DISCUSSION AND DIRECTION REGARDING DRAFT LANGUAGE PROPOSED FOR KITTITAS COUNTY RURAL LANDS AND RURAL TRANSITION ZONES FROM KITTITAS COUNTY’S LAND USE ADVISORY COMMITTEE

The purpose of the special meeting is for Council to review and comment on draft recommendations from the Kittitas County Land Use Advisory Committee for changes to Chapters 8 (Rural Lands) and 17 (Rural Transition Zone) of the Kittitas County Comprehensive Plan and development codes. The Board of County Commissioners will hold a public hearing on the modifications to the County Comprehensive Plan, associated development codes, and zoning map on May 6, 2008.

In addition to the agenda packet, the Kittitas County Proposed Land Use Compliance map (4/18/08) and the Kittitas County Proposed Zoning map (4/18/08) were distributed.

Catherine Clerf, Vice Chairperson of the Land Use Advisory Committee, and Fritz Glover, Committee member, provided background information on the Committee and presented the Committee’s recommendations. The main problem has been that the Kittitas County land use map has never matched the zoning map. Both maps must match in order to be in compliance with the Growth Management Act.

Council asked questions of Ms. Clerf and Mr. Glover and discussed the Committee’s recommendations.

Council took public comment from the audience. Martin Kaatz and Beverly Heckert spoke.

Council consensus was to submit the following comments to the County Commissioners:

• The land area south of I-90 and west of the Yakima River is not where the City wants to grow. Council agrees that identifying it as Rural Residential rather than as Rural Transition is appropriate.

• The County airport property north of Bowers Road up to Hungry Junction Road should be designated
for industrial proposed land use. The proposed land use designation of Rural Residential as shown on the compliance draft 4/18/08 map will not support a future rezone of that area to industrial zoning.

- The proposed Rural Transition land use and zoning north of Bowers Road and east of Reecer Creek Road should be reduced to extend northward just to Hungry Junction Road. On the compliance map it is shown as extending beyond Hungry Junction Road; that large of an area in a narrow peninsula shape would not be a desirable future growth pattern for the City.

- The land west of Faust Road and north of I-90 identified on the maps as being zoned Commercial is identified with a proposed land use of Industrial. The area is currently occupied by Ellensburg Cement Products and should be zoned industrial.

- Revisit the proposed uses and conditional uses in the Rural Transition zone for consistency. Hospitals, “public” schools and large nursing homes do not seem appropriate land uses in rural transition areas outside of the UGA.

- The City recommends all proposed land uses and zoning within the unincorporated UGA be consistent with the Preferred Land use Designation Map the City adopted in its 2007 update to the Comprehensive Plan. The new land use designations recently adopted by the City in its comp plan update have not yet been presented to the County, but will be proposed as part of the 2008 annual comp plan amendment process.

- The maps for the property south of I-90 and east of Umptanum Road, known as the old Schaake property, show that area as being proposed for “industrial” land use and Ag-3 zoning. The property is within the Ellensburg UGA and AG-3 zoning is inappropriate within a UGA. The City’s preferred land use designation for this area is “Open Space” which is appropriate for its current land use. The City recommends the unincorporated UGA lands be given land use designations consistent with those adopted by the City in its Comp Plan.

- The minimum average densities for the Rural Transition and Rural Residential areas be one (1) unit per five (5) acres regardless of how the pending litigation relating to 3-acre zoning gets resolved.

- The Rural Transition areas should have the same policies for encouraging Group A and B water systems and innovative waste water disposal systems as the in the Rural Residential areas.

- Explore options for the City to be a receiving area under a Transfer of Development Rights (TDR) program. The County should consider development of a TDR program.

- The City generally supports the clustering concept and development techniques which permit smaller lots to be developed in exchange for protection of larger areas of open space. There is concern that these techniques can result in higher densities than can be supported in certain areas of the Rural Residential and Rural Transition zones due to the requirements for water and sewage systems, and for adequate road infrastructure necessary to properly serve those higher densities.
There needs to be some method for locking up the large remainder areas of open space created through cluster developments from further subdivision until the area is within a UGA and is appropriate for a higher density.

• The City supports the concept of shadow platting to facilitate extension of roads and utilities as properties develop to higher densities in the future.

• The maps accompanying the Land Use Advisory Committee recommendations appear to contain errors in relation to the proposed land uses for the areas around Ellensburg. The maps should be checked for accuracy prior to adoption.

Staff will compile Council’s recommendations and comments into a draft letter for Council consideration and approval at its May 5, 2008 meeting. The approved letter will be presented to the County Commissioners at their May 6, 2008 public hearing.

ADJOURN Motion to adjourn at 9:09 p.m. O’Brien

Affirmed

Mayor

ATTEST: ____________________________

City Clerk