



CITY OF ELLENSBURG

Minutes of Planning Commission, Regular Meeting

Date of Meeting

August 10, 2023

Time of Meeting

5:45 PM

Place of Meeting

**Council Chambers
501 North Anderson Street
Ellensburg, WA 98926
And remotely via Zoom**

1. Call to Order and Roll Call of Members

Commissioner Padjen called the meeting to order at 5:46 p.m.

Present In-Person: Ed Harrel, Sathy Rajendran, Delano Palmer, Sigrid Davison, Fred Padjen, George Bottcher, Geraldine O'Mahoney

Present-Via Zoom: Rich Elliott

Absent: Sathy Rajendran (excused)

2. Approval of Agenda

Commissioner Bottcher motioned to approve the agenda. Motion passed 6-0

3. Approval of Minutes

a. Commissioner Delano motioned to Approve Minutes of June 8, 2023, Planning Commission Meeting

b. Commissioner Harrell motioned to Approve Minutes of July 13, 2023, Planning Commission Meeting

4. New Business

a. Inclusionary Zoning Research Review

Staff member Johnston explained research he has done regarding managing and maintenance of a mandate of providing affordable housing. There would need to be a staff member that is funded for an extensive period of time to monitor compliance with 30-year contracts, deeds, resale, etc. Johnston showed how on the Ellensburg map zones and overlays can be looked at to help determine where it makes sense to increase affordable housing. The Affordable Housing Commission will be presented with draft regulations to look for red flags. The draft regulations will then be brought to the Planning Commission to identify obstacles. Allowing smaller lots would increase the possibilities for owners to build affordable housing. Working with Kittitas County on the interlocal agreement in the Urban Growth Area will benefit the community. Current wait lists for section 8 housing are massive.

b. Zoning for Special Housing Types and Emergency Shelters

Even though House bill 1220 does not apply to the City of Ellensburg, the City is changing

zoning development code to add a code that would allow emergency shelters and emergency housing in more zones. There will be design standards that would be required. Transitional housing progressing into permanent supportive housing was discussed. Staff will create a resolution/ordinance for next month to review. Conditional Use Permits may be required but allowed in more zones.

5. Unfinished Business

None

6. Citizen Comment

None

7. Staff Update/Discussion Items

Staff member Johnston will draft regulations for the next meeting to review. This will help with another step towards completion of objective 1. Johnston stated one proposed map amendment to the Comprehensive Plan will be presented to City Council. There will be a clearer version of the future land use map designations for the public to understand. SEPA has been started.

A climate elements section will be added to the Comprehensive Plan, and brought before the commission to approve and then be forwarded to City Council. The section may be presented at the second meeting in September.

8. Commission Representative Update

The Commission Representative was not present at the end of the meeting

9. Adjournment

Adjournment at 6:58 p.m.

APPENDIX A: 6-YEAR CAPITAL IMPROVEMENT PLANS

These 6-Year Capital Improvement Plans are hereby incorporated by reference into the City of Ellensburg Comprehensive Plan as an Appendix to the Capital Facilities and Utilities Chapter. The Capital Improvement Plans will be reviewed and updated annually.



Comprehensive Plan Amendment Proposal

PA-16

Community Development Department

501 N. Anderson, Ellensburg, WA 98926 (509) 962-7239 (Building) (509) 962-7231
(Planning) comdev@ci.ellensburg.wa.us

Application Name: Annual 6-year CIP Docket #: 23-01

OFFICE USE ONLY

OFFICE USE ONLY

Date Application Received: 6-27-2023 Received by: _____

Applicant:

Name: Jeremy Johnston Daytime Phone: 509-962-7232
Mailing Address: 501 N Anderson Street Fax Number: _____
City/State/Zip: Ellensburg, WA 98926 Signature: _____
Professional License No: _____ E-mail: johnstonj@ellensburgwa.gov

Agent/Consultant/Attorney: (mandatory if primary contact is different from applicant)

Name: _____ Daytime Phone: _____
Mailing Address: _____ Fax Number: _____
City/State/Zip: _____ E-mail: _____
Signature _____

Please provide a statement in the space provided below or on an attached sheet as needed for the suggested change(s) to the comprehensive plan with regards to the relevant criteria listed below:

- Detailed statement of the proposal and reason for the amendment including proposed language for amendment;
- Anticipated impacts of the change, including the geographic area affected and issues presented;
- Why existing comprehensive plan should not continue in effect or why existing criteria no longer apply;
- How the change would be compliant with the Growth Management Act;
- How the change would be compliant with the Countywide Planning Policies; and
- How functional plans (e.g. subarea plans, utility plans) and capital improvement programs (e.g. transportation improvement program) support the change.

Annual update to the 6-year Capital Improvement Plans. It is a requirement that the 6-year CIP's are updated on an annual basis for each of the City's utilities and other capital programs. The 6-year CIP's are incorporated into the Comp Plan by reference, as Appendix A of the Capital Facilities and Utilities Chapter.

RECEIVED

JUN 27 2023

COMMUNITY DEVELOPMENT

Table 23. Electric Utility Capital Improvement Plan

Project	2024	2025	2026	2027	2028	2029
Electric System Plan						
Plan Update (every 6 years)	150000					
Capitol Projects						
Berry to Bull Rd Tie			\$ 200,000			
Canyon Rd I90 Crossing Reconductor (D2-1)			\$ 100,000			
Bowers Rd to Reecer Creek Extension (HE-2)					\$ 250,000	\$ 250,000
Feeder 15 Airport Rd to Bender (HE-1)					\$ 150,000	\$ 150,000
Mountain View Reconductor (D2-2)		\$ 500,000				
Sanders to Alder Tie (HE-3)				\$ 80,000		
Sanders to Brick Rd (HE-4)				\$ 175,000		
Anderson/Umptanum Rd Tie	\$ 150,000					
PSE Customer Annexations - Vantage Hwy	\$ 75,000	\$ 75,000				
Gateway II	\$ 125,000	\$ 125,000				
AMI Conversion	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000			
SR97 / Highway 10 Loop	\$ 300,000					
Wildcat Street Feeder System				\$ 315,000		
Street Lighting Laminated / Fiberglass Pole Replacement/ Misc. Lighting Upgrades	\$ 55,317	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Seattle (Willow To Vista View Plat) Extension	\$ 75,000					
Radio Road Conversion					\$ 180,000	
Substation Improvements						
Sub Land Purchase	\$ 225,000					
D1 Dolarway Substation Improvement	\$ 3,000,000	\$ 1,000,000				
TOTAL	\$ 5,155,317	\$ 2,750,000	\$ 1,350,000	\$ 620,000	\$ 630,000	\$ 450,000
Grand total	\$10,955,317.00					

Table 24. Information Technology Capital Improvement Plan

Project	2024	2025	2026	2027	2028	2029
IT Strategic Plan						
Plan Updates (every 3 years)			\$20,000			\$20,000
IT Computer Replacements						
Hardware	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000
Software	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000
Consultant Services	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
IT Enterprise Applications						
Hardware	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Records Management	\$50,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
ERP replacement	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000
Software	\$185,000	\$185,000	\$185,000	\$185,000	\$185,000	\$185,000
Consultant Services	\$100,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
IT Network Resources						
Hardware	\$40,000	\$40,000	\$20,000	\$20,000	\$20,000	\$20,000
Software	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000
Consultant Services	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000
Off Site Data/DR	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Network Cable Upgrades	\$10,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
GIS Strategic Plan						
Plan Updates (every 3 years)		\$15,000			\$15,000	
GIS Enterprise Applications						
GIS - Asset Management System	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
GIS - Permit, licensing, and Service Applications	\$90,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
GIS Network Resources						
Hardware	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Software	\$52,000	\$52,000	\$52,000	\$52,000	\$52,000	\$52,000

Consultant Services	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Total	\$941,000	\$786,000	\$771,000	\$751,000	\$766,000	\$771,000
GRAND TOTAL	\$4,786,000					

Table 25. Natural Gas Utility Capital Improvement Plan

Project	2024	2025	2026	2027	2028	2029
Gas System Planning & Programs						
System Plan Update (every 6 years)			\$120,000			
DIMP Program	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
PSMS Program	\$30,000	\$5,000	\$15,000	\$5,000	\$15,000	\$10,000
Public Awareness Program	\$25,000	\$25,000	\$30,000	\$30,000	\$30,000	\$30,000
System Improvements						
No 6 Road / Vantage Hwy Loop	\$600,000					
Misc System Integrity Looping	\$30,000	\$30,000	\$30,000	\$40,000	\$40,000	\$40,000
Vantage Highway (Gateway II)		\$350,000				
SR97 / Highway 10 Loop	\$200,000					
Pipe Boring under Roads, RR, and Creeks	\$40,000	\$50,000	\$50,000	\$50,000	\$60,000	\$60,000
WWTP RNG Station	\$100,000					
Emission Mitigation Equipment	\$80,000					
Misc System Improvements	\$100,000	\$120,000	\$120,000	\$140,000	\$140,000	\$140,000
Tap/Regulator Station Upgrades						
System Telemetry Upgrades	\$15,000		\$20,000		\$20,000	
Tap Station Land Acquisition	\$120,000					
Kittitas Tap Station Site Improvements		\$450,000				
Cathodic Protection System Improvements						
Anode Bed Replacements	\$160,000					
Cathodic Protection (CP) System Study		\$90,000				
Cathodic Protection Close Interval Survey	\$30,000					
Tap Station CP Interference Testing/Analysis	\$15,000					
Meter/ERT Upgrades/Improvements						
Meter Proving/Refurbish	\$40,000	\$40,000	\$40,000	\$50,000	\$50,000	\$50,000

Meter/ERT Change-Outs	\$140,000	\$200,000	\$200,000	\$140,000	\$140,000	\$140,000
AMI Conversion		\$800,000				
Developments						
Misc System Developments	\$150,000	\$150,000	\$200,000	\$200,000	\$200,000	\$225,000
Total	\$1,880,000	\$2,315,000	\$830,000	\$660,000	\$700,000	\$700,000
Grand total	\$7,085,000					

Table 26. Parks and Recreation Capital Improvement Plan

Project	2024	2025	2026	2027	2028	2029
Rotary Park Fieldhouse	\$25,000,000.00					
Rotary Pavilion Property Development	\$2,500,000.00					
North Alder Street Park Sprayground	\$250,000.00					
IRRP Playground			\$200,000			
Kiwanis Park Skatepark Improvements	\$545,000.00					
Reed Park Improvements	\$200,000.00	\$200,000	\$200,000			
Community Center				\$50,000,000		
McElroy Park Improvements				\$30,000		
Pickleball Court Development (4)		\$110,000				
Rotary Park and Trail Development			\$500,000			\$5,000,000
New Park Acquisition					\$200,000	
Mt. View Park Multi Purpose Court Improvements		\$40,000				
Mt. View Park Tennis Court Development (6)			\$410,000			
PTCSTP Reconnection		\$825,000	\$75,000	\$200,000	\$500,000	\$300,000
Yakima River Trail			\$750,000			
Irene Rinehart Park Improvements						\$1,827,000
Kleinberg Park Improvements					\$17,000	
Mt. View Park Improvements						\$188,300
Paul Rogers Park Improvements		\$118,000				
South Main Entry Park Improvements						\$20,000
Veterans Memorial Park Improvements					\$401,000	
West Ellensburg Park Improvements					\$432,600	
Whipple Park Improvements	\$50,000.00					
Off Leash Park Phase II		\$10,000				
Totals	\$28,545,000	\$1,303,000	\$2,135,000	\$50,230,000	\$1,550,600	\$7,335,300
Grand Total	\$91,098,900					

Table 27. Sewer Capital Improvement Plan

Project	2024	2025	2026	2027	2028	2029	2030-2040
Maintenance Issues & Concrete & Clay Pipe Replacement	\$150,000	\$180,000	\$180,000	\$200,000	\$200,000	\$200,000	\$2,200,000
Concrete & Clay Pipe Replacement							\$4,050,000
Cora Street Pump Removal/Main Extension				1,500,000			
Anderson Road Extension	\$1,500,000						
Totals	\$1,650,000	\$180,000	\$180,000	\$1,700,000	\$200,000	\$200,000	\$6,250,000
Grand Total	\$10,360,000						

Table 28. Stormwater Capital Improvement Plan

Project	2024	2025	2026	2027	2028	2029
Effectiveness Monitoring	\$ 74,073	\$ 92,039	\$ -	\$ -	\$ -	\$ -
University Avenue Gateway Project (Wenas to Whiskey Cr.)	\$2,500,000					
Street Tree Inventory and Assessment	\$80,000	\$0	0	0	0	0
Annual Stormwater Project (Varies)	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
Phase II Levee Reecer Dolarway	\$ 1,200,000					
University Avenue Gateway II Project (Vista Rd. to E. CL)	\$1,025,000		\$ 4,900,000			
Totals	\$ 4,954,073	\$167,039	\$ 4,975,000	\$ 75,000	\$ 75,000	\$ 75,000
Grand Total	\$10,321,112					

Table 29. Telecommunications Capital Improvement Plan

Project	2024	2025	2026	2027	2028	2029
Telecom Strategic Plan						
Plan Updates (every 3 years)	\$20,000					
System Improvements						
WWTP Fiber Optic Connection	\$55,000					
Bull Road	\$20,000					
Hardware Refreshment	\$100,000	\$25,000	\$25,000	\$25,000	\$100,000	\$25,000
Outdoor Plant Improvements	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000
Gateway 2 Project	\$20,000	\$20,000				
Telecom Connections	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Telecom Infrastructure	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Line Extensions						
Commercial Customers	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Wireless Improvements						
Community WiFi, Wireless Equipment for DR/Backup or Temporary Svc.	\$10,000	\$10,000				
Total	\$353,000	\$183,000	\$153,000	\$153,000	\$228,000	\$153,000
GRAND TOTAL	\$1,223,000					

Table 30. Transportation Capital Improvement Plan

CITY OF ELLENSBURG 6-YEAR TRANSPORTATION IMPROVEMENT PLAN 2024 TO 2029 (INCLUDES CURRENT WORK REMAINING IN 2023)		PUBLIC HEARING DATE: ADOPTION DATE: RESOLUTION NO.		6/20/2023	6/20/2023					
REVENUE BY YEAR (thousands)		2023*	2024	2025	2026	2027	2028	2029	TOTALS	
SOURCE		2023*	2024	2025	2026	2027	2028	2029	TOTALS	
ARTERIAL STREET		735	136	308	45	113	395	118	1,850	
REGIONAL STBG		20	1,284	0	0	0	710	750	2,764	
SALES TAX RESERVE		1,370	1,340	0	430	1,425	1,155	500	6,220	
FEDERAL SAFE ROUTES TO SCHOOL & PEDESTRIAN/BICYCLE GRANTS		0	2,580	872	0	750	750	250	5,202	
WSDOT SAFETY PROGRAM		0	0	0	4,350	0	0	0	4,350	
TRANSPORTATION IMPROVEMENT BOARD (TIB) - Grant Programs		260	2,472	886	200	1,700	3,475	2,800	11,793	
DISTRESSED COUNTY SALES/USE TAX		62	144	134	0	0	609	0	949	
1/4 CENT REAL ESTATE EXCISE TAX		438	2,141	162	50	0	250	0	3,041	
MAP-21 TRANSPORTATION ALTERNATIVES PROGRAMS		0	403	0	0	0	475	0	878	
DOE FISCAL YEAR WATER QUALITY GRANT		1,450	4,250	0	0	0	0	0	5,700	
COUNTY LOGGING TAX GRANT		0	67	0	0	0	0	0	67	
LOCAL LOGGING TAX FUNDS		0	66	0	0	0	0	0	66	
TRANSIT		25	0	0	0	0	0	0	25	
OTHER AGENCY OR CITY DEPARTMENT		5	8,501	330	0	0	1,036	300	10,172	
LOCAL IMPROVEMENT DISTRICT (LID) / DEFERRALS		0	4,700	0	0	1,145	695	8,200	14,740	
TRAFFIC IMPACT FEES		62	831	55	2,195	0	990	993	5,126	
NOT FUNDED		0	0	0	0	0	0	0	0	
TOTAL REVENUE		4,427	28,915	2,747	7,270	5,133	10,540	13,911	72,943	
EXPENDITURES BY YEAR (thousands)		2023*	2024	2025	2026	2027	2028	2029	Future	TOTALS
Funding (S/P)	PROJECT	2023*	2024	2025	2026	2027	2028	2029	Future	TOTALS
1 S/P	Bridge Inspections	5	5	5	5	5	5	5	0	35
2 S/P	Engineering Transfer	15	15	15	15	15	15	15	0	105
3 S/P	Signal Optimization	25	25	25	25	25	25	25	0	175
4 S/P	Alley Reconstruction (Semi-Annual)	80	0	85	0	90	0	95	0	350
5 S	University Way and Reecer Creek Road Signalization	25	0	0	0	0	0	0	0	25
6 S	5th Ave. and Railroad Ave. Traffic Signal Installation	124	0	0	0	0	0	0	0	124
7 S	University Way Gateway - Nanum Street to Red Horse Diner	2,500	0	0	0	0	0	0	0	2,500
8 S	Downtown Slurry Seal	129	0	0	0	0	0	0	0	129
9 S	Main St. Overlay - 3rd Ave to University Way	592	0	0	0	0	0	0	0	592
10 S	Wildcat Way Overlay (University Way to 18th Ave)	646	0	0	0	0	0	0	0	646
11 S	Ruby St Skim Patch	220	0	0	0	0	0	0	0	220
12 S	Planning Road Shared Use Pathway	50	526	0	0	0	0	0	0	576
13 S/P	Helena Ave Imp (Water St to 3,200' west, Cora Connection, portion in KC jurisdiction)	150	300	0	0	0	0	5,450	0	5,900
14 S	Brick Rd Improvements	191	1,485	0	0	0	0	0	0	1,676
15 S/P	Mountain View Ave and Bull Rd/Willow St Intersection Enhancements	75	0	750	0	0	0	0	0	825
16 S/P	University Way Gateway II - Vista Rd to east City Limits	510	515	5,125	0	0	0	0	0	6,150
17 S	Planning Rd Sidewalk - 240' North of Vantage Hwy to Radio Rd	272	1,667	0	0	0	0	0	0	2,139
18 S/P	Alder St Sidewalk - One Side - Capitol Ave to 4th Ave	0	75	0	80	0	85	0	0	240
19 P	Large Scale Wayfinding Implementation Project	0	133	0	0	0	0	0	0	133
20 S/P	Capitol Ave Sidewalk Replacement - Main St to Sampson St	0	100	0	110	0	130	0	0	340
21 P	Anderson/Umpire/Railroad Ave. Road Widening/Overlay (Joint w/ County)	0	500	550	6,260	0	0	0	0	7,310
22 P	Recon. Trail and Sidewalk Extension - PTC to Bender and Hannah to Whiskey Cr	0	250	2,791	0	0	0	0	0	3,041
23 P	University Way Overlay - (BNSF To Whiskey Creek)	0	540	0	0	0	0	0	0	540
24 P	Water St. Overlay - University Way to Manitoba, Manitoba from Water to Main	0	0	1,416	0	0	0	0	0	1,416
25 P	1st Ave Sidewalk Improvements - Ruby St to Sampson St - North Side	0	0	234	0	0	0	0	0	234
26 P	Palouse to Cascades Reconnect Trail - Sanders to Airport	0	0	804	0	0	0	0	0	804
27 P	15th Ave Sidewalk Improvements - Cora St to Water St - North Side	0	0	185	0	0	0	0	0	185
28 P	Wildcat Way and 18th Intersection Enhancements	0	0	0	756	0	0	0	0	756
29 P	University Way and Water Street Intersection Enhancements and Widening	0	0	0	3,270	0	0	0	0	3,270
30 P	Mountain View Ave and Ruby St Intersection Enhancements and Widening	0	0	0	2,920	0	0	0	0	2,920
31 P	Canyon Rd Overlay - Umpire to Mountain View Ave	0	0	0	260	0	0	0	0	260
32 P	Walnut St and 18th Bike Lane - Dean Nicholson to Alder St	0	0	0	0	150	0	0	0	150
33 P	Water St. Overlay - University Way to Helena	0	0	0	0	1,550	0	0	0	1,550
34 P	University Way Sidewalks - Brick Rd. to Vista Rd.	0	0	0	0	2,040	0	0	0	2,040
35 P	Industrial Way Improvements - LD	0	0	0	0	1,260	0	0	0	1,260
36 P	Canyon Rd and Umpire Rd Intersection Enhancements and Widening	0	0	0	0	0	3,390	0	0	3,390
37 P	3rd Ave. Pavestone Sidewalks and Historic Lighting - Water St. to Depot	0	0	0	0	0	810	0	0	810
38 P	Capitol Ave. Improvements - Willow St. to Oak St.	0	0	0	0	0	1,525	0	0	1,525
39 P	Airport Rd Sidewalk Improvements - Dean Nicholson to N. City Limits	0	0	0	0	0	1,170	0	0	1,170
40 P	City to Canyon Trail - Umpire Rd to Tojsssem Rd	0	0	0	0	0	3,600	0	0	3,600
41 P	3rd Ave and Ruby St Intersection Enhancements	0	0	0	0	0	0	890	0	890
42 P	14th Ave and Wildcat Way Bike Lane - B St to University Way	0	0	0	0	0	0	103	0	103
43 P	Mountain View Overlay - Canyon to Willow	0	0	0	0	0	0	1,500	0	1,500
44 P	Helena Ave Extension - PTC Trail to Dry Cr Rd	0	0	0	0	0	0	4,100	0	4,100
45 P	Cora Street Ex - PTC Trail to Bender Rd (portion in KC jurisdiction)	0	0	0	0	0	0	7,200	0	7,200
46 P	Chestnut St and Walnut St Bike and Ped Improvements								263	263
47 P	8th Ave LID (University Way to Maple St)								1,061	1,061
48 P	Trail Connection - 5th Ave to University Way (near CWJ)								250	250
49 P	5th and Ruby Intersection Enhancements and Widening								741	741
50 P	Helena Ave and Walnut St Intersection Enhancements and Widening								740	740
51 P	Circle the City Trail - Enterprise Way to Faust Rd								4,200	4,200
52 P	Helena Ave and Water St Intersection Enhancements and Widening								936	936
53 P	Manitoba Ave and Ruby St Intersection Enhancements and Realignment								1,332	1,332
54 P	University Way and Alder St Intersection Enhancements and Widening								1,558	1,558
55 P	University Way and Main St Intersection Enhancements and Widening								3,338	3,338
56 P	Water St and Bender Rd Intersection Enhancements								966	966
57 P	Airport Rd and Bender Rd Intersection Enhancements								1,008	1,008
58 P	Capitol Ave and Chestnut St Intersection Enhancements								672	672
59 P	Sanders Rd and Alder St Intersection Enhancements								665	665
60 P	Capitol Ave and Willow St Intersection Enhancements								524	524
61 P	Anderson Rd and Umpire Rd Intersection Enhancements								1,252	1,252
62 P	15th Ave and Cora St Intersection Enhancements								432	432
63 P	18th Ave and Alder St Intersection Enhancements								720	720
64 P	Planning Rd Sidewalks - Radio Rd to 14th Ave								1,101	1,101
TOTAL EXPENDITURE		5,609	6,336	11,985	13,721	5,155	10,755	19,383	21,759	94,702
ARTERIAL STREET FUND BEGINNING BALANCE (01/01/2022)		1,329	714	698	510	585	592	317		
EST. GAS TAX REVENUE & SCHEDULED SALES TAX TRANSFER		120	120	120	120	120	120	120		
ARTERIAL STREET FUND ENDING BALANCE		714	698	510	585	592	317	319		

*Current year projects shown for accounting purposes.

**TIP plans calls for road widening/impr. projects to be funded from Sales Tax Reserve, to replace the Federal STP funding which is now shown for potential asphalt overlay funding.

(Average annual need to overlay the arterial street system on a 15 year cycle is in excess of \$1,079,000 per year.)

Table 31. Waste Water System Capital improvement Plan

[illegible]

2023 Annual Docket Cycle

Item 23-02

Future Land Use/Zoning Conversion Table

Summary

The City of Ellensburg has recognized a need for more clarity in the connection of Future Land Use designations and the implementing zoning options within these designations. The addition of this table will provide clarity for landowners regarding future zoning options for their property. This proposal will add “*Table 7. Future Land Use – Zoning Conversion Table*” to the Comprehensive Plan’s Land Use section. The table will be located directly below the Future Land Use Map on page 28, concluding the Comprehensive Plans Land Use chapter.

Staff Recommendation

Staff recommends approval of this amendment to provide the needed clarity described above. The Future Land Use / Zoning Conversion Table will allow staff and the public to clearly identify zoning options and better understand the relationship between Future Land Use and Zoning.



Comprehensive Plan Amendment Proposal

PA-16

Community Development Department

501 N. Anderson, Ellensburg, WA 98926 (509) 962-7239 (Building) (509) 962-7231
(Planning) comdev@ci.ellensburg.wa.us

Application Name: Future Land Use/Zoning Conversion Table Docket #: 23-02

OFFICE USE ONLY

OFFICE USE ONLY

Date Application Received: 6-27-2023 Received by: _____

Applicant:

Name: Jeremy Johnston Daytime Phone: 509-962-7232
Mailing Address: 501 N Anderson Street Fax Number: _____
City/State/Zip: Ellensburg, WA 98926 Signature: _____
Professional License No: _____ E-mail: johnstonj@ellensburgwa.gov

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JUN 27 2023

COMMUNITY DEVELOPMENT

Agent/Consultant/Attorney: (mandatory if primary contact is different from applicant)

Name: _____ Daytime Phone: _____
Mailing Address: _____ Fax Number: _____
City/State/Zip: _____ E-mail: _____
Signature _____

Please provide a statement in the space provided below or on an attached sheet as needed for the suggested change(s) to the comprehensive plan with regards to the relevant criteria listed below:

- Detailed statement of the proposal and reason for the amendment including proposed language for amendment;
- Anticipated impacts of the change, including the geographic area affected and issues presented;
- Why existing comprehensive plan should not continue in effect or why existing criteria no longer apply;
- How the change would be compliant with the Growth Management Act;
- How the change would be compliant with the Countywide Planning Policies; and
- How functional plans (e.g. subarea plans, utility plans) and capital improvement programs (e.g. transportation improvement program) support the change.

This docket proposal will add a conversion table to the Comprehensive Plan. The table will list existing Future Land Use designations and the zoning options for each. The table is designed to clarify zoning options associated with Annexation and Rezone proposals for both staff and the public. This proposal was initiated by Mayor Nancy Lillquist.

Table 7. Future Land Use- Zoning Conversion Table

Future Land Use	Zoning Options
Residential Neighborhood	Residential Suburban (R-S)
	Residential Low (R-L)
	Residential Medium (R-M)
	Residential High (R-H)
	Residential Office (R-O)
	Commercial Neighborhood (C-N)
Blended Residential Neighborhood	Residential Low (R-L)
	Residential Medium (R-M)
	Residential High (R-H)
	Commercial Neighborhood (C-N)
Urban Neighborhood	Residential High (R-H)
	Residential Office (R-O)
	Commercial Neighborhood (C-N)
Neighborhood Mixed Use	Residential Medium (R-M)
	Residential High (R-H)
	Residential Office (R-O)
	Commercial Neighborhood (C-N)
Community Mixed Use	Residential Medium (R-M)
	Residential High (R-H)
	Residential Office (R-O)
	Neighborhood Center (NCMU)
	Regional Center Mixed Use (RCMU)
	Commercial Highway (C-H)
Neighborhood Commercial	Commercial Neighborhood (C-N)
	Residential Office (R-O)
Mixed Business Park	Industrial Light (I-L)
	Commercial Highway (C-H)
	Regional Center Mixed Use (RCMU)
Urban Center	Central Commercial (C-C)
	Central Commercial II (C-CII)
General Commercial and Services	Commercial Highway (C-H)
Light Industrial	Industrial Light (I-L)
Heavy Industrial	Industrial Heavy (I-H)
Industrial Residential	Industrial Light (I-L)
Public Institutional	Public Reserve (P-R)
Open Space (Private)	Public Reserve (P-R)
Parks and Open Space (Public)	Public Reserve (P-R)

2023 Annual Docket Cycle

Item 23-03

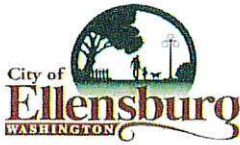
Roadway Functional Classifications Map Revision

Summary

The City of Ellensburg received a request to update the Roadway Functional Classifications Map to remove a portion of a Future Minor Collector proposed through the applicants property. The portion of the future roadway being removed would begin at W Dolarway Road, beginning at parcel 62633, traversing north through the applicant's property before shifting north-west through City owned property and concluding at its proposed intersection with N Potts Road as indicated in the maps provided below.

Staff Recommendation

Following conversations with Public Works, it was determined that the proposed revisions would not negatively impact the Future Transportation Plan of the City. The proposed minor collector can be connected with N Potts Road (as indicated below) and avoid utilizing the applicants property. Staff recommends approval of this proposal as indicated in the maps below.



Comprehensive Plan Amendment Proposal

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JUN 21 2023

COMMUNITY DEVELOPMENT

PA-16

P23-068

Community Development Department

501 N. Anderson, Ellensburg, WA 98926 (509) 962-7239 (Building) (509) 962-7231 (Planning)
permits@ci.ellensburg.wa.us

Application Name: Roadway Classification Amendment Docket #: 23-02

OFFICE USE ONLY

OFFICE USE ONLY

Date Application Received: 6/21/23 Received by: _____

Applicant:

Name: Solar Dolar, LLC Daytime Phone: (509) 899-7371
Mailing Address: 1410 W. Dolarway Road, Ste. 501 Fax Number: _____
City/State/Zip: Ellensburg WA 98926 Signature: Joel Dolar
Professional License No: _____ E-mail: joel@centralpaving.com

Agent/Consultant/Attorney: (mandatory if primary contact is different from applicant)

Name: Jeff Slothower, Lathrop, Winbauer, Harrel & Slothower LLP Daytime Phone: (509) 925-6916
Mailing Address: PO Box 1088/415 E. Mountain View Ave, Ste. 302 Fax Number: _____
City/State/Zip: Ellensburg, WA 98926 E-mail: jslothower@lwhsd.com
Signature: [Signature]

Please provide a statement in the space provided below or on an attached sheet as needed for the suggested change(s) to the comprehensive plan with regards to the relevant criteria listed below:

- Detailed statement of the proposal and reason for the amendment including proposed language for amendment;
SEE EXHIBIT A
- Anticipated impacts of the change, including the geographic area affected and issues presented;
SEE EXHIBIT A
- Why existing comprehensive plan should not continue in effect or why existing criteria no longer apply;
SEE EXHIBIT A
- How the change would be compliant with the Growth Management Act; **SEE EXHIBIT A**
- How the change would be compliant with the Countywide Planning Policies; and **SEE EXHIBIT A**
- How functional plans (e.g. subarea plans, utility plans) and capital improvement programs (e.g. transportation improvement program) support the change. **SEE EXHIBIT A**

Item 23-03 Proposed Revision Area

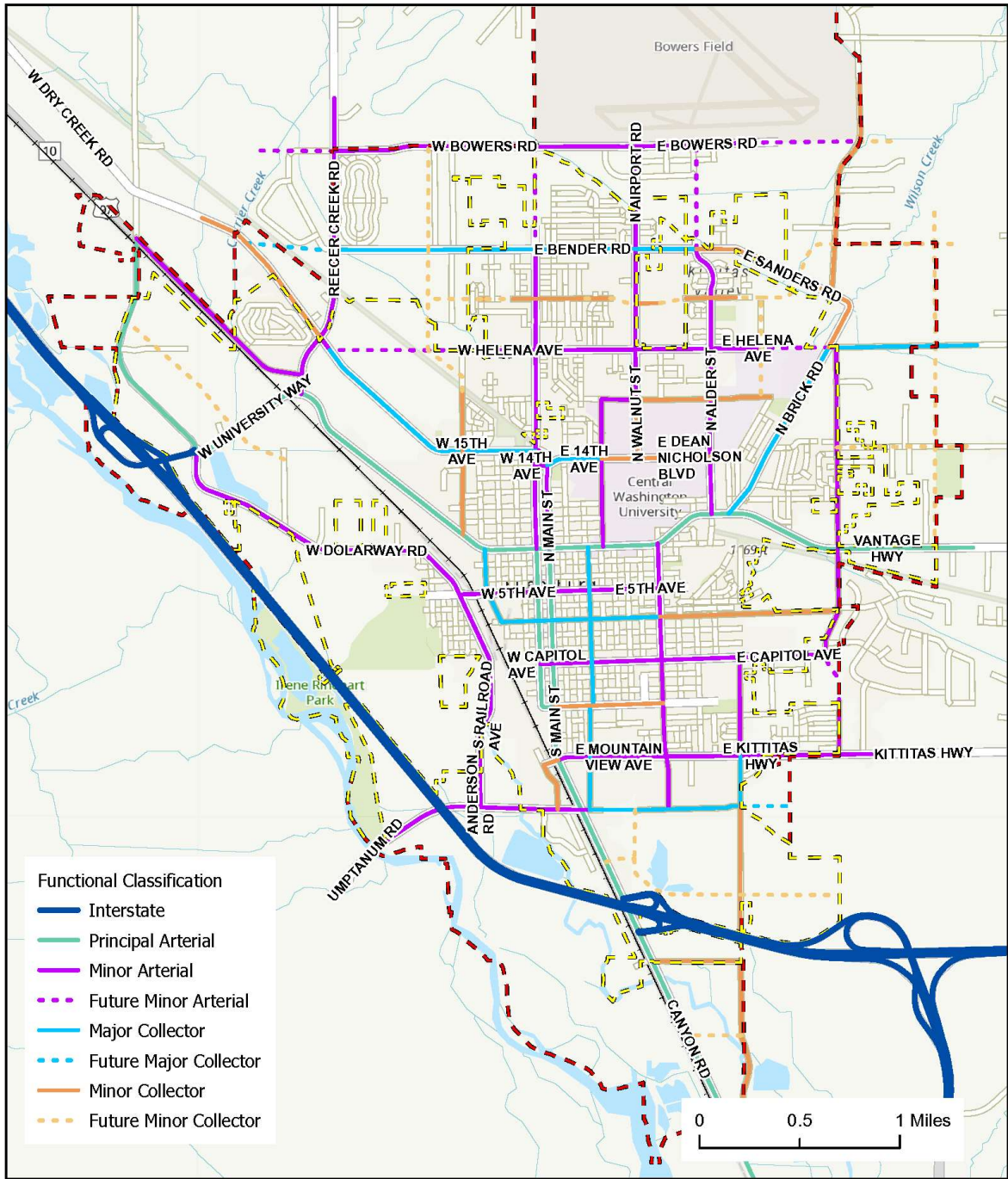
Figure 13. Roadway Functional Classifications



**Figure 13 (above) depicts the general location and connections of future roadways. The exact locations of future roadways will be determined based on topography, environmental conditions, and future development needs.

Revision area indicated in Red.

Item 23-03 Updated Roadway Functional Classifications Map



Existing & Future Arterial/Collector Corridors

Date Exported: 7/24/2023 3:49 PM



P23-068

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COMMUNITY DEVELOPMENT

EXHIBIT A

To Comprehensive Plan Amendment Proposal Submitted by Applicant Solar Dolar, LLC

Solar Dolar, LLC submits this change to modify a map located at page 61 (Chapter 3 TRANSPORTATION) of the current Ellensburg Comprehensive Plan. Specifically, the map identifies a "Future Minor Collector" to Highway 97. The page in question is attached at Attachment A-1 with the Future Minor Collector highlighted in fluorescent yellow. The map has the following footnote: "***Figure 13 (above) depicts the general location and connections of future roadways. The exact location of future roadways will be determined based on topography, environmental conditions, and future development needs."

The Applicant believes that the Future Minor Collector roadway will never be built, as the location of the Future Minor Collector roadway appears to predate the City's acquisition of Tax Parcel Nos. 846133, 096133, and 836133, which the Applicant understands the County intends to use for a major flood plain restoration project, which will involve the construction of a dike which will intersect with the Future Minor Collector roadway.

The Applicant's response to each of the specific questions is as follows:

- Detailed statement of the proposal and reason for the amendment including proposed language for amendment;
 - The Applicant owns Kittitas County Tax Parcel Nos. 295736, 095736, and 946133, which the Applicant intends to develop. The Future Minor Collector roadway appears to cross and or impact certain portions of the Applicant's development project area. The Applicant requests that the Future Minor Collector roadway be removed from the map or, alternatively, routed away from the Applicant's property.
- Anticipated impacts of the change, including the geographic area affected and issues presented;

The Applicant does not believe there will be any impact as a result of the requested change.

The circumstances under which the future minor collector was located have changed significantly, the city has made a major acquisition of property for the purposes of developing flood control project(s) in the area to eliminate or mitigate flooding to west

Goal E-7 states the following: Direct activities not dependent on critical areas resources to less ecological sensitive sites and mitigate unavoidable impacts to critical areas by regulating alterations in and adjacent to critical areas.

Goal E-8 States the following: Prevent cumulative adverse environmental impacts to water quality, wetlands, and fish and wildlife habitat, and the overall net loss of wetlands, frequently flooded areas, and habitat conservation areas.

With the joint Reecer Creek Floodplain project between the County and the City further supports the removal of this future minor collector road. Kittitas County Countywide Planning Policies

- How the change would be compliant with the Growth Management Act;

The following Growth Management Act goals that are consistent with this request.

Goal #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.

In Chapter 3, specifically Figure 13 of the City of Ellensburg's comprehensive plan there is a future minor collector road identified on the subject parcels. In respect to Growth Management Act Goal #6 private property shall not be taking for public use without just compensation having been made. There has been no easement or right of way secured by the City in order to establish this future minor collector, therefore we believe this future minor collector should be removed.

Goal #10 Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

As mentioned earlier regarding the future minor collector road, this future location will have an effect on the ongoing work that the City and the County (Flood Control District) has been jointly working on regarding the Reecer Creek Dolarway to University addressing Reecer Creek Flooding. By removing this future minor collector will be consistent with and the intent of this work within this area.

- How the change would be compliant with the Countywide Planning Policies; and Within the Kittitas County Countywide Planning Policies (KCCWPP), which establishes the framework of comprehensive plans, there a few Policies that provide the support and flexibility

to review and in this case removal of this future minor collector road. The following Policies support this request: KCCWPP #4. Transportation: Policy 4.1, 4.2, & 4.7, KCCWPP #7. Property Rights: Policy 7.1 & 7.2, KCCWPP #11. Environment: Policy 11.1 See the Attached Kittitas County Countywide Planning Policies

- How functional plans (e.g., subarea plans, utility plans) and capital improvement programs (e.g., transportation improvement program) support the change.

There has been a major plan/joint use project between Kittitas County and the City in addressing flooding issues from Reecer Creek. The future minor collector road, within the City's comprehensive plan, proposed within these subject parcels could create an additional impact to this project and possibly detrimental to the overall outcome of dealing with floodplain. For example if this future minor collector road was to be built, crossing a flood control dike and cross a significant floodplain, could have future impacts to floodplains and long term road maintenance impacts that have not be thought through enough.

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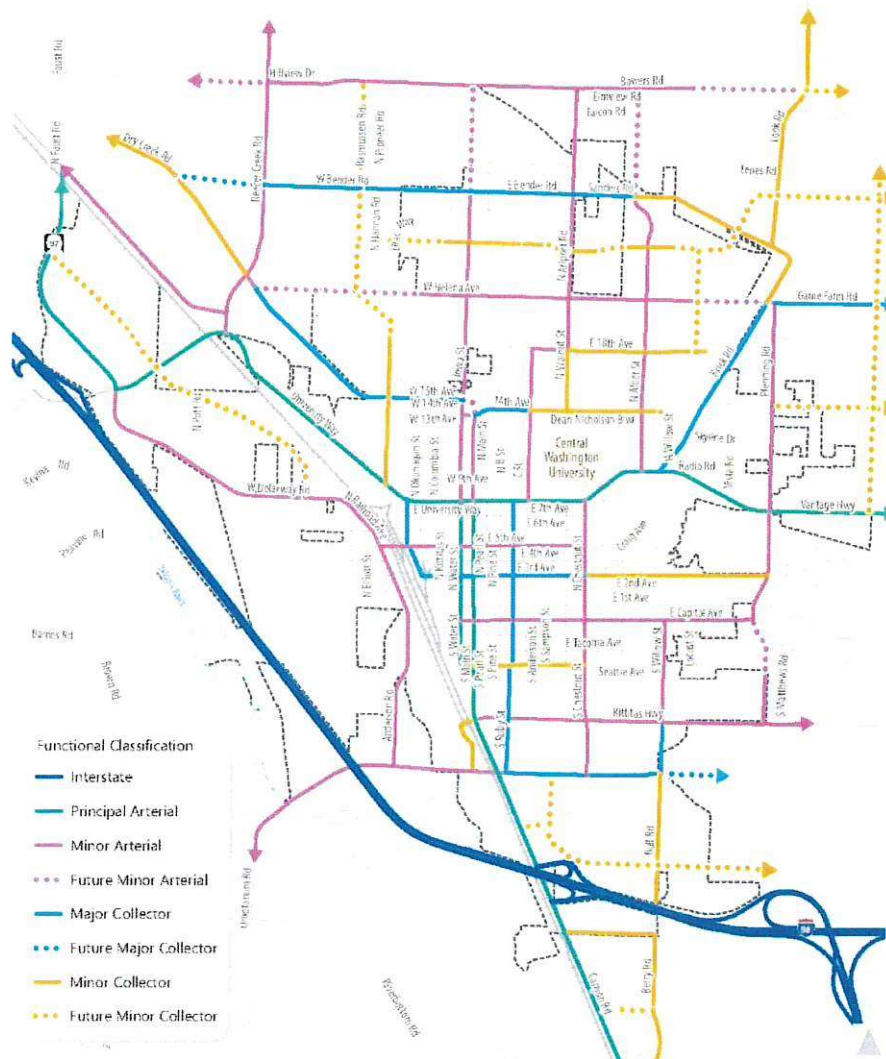
JUN 21 2023

COMMUNITY DEVELOPMENT

ATTACHMENT A-1

CHAPTER 3

TRANSPORTATION

Figure 13. Roadway Functional Classifications

****Figure 13 (above) depicts the general location and connections of future roadways. The exact locations of future roadways will be determined based on topography, environmental conditions, and future development needs.**

2023 Annual Docket Cycle

Item 23-04

Jensen Future Land Use Map Amendment

Summary

The City of Ellensburg received a request from Randy and Dan Jensen to Amend the Future Land Use Map for parcels 181933, 171933, 025236, and 191933. All four parcels currently reside within the Community Mixed Use Future Land Use designation. The applicant is requesting map revision to change the Future Land Use designation to Heavy Industrial.

Staff Recommendation

Staff has reviewed the proposal which includes the applicant narrative (below) and considered the proposals consistency with the Comprehensive Plan and general development patterns of the area. After consideration staff believe that amending the Future Land Use Map with this revision would not serve the general welfare of the immediate area or the city as a whole. Staff believe the proposal will create a pocket of Heavy Industrial zoning surrounded by several incompatible current and future uses. While staff does agree that more Industrial Zoning could be beneficial to the City, we do not believe that the proposed area would be consistent with the general development patterns of the immediate area.





Comprehensive Plan Amendment Proposal

PA-16

Community Development Department

501 N. Anderson, Ellensburg, WA 98926 (509) 962-7239 (Building) (509) 962-7231 (Planning)
permits@ci.ellensburg.wa.us

Application Name: Jensen Map Amendment Docket #: 23-04
OFFICE USE ONLY OFFICE USE ONLY

Date Application Received: 6/30/23 Received by: _____

Applicant:

Name: DNR Jensen Rentals LLC, Randy and Dan Jensen Daytime Phone: 1 253 686 0836
Mailing Address: 11012 Canyon Road E. Suite 8-390 Fax Number: _____
City/State/Zip: Puyallup, WA 98373 Signature: _____
Professional License No: _____ E-mail: randyj@sfcs.com

Agent/Consultant/Attorney: (mandatory if primary contact is different from applicant)

Name: _____ Daytime Phone: _____
Mailing Address: _____ Fax Number: _____
City/State/Zip: _____ E-mail: _____
Signature _____

Please provide a statement in the space provided below or on an attached sheet as needed for the suggested change(s) to the comprehensive plan with regards to the relevant criteria listed below:

- Detailed statement of the proposal and reason for the amendment including proposed language for amendment;
- Anticipated impacts of the change, including the geographic area affected and issues presented;
- Why existing comprehensive plan should not continue in effect or why existing criteria no longer apply;
- How the change would be compliant with the Growth Management Act;
- How the change would be compliant with the Countywide Planning Policies; and
- How functional plans (e.g. subarea plans, utility plans) and capital improvement programs (e.g. transportation improvement program) support the change.

See attached narrative

Jensen Comprehensive Plan Map Amendment, 2023

Parcels Numbers: #181933, #171933, #025236, #191933

Detailed statement of the proposal and reason for the amendment including proposed language for amendment.

DNR Jensen Rentals LLC, Randy and Dan Jensen, own four contiguous parcels on the south side of Vantage Highway near the east edge of town totaling 4.4 acres. The parcels are zoned Commercial Highway (C-H). On the west is a parcel, apparently outside the City limits, being used as a veterinary hospital. On the east is a large Kittitas County Fire District facility and this property is in the City and zoned Public Reserve (P-R). Across the highway is largely vacant unincorporated Kittitas County land. To the south is the old railroad grade, now a walking trail.

The Jensen are proposing a Map Amendment to the Comprehensive Plan's Future Land Use Map to change the designation from Community Mixed Use to Heavy Industrial so as to facilitate a future rezone of the parcels to Industrial Heavy (I-H).

The Jensens are very much into the building trades owning a home building company (Jensen Homes), a construction supply company (Frontier Construction Supply) and a foundation instillation business (Foundation Specialists). They are active in Kittitas County supporting commercial and residential construction activities.

They feel that the City should add more Heavy Industry designated property to the City's inventory. The existing properties so designated are pretty much concentrated in one stretch along the rail line with perhaps as much as half in designated flood plain area.

The Jensens feel that the highest and best use of their property is as heavy industry use type.

Anticipated impacts of the change, including the geographic area affected and issues presented.

Heavy Industry is the most intensive land use allowed in the City so care must be taken in locating such uses. Here, the 4 acres at issue are on the east edge of the City limits and the east edge of the City's UGA. The site fronts on Vantage Highway to the north. To the south is the old rail road grade and trail. The fire station on the east is separated by Lyle Creek and the associated setbacks/buffer. The veterinary hospital adjoins on the west as is still in the County. No "fragile" uses adjoin the site that would be impacted.

The nearby properties are not especially vulnerable to possible impacts. There are no adjoining residential properties. Additional traffic may be generated but no more than typical of

Commercial Highway allowed uses that the parcels are presently zoned for. Moreover, the City may eventually expand Vantage Highway adding lanes and landscaping which will facilitate transportation.

Why existing comprehensive plan should not continue in effect or why existing criteria no longer apply.

The City's Comprehensive Plan clearly favors Light Industrial over Heavy Industrial which is understandable but this preference fails to recognize the need for more intensive uses allowed in Heavy Industry. The "opportunity zones" established by the City do not include or allow heavy industry uses. This act to preclude such uses that are as much needed for economic growth as lesser intensity uses.

How the change would be compliant with the Growth Management Act.

Economic development is a GMA goal often overlooked. Here, the City and the County are growing in population and new construction is a result. Basic industries support such growth and encouraging local sourcing which can reduce costs and provide employment opportunities locally.

How the change would be compliant with the Countywide Planning Policies.

The Countywide Planning Policies set forth a vision for the Community:

Kittitas County and the cities will value and protect and enhance the quality of life by protecting the visual and physical environment; fostering economic opportunity, diversity, and security; supporting a wide range of natural resource-based industries; ensuring access to recreational opportunities; promoting educational excellence; and providing for affordable housing and accessible transportation.

Heavy industrial uses are an important part of a local economy and should be fostered along with other commercial uses.

How functional plans (e.g. subarea plans, utility plans) and capital improvement programs (e.g. transportation improvement program) support the change.

The re-designation will not affect any subarea, capital facility or utility plans or programs.

VANTAGE HWY

100' x 100'

563.6'

025236

181933

171933

273.6'

403.7'

191933

485.0'

50.1'

Kittitas County COMPAS Map



Hotdog, WA Tech, Kittitas County GIS

Date: 6/21/2023

Disclaimer:

Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.

1 inch equals 376 feet



Hotdog, WA Tech, Kittitas County GIS

2023 Annual Docket Cycle

Item 23-05

Economic Development Chapter Amendment

Summary

The City of Ellensburg received a Comprehensive Plan amendment request from CenterFuse on June 28, 2021. The amendment request suggested various updates to the Economic Chapter of the Comprehensive Plan. The item was continued to the 2022 cycle under file number P22-03. Due to staffing and workload issues, the item was again continued to the 2023 cycle. The current proposal addresses grammatical issues, general updates, adds a Covid-19 Impact section, expands the Arts and Culture and Business Development sections, and updates Demographic and Household Income data.

Staff Recommendation

Staff recommends approval of this item to allow the Economic Development chapter to better reflect current available data, initiatives, and progress involving economic issues.



Comprehensive Plan Amendment Proposal

PA-16

Community Development Department

501 N. Anderson, Ellensburg, WA 98926 (509) 962-7239 (Building) (509) 962-7231 (Planning)
permits@ci.ellensburg.wa.us

Application Name: _____ Docket #: _____
OFFICE USE ONLY OFFICE USE ONLY

Date Application Received: June 28, 2021 Received by: KIRSTEN SACKETT

Applicant:

Name: CenterFuse Daytime Phone: 509.955.3880
Mailing Address: 110 W 6th, #238 Fax Number: na
City/State/Zip: Ellensburg/WA/98926 Signature: Margaret Reich
Professional License No: na E-mail: director@ellensburgcenterfuse.com

Agent/Consultant/Attorney: (mandatory if primary contact is different from applicant)

Name: _____ Daytime Phone: _____
Mailing Address: _____ Fax Number: _____
City/State/Zip: _____ E-mail: _____
Signature _____

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- Why existing comprehensive plan should not continue in effect or why existing criteria no longer apply;
- How the change would be compliant with the Growth Management Act;
- How the change would be compliant with the Countywide Planning Policies; and
- How functional plans (e.g. subarea plans, utility plans) and capital improvement programs (e.g. transportation improvement program) support the change.

SEE ATTACHED SHEET WITH ANSWERS TO QUESTIONS



June 28, 2021

Please provide a statement in the space provided below or on an attached sheet as needed for the suggested change(s) to the comprehensive plan with regards to the relevant criteria listed below:

• Detailed statement of the proposal and reason for the amendment including proposed language for amendment:

CenterFuse is Ellensburg's Business Development Authority providing expertise and assistance for businesses to start, grow and thrive in Ellensburg. As such, we are proposing an update to the Economic Development chapter of the 2017 Ellensburg Comprehensive Plan. The key reasons for the update are:

- **COVID-19 pandemic.** The COVID-19 pandemic has forever changed the landscape for residents and businesses in Ellensburg; changed in both positive and negative ways. How businesses operate is now different and will continue to be in the future. We propose to add language to the chapter speaking to the economic impacts of the pandemic and the resiliency of our community in the context of what happened with COVID-19 and how that impacts business development into the future.
- **Elevating the importance of broadband.** The International Economic Development Council (IEDC) states what businesses are looking for most when siting a facility is infrastructure and workforce. Included in the infrastructure category is broadband. As site location professionals and businesses visit Ellensburg with intent to locate here, one of their first questions is 'How is your broadband?' CenterFuse completed a feasibility study earlier this year. The findings of the study, current and planned actions to meet the State's 150 Mbps synchronously by 2028 would be valuable information to add to this chapter. This information, too, could be referenced in the comprehensive plan's infrastructure chapter.
- **Industry and employment data.** Currently the data in this chapter is outdated. With our population growth of 3.37% (2020 data) and continued increase in intra-state mobility (over 5% into Kittitas County), it is imperative to have current, accurate data.
- **Goal statements.** Many of the goals are great, some in process or accomplished, and an effort around updating and maybe some eliminated or added.
- **Economic forecast.** The US Bureau of Labor and Statistics produces an economic forecast. The information contained in this forecast, its relationship to Washington State and Ellensburg would be beneficial to add to this chapter.
- **Reimagining city properties.** The city owns various properties. One such property, the Prospect Building/Ellensburg Incubator, was most recently, up until June 2021, managed by CenterFuse. CenterFuse facilitated the discussion with Ellensburg City Council to sell the building and dedicate the sale's proceeds to an economic development fund. CenterFuse, too, consulted with and directed

four prospective buyers to the city regarding the sale – the successful buyer being one of these. With the sale of the Prospect building almost complete, we direct our attention to the current Kittitas County Transfer Station site. Most, but not all, of the existing site is owned by the city. The County is moving to a new location in 2024.

While not limited to this, the results of the recent secondary marketing study, which CenterFuse partnered on along with CWU, Kittitas County, Yakima County and Grant County, one such re-use option might be a Resource Recovery Park. A Resource Recovery Park is a new development in recycling that includes the co-location of reuse, recycling, compost processing, manufacturing, and retail businesses in a central facility. The public can bring all their wastes and recoverable materials to this facility at one time.

Hospitable housing environment. The BERK Affordable Housing study provided baseline information about Ellensburg's housing market. But housing needs exceed supply, and there is a reluctance of existing/local builders to increase their construction and a reluctance of builders outside of Ellensburg to enter the marketplace. Housing is a component of economic development, and information about housing should be in the economic development chapter. This information could be added to the housing chapter as well.

• Anticipated impacts of the change, including the geographic area affected and issues presented;

The impacts of the change are all positive – Better, more accurate, current and future focused information about economic development.

• Why existing comprehensive plan should not continue in effect or why existing criteria no longer apply;

The information in the economic development chapter is outdated and in need of a refresh.

• How the change would be compliant with the Growth Management Act;

The policy framework of the GMA determines how to accommodate growth. This is done through the creation of local comprehensive plans that address land use, housing, capital facilities, utilities, transportation, economic development, parks and recreation, etc.

This proposal is compliant with GMA because it encourages economic development.

RCW 36.70A.020

Planning goals (2021).

The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under RCW 36.70A.040. The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans and development regulations:

- (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- (2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

- (3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
- (4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- (5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
- (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.
- (7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
- (8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.
- (9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
- (10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
- (11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
- (12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
- (13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

• How the change would be compliant with the Countywide Planning Policies

The proposed changes not only consider ways to promote contiguous and orderly development with reimagining of City properties such as the transfer station but also consider the demand on housing with increased industrial development, job creation. The County wide planning Policies state to ensure favorable employment and economic conditions in the County. The proposed measures to add to the existing comp plan achieve these goals.

The changes do not adversely impact Kittitas County economic development related plans

- Kittitas County Tourism Infrastructure Plan March 2016
- 2016 Kittitas Valley Event Center Master Plan
- Yakima and Kittitas Counties Regional Comprehensive Economic Development Plan September 21, 2015 Adopted by Resolution 2016-014



- How functional plans (e.g. subarea plans, utility plans) and capital improvement programs (e.g. transportation improvement program) support the change

The changes are supportive of the cities function plans for growth in Ellensburg and the UGA. We have learned through out 2021 Broadband Feasibility Study that business recruitment hinges on the known availability, access, reliability, and affordability of broadband at home and at work. The city, too, sees broadband as a priority. By improving our ability to attract family wage jobs to Ellensburg we can continue to improve the quality of life for all who live, work, and play in Ellensburg.



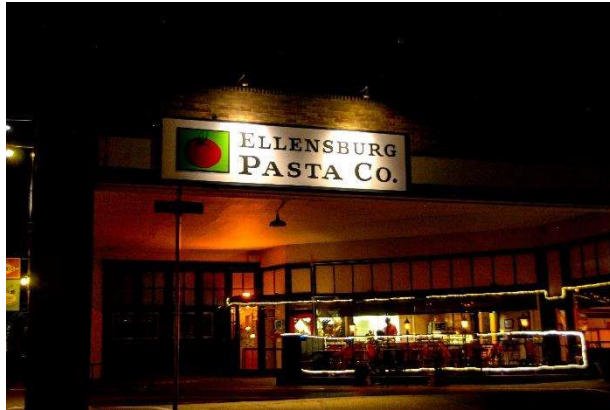
Ellensburg Business Development



CENTERFUSE

100 West 3rd Avenue, #2
Ellensburg, WA 98926

📞 509.955.3880 ✉ director@ellensburgcenterfuse.com
📱 509.306.0578 🌐 ellensburgcenterfuse.com



ECONOMIC DEVELOPMENT

WHAT YOU WILL FIND IN THIS CHAPTER

- Information about the local economy, including statistics on population, employment, businesses, and employment sectors.
- Policies and programs that seek to help Ellensburg build a promising economic future.
- Policies that provide a framework for leveraging tourism and promoting Ellensburg as a destination.
- Policies that seek to maintain a qualified workforce and promote living wage jobs.

OVERVIEW

This chapter contains goals, policies, and programs to define Ellensburg's role in economic development, and to help the City build a healthy economy. While economic activity exists at all levels, both public and private, local government's role is to establish parameters for private markets, provide vital services, and ensure that development enhances the quality of life in Ellensburg.

A healthy economy adds to all aspects of the community, from job creation to infrastructure to community services. A healthy local economy can strengthen the community's position as a unique and attractive place to work, live, play, and visit.

The goals, policies, and programs contained in this chapter aim to guide the City of Ellensburg in developing a supportive business environment for new and existing businesses with the intent of providing a range of employment opportunities for residents, and a strong tax base for the City.

BACKGROUND & CONTEXT

With a population of just under 20,000 as of 2019, Ellensburg is the center of commerce and government for Kittitas County. It offers services for local residents, and the financial, religious, and educational institutions that serve an area much larger than what is within city limits. Ellensburg is a central gathering place for the regional community, and hosts a diversity of activities, events, and services that serve more people than those within the city limits of Ellensburg. Ellensburg is known as the home of Central Washington University and the annual Ellensburg Fair and Rodeo that attracts national attention.

The quality of life in Ellensburg is characterized by our clean environment, vibrant downtown, and outstanding outdoor recreational activities, all of which are important factors in nurturing economic growth. Businesses provide property, sales, and lodging tax revenue that help support public infrastructure and maintain our quality of life. As local and national economies and lifestyles evolve, it will become more important for Ellensburg to maintain and enhance its livability through good urban design that reflects the values and choices of the community. The Ellensburg community is concerned with the availability of living wage jobs, and with the City's ability to continue providing services that help to foster business development and increase economic opportunities. Residents want employment, retail, and social opportunities that allow them the ability to live, work, and play in this community.

Ellensburg's economic base has been relatively narrow since its settlement in the late 1800s. While Ellensburg still enjoys a strong agricultural base, our community as a whole has become less dependent on natural and agricultural resources. Today Central Washington University, Kittitas Valley Healthcare, state and local government, and food and retail services are strong economic drivers in the community. Ellensburg has also experienced an increasing number of residents commuting to Yakima County and to the greater Puget Sound region for employment opportunities.



Today four of the top five employers are in the government and non-profit sectors: Central Washington University, 1,438; Kittitas Valley Healthcare, 600; Ellensburg School District, 380; Kittitas County, 363; Anderson Hay and Grain, 240; Elmview, 200. Tourism and retail industries are also key employers.

The growth in metropolitan areas near Ellensburg—King County in particular—is changing our community’s economic position. The US Census Bureau named Kittitas County the 10th fastest growing county by percentage in the United States in 2015 to 2016 with a 4.2 percent growth rate. Kittitas County was the only county in Washington on the list. The same report cited the City as the third-fastest growing micropolitan area in the country.

Transportation congestion and high home prices in urban areas are pushing people into rural Kittitas County for a more relaxed and affordable place to live. The lack of congestion makes commuting to work a reasonable alternative to living and working in urban areas. An increasing number of residents are commuting to Yakima County and, in particular, to the greater Puget Sound region for employment opportunities. According to the 2016 Kittitas County Population Projection Review and Analysis, in 2013 46 percent of working Kittitas County residents worked outside of Kittitas County, with 16 percent of those commuting to King County.



Economic Sectors

The following is a brief synopsis of the economic drivers in the City of Ellensburg. More information on each of these drivers, as it pertains to land use, is provided in the Land Use Element.

The Impact Covid-19 Pandemic

Like many rural communities around the state, the long-term impact of the global pandemic Covid-19 is still being measured. Small businesses within Ellensburg faced many challenges and state, county, and local governments stepped in to help our community with additional resources to get through the unprecedented times. As we move into a post-pandemic economy, the direct impact on our community is still unknown, however, we continue to be challenged by instability throughout the supply chain, the growing cost of goods, expanded need for community assistance and resources, and a growing need for affordable housing.

As a result of the acceptance of remote work opportunities, coupled with the rising cost of housing prices in neighboring counties, the demand for new homes in Ellensburg has increased, driving up the average home price. This has created a higher demand for affordable housing, as the median income has not kept pace with the rising housing market.

Ellensburg will continue to monitor the effects of the global pandemic and seek innovative measures to strengthen our region and create a stronger, more resilient economy for our community.



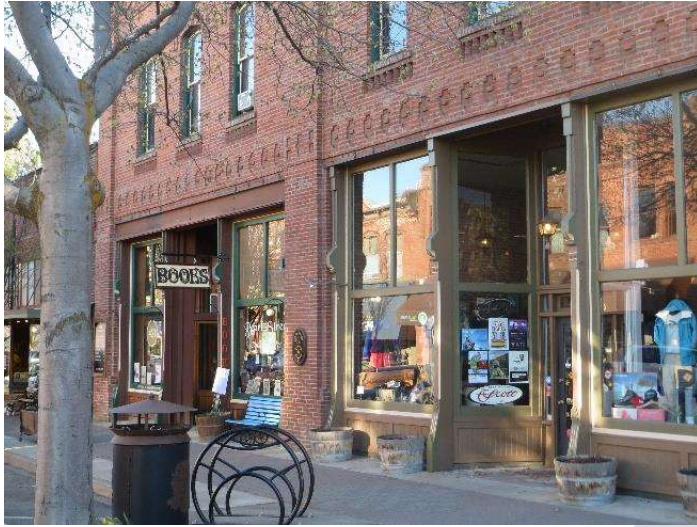
Commercial and Industrial

Ellensburg's early industrial development ~~developed~~ focused along the railroad tracks to the west of downtown. Over time, land use designations and zoning patterns have continued this pattern, with the bulk of Ellensburg's industrial land located along a narrow strip paralleling the Burlington Northern Santa Fe (BNSF) railroad tracks. Most of this land is in the 100-year

floodplain. Commercial and industrial development has expanded along Dolarway Road to connect to the area surrounding the west I-90 freeway interchange. Additionally, the northernmost portion of Ellensburg's UGA surrounding Bowers Field is designated for light industrial use to attract and accommodate business innovation and family-wage jobs, with more light industrial uses in a variety of existing zones, along with inventive ideas to mitigate industrial development in the floodplain areas.

A 2016 Downtown Market Study and Economic Development Plan indicates that local shoppers are traveling outside of Ellensburg to purchase daily goods and services. The nearest large commercial center is Yakima, 35 minutes to the south, which is a popular destination for various kinds of retail shopping.

Three key highways meet at Ellensburg. Interstate 90 is the state's primary east-west route; Interstate 82 carries traffic through south central Washington to population centers in Yakima and the Tri-Cities. State Route 97 moves traffic north to Wenatchee. These highway interchanges provide substantial opportunity for commercial development. The south interchange at Canyon Road is currently the more developed of the two existing interchange areas, offering lodging, dining, and gasoline sales. The west (I-90/SR 97) interchange provides similar services, but not at the same intensity. Both interchange areas have been identified for regional retail commercial development, at a scale that serves the City of Ellensburg, as well as the surrounding region. As new development of big-box stores and shopping centers slow on a national level, however, a variety of commercial and public-service uses for these sites are being explored.



Downtown Commercial

The development of commercial activity areas outside the downtown core has distributed business activity beyond the traditional areas range of downtown. The community's passion for downtown Ellensburg is evident, however, in its commitment to preserving historic buildings while staying on the cutting edge of reuse and revitalization.

As a result, downtown Ellensburg has experienced a renaissance over the last decade with many buildings undergoing restoration; upper floors of long-shuttered historic buildings have opened, expanding residential, commercial, and civic space. A new boutique hotel, the redevelopment of a downtown city center park, and expansion of residential, artistic, and commercial offerings have added to the high quality of life for Ellensburg's City Center. As a Certified Main Street Community, the thriving downtown is on the National Register of Historic Places, name a Dozen Distinctive Destinations by the National Trust for Historic Preservation in 2007 and a Great American Main Street Award finalist by the National Main Street Center in 2018.

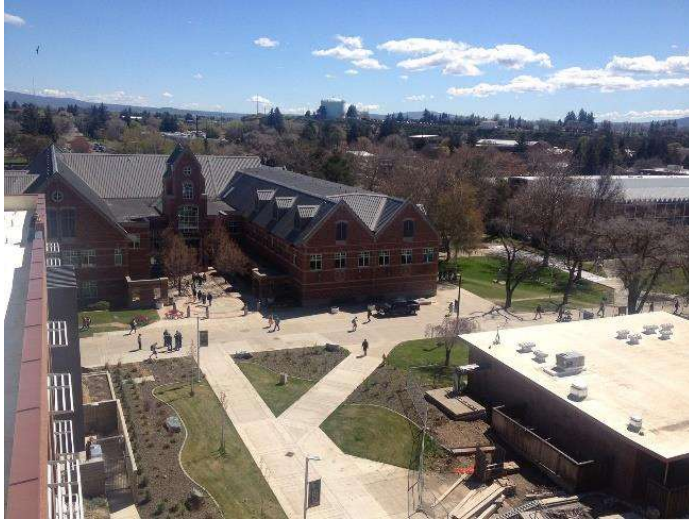


Healthcare

Kittitas Valley Healthcare operates KVH Hospital, an accredited Critical Access Hospital and the state of the art, Medical Arts Center along with multiple ~~seven~~ clinics that include primary care, internal medicine, occupational medicine, orthopedics, surgical, and women's health services. The Emergency Department at KVH Hospital is designated as a Level IV trauma

service by the State of Washington Department of Health and is staffed 24-hours-a-day by ~~an emergency physician~~ a team of emergency personnel.

KVH is the second largest employer in Ellensburg, with about 600 employees in Ellensburg. The hospital is working on a new campus master plan that will potentially expand the footprint of the campus. In anticipation of the projected growth in Ellensburg's 65 or older population, KVH is expected to remain a key part of Ellensburg's economic growth over the next 20 years.



Central Washington University

Central Washington University is an important and vital force in the community. CWU's campus occupies more than 380 acres and employs about 1,800 people. In the spring of 2017, the Ellensburg campus enrollment was approximately 9,600 students. The \$113 million annual payroll supports retail, housing, and entertainment businesses; CWU spends nearly \$15 million in the area with vendors for

everything from catering to furniture. Construction spending of nearly \$500 million since 2010 has supported employment throughout the region and built one of the most beautiful and modern campuses in the state.

The Central Washington University Strategic Plan calls for continued public service and community engagement, with emphasis on the level of collaboration between the University and local communities to contribute to the education, social, and economic progress of Washington communities. Under new leadership in 2021, Central Washington University is committed to working with the City of Ellensburg to expand community engagement, collaborative partnerships, and regional economic development.



Tourism

Tourism is one of the five top economic drivers for Ellensburg, with year-round events such as Dachshunds on Parade, Ellensburg Music Festival, Buskers in the Burg, WinterHop Brewfest, and First Friday Art Walks providing entertainment for thousands of locals and visitors. Many of these events are held in the historic city center, with Central Washington University also offering a full calendar of music, conferences, and sports related activities. Outdoor recreation, event and

performance centers, conferences, and youth sports provide growth potential for the local tourism industry. Ellensburg's creative industry, that includes tourism, is a \$29 million industry in 2018, has the potential to help drive Ellensburg's overall economic growth.

Lodging tax continues to grow with 2018 recording \$562,000, 2019 recorded at \$590,000, and a steady \$619,000 for 2020. These funds benefit the community in a number of ways through increased tourism, event and project grants, and capital improvements for civil facilities and parks.

Ellensburg is home of the Kittitas County Event Center which hosts the Kittitas County Fair and Ellensburg Rodeo. The Fair and Rodeo is held each Labor Day weekend and the rodeo is continuously ranked in the top 10 rodeos in the nation with over 25,000 visitors attending from outside the community.

The Event Center is located on 21 acres adjacent to the City's eastern-most residential areas. The Event Center hosts more than 1,500 events throughout the year for community organizations, trade shows, expositions, equestrian and livestock events, and other special events. The Center includes conference and event spaces, an indoor arena, stock pens, barns, RV hookups, and on-site parking.

With some structures built over 90 years ago, the Kittitas Valley Event Center is listed on both the Washington State and National Register of Historic Places, offering both cultural and economic opportunities for Ellensburg and the surrounding region.

Technology

While the technology sector is not yet a significant portion of Ellensburg's current economy, there is a drive to ~~grow this sector of Ellensburg's economy~~ expand and develop this throughout the region utilizing multi-county partnerships that elevate and promote the Central Washington Region as a whole. The technology sector tends to offer well-paying jobs and is attracted to good schools, high quality of life, and recreational amenities. Ellensburg embodies these characteristics while offering the City of Ellensburg's growing telecommunications utility (see Capital Facilities and Utilities chapter) as well as a close proximity to Seattle, one of the top tech hubs in the nation. ~~Construction of a \$64 million computer science facility at CWU~~ CWU has state-of-the-art computer science facilities along with technology programs in the Departments of Information Technology Administrative Management (ITAM), Computer Sciences, and Advance Industrial Sciences that support areas of future economic expansion.

Arts and Culture

The arts play an important role in the economy in Ellensburg; home to many artists, designers, creative entrepreneurs, and art nonprofits that may be classified under other categories of business activity. Nonprofit arts organizations serve as regular economic contributors to tourism and job base. For example, the Laughing Horse Arts Foundation is a fiscal sponsor for seven performing arts organizations such as Jazz in the Valley, and the Ellensburg Film Festival. Central Washington University is home to the top academic music program on the West Coast. In addition to sponsoring remarkable student performances, the department brings in world-

class musicians throughout the year. An expansive campus sculpture collection and degree programs in art and theatre add to the richness of the Ellensburg Arts Community.

The Creative Industry is a vital component of a healthy regional economy and the arts play an important role in the economic development of Ellensburg. The creative sector is a \$29 million economic driver that will increase tourism, bring new and innovative job creation, and expand opportunities throughout Ellensburg. Home to many artists, designers, creative entrepreneurs, artesian spirits, and artistic nonprofits, Ellensburg has become a Central hub with a thriving art and cultural community.

In 2016, the City Council designated 10 percent of construction sales tax revenue to community art, with an annual floor of \$25,000 and a ceiling of \$50,000. As stewards of these funds, the Ellensburg Arts Commission develops strategies, procedures, and goals that reflect the best usage to further the impact of the arts community. Events such as First Friday Art Walk, the Ellensburg Music Festival, Buskers in the Burg, The Bite of the Burg, and Moments to Remember generating income for artists and increase revenue for businesses annually.

In 2021 the Ellensburg Arts and Cultural Alliance was established, uniting artists, artistic nonprofits, foundations, economic development organizations, municipalities, Central Washington University, and community leaders with the purpose of positioning the arts to thrive in Ellensburg and drive economic growth for our community. With a robust strategic plan and strong community participation, we anticipate significant economic growth within the Creative Industry that will bolster the overall economy of Ellensburg.

Opportunity Zones

Both industrial and downtown retail areas lie largely within “Opportunity Zones,” a community development program established by Congress in the Tax Cuts and Jobs Act of 2017. The zones are intended to encourage long-term investments in low-income urban and rural communities nationwide. The Opportunity Zones program provides a tax incentive for investors to re-invest their unrealized capital gains into Qualified Opportunity Funds (QOF) that are dedicated to investing into Opportunity Zones designated by each state.

Ellensburg’s two Opportunity Zones comprise more than 6,120 acres. Of that, 22 percent is designated for commercial or industrial use; 2,540 acres of vacant land are ready for development.

- Census tract 5303797-5600 includes portions of Central Washington University, the Historic District and Main Street to I-90. The tract includes the city’s warehouse district and is bisected by the BNSF railroad line. Sixty percent of the tract lies within the incorporated city, with the remaining 40 percent within the Urban Growth Area. The tract comprises over 2,000 acres with 44 percent designated as areas that are development-ready with direct access to Interstate 90, rail, and city utilities. Zoning

allows for a broad mix of developments: Residential Suburban, Central Commercial, Commercial Highway, Central Commercial II and Light Industrial.

- Census tract 5303797-5500 lies north and west of tract 5600. It runs in a southeast-northwest direction with I-90 as the southwestern border and the Iron Horse Trail acting as the northeastern border. Fifty percent of the tract lies within the incorporated city or Urban Growth Area, with the remaining sited on county land. Zoning allows for diverse applications: Light industrial, urban residential, general commercial, residential suburban, residential office, and commercial tourist.

Foreign Trade Zones

In 2010, the Port of Moses Lake established a 90-mile radius of a Foreign Trade Zone (FTZ) that included all of Kittitas County. A FTZ allows companies to store goods duty-free, delay tax and customs payments, and lower inventory costs. By establishing a FTZ, companies compete more efficiently and cost effectively in the marketplace. Merchandise may be moved into these zones for operations, including storage, exhibition, assembly, manufacturing, and processing. The standard customs entry procedures and payments of duties are not required on the foreign merchandise unless and until it enters the US Custom's territory, at which point the importer generally has the product. Domestic goods moved into the zone for export may be considered exported upon admission to the zone for the purposes of excise tax rebates and drawback. As part of the county-wide strategic plan, the City of Ellensburg, the Kittitas County Chamber of Commerce, and CenterFuse are developing tactics to encourage businesses to utilize this benefit.

Business Development

Working toward a collaborative effort, multiple organizations in Ellensburg work to build the economy and enhance the community's quality of life through business development.

The City of Ellensburg offers a unique and streamlined approach for businesses starting in Ellensburg. From business incentives to a comprehensive review of proposed projects in a Pre-Application Meeting that includes representatives and staff from all the required entities to begin a project. Because the City owns and operates electric, natural gas, water, wastewater, stormwater, and fiber utilities you will have a productive Pre-Application meeting that will provide an overview of the process, timelines, constraints, and requirements for a successful development. Additionally, The City of Ellensburg has invested in increased staffing and expertise in key roles like Community Development and Economic Development to enhance the overall economic success of the City.

Many organizations throughout Ellensburg work to build the economy and enhance the community's quality of life. Three organizations in particular are directly involved in business development in Ellensburg.

CenterFuse is a Public Development Authority, authorized by RCW 35.21.730 and created by the City of Ellensburg in 1994. CenterFuse recruits, supports, and connects businesses with the resources they need to start, grow, and prosper.

The Kittitas County Chamber of Commerce partners with CenterFuse, the City of Ellensburg, and the counties Downtown Associations on business development, in addition to overseeing tourism, events, and services as the designated County Associated Development Organization (ADO).

The Ellensburg Downtown Association (EDA) is a Certified Main Street Organization through the Washinton Main Street Program and the Department of Archeology and Historic Preservation and follows the designated Main Street Approach for downtown revitalization.

Household Income

In 2015, the median household income for households residing in the City of Ellensburg is \$28,341, however this data is skewed by part-time residence of the students, who compromise 50 percent of the population who may have little or no personal income. Among only family households, the median income in 2014 is \$60,650. Ellensburg's median family household income is about 85 percent of the median income of Washington State, and about 96 percent of the median income of Kittitas County.

Table 20 compares the demographics and family household income of Ellensburg with Kittitas County, and with Washington state.

Table 20. Demographics and Household Income

	Ellensburg	Kittitas County	Washington State
2016 population	19,310	43,710	7,183,700
2022	18,703	45,189	7,785,786
Median age	23.7	33.0	37.4
Labor force population (age 18-64), percent of total	77%	68%	77%
2022	65.6%	62.4%	63.7%
65 years and over, percent of total	9.2%	14.1%	13.6%
population 2022	9.7%	18.3%	16.8%
Median family household income	\$60,650	\$65,103	\$73,039
2022	\$47,407	\$64,134	\$82,400

Washington Office of Financial Management, United States Census, American Community Survey 5-Year Estimates, 2010-2014 and 2011-2015

The median age in Ellensburg and Kittitas County also are skewed by the large population of college students. During Spring of 2017, there were over 9,600 students attending university on-campus in Ellensburg, or about half of the population of Ellensburg, and just a quarter of the

population of Kittitas County. The university is projecting incoming on-campus freshman enrollment to grow by about 2% each year for the next 10 years.

Currently about ~~14%~~ 18% of Kittitas County's population is 65 years and over. Washington State Office of Financial Management demographers project that this population share will increase to about 20% by 2030, as today's baby boomers enter their 70s and 80s. As the center for medical and other services, Ellensburg could expect to see growth in residents 65 years and over, and an increase in demand for services and senior and/or assisted living facilities.

Employment

In Kittitas County employment grew at a rate of 2.5% between 2000 and 2008. The County suffered job losses during the recession beginning in 2009, and since then job growth has been stagnant or slow. In 2014, county employment finally surpassed the 2008 peak. During the entire period of 2000 – 2014, county employment grew at an average annual rate of 1.4%. The employment sectors with the highest growth between 2000 and 2014 were professional and business services, and the leisure and hospitality sectors (Table 21). The Washington State Employment Security Department has projected that these two sectors, and Education and Health Services, will experience the highest growth rates over the next several years. Many of Ellensburg's top employers are in these sectors.

Ellensburg's annual employment growth rate of 0.7 percent, between 2002 and 2013, was slower than the countywide employment growth. Between 2013 and 2014, there was an 8 percent decline in the total number of workers in Ellensburg.

Between 2002 and 2014 there has been a slow decline in the number of Ellensburg residents who work in Kittitas County, and a steady increase in the number of Ellensburg residents who work outside Kittitas County. In 2014, the counties where the greatest shares of Ellensburg residents worked were Kittitas (53 percent), King (14 percent), Yakima (9 percent).

Employment Post Covid-19

Overall, the employment market in Kittitas County is limited in diversification. Per the Employment Security Department, approximately 62.6 percent of all jobs in Kittitas County are from five specific industry sectors: local government, accommodation/food services, construction, retail trade, and state government. Of these five, local and state governments

TOP EMPLOYERS IN ELLENSBURG

- Central Washington University
- Kittitas Valley Healthcare
- Ellensburg School District
- Kittitas County
- Anderson Hay and Grain
- Elmview
- Fairpoint Communications
- Fred Meyer
- City of Ellensburg
- Twin City Foods, Inc.
- Super 1 Foods

were the top two industries in terms of payroll. The construction industry is the largest private sector and has seen significant growth in a post-Covid 19 economy, however, trends indicate that the housing market was experiencing increase in demand prior to the pandemic. For example, county-wide in 2015 there were 295 housing permits compared to 545 permits in 2021. Ellensburg along with county-wide partners are working together to diversify the overall job market, recruiting new industries around key targeted sectors that will bring new training opportunities, family wage jobs, and strengthen our local economy.

While unemployment was unprecedented during the Covid-19 pandemic of 2020, Kittitas County has seen unemployment decrease year over year since. As of July 2023, per Washington State Employment Security Department, 22,786 of the available labor force in Kittitas County, 21,950 were employed, leaving 836 individuals unemployed.

Table 21. Kittitas County Employment and Growth Rates by Sector

Employment sector	09/2015 employment	Average annual growth rate		ESD projected annual growth rate	
		2000 - 2014	09/2014 - 09/2015	2013 - 2018	2018 - 2023
Goods producing	1,510	0.91%	0.00%	-	-
Trade, transportation, utilities	2,500	0.12%	5.00%	1.37%	0.95%
Information & financial activities	730	2.41%	5.80%	0.00%	0.43%
Professional & business services	680	2.73%	17.20%	1.39%	2.23%
Leisure and hospitality	3,210	2.52%	22.10%	2.07%	1.38%
Private education & health services	1,450	2.04%	3.60%	3.59%	1.89%
State & local government	6,340	1.61%	17.00%	1.29%	1.21%
Federal government	180	-1.78%	12.50%	-1.28%	0.00%

Employment Forecasts

The employment target is the amount of job growth the jurisdiction should plan to accommodate during the 2017-2037 planning period. Ellensburg's employment target for this period is 6,998 additional jobs.

The Kittitas County Conference of Governments countywide employment projection is a 2 percent average annual growth rate; with 80 percent of employment growth projected to occur in incorporated areas and their Urban Growth Areas, and 20 percent projected to occur in rural areas outside of urban growth areas. The allocation method is based on current shares of

employment growth by sector based on each incorporated areas baseline (2013) share of total employment in that sector. See Table 22 below. For additional detail on employment forecasts please see the Community Profile and Land Use chapters.

Table 22. City of Ellensburg Employment Allocation

Jurisdiction	2015 Employment	20 year employment allocation	2037 Employment
Ellensburg	11,490	6,998	18,488
Total	19,362	11,155	30,517

Estimated employment in 2015 for Ellensburg and its urban growth area is approximately 11,490 jobs, which equates to about 1.4 jobs per household, and about 59 percent of jobs countywide. Between 2002 and 2013 Ellensburg experienced about 29 percent of the countywide employment growth

The 20-year employment allocation for the City of Ellensburg would result in a total of 18,488 jobs, and about 1.3 jobs per household. The employment allocation is based upon Ellensburg and each of the incorporated areas in Kittitas County maintaining their current share of employment. Population was allocated using a similar method, and therefore projects that jobs per household would also be maintained over the next 20 years.

Based on a countywide land capacity analysis the employment allocation is within what Ellensburg can accommodate, based on the current zoning and land use regulations. The Land Use chapter contains descriptions and locations of future land use designations that will accommodate employment in the form of mixed use areas, neighborhood commercial activities, regional commercial uses, and industrial areas.

GOALS, POLICIES, & PROGRAMS

These economic development goals, policies, and programs are designed to work with the other elements to help stimulate economic growth and focus on areas that take into account Ellensburg's unique characteristics and opportunities for growth.

Goal ED-1: Strengthen city partnerships throughout the county and expand resources to support economic opportunities that benefit all.

- | | |
|------------------|--|
| Policy A | Continue to implement and regularly update a strategic economic development plan with representatives from the following sectors: industrial, transportation, agriculture, tourism, healthcare, education technology, advance manufacturing, government, and public safety. |
| Program 1 | Coordinate with regional economic development groups to create, promote, and recruit brand new businesses. |
| Program 2 | Strengthen collaboration among the business community, economic development stakeholders, Central Washington University, healthcare |

organizations, workforce agencies, local governments, tourism organizations, and other higher education organizations.

Program 3 Partner with ~~local~~ regional organizations to establish and extend training, funding, and business development opportunities for small businesses.

Program 4 Develop, refine, and implement economic monitoring to help advance the City's economic development policies and programs with a focus on business retention and growth.

Program 5 Ensure strong partnerships with local school district to encourage enhanced K-12 educational opportunities and training.

Program 6 Support programs that increase availability of affordable housing and public transportation.

Program 7 Support efforts to continue the I-90 Snoqualmie Pass East project beyond Easton to Cle Elum, and ultimately to Ellensburg, to address safety, freight, and business mobility, and other issues related to chronic traffic congestion.

Policy B Integrate economic strategies into community planning activities.

Program 1 When evaluating future locations for particular land use districts and zoning designations, consider local and regional market needs (i.e., trip counts, visibility, etc.) of the types of businesses likely to locate in those areas.

Program 2 Direct capital improvements to key areas to create a sense of place and to expand ~~grow~~ and attract businesses and commerce.

Goal ED-2: Stimulate and diversify Ellensburg's economy.

Policy A Encourage growth that will provide goods and services to the local and regional community.

Program 1 Market to a variety of business – both large and small – that provide goods and services to local and regional populations.

Program 2 Promote economic activity that diversifies sources of revenue and expand the employment base.

Policy B Promote the retention and expansion of existing businesses as well as the development of new businesses.

- Program 1* Solicit comments and feedback from local businesses on things that the City could change to better support local businesses.
- Program 2* Establish incentives and development flexibility to retain existing businesses, attract new businesses, and encourage quality development.
- Program 3* Partner with economic development groups to inventory and share information regarding vacant building and lot space.
- Program 4* Promote development of vacant lots and infill development within Ellensburg's urban core.
- Program 5* Continue to provide high quality and cost-efficient city services and facilities and promote these as one of Ellensburg's economic development assets.
- Program 6* Identify segments of existing businesses and develop strategies and programs to remove barriers for growth and expansion.
- Program 7* Expand City telecommunications utility infrastructure through residents and Central Washington University to open avenue for new business start-ups and foster their development.
- Program 8* Identify opportunities for innovation through residents and Central Washington University to open avenues for new business start-ups and foster their development.
- Program 9* Utilizing the community's assets of location, workforce, and quality of life, develop and launch a pro-active business recruitment strategy that directly pitches the City as a place to do business to outside community prospects for relocation or expansion of additional locations.
- Program 10* Market the Opportunity Zones and work with the ~~Port of Moses Lake~~ regional ports to identify existing businesses that could take advantage of Kittitas County's Foreign Trade Zone status and development marketing strategies to promote and utilize status for new development.

Policy C Develop and maintain an effective and predictable regulatory environment.

- Program 1* Provide efficient, predictable, and customer-service oriented permitting processes.

- Program 2* Consider streamlining permitting by establishing a one-stop permit center for all permits.
- Program 3* Encourage the use of the pre-application process as a means of identifying potential obstacles to the development of a particular site.
- Program 4* Establish predictable processing times and consistent review processes, and post timelines on the City’s website.
- Policy 5* Work with regional EDOs to create “How to” guide for new businesses, investors, and developers to work with the city on new business creation, land development, and building redevelopment.
- Policy D Encourage development of light industrial uses within the City of Ellensburg.**
- ~~*Program 1* Develop City owned property off Dolarway for a light industrial park.~~
- Program 1* Work collaboratively with education, workforce development, and business to identify and grow industry clusters aligned with regional values to create a resilient economy.
- Program 2* Continue to partner with Kittitas County on development of the Kittitas County Industrial Park at the airport.
- Program 3* Work with EBDA to identify strategic locations for light industrial land use and zoning changes to encourage innovation and job creation.
- Program 4* ~~Analyze effectiveness of City owned business incubator and create action plan to readdress its usage or sell the property to EBDA for redevelopment or sale. This was sold in 2021~~

Goal ED-3 *Grow and sustain a qualified workforce.*

- Policy A Coordinate with local high schools, higher education institutions, workforce development, vocational rehabilitation, and local businesses to train a workforce that is prepared for emerging job markets.**
- Program 1* Consider public/private sponsorship of entrepreneurial education.
- Program 2* Encourage organizational partnerships that focus resources toward increasing the employability of all citizens people.
- Program 3* ~~Educate businesses on how to utilize area educational institutions to engage student internship programs, encourage local innovation opportunities, and create technical training programs to support construction and industry. Work collaboratively with K-12, workforce~~

development, technical skills training, and higher education institutions to create stackable educational pathways for a flexible future workforce.

Program 4 Diversify and expand the city's job base, with focus on attracting living-wage jobs, to allow people to work and live in the community.

Goal ED-5 Emphasize economic development of downtown as an economic, tourist, retail, art, and event destination.

Policy A Promote access from Interstate 90 and create a desire to stop within the central business area of Ellensburg.

Program 1 Establish land uses that recognize Canyon Road, Main Street, University Way, Vantage Highway, and Dolarway as entrances to our city.

Program 2 Expand and enhance the wayfinding system to local businesses, city parking, tourist facilities and attractions, and pedestrian paths.

Program 3 Encourage and support cultural activities and the arts and recognize their contributions to the local economy.

Program 4 Partner with the Kittitas County Chamber of Commerce and the Ellensburg Downtown Association to develop incubators and incentives for development in the downtown area.

Program 5 ~~Work with EBDA to identify key buildings for development of technology and creative sector jobs.~~ Work with all economic development organizations, including Central Washington University, to identify key buildings for development of technology and creative sector jobs.

Program 6 ~~Work with Arts Commission to produce a cultural assessment and develop downtown as an ArtsWA-Certified Creative District.~~ Collaborate with creative sector organizations to achieve Creative District designation.

Program 7 *Be proactive as to re-evaluating policies and strategies for downtown parking as the downtown evolves, referencing the 2019 Nelson/Nygaard Parking Study.*

Policy B Partner with ~~local~~ regional EDOs and community organizations to implement the downtown economic development plan.

Program 1 Encourage mixed uses in the downtown area to support increased commercial and tourist activity, walkability, and diverse housing options.

- Program 2* Provide enhanced public gathering places downtown to encourage a sense of place and community.

Goal ED-5 Embrace tourism as an economic development tool.

Policy A Market Ellensburg's tourism opportunities by developing a marketing strategy to address all tourism segments of the region.

- Program 1* Advertise to targeted interests at the regional, national, and international level.

- Program 2* Keep detailed and updated content management platforms such as websites and mobile applications.

- Program 3* Support visitor information centers and kiosks.

- Program 4* Explore future development of visitor information services near freeway interchanges.

- Program 5* Promote Ellensburg's role as a destination to regional recreation and cultural activities.

- Program 6* Create community gateway sign to attract visitors into business core.

- Program 7* Support destination marketing organizations through lodging tax funds.

Policy B Market Ellensburg's central location for conventions, business meetings, sports tournaments, cultural events, and other activities.

- Program 1* Inventory and manage data about where regional tourism-based enterprises can meet and use community spaces and resources.

- Program 2* Coordinate and promote a central booking location for public/private regional facilities.

- Program 3* Provide a consistent level of reliable public transportation between public and private local facilities and accommodations.

- Program 4* Leverage lodging tax funding to support events and promotions and development of government-owned facilities and parks for tourism related markets.

Policy C Support and expand opportunities for tourism based investments.

- Program 1* Identify appropriate zoning districts to allow for short-term rental property.

- Program 2* Identify appropriate zoning districts to allow for ancillary tourism activities.

Goal ED-6 Foster economic development through promoting energy efficiencies and use of renewable energy.

*Policies and programs on renewable energy and promotion of energy efficiencies are addressed in the Capital Facilities and Utilities Chapter.

ACTION ITEMS

Airport master plan implementation

Collaborate with Kittitas County to ensure the implementation of the airport's master plan contributes to the overall economic growth in the region, and that Ellensburg's land use plans are compatible with continuing airport and airport-related uses.

Economic development vision and strategic plan

Collaborate with local economic development organizations to prepare an economic development vision and strategy for Ellensburg, which identifies the types of land use designations and the relative priorities of capital investment necessary to foster economic development and promote living wage jobs in Ellensburg.

07/28/23 Update: In 2023 we completed the Kittitas County Economic Development Strategic Plan in partnership with a county-wide coalition of county, cities, and economic development organizations throughout the county. The plan consists of a five-point strategy focused on:

1. Collaboration: Unite upper and lower County government and organizations in shared goals and action that benefit the County as a whole.
2. Economic Resilience: Provide residents with tools and resources to access jobs and opportunities in the area, including entrepreneurship.
3. Balanced Growth: Direct and manage the growth of the County to build a dynamic community that remains an attractive and affordable place to live.
4. Community Investment: Develop the County's infrastructure to meet its current and future needs and position it to amplify the advantage of its central location.
5. Preservation: Preserve the legacy of the County, valuing its assets and resources to turn them into opportunities for future generations.

The county-wide coalition begins full implementation of the strategic plan in September 2023.

Increase usable industrially-zoned property

Review the industrial land inventory and identify and implement steps within the City's control to make more light industrial land available in less constrained areas.

Kittitas Valley Event Center Master Plan:

Encourage an updated long-term plan for the Kittitas County Event Center in order to facilitate long-term growth and best land use. Collaborate with the Kittitas County Event Center as a major cultural site and economic generator in Ellensburg.

Streamline/automate permitting process

Review land use permitting processes and make adjustments as necessary to streamline approval processes while still ensuring projects enhance Ellensburg's economic vitality and community character.

POLICY CONNECTIONS

Policies and programs that address energy efficiencies and renewable energy are addressed in the **Capital Facilities and Utilities** and **Environmental** chapter.

The **Transportation** and **Capital Facilities and Utilities** chapters address policies and programs regarding the development of infrastructure for economic development including roadways, transit facilities, and telecommunications.

Goals, policies, and programs that address commercial and industrial land use designations are addressed in the **Land Use** chapter.

Policies and programs that address affordable and diverse housing options are in the **Housing** Chapter.