

## MEMORANDUM

To: Chad Bala, Community Development Services Director  
Jeremy Jonston, Long Range Planner

From: Kimley-Horn and Associates, Inc.

Date: May 19, 2026

Subject: June 2, 2026, Comprehensive Plan Public Hearing – BOCC amendments for consideration

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### Purpose

The purpose of this memorandum is to outline the approach for Board of County Commissioner (BOCC) consideration of public, Planning Commission, Community Development Services (CDS), and Public Works (PW) proposed amendments to the January 29, 2026, Draft Comprehensive Plan.

A separate staff report for the public hearing along with a transmittal of the complete public record for this project will be prepared separately and transmitted to the BOCC prior to the hearing.

### Background

The 2026 Kittitas County Draft Comprehensive Plan, new Climate Element and Easton Subarea Plan were released for public comment on January 29, 2026. The Kittitas County Planning Commission held a public hearing on March 17, 2026. The Planning Commission voted 5-0 to recommend approval of the Comprehensive Plan with recommended amendments.

### Proposed amendments to the January 29, 2026, Draft Comprehensive Plan

The Board of County Commissioners' hearing on the Comprehensive Plan is based upon the January 29, 2026, version of the draft comprehensive plan. However, based upon Planning Commission recommendations, public comments, and CDS and PW review of Planning Commission recommendations and public comments, several changes are being forwarded to the BOCC for further consideration.

The proposed changes have been put into different "batches" should the BOCC wish to include them into the final version of the comprehensive plan. Inclusion of one or more batches would occur by motion and occur prior to the final vote on the comprehensive plan. The BOCC is not obligated to include any or all proposed changes within a batch and the BOCC may have additional changes to propose after review of the public record.

The following provides a summary of the proposed changes. **Attachment A** to this memorandum outlines the specific amendments for consideration. These proposed amendments are also available to the public as part of the comment period for the BOCC public hearing.

- **Batch #1 includes the Planning Commission recommended amendments to January 29 Draft Comprehensive Plan**

Comment: This batch includes Planning Commission recommended amendments to January 29 Draft Comprehensive Plan except those included in Batch #2.

- **Batch #2 includes additional recommended Planning Commission amendments to January 29 Comprehensive Plan draft (Amendments proposed by Commissioner Pat Deneen)**

Comment: This batch includes additional recommended Planning Commission amendments. These amendments were proposed by Planning Commissioner Deneen. These amendments were separated from Batch #1 because CDS and PW are not recommending all the proposed changes in Batch #2 be adopted by the Board of County Commissioners.

Batch #3 outlines those changes within Batch #2 which CDS and PW recommend for final adoption.

If Batch #2 is adopted, Batch #3 would not be adopted. If Batch #3 is adopted, Batch #2 would not be adopted. The BOCC also has the option of not adopting either Batch or making additional changes.

- **Batch #3 CDS and Public Works recommended amendments to Batch #2 (Amendments proposed by Commissioner Pat Deneen)**

Comment: Please see batch #2 comments. Batch #3 includes recommended amendments from CDS and PW to the Planning Commission recommended amendments proposed by Planning Commissioner Deneen.

If Batch #3 is adopted, Batch #2 would not be adopted. If Batch #2 is adopted, Batch #3 would not be adopted. The BOCC also has the option of not adopting either Batch or making additional changes.

- **Batch #4 CDS recommended edits to January 29 Comprehensive Plan (Substantive Changes)**

Comment: Batch #4 includes CDS recommended changes based upon public comments received on the Draft Comprehensive Plan.

- **Batch #5 CDS recommended edits to January 29 Comprehensive Plan (Substantive Changes to Easton Subarea Plan)**

Comment: Batch #5 includes CDS recommended edits based upon public comments received on the Draft Comprehensive Plan specific to the new Easton Subarea Plan.

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## Batch #1 Planning Commission recommended amendments to January 29th Comprehensive Plan Draft

**Important note** – for proposed new goals or policies, a goal or policy number will not be assigned unless the Board of County Commissioners adopts the policy into the final version of the comprehensive plan. X is utilized until that time.

Page # / Section	Batch #1 - Description of Change	Proposed Policy
		<b>Strikethroughs are proposed to be removed from existing policy language. Where words are in red, the language is intended to be included.</b>
Utilities Element 7.3 Goals and Policies	New policy	U-PX: Utilize a joint planning process with utility providers to better prepare for enhanced communication during power outages.
Utilities Element 7.3 Goals and Policies	New policy	U-PX: County should permit innovative sewer systems through the formation of sewer districts in rural areas which do not constitute urban governmental services and as allowed for in RCW 57.
Recreation, Parks, and Open Space Element 9.4 Goals and Policies	New policy	RPO-PX: Kittitas County shall establish a dedicated Recreation Division led by a full-time Recreation Division Manager, to provide the professional coordination, planning, permitting, and promotion necessary to responsibly manage the county's rapidly growing recreation and agritourism economy across all four seasons and throughout both the upper and lower county. This position should be established in either the Kittitas County Public Works Department or the Kittitas County Community Development Services department.

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Recreation, Parks, and Open Space Element 9.4 Goals and Policies	New policy	<p style="color: red;">RPO-PX: Kittitas County shall authorize agritourism, eco-tourism, and nature-based recreational enterprises on Commercial Agriculture and Commercial Forest lands as compatible secondary uses, including but not limited to: equestrian parks and trail riding operations; farm stays, rural retreats, and outdoor educational programs; guided hunting, fishing, and wildlife observation services; harvest festivals and agritourism events; and outdoor equipment rental operations associated with primary resource land activities. Such uses shall be authorized where they support the long-term economic viability of the resource designation and do not impair the primary resource use.</p>
Whole Document	To address the changes provided by the Kittitas County Department of Public Works submitted to the Planning Commission on March 17th, 2026.	See batch #3 - These changes have been incorporated into batch #3 as part of the CDS recommended changes to Planning Commission recommendations.

## Batch #2 Planning Commission additional recommended amendments to January 29 Comprehensive Plan draft (redlined document)

**Important note - The Board of County Commissioners may consider Batch #2 or Batch #3.** If Batch #2 is adopted, Batch #3 will not be considered as it contains proposed CDS amendments to Batch #2.

Page # / Section	Batch #2 - Description of Change	Proposed Change(s)
Whole Document	The Planning Commission provided additional recommended amendments in the form of a redlined copy of the comprehensive plan draft.	Batch #2 Document: See proposed changes for Batch #2 amendments in the hyperlinked document below.  <a href="#">Planning Commission additional recommended amendments to January 29th Comprehensive Plan Draft</a>

## Batch #3 CDS and Public Works recommended amendments to Batch #2

**Important note:** Language which is underlined identifies proposed new language included in the Batch #2 - Planning Commission additional recommended amendments to the January 29 Comprehensive Plan draft.

~~Strikethroughs~~ indicated CDS/Public Works proposed amendments to Batch #2 recommendations. Where words are in **red**, the language is proposed by CDS/Public Works and intended to be included.

Please note that all changes proposed in Batch #3 are not proposed Amendments to the January 29 Comprehensive Plan draft. They are amendments to Planning Commission recommended changes to the January 29 Comprehensive Plan draft Comprehensive Plan which are part of Batch #2.

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Page # / Section in <a href="#">Batch #2 PC additional recommended amendments to January 29th Draft</a>	Batch #3 – CDS Recommended amendments to Batch #2 <b>Strikethroughs</b> indicated CDS proposed amendments to Batch #2 recommendations. Where words are in <b>red</b> , the language is proposed by CDS and intended to be included. <b>Underlined</b> is text proposed in Batch #2 (Planning Commission Changes)	Rationale
Page 16, Section 1.9, in <a href="#">Batch #2</a>	<p>Furthermore, the County values the essential role of private enterprise and public-private partnerships in expanding the breadth of local recreational offerings. To meet diverse resident and visitor needs, the County facilitates the development of private campgrounds, RV parks, and specialized facilities such as motor sports parks and managed shooting areas. By providing clear land-use pathways and supporting these commercial ventures, the County <del>ensures</del> <b>encourages</b> a robust variety of high-demand amenities that complement public lands, driving year-round tourism while respecting private property rights and the county's rural character.</p>	The term “ensures” imparts an obligation where the county may support private enterprise and private partnerships through clear codes and permitting pathways. Propose modifying term to “encourages”.
Page 17, Section 2.1, in <a href="#">Batch #2</a>	<p>The County <del>shall</del> <b>may</b> explore new and innovative approaches to preserve the County’s historic rural character while complying with the requirements of the Washington State Growth Management Act.</p>	The term “shall” imparts an obligation where the county is inclined to explore innovative approaches to preserve rural character. Propose modifying term to “may”.
Page 18, Section 2.1.1, in <a href="#">Batch #2</a>	<p>Unlike traditional urban expansion, this growth is largely concentrated in rural areas outside the jurisdictions of Cle Elum, Roslyn, and South Cle Elum. This trend is expected to accelerate as regional connectivity improves and the demand for mountain-access housing increases. <del>Consequently, the County shall implement</del> <b>should explore</b> planning strategies that account for the unique infrastructure and service demands created by these non-permanent residential uses. By balancing this economic growth with the preservation of natural landscapes, the County ensures that the Upper County remains a sustainable recreational resource for both local residents and the broader regional population.</p>	Propose language change to “should explore”. The previous language guarantees implementation, new language allows for county flexibility.
Page 22, Section 2.2.6, in <a href="#">Batch #2</a>	<p>Population growth from the expanding Puget Sound metropolitan area is expected to exert an accelerating influence on the western portions of the county, particularly in areas proximal to the King County line. This growth is largely facilitated by the continued modernization of the Interstate 90 transportation corridor, which enhances regional accessibility. To effectively manage the impacts of this growth and the unique challenges posed by the county’s varied terrain, the County <del>will</del> <b>may</b> continue to develop and implement subarea planning. This localized planning approach allows the County to direct land usage and resource management more precisely, ensuring that both the natural environment and anticipated population increases are managed in a sustainable and orderly manner.</p>	The term “will” imparts an obligation where the county is inclined to develop and implement subarea planning. Propose modifying term to “may”.

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Page 26, Section 2.2.9, in <a href="#">Batch #2</a>	<p><u>Over the the legal creation of a wide range of parcel sizes, from quarter-acre parcels and clustered lots to the now-required five-acre parcels. This patchwork of varying parcel sizes has helped shape the county’s distinctive rural character outside the UGAs and incorporated cities. However, because of the requirements of the Washington State Growth Management Act, most of these existing parcels are considered nonconforming lots, and most newly created parcels must be a minimum of five acres. That shift is producing a more homogenized development pattern across the county, while also consuming more of the remaining land suitable for future development as five-acre parcels become the predominant new lot size. Most of these, now considered, nonconforming lots have been built on developed.</u></p>	<p>Propose language to be “a minimum of five acres”. This change more clearly defines the size requirements of newly created parcels.</p> <p>The term “developed” is a technical term to describe a wider range of land uses.</p>
Page 27, Section 2.2.9, in <a href="#">Batch #2</a>	<p><u>The County may consider inclusion of those nonconforming lots that have not been built on for inclusion as sending sites in the Transfer of Development Rights (TDR) program or a similar incentive programs.</u></p> <p><u>Nonconforming lots are lots that do not meet the County’s current zoning standards, present a challenge to the County’s plans to preserve the rural character of the county outside urban growth areas. One of the most common nonconformities in the county is 3-acre rural lots. Some of these are legally created lots that were created prior to the existence of subdivision rules, through previous zoning and subdivision standards that allowed smaller lots, and through a process known as “administrative segregation” that no longer exists in Kittitas County.</u></p> <p><u>Legally created nonconforming lots pose a unique obstacle for development in Kittitas County. Some may have unique conditions that create a barrier to development. These often need to be reviewed on a case-by-case basis, it is difficult to determine the full development potential of these lots in rural areas.</u></p> <p><u>Over time, the County may consider inclusion of those nonconforming lots most capable of future development for inclusion as sending areas in a Transfer of Development Rights (TDR) program or a similar incentive program.</u></p>	<p>Recommend removing the 3<sup>rd</sup> paragraph and keep remaining to improve clarity on nonconforming lots.</p>
Page 34, Section 2.3.3, in <a href="#">Batch #2</a>	<p>LU-P21 Consider developing a program to transfer density from properties owned by state and federal agencies to cities and <u>rural areas where appropriate.</u></p>	<p>County staff propose taking a closer look at this policy change to ensure there is an avenue for pursuing it under the GMA.</p>

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Page 36, Section 2.3.6, in <a href="#">Batch #2</a>	<del>New Policy Proposed: The county shall allow for mixed uses in the rural commercial zones. areas that allow for a mix of commercial, residential, tourist facilities and recreation uses.</del>	County staff recommend removing this policy after further review.
Page 38, Section 2.7.1, in <a href="#">Batch #2</a>	New Policy Proposed: <b>The County may approve</b> <del>allow</del> for taxiway access in selected areas for residential fly in and fly out residential development.	The term “allow” imparts an obligation where the county may approve taxiway access in selected areas for residential fly in and fly out. Propose modifying term to “The County may”.
Page 50, Section 3.2.1, in <a href="#">Batch #2</a>	<p><del>As the county continues to transfer from a resource based economy to a higher density service, tourist, and recreational based economy the county will explore the creation of Rural Villages that are designed to preserve the changing Rural character of Kittitas County.</del></p> <p><u>The social and economic foundation of Kittitas County was built upon a tradition of multi-generational families living and working collaboratively on shared land. Historically, the county’s development was characterized by these extended family units, where children, parents, and grandparents established contiguous housing to support collective agricultural or resource-based operations. As contemporary land-use restrictions and market pressures have caused property values to escalate, the ability of younger generations to acquire independent housing has become increasingly limited.</u></p> <p><u>In recognition of this deep-seated heritage and the modern need for attainable housing, the County supports the continued development of expanded family compounds as a viable living arrangement. These compounds allow for the provision of housing for extended family members on a single ownership tract or within a cluster of family-held parcels, preserving the legacy of the family unit while addressing housing affordability. By facilitating these multi-generational housing structures, the County maintains its traditional rural character and ensures that long-standing local families can remain anchored to their ancestral lands.</u></p>	Propose to remove language as there is a similarity between Rural Villages and LAMIRDS. The County is already exploring options to support LAMIRDS, language is repetitive.
Page 55, Section 3.2.5, in <a href="#">Batch #2</a>	These communities provide distinct, yet small scale services which rural residents depend upon. These communities include limited areas of more intensive rural development as defined by the Growth Management Act as well as <b>rural recreation areas</b> . Combined, this mix of rural densities and uses has created a landscape unique to Kittitas County’s rural lifestyle	Propose to include new language because the County does have recreational areas and a newer rural land use designation and zone that are outside of the LARMIRDs.
Page 58, Section 3.3.2, in <a href="#">Batch #2</a>	RR-P21: Planned unit developments (PUD) in rural areas <u>are identified as an Innovative method to create housing that can be developed with private utilities, open <b>space</b> that</u>	Propose to add “space” to clarify what is being considered here.

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	<u>includes recreational areas and maintain rural character will only be established where such developments will not result in high density environments which require urban services and reduce maintenance of rural character.</u>	
Page 86, Section 4.2.3, in <a href="#">Batch #2</a>	<u>Workforce Housing</u> <del>Kittitas County is experiencing a critical shortage of housing suitable for its full-time workforce. Economic shifts from traditional resource industries to resort-based development have increased property values and land costs, displacing residents who provide essential services to the community. To ensure a stable and diverse economy, the County adopts these goals and policies to facilitate the development of housing that is affordable to households earning between 60% and 120% of the Area Median Income (AMI), emphasizing innovative land use techniques that preserve rural character while providing for community needs.</del>	Propose removing paragraph, a rural affordable housing program needs further review before being adopted in policy.
Page 89, Section 4.3.1, in <a href="#">Batch #2</a>	<u>New Policy Proposed: Promote strategies that lowers the barriers to first time home buyers that <b>and</b> provide the opportunity <b>ies</b> that they can <b>to</b> grow their investment in their homes and gain equity over time.</u>	Propose language change to have a better word flow and make the policy more consumable.
Page 91, Section 4.3.2, in <a href="#">Batch #2</a>	<u>New Policy Proposed: <del>Workforce Housing</del> Rental Implementation The County should establish regulations for rental units within WHRIOs. Implementation may include "Below Market Rental" programs, where lease rates are capped at 80% of the local market average. These facilities may be governed by the following structures: Investor-Owned: Managed by an approved non-profit organization, Deed-Restricted: Managed and overseen by an approved private entity. Community-Managed: Administered by a renters' association through deed restrictions and Covenants, Conditions, and Restrictions overseen by an approved Homeowners Association.</u>	Propose to modify header to note that this is focused on rental programs which may provide more affordable housing options
Page 91, Section 4.3.2, in <a href="#">Batch #2</a>	<u><del>New Policy Proposed: Eligibility for workforce housing programs shall <b>may</b> be based on income qualification standards (typically 60-120% AMI, with local allowance up to 130% where and when supported by data). To ensure these units are part of the workforce housing stock, units designated under this program shall be owner-occupied only. The use of these units for short-term or long-term rentals is prohibited to ensure the primary benefit accrues to full-time Kittitas County residents and employees. Owners must maintain the unit as their primary residency as a condition of continued eligibility.</del></u>	Propose removing paragraph, a rural affordable housing program needs further review before being adopted in policy.

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Page 162, Section 9.2.1, in <a href="#">Batch #2</a>	<p>Motorized summer <del>recreation—particularly off-road vehicle use</del> <b>recreational uses</b>—is a major and rapidly expanding component of the spring and summer tourism economy in Kittitas County. These activities are enjoyed by a broad cross-section of users, including local residents and a significant number of visitors who travel to the county specifically for outdoor recreation. As participation continues to grow, demand is increasing for designated, well-managed locations where these uses can occur safely, predictably, and in a way that protects surrounding land uses and natural resources.</p> <p><del>To respond to this growth in a responsible and forward-looking manner, the County should evaluate and pursue the development of at least two dedicated Off-Road Vehicle (ORV) parks—one in the Upper County and one in the Lower County. A two-park approach recognizes the geographic scale of Kittitas County, improves equitable access for residents across the county, and provides convenient, purpose-built destinations for visitors. Properly planned ORV parks can concentrate use in appropriate areas, reduce conflicts on shared trails and informal riding areas, and support enforcement, education, and resource stewardship. Establishing designated facilities also provides an opportunity to strengthen public safety through thoughtful design, signage, emergency access planning, and clear operational rules.</del></p> <p>By proactively planning for motorized <del>recreation through well-sited, professionally managed ORV parks,</del> <b>recreational uses</b> Kittitas County can support a fast-growing recreational demand, enhance the visitor experience, and protect the long-term character and livability of both rural and recreation-oriented communities.</p>	Propose modifications to provide broader language regarding recreational uses which could in off road vehicles.

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Page 95, Section 5.2, in <a href="#">Batch #2</a>	Kittitas County possesses a rich and diverse mix of land uses, <del>land types, elevations, weather patterns,</del> <b>geography, ecosystems</b> destinations that require a specialized Transportation Plan to ensure efficient mobility and accessibility throughout the county	Propose wording change.
Page 96, Section 5.2.1, in <a href="#">Batch #2</a>	Snoqualmie Pass Ski Resort is a major winter recreation destination located at the western edge of Kittitas County <del>with easy</del> access over I-90 from both the west side and the east side of the Cascade Mountain range.	Public works suggests removing the word “easy” given it is a subjective term
Page 97, Section 5.2.1, in <a href="#">Batch #2</a>	<del>The 903 corridor is in Kittitas County’s primary is one of many recreation corridors. It passes through the City of Roslyn and Ronald LAMRID. The Okanagan-Wenatchee National Forest, accesses via State Route 903 and Salmon La Sac Road in northern Kittitas County, is a major recreation destination and high traffic corridor that plays a key role in the County’s Transportation and Land Use planning. It provides access to the Cle Elum River Corridor, Lake Cle Elum, the Alpine Lakes Wilderness Area, groomed snowmobile routes, and a network of hiking and equestrian trails, along with U.S. Forest Service managed campgrounds. This area attracts wide range of users, including hikers, campers, recreation vehicle (RV) travelers, anglers, kayakers, equestrians, snowmobilers, and winter sports enthusiasts, as well as tourists seeking scenic drives. Season traffic volumes peak during summer weekends and holidays, with additional winter activity from snow-based recreation, making this corridor a critical consideration for Long-Term Transportation Planning as demand is expected to remain strong over the next 10-20 years. Designated parking areas support these recreational uses. The corridor also serves numerous recreation and second-home destinations, as well as existing and emerging commercial areas being developed to support the recreation market</del>	Expands language to include discussion of recreational areas outside of LAMIRDs. New language also ties together transportation improvements which may be necessary to support a variety of recreational uses.
Page 102, Section 5.2.3, in <a href="#">Batch #2</a>	<del>Existing and newly developed roads may be proposed, continued, or converted as privately maintained roads. The County shall develop a plan that preserves the longstanding practice of serving the County’s rural and recreational areas through privately developed roads and the private maintenance of both new and existing roads. As road maintenance funding constraints continue to grow, the County shall also develop a plan to convert selected currently publicly maintained roads to privately maintained roads.</del>	Given funding constraints, language is proposed to be modified to change roadways from public to private in some areas so funding can be focused on the most important transportation improvements.

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	<p>To maintain a transportation network serving the residents of Kittitas County, a plan may be considered to convert selected publicly maintained roadways to become privately maintained.</p>	
<p>Page 104, Section 5.2.6, in <a href="#">Batch #2</a></p>	<p>Over 30 campgrounds are distributed across the county, from large state parks (Lake Easton, Ginkgo Petrified Forest) to small Forest Service and Bureau of Land Management sites. Amenities vary from primitive tent sites to full-service RV hookups, with some campgrounds catering specifically to equestrian users. <b>There are many campgrounds owned and operated by various agencies, serving residents and visitors, most summer weekends experience full capacity as visitors and residents seek to experience the wide range of geography and outdoor recreation within the County.</b> <del>Although the County has many public campgrounds serving residents and visitors, most summer weekends see these sites at full capacity. The County should support the development of additional public and private campgrounds throughout the County to meet demand.</del></p>	<p>Proposed language change to specify Kittitas County does not own campgrounds.</p>
<p>Page 110, Section 5.4.1, in <a href="#">Batch #2</a></p>	<p><del>The Interstate and rural road network from Indian John hill, particularly in the Upper County, experiences congestion during the late spring to early winter. As a result, traffic from I-90 spills onto the rural road network, the Town of South Cle Elum, and the City of Cle Elum roadways. This traffic impacts County and local jurisdiction roadways. to the top of Easton Hill is a congestion point during the late spring to early fall where traffic from I-90 spills on to the rural road network and the City of Cle Elum. The county should continue to work with the Washington State Department of Transportation to explore methods to reduce the impact on the rural and City of Cle Elum road networks.</del></p>	<p>Modifies language clarifying the impacts of congestion on 1-90 in the upper county on county roads.</p>
<p>Page 112, Section 5.5.1, in <a href="#">Batch #2</a></p>	<p><del>T-P9: New Policy Proposed: As road-maintenance funding constraints grow, the County shall develop a plan to convert selected currently publicly maintained roads to privately maintained roads.</del> <b>To preserve the existing road network at a safe and functional level the County may seek to have public roads become privately maintained.</b></p>	<p>Proposes to modify language.</p>

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Page 117, Section 5.5.13, in <a href="#">Batch #2</a>	T-P44: <u>New Policy Proposed: Promote the development of infrastructure in and adjacent to the airports to enhance the development <del>and</del> <b>and</b> economic viability of the county airports.</u>	Typo correction.
Page 117, Section 5.5.14, in <a href="#">Batch #2</a>	T-P49: <u>New Policy Proposed: <del>Develop a plan to remove high-cost rural roads from the county public road system and transition them to private maintenance.</del> <b>Evaluate county road networks as development occurs to account for transportation routes as well as budgeting constraints.</b></u>	Proposes to modify proposed language to connect monitoring of county road networks as growth occurs and the link to budget impacts.
Page 121, Section 5.7.1, in <a href="#">Batch #2</a>	Two main strategies can be used to balance this implementation plan: 1. Decrease expenses by decreasing level of service <b>on County roadways. This may be accomplished by removing roads from the public network</b> <del>removing high-cost roads from the public road system, and/</del> or further prioritizing capital projects. 2. Increase revenue, through increases in existing funding tools or implementation of new funding or financing tools.	Proposes language changes but this does not modify intent of new language.

### Batch #4 CDS recommended edits to January 29 Comprehensive Plan (Substantive Changes)

Please note – for proposed new goals or policies, a goal or policy number will not be assigned unless the Board of County Commissioners adopts the policy into the final version of the comprehensive plan. X is utilized until that time.

~~Strikethroughs~~ are proposed to be removed from existing policy language. Where words are in **red**, the language is intended to be included.

Existing Policy	Batch #4 - Proposed Policy Change <del>Strikethroughs</del> are proposed to be removed from existing policy language. Where words are in <b>red</b> , the language is intended to be included.	Rationale	Source
None	New Policy for Housing Element: <b>H-PX: Identify areas that may be at higher risk of displacement from market forces that occur with</b>	Zoning changes and capital improvements can change market dynamics, which may make it more likely that a	WA. State Department of Commerce

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Existing Policy	Batch #4 - Proposed Policy Change	Rationale	Source
	<p><del>Strikethroughs</del> are proposed to be removed from existing policy language. Where words are in <b>red</b>, the language is intended to be included.</p>		
<p>Utilities Element - U-G7: Plan for, coordinate, and allow the expansion of solar production, small nuclear and wind facilities to improve the resilience of Kittitas County. Ensure codes encourage upfront mitigation for project impacts and are properly sited.</p>	<p>changes to zoning development regulations and capital investments.</p> <p>U-G7 Plan for, coordinate, and allow the expansion of <b>clean energy uses, which may</b> include solar production, small modular reactors, wind, <b>and energy storage system</b> facilities to improve the resilience of Kittitas County. <b>Where permitted,</b> Ensure codes encourage upfront mitigation for project impacts and <del>are properly sited</del> <b>provide a streamlined permit process.</b></p>	<p>property will redevelop. Areas at higher risk for displacement have been identified.</p> <p>Proposed policy amendment to better acknowledge energy storage systems and update policy with the term “clean energy” which is consistent with common terminology. The policy is also expanded to address streamlined permitting for property sited and mitigated uses.</p>	<p>WA. State Department of Commerce /Puget Sound Energy</p>
<p>Utilities Element - U-P24: Complete a study to identify where uses such as solar, wind, and battery storage are most likely to be proposed in the future. Update codes to reflect study findings.</p>	<p>Complete a study <b>around clean energy uses</b> to identify where uses such as solar, wind, <b>small modular reactors,</b> and <b>energy battery</b> storage are most likely to be proposed in the future. Update codes to reflect study findings <b>and provide streamlined permitting processes where uses are permitted, appropriately cited, and impacts are mitigated.</b></p>	<p>Revise to better acknowledge energy storage systems and “clean energy” terminology. In addition, providing language consistent with U-G7 regarding streamlined permitting processes when uses are properly cited and impacts are mitigated.</p>	<p>WA. State Department of Commerce / WA State Department of Fish and Wildlife</p>
<p>Climate and Resiliency Element - CR-P16: Identify and implement strategies for reducing wildfire risk in the wildland-urban interface.</p>	<p>CR-P16: <del>Identify and</del> <b>Continue to</b> implement strategies for reducing wildfire risk in the wildland-urban interface through the <b>continued implementation of the International Wildland-Urban Interface Code.</b></p>	<p>Adds specificity and highlights that Kittitas County has already implemented the WUI code and strategies such building materials, roofing, and defensible space.</p>	<p>Futurewise / Commerce</p>

## Attachment A

Existing Policy	Batch #4 - Proposed Policy Change	Rationale	Source
<p>Utilities Element - U-P4 Encourage joint electric utility construction standards for all electrical infrastructure constructed in the urban growth area. 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 urban growth area.</p>	<p><del>Strikethroughs</del> are proposed to be removed from existing policy language. Where words are in red, the language is intended to be included.</p> <p>U-P4: Encourage joint electric utility construction standards for all electrical infrastructure constructed in the urban growth area. <del>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 urban growth area.</del></p>	<p>Based on comments from PSE it sounds like this is not being done. Revised to more accurately reflect the intent.</p>	<p>Puget Sound Energy</p>
<p>Utilities Element - U-P5 Coordinate with other utility companies to create a County-wide utilities location map using GIS mapping.</p>	<p>Coordinate with other utility companies <del>to create a County-wide utilities location map using GIS mapping to</del> facilitate the distribution of data that may support planning or joint planning efforts.</p>	<p>Adjusted to language to better reflect the County's role and establish a more feasible outcome. An up-to-date GIS map may not be feasible at this time but broadly coordinating with utility companies on a variety of topics may be feasible and is consistent with county goals and policies.</p>	<p>Puget Sound Energy</p>
<p>Utilities Element - U-P16 It is the position of Kittitas County that it is inappropriate for utilities to over or under build other utilities a specific example of such requirements may be found in <a href="#">RCW 35A.14.900</a> and other state laws.</p>	<p><del>U-P16 It is the position of Kittitas County that it is inappropriate for utilities to over or under build other utilities a specific example of such requirements may be found in RCW 35A.14.900 and other state laws.</del></p>	<p>This policy was established in the previous Comprehensive Plan. It is not clear what this policy is trying to accomplish. The reference to the GMA is discussing the operation of utilities after annexations take place.</p>	<p>Puget Sound Energy</p>
<p>New Policy – Recreation, Parks, and Open Space Element</p>	<p><b>RPO-PX: Encourage limited or low-impact recreation in critical areas for Master Planned Resorts.</b></p>	<p>Supports the preservation of wetlands and other sensitive habitats for wildlife. This proposed language is also</p>	<p>WA State Department of Fish and Wildlife</p>

## Attachment A

Existing Policy	Batch #4 - Proposed Policy Change <del>Strikethroughs</del> are proposed to be removed from existing policy language. Where words are in <b>red</b> , the language is intended to be included.	Rationale	Source
		consistent with critical areas requirements.	
Land Use Element – Natural Environment Policies - NE-P26 Evaluate opportunities to protect fish and wildlife habitats on a regional and site-specific scale, considering the following: i) Habitat connectivity; ii) Habitat diversity; iii) Areas of high species diversity; iv) Unique and rare habitats; and v) Winter range and migratory bird habitats of seasonal importance.	NE-P26 Evaluate <b>Promote</b> opportunities to protect fish and wildlife habitats on a regional and site-specific scale, considering the following: i) Habitat connectivity; ii) Habitat diversity; iii) Areas of high species diversity; iv) Unique and rare habitats; <del>and</del> v) Winter range and migratory bird habitats of seasonal importance; <b>and</b> <b>vi) Priority Habitat and Species (PHS).</b>	Language changed to better support the preservation of sensitive habitats and wildlife corridors.	WA State Department of Fish and Wildlife
Utilities Element: New Policy	<b>State and federal agencies should initiate coordination processes with the County to promote consistent and resilient infrastructure standards.</b>	Promotes consistent and resilient infrastructure standards. Modified proposed WDFW language to say that the state and federal agencies should initiate the process to coordinate on this issue	WA State Department of Fish and Wildlife
Transportation Element - T-P23 Where appropriate, new roadways should consider incorporating wildlife friendly design features.	Where appropriate, new, <b>retrofitted, or rebuilt</b> roadways should consider incorporating wildlife friendly design features.	Added details about additional situations that may warrant the incorporation of wildlife friendly design elements.	WA State Department of Fish and Wildlife
Land Use Element: New Policy	<b>LU-PX: When evaluating land use applications and planning for capital facility investments, consider the impacts of new uses on communities where environmental health disparities exist. This includes mitigation for environmental impacts of new uses, so communities are not disproportionately impacted.</b>	New policy is focused on consideration of health impacts on communities during planning processes and land use permitting. This includes consideration of health impacts when planning	Futurewise

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Existing Policy	Batch #4 - Proposed Policy Change <del>Strikethroughs</del> are proposed to be removed from existing policy language. Where words are in red, the language is intended to be included.	Rationale	Source
	Where feasible, utilize mitigation for impacts including, but not limited to, incorporation of buffers to separate uses, and providing amenities such open space and trails to provide environmental benefits. Incorporation of SEPA mitigation and application of existing environmental regulations will also assist in mitigating impacts.	for a sewer treatment facility or large road improvement or how to mitigate for industrial uses which could impact air or water quality near where people live.	
Rural and Resource Lands Element	<p>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.</p> <p>A. Land Grade Consideration. Agricultural Lands of Long-Term Commercial Significance shall be prime and unique farmland soils as mapped by the US Department of Agriculture (USDA) Rural and Resource Lands 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.</p> <p>B. Other considerations. In determining whether land should be designated <del>or de-designated</del> as Agricultural Land of Long-Term Commercial Significance, the County should also consider additional criteria to determine if land has long-term commercial significance for</p>	Since the last periodic comprehensive plan update, there have been updates to state rules which detail the process for designating and redesignating agricultural resource lands and the criteria which could be evaluated. This section is updated to reflect those changes.	Futurewise

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Existing Policy	Batch #4 - Proposed Policy Change	Rationale	Source
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Rural and Resource Land Element	<p>agriculture including the nonexclusive criteria, as applicable, in WAC 365-190-050(3)(c)(i)-(xi) <del>may also consider the needs and nature of the agricultural industry.</del></p> <p>Designation and De-designation of Agricultural Lands of Long-Term Commercial Significance The purpose of this section is to identify the goals and policies in Kittitas County necessary to implement Goal 8 (RCW 36.70A.020(8)) of the Growth Management Act concerning Agricultural Lands of Long-Term Commercial Significance. (8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agriculture, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands and discourage incompatible uses. All decisions dealing with the designation or de-designation of Agricultural Lands of Long-Term Commercial Significance shall be in support of that goal</p> <p><b>In designating and de-designating agricultural resource lands, the county must first conduct a comprehensive countywide analysis consistent with WAC 365-190-040(10). Agricultural resource lands designations may only be reviewed on a parcel-by-parcel basis after a countywide analysis is completed.</b></p>	<p>Since the last periodic comprehensive plan update, there have been updates to state rules which detail the process for designating and redesignating agricultural resource lands and the criteria which could be evaluated. This section is updated to reflect those changes.</p>	CDS/Futurewise
Rural and Resource Land Element – RR-PX - New Policy	<p><b>Encourage and/or incentivize water conservation as part of new development to protect instream flows for fish and aquatic ecosystems.</b></p>	<p>New policy encourages water conservation as part of new development. This policy could also provide a foundation for implementation of measures</p>	WA State Department of Fish and Wildlife / Futurewise

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		to incentivize water conservation.	

### Batch #5 CDS recommended amendments to the January 29<sup>th</sup> Easton Subarea Plan Draft

**Important note:** The January 29<sup>th</sup> Easton Subarea Plan is a separate document, but will be adopted with the Comprehensive Plan and included in the appendix.

Page # / Section	Batch #5 - Description of Change to January 29 <sup>th</sup> Easton Draft	Rationale
	<del>Strikethroughs</del> indicated CDS proposed amendments to the January 29 <sup>th</sup> Easton Subarea Plan Draft. Where words are in <b>red</b> , the language is proposed by CDS and intended to be included.	
1.6 Easton Vision, pg 12.	Values Relationships/Connectedness (collaboration) – Embrace the energy from people living here, which is different than in larger communities. <del>Build one voice</del> so we can all work together to support our community. Taking care of everyone; coming together as a community to help those in need.	Replace with "Embrace the energy from people living here, which is different than larger communities, so we can all work together to support our community."."
2.4 Goals and Policies EP 1.0 Pg 19	EP 1.0 <b>Work with property owners and the community to develop</b> revitalization plan that outlines infrastructural needs which will support economic and residential growth.	Adjusted language to involved property owners.
2.4 Goals and Policies, EP 1.1, Pg 19	EP 1.1 Within the LAMIRDs, revise allowed uses to promote the Easton vision, particularly civic, cultural uses, and commercial uses and reduce barriers to permitting, <del>such as requiring conditional use permits.</del>	Amend policy to remove specific reference to conditional use permits.

## Attachment A

2.4 Goals and Policies, EP 1.5, pg 19	EP 1.5 Allow service-based and outdoor recreation uses, in the Type 3 LAMIRD in addition to uses necessary for rural lands or airport functions <b>while maintaining rural character.</b>	Adjust to ensure existing character remains.
2.4 Goals and Policies, EA 1.3, pg 20	EA 1.3 Assemble a list of “design priorities” for Railroad Street. <del>These would be features such as sidewalks, corner signage, parking lots, benches, and building design features.</del>	Adjusted to remove reference specific street amenities, not decided by the whole community.
4.4 Summary of Community Input. Pg 28	<b>Some</b> residents support enhanced trail access, a recreational hub, and restroom infrastructure for visitors.	Adjusted to better reflect community feedback.
4.5 Goals and Policies, 4.6, pg 28	<del>EP 4.6 Explore opportunities for a day use park or recreation hub with public facilities.</del>	Remove reference to facilities, not decided by whole community.
4.5 Goals and Policies, EG4.0, pg 28	G 4.0 Designate Railroad Street for economic revitalization. <del>with infrastructure and streetscape improvements.</del>	Removed reference to on-street amenities, not decided by whole community.
4.5 Goals and Policies, EA 4.3, pg 29	<del>EA 4.3 Create a vision board for a day use area or recreational hub along Railroad Street.</del>	Remove reference to day-use facilities, not decided by whole community.
5.2 Existing Conditions, pg 30	Those not served by the Easton Water District are served by private wells. Sand septic tanks and <b>drainfields are utilized throughout the LAMIRD.</b> <del>for their water and wastewater.</del> Electricity is provided through the <b>Puget Sound Energy Kittitas PUD.</b>	Accurately reflect existing conditions.
5.4 Goals and Policies, EP 5.4, pg 31	<del>Seek funding for new public services : restrooms, post office location, community center.</del>	Remove reference to amenities or facilities, not decided by whole community.
5.4 Goals and Policies, EA 5.1, pg 31	<del>The inventory can include sidewalks, lighting, signage, benches, restrooms, etc.</del>	Remove reference to amenities or facilities, not decided by whole community.

## Attachment A

7.5 Implementation Actions, pg 37	As the community moves forward, and as implementation actions are executed the community	Correct grammar
1.3 Community History, pg 6	Add a sentence to the paragraph that start with, “Permanent settlers and fires created...”	Additional sentence will follow, “the Johnson Brothers platted the town.” And it will read, “On August 29, 1902, Easton was dedicated.”
1.3 Community History, pg 8	Spelling error in “Easton Figure 8”	Replace “Keeclus” with “Keechelus”
1.4 Previous Planning Efforts, pg 11	Spelling error	Replace “Boad” with Board” in the second sentence.
7.3 Key Milestones #2, pg 36	Inventory facility needs – Identify existing facilities and work with the community to determine any desirable improvements. <del>Where lighting, sidewalks, parking and emergency satellite location(s) might go. Include what other facilities might be required to accomplish this.</del>	Remove reference to new facilities, not decided by whole community.
7.3 Key Milestones #5, pg 37	Opportunities and funding for long-term projects – Identify and secure funding for long-term projects in coordination with stakeholders. <del>Long-term project include new lighting facilities, utility improvements, parking, sidewalks, and new trails.</del>	Remove reference to new facilities, not decided by whole community.
7.6 Implementation Timeline, pg 38	Remove section 7.6	Removed based on comments from the public.