, with defined boundaries established by the County.

Urban Lands - are located inside urban growth areas, or cities and are generally characterized by densities of more than three units per acre and municipal services provided.

Urban Service Area - are those areas mutually determined by a city and the county, which receive or are subject to special, municipal services. Urban service areas may include those within and beyond designated urban growth areas. Cities and the county may enter into special agreements to provide such services and compensation within the designated urban service area.

Urban Governmental Services - includes those governmental services historically and typically delivered by cities, and include storm and sanitary sewer systems, community and public water systems, fire and police protection services, public transit services, and other public services associated with urban areas and normally not associated with non-urban areas.

Utilities - Utilities means the supply, treatment and distribution, as appropriate, of domestic and irrigation water, sewage, stormwater, natural gas, electricity, telephone, cable television, microwave transmissions and streets. Such utilities consist of both the service activity along with the physical facilities necessary for the utilities to be supplied. Utilities are

supplied by a combination of general purpose local governments as well as private and community based organizations.

Visioning - a process of citizen involvement to determine values and ideals for the future of a community and to transform those values and ideals into manageable and feasible community goals.

Water System - any system providing a supply of potable water for the intended use of development, which is deemed adequate pursuant to RCW 19.27.097.

WSDOT - Washington State Department of Transportation. Kittitas County is located in the South Central Region whose office is in Union Gap.

Zoning - the demarcation of an area by ordinance (text and map) into zones, and the establishment of regulations to govern the uses within those zones and the location, size, height, and coverage of structures within each zone.