

AGENDA PLANNING COMMISSION September 12, 2024

Hybrid Meeting In-person and via Zoom



Members of the public who wish to participate in this meeting may do so either in person or remotely via video conferencing by following this link:

<https://us02web.zoom.us/j/86835256115?pwd=Nm9RVGdDYWpGd3ZEdlIHRmREb0V0dz09>

Meeting ID: 868 3525 6115
347244

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**CITY OF ELLENSBURG
PLANNING COMMISSION AGENDA
Council Chambers
501 North Anderson Street
Ellensburg, WA 98926
And remotely via Zoom
Thursday, September 12, 2024
5:45 PM - Regular Meeting**

- 1. Call to Order and Roll Call of Members**
- 2. Approval of Agenda** (No Public Comment)
 - 2.A Approval of September 12, 2024 Agenda
- 3. Approval of Minutes**
 - 3.A Approval of Minutes for August 8, 2024 Planning Commission Regular Meeting.
- 4. New Business**
 - 4.A 2024 Annual Docket Cycle Public Hearing
- 5. Unfinished Business**
- 6. Citizen Comment**
- 7. Staff Update/Discussion Items**
 - 7.A Commissioner Discussion Items
- 8. Commission Representative Update**
- 9. Adjournment**



For more information on the Ellensburg Planning Commission, contact Planning Manager, Jeremy Johnston, at 509-962-7232.

The Contents of this agenda have been photocopied on recycled paper.



CITY OF ELLENSBURG

Minutes of Planning Commission, Regular Meeting

Date of Meeting

August 8, 2024

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 Harrell called the meeting to order at 5:49 p.m.

Present: Ed Harrell, Michael Buehn, Geraldine O'Mahony, Sigrid Davison

Absent: Sathy Rajendran (excused), George Bottcher (unexcused)

Also Present: Jeremy Johnston-Planning Manager; Kathy Boots-Planning Technician; David Miller-City Council Liaison (arrived at 6:00 p.m.); Dan Carlson-Director

Commissioner Davison motioned to excuse Commissioner Rajendran's absence. Motion passed 4-0.

2. Approval of Agenda

Commissioner Davison motioned to approve the agenda. Motion passed 4-0.

3. Approval of Minutes

- 3.A Approval of Minutes for July 11, 2024 Joint Planning Commission Meeting
Commissioner Buehn motioned to approve the minutes from July 11, 2024.
Motion passed 4-0.

4. New Business

4.A General Update

Staff member Johnston provided the Commission with general updates.

1. In September, the annual docket will start to be updated. Today the SEPA was issued. The Department of Commerce has received the changes. If they are approved, then they will be brought back to the Planning Commission for recommendation to the City Council.

2. There is one citizen's proposed amendment to change a zoning designation.

3. The Palouse trail may be increased by the Parks Department requirement for a project.

4. The future land use map needed a couple of changes.

5. The Capitol Improvement Plan was discussed.

The land development code will hopefully be brought before the Commission at

one of the October meetings. There are proposed changes to duplexes, townhomes, accessory dwelling units, and multifamily units. Project timelines were changed due to state regulations and general code clean up. The Landmarks & Design code section has some changes proposed.

5. Unfinished Business

None

6. Citizen Comment

None

7. Staff Update/Discussion Items

7.A Affordable Housing Project Updates

On August 5, 2024, the City Council signed a letter of intent for the Inversion Design affordable housing project. The contract needs to be signed by January 2025.

The Catherine property has new access and the irrigation is piped. The property will be evaluated after a year of drying out.

Stewart Meadows is requesting a CHIP draw.

7.B Commission Vacancy

The Commission has a vacancy. Commissioners were asked to spread the word.

7.C Commissioner Inquiry

Commissioner Harrell inquired about the amount of pavement on the Sanders/Airport road developments. Harrell wanted to know if the City has received contact on The Agate project. There has been no contact from the owners.

8. Commission Representative Update

None

9. Adjournment

The meeting was adjourned at 6:11 p.m.



Meeting Date: September 12, 2024
City of Ellensburg
Planning Commission Agenda Report

Agenda Subject: 2024 Annual Docket Cycle Public Hearing
Submitted by:
Department: Community Development

Suggested Motion/Action:

1. Conduct Public Hearing to consider 2024 Annual Docket Cycle proposals.
2. Provide a recommendation for each item to City Council.

Background/Summary:

Five proposed amendments to the Comprehensive Plan were submitted during this year's annual docketing process. The submittal forms for the docketed amendments are included in this report (Exhibit 1 - 2024 Docket Cycle Bookmarked Proposals), indicating who submitted the proposal and the rationale provided by the applicant/staff for the proposed amendment. Exhibit 1 contains all proposed items and review materials. It has been bookmarked for your convenience. Per the requirements of Ellensburg City Code (ECC) 15.250.090(D)(6), a public hearing to consider docketed amendments shall be scheduled with the Planning Commission to provide a recommendation for each item to City Council.

Under the requirements of the State Growth Management Act (GMA), the City is allowed to amend its Comprehensive Plan once each year. City Council has adopted a formal amendment process that allows for amendments to be proposed by any member of the community, any City Council member, any City Board or Commission, or City staff.

Previous Council Action:

None

Analysis:

Under the requirements of the State Growth Management Act (GMA), the City is allowed to amend its Comprehensive Plan once each year. City Council has adopted a formal amendment process that allows for amendments to be proposed by any member of the community, any City Council member, any City Board or Commission, or City staff.

The Planning Commission is instructed, pursuant to ECC 15.250.090(D)(6), to provide one of four possible recommendations to City Council:

- a. Approval in the form submitted for public hearing;
- b. Approval with changes;
- c. Approval in part; or
- d. Disapproval.

This public hearing with the Planning Commission was advertised in the Daily Record on

August 8, 2024 (Exhibit 2).

PUBLIC NOTICE. Notice of the 2024 annual comprehensive plan amendment process, including timelines and deadlines for submittals, was published in the Daily Record (Exhibit 3) on January 2, 2024, January 16, 2024, February 6, 2024, and March 7, 2024, and was also advertised on the News Page of the City website.

SEPA AND STATE REVIEW. A Determination of Non-Significance was issued on August 8, 2024 (Exhibit 4). On this same date, the 21-day public comment period for the State Environmental Policy Act (SEPA) review process was initiated with a Public Notice in the Daily Record (Exhibit 5). The comment period ended on August 29, 2024, with one comment submitted by Jonathan Suttles regarding item 24-03 (Exhibit 6).

The required 60-day notice of intent to adopt Comprehensive plan amendments was submitted to the Washington State Department of Commerce on August 8, 2024 (Exhibit 7). An acknowledgment letter from the Department of Commerce was received on the same day (Exhibit 8). The 60-day review period will be completed on October 7, 2024.

The following five proposals were docketed by City Council for amendments to the Comprehensive Plan:

Docket Proposal 24-01.

This docketing request is a proposal to provide an annual update to the 6-Year Capital Improvement Plans. The amendments will address the upcoming budget year. The proponents for this amendment include the following City of Ellensburg departments: Community Development, Parks and Recreation, and Public Works and Utilities.

See **Exhibit 1 Item 24-01** for the actual updates to the 6-year Capital Improvement Plans from each city department with a capital facilities budget:

- Electric
- Information Technology
- Natural Gas
- Parks and Recreation
- Sewer System
- Stormwater
- Telecommunications
- Transportation
- Wastewater Treatment
- Water System

Various elements of the Capital Improvement Plans have been gathered from other plans previously adopted by the City. The attached Capital Improvement Plan table pertaining to water improvements was pulled from the 2014 Water System Plan, and the wastewater treatment plant and sewer projects were pulled from the Wastewater Treatment Facility Engineering Report adopted by the City in 2015. The Transportation Improvement Plan was approved by the City Council on June 21, 2021. Many of the Parks and Recreation elements

were pulled from the Parks and Recreation Plan that was adopted by the City in March 2016.

Community Development staff recommend that the Planning Commission recommend approval of this item.

Docket Proposal 24-02.

This docketing request (**Exhibit 1 - Item 24-02**) was submitted by the City's Community Development Department. In 2023, a Future Land Use / Zoning conversion table within the City of Ellensburg's Comprehensive Plan Land Use section was approved in the annual docket cycle. The purpose of this proposal was to create clear guidance for appropriate zoning options within each land use category.

Following adoption of the conversion table, staff discovered that one of the land use designations, Urban Neighborhood, should have included the Residential Medium zoning designation.

One of the objectives of the Urban Neighborhood designation is to allow for the development of transitional areas between lower density and higher density neighborhoods. The Residential Medium zoning designation is consistent with this goal and was intended to be included in the original 2023 proposal.

Approval of this amendment will correct the unintended omission in 2023 and ensure that zoning options are consistent with the Land Use Designation descriptions in the Comprehensive Plan.

Community Development staff recommend that the Planning Commission recommend approval of this item.

Docket Proposal 24-03.

This docketing request (**Exhibit 1 - Item 24-03**) is a proposal to update the Parks and Recreation Tier 1 Project Map submitted by the City of Ellensburg Parks and Recreation Director. The proposal will add a new trail connection from University Way to the Palouse to Cascade Trail. The specific location of the trail as indicated on the map would be subject to change, as it will include necessary negotiations with private property owners and other considerations. The goal of updating this map is to formalize an intention of the Parks and Recreation Department to construct a trail sometime in the future in the general vicinity of the representation on the map. Community Development received one comment on this item during the SEPA comment period from an adjacent property owner. This comment can be found in Exhibit 6 of your review materials.

Community Development staff recommend that the Planning Commission recommend approval of this item.

Docket Proposal 24-04.

This docketing request (**Exhibit 1 - Item 24-04**) was submitted by Quentin Batjer, agent for applicant, "TAJ LLC." The proposal would change the future land use designation of parcel 954442 from Light Industrial to Community Mixed Use. The property is currently adjacent to three land use designations; Parks and Open Space to the west, Light Industrial to the north

and south, and Community Mixed Use to the east.

The Community Mixed Use land use designation “accommodates a combination of commercial and/or office activities that include a residential component within a self-contained planned development.” The applicable uses for this designation include, “retail, education, financial institutions, professional and personal services, offices, residences, and general service activities.”

In their application narrative, the applicant has expressed an intention to apply for a zoning designation of Regional Center Mixed Use if the land use designation proposal is successful and subsequently establishing “basic employment and professional and personal services,” and the possibility of some multifamily development.

The Comprehensive Plan states that the Community Mixed Use land use designation “should be integrated with main transportation corridors, including public transit and active transportation centers.” The subject property is located approximately 330 feet from Dolarway Rd., which is serviced by public transit.

Staff have reviewed the proposal which includes the applicant's narrative and also considered the proposal's 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 be consistent with the Comprehensive Plan's description for Community Mixed Use. The general development pattern of the area is diverse with four different land use designations established within 350 feet of the property. These designations include:

- Light Industrial
- Community Mixed Use
- Parks and Open Space
- Public/Institutional

This unique combination of land use designations within such immediate proximity to each other results in a variety of potential land use designations and zones that could be appropriate for this parcel. Subsequently, staff finds that this proposal does not conflict with the general development pattern of the area, or the direction offered by the Comprehensive Plan.

Community Development staff recommend that the Planning Commission recommend approval of this item.

Docket Proposal 24-05.

This docketing request (**Exhibit 1 - Item 24-05**) was submitted by Community Development Staff and proposes a replacement of the Future Land Use Map in the Comprehensive Plan.

This proposal does not include any new changes to the Future Land Use Map. All adjustments to this map are being proposed to reflect multiple changes to future land use designations made in previous annual docket cycles.

At the beginning of 2024, staff performed a review of the City Future Land Use Designation Map and discovered that several revisions that took place in previous docket cycles were not reflected in the current map. Staff worked with the City GIS staff to create a map that reflects all of these changes.

Staff is proposing replacing the existing map with a more accurate and up-to-date map, provided in your review materials.

Community Development staff recommend that the Planning Commission recommend approval of this item.

Financial Impact:

None anticipated

Budget Adjustment: No

Attachments:

1. Exhibit 1 - 2024 Docket Cycle Bookmarked Proposals
2. Exhibit 2 - Planning Commission Legal Notice
3. Exhibit 3 - Docket Cycle Notice
4. Exhibit 4 -SEPA DNS City of Ellensburg Annual Docket Cycle
5. Exhibit 5 - SEPA Legal Notice
6. Exhibit 6 - Jonathan Suttles Comments
7. Exhibit 7 - Submittal-Receipt-DOC
8. Exhibit 8 - Acknowledge-Letter-DOC

City of Ellensburg
2024 Annual Docket Cycle

Proposed Amendments:

Item 24-01 – City of Ellensburg Capital Improvement Plan Update

Item 24-02 – Future Land Use / Zoning Conversion Table Amendment

Item 24-03 – Parks and Recreation Tier 1 Project Map Amendment

Item 24-04 – Future Land Use Map Amendment

Item 24-05 – Update to the Comprehensive Plan Future Land Use Map

Submitted by: Jeremy Johnston, City of Ellensburg Planning Manager

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.

Table 23. Electric Utility Capital Improvement Plan

Project	2025	2026	2027	2028	2029	2030
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	\$ 2,350,000				
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					
Rotary Park Solar Expansion and EV Install	\$ 650,000					
Radio Road Conversion					\$ 180,000	
Substation Improvements						
Sub Land Purchase	\$ 225,000					
D1 Dolarway Substation Improvement	\$ 3,000,000	\$ 1,000,000				
	\$ 5,805,317	\$ 4,100,000	\$ 350,000	\$ 620,000	\$ 630,000	\$ 450,000
Grand total	\$					11,955,317

Table 24. Information Technology Capital Improvement Plan

Project	2025	2026	2027	2028	2029	2030
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	\$5,000	\$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	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
IT Network Resources						
Hardware	\$40,000	\$20,000	\$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	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
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	\$20,000	\$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	\$791,000	\$776,000	\$756,000	\$771,000	\$776,000	\$756,000
GRAND TOTAL	\$4,626,000					

Table 25. Natural Gas Utility Capital Improvement Plan

Project	2025	2026	2027	2028	2029	2030
Gas System Planning & Programs						
System Plan Update (every 6 years)		\$120,000				
DIMP Program	\$10,000	\$15,000	\$15,000	\$20,000	\$20,000	\$25,000
PSMS Program	\$10,000	\$15,000	\$15,000	\$20,000	\$20,000	\$25,000
Public Awareness Program	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
System Improvements						
No 6 Road / Vantage Hwy Loop			\$600,000			
Misc System Integrity Looping	\$40,000	\$40,000	\$40,000	\$50,000	\$50,000	\$50,000
Vantage Highway (Gateway II)			\$350,000			
SR97 / Highway 10 Loop	\$500,000					
Pipe Boring under Roads and Creeks	\$50,000	\$50,000	\$50,000	\$50,000	\$60,000	\$60,000
Misc System Improvements	\$100,000	\$120,000	\$120,000	\$140,000	\$140,000	\$140,000
Sustainability Improvements						
Emission Mitigation Equipment	\$80,000					
WWTP RNG Station		\$100,000				
Leak Detection Equipment Upgrades			\$60,000	\$80,000		
Tap/Regulator Station Upgrades						
System Telemetry Upgrades		\$20,000		\$20,000		\$25,000
Tap Station Land Acquisition	\$120,000					
Kittitas Tap Station Site Improvements			\$450,000			
Seattle Gate Station Site Improvements	\$20,000					
Cathodic Protection System Improvements						
Anode Bed Replacements			\$180,000			
Cathodic Protection (CP) System Study	\$90,000					

Cathodic Protection Close Interval Survey	\$25,000					
Tap Station CP Interference Testing/Analysis	\$15,000		\$15,000		\$15,000	
Meter/ERT Upgrades/Improvements						
Meter Proving/Refurbish	\$20,000	\$40,000	\$20,000	\$50,000	\$25,000	\$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	\$225,000	\$225,000
	\$1,400,000	\$900,000	\$3,145,000	\$800,000	\$725,000	\$770,000
Grand total	\$7,740,000					

Table 26. Parks and Recreation Capital Improvement Plan

2025-2030 Six Year Capital Improvement Plan - City of Ellensburg Parks & Recreation Department						
Project Description	2025	2026	2027	2028	2029	2030
Rotary Park Fieldhouse	\$ 25,000,000.00					
North Alder Street Park Sprayground	\$ 250,000.00					
IRRP Playground			\$ 200,000.00			
Kiwanis Park Skatepark Improvements	\$ 545,000.00					
Reed Park Improvements	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00			
Community & Aquatic Center				\$50,000,000.00		
McElroy Park Improvements				\$30,000.00		
Pickleball Court Development (4)		\$110,000				
Rotary Park and Trail Development			\$ 500,000.00			\$ 5,000,000.00
New Park Acquisition					\$200,000.00	
Mt. View Park Multi Purpose Court Improvements		\$40,000.00				
Mt. View Park Tennis Court Development (8)	\$650,000					
Palouse to Cascades Reconnection Trail		\$825,000.00	\$75,000.00	\$200,000.00	\$500,000.00	\$300,000.00
Yakima River Trail			\$750,000.00			
Irene Rinehart Park Improvements						\$1,827,000.00
Kleinberg Park Improvements					\$17,000.00	
Mt. View Park Improvements						\$188,300
Paul Rogers Park Improvements		\$118,000.00				
South Main Entry Park Improvements						\$20,000
Veterans Memorial Park Improvements					\$401,000.00	

West Ellensburg Park Improvements					\$432,600.00	
Wipple Park Improvements	\$ 50,000.00					
Off Leash Park Phase II		\$10,000.00				
TOTALS	\$ 26,695,000.00	\$1,303,000.00	\$1,725,000.00	\$50,230,000.00	\$1,550,600.00	\$7,335,300.00
Grand Total						\$ 88,838,900.00

Table 27. Sewer Capital Improvement Plan

Project	2025	2026	2027	2028	2029	2030	2031-2041
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						
	\$ 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	2025	2026	2027	2028	2029	2030	2031-2041
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	0
Annual Stormwater Project (Varies)	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 750,000
Phase II Levee Reecer Dolarway	\$ 1,200,000						
University Avenue Gateway II Project (Vista Rd. to E. CL)	\$1,025,000		\$ 4,900,000				
	\$ 4,954,073	\$ 167,039	\$ 4,975,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 750,000
Grand Total	\$						10,321,112

Table 29. Telecommunications Capital Improvement Plan

Project	2025	2026	2027	2028	2029	2030
Telecom Strategic Plan						
Plan Updates (every 3 years)			\$20,000			\$20,000
System Improvements						
WWTP Fiber Optic Connection						
Bull Road						
Hardware Refreshment	\$125,000	\$25,000	\$25,000	\$100,000	\$25,000	\$25,000
Outdoor Plant Improvements	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000
Gateway 2 Project	\$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					
Total	\$283,000	\$153,000	\$173,000	\$228,000	\$153,000	\$173,000
GRAND TOTAL	\$1,163,000					

Table 30. Transportation Capital Improvement Plan

REVENUE BY YEAR (thousands)										TOTALS
	2024*	2025	2026	2027	2028	2029	2030			
ARTERIAL STREET	269	245	108	395	713	395	118			2,243
REGIONAL STBG	1,167	0	0	0	0	710	750			2,627
SALES TAX RESERVE	288	107	918	350	1,425	1,155	500			4,743
FEDERAL SAFE ROUTES TO SCHOOL & PEDESTRIAN/BICYCLE GRANTS	0	127	3,325	0	750	750	250			5,202
WSDOT SAFETY PROGRAM	0	0	0	4,350	1,700	0	0			6,050
TRANSPORTATION IMPROVEMENT BOARD (TIB) - Grant Programs	1,327	886	950	815	1,700	3,475	2,800			11,953
DISTRESSED COUNTY SALES/USE TAX	34	110	134	0	0	609	0			887
1/4 CENT REAL ESTATE EXCISE TAX	855	150	334	160	722	354	22			2,597
MAP-21 TRANSPORTATION ALTERNATIVES PROGRAMS	353	0	0	0	0	475	0			828
DOE FISCAL YEAR WATER QUALITY GRANT	360	515	3,375	0	0	0	0			4,250
COUNTY LODGING TAX GRANT	0	0	0	0	0	0	67			67
LOCAL LODGING TAX FUNDS	0	0	0	0	0	0	66			66
TRANSIT	50	0	0	865	0	0	0			915
OTHER AGENCY OR CITY DEPARTMENT	1,521	330	900	1,000	500	1,062	300			5,613
LOCAL IMPROVEMENT DISTRICT (LID) / DEFERRALS	0	0	4,700	0	4,145	695	8,200			17,740
TRAFFIC IMPACT FEES	0	606	150	2,632	0	990	1,370			5,748
NOT FUNDED	0	0	0	0	0	0	0			0
TOTAL REVENUE	6,224	3,076	14,894	10,567	11,655	10,670	14,443			71,529

EXPENDITURES BY YEAR (thousands)										TOTALS
	2024*	2025	2026	2027	2028	2029	2030	Future		
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 Plenning Road Shared Use Pathway - 3rd Ave to Palouse to Cascades Trail	526	0	0	0	0	0	0	0		526
6 S Brick Rd Improvements - Radio Rd to McElroy Park Trail	1,540	0	0	0	0	0	0	0		1,540
7 S Plenning Rd Sidewalk - 240' North of Vantage Hwy to Radio Rd	1,251	0	0	0	0	0	0	0		1,251
8 S Alder St Sidewalk - One Side - 1st Ave to 3rd Ave (Complete Streets)	170	0	0	0	0	0	0	0		170
9 S 15th Ave Sidewalk Improvements - Cora St to Columbia St - North Side (Comp St)	360	0	0	0	0	0	0	0		360
10 S University Way Overlay - (BNSF To Cle Elum St)	1,017	0	0	0	0	0	0	0		1,017
11 S 5th Ave CBD Paverstone Sidewalk and Street Tree Impr. (N. Side Water to Main)	200	0	0	0	0	0	0	0		200
12 S Mountain View Ave and Bull Rd/Willow St Intersection Enhancements	75	750	0	0	0	0	0	0		825
13 S/P Helena Ave Imp (Water St to 3,200' west, Cora Connection, portion in KC jurisdiction)	450	0	5,450	0	0	0	0	0		5,900
14 S University Way Gateway II - Vista Rd to east City Limits	510	515	5,125	0	0	0	0	0		6,150
15 S/P Capitol Ave Sidewalk Replacement - Main St. to Sampson St.	0	100	0	110	0	130	0	0		340
16 P Water St. Overlay - University Way to Manitoba, Manitoba from Water to Main	0	1,416	0	0	0	0	0	0		1,416
17 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
18 P Canyon Rd Overlay - Umptanum to Mountain View Ave	0	0	280	0	0	0	0	0		280
19 P Alder St Sidewalk - One Side - 3rd Ave to Craig Ave	0	0	80	0	100	0	0	0		180
20 P 1st Ave Sidewalk Improvements - Ruby St. to Sampson St. - North Side	0	0	234	0	0	0	0	0		234
21 P Palouse to Cascades Reconnect Trail - Sanders to Airport	0	0	804	0	0	0	0	0		804
22 P University Way Overlay - Cle Elum St to east City Limits	0	0	0	2,215	0	0	0	0		2,215
23 P Wildcat Way and 18th Intersection Enhancements	0	0	0	756	0	0	0	0		755
24 P Anderson Rd and Umptanum Rd Intersection Enhancements	0	0	0	1,252	0	0	0	0		1,252
25 P University Way and Water Street Intersection Enhancements and Widening	0	0	0	3,270	0	0	0	0		3,270
26 P Mountain View Ave and Ruby St Intersection Enhancements and Widening	0	0	0	2,920	0	0	0	0		2,920
27 P Walnut St and 18th Bike Lane - Dean Nicholson to Alder St	0	0	0	0	150	0	0	0		150
28 P Water St. Overlay - University Way to Helena	0	0	0	0	1,550	0	0	0		1,550
29 P Anderson Rd Sidewalk Improvements - Umptanum to 5th Ave	0	0	0	0	4,300	0	0	0		4,300
30 P Umptanum Shared Use Pathway - Wilson Cr to IRRP	0	0	0	0	2,100	0	0	0		2,100
31 P University Way Sidewalks - Brick Rd. to Vista Rd.	0	0	0	0	2,040	0	0	0		2,040
32 P Industrial Way Improvements - LID	0	0	0	0	1,280	0	0	0		1,280
33 P Canyon Rd and Umptanum Rd Intersection Enhancements and Widening	0	0	0	0	0	3,390	0	0		3,390
34 P 3rd Ave. Paverstone Sidewalks and Historic Lighting - Water St. to Depot	0	0	0	0	0	810	0	0		810
35 P Capitol Ave. Sidewalk Improvements - Willow St. to Oak St.	0	0	0	0	0	1,525	0	0		1,525
36 P Airport Rd Sidewalk Improvements - Dean Nicholson to N. City Limits	0	0	0	0	0	1,170	0	0		1,170
37 P City to Canyon Trail - Umptanum Rd to Tjossem Rd	0	0	0	0	0	3,600	0	0		3,600
38 P 3rd Ave and Ruby St Intersection Enhancements	0	0	0	0	0	0	890	0		890
39 P Large Scale Wayfinding Implementation Project	0	0	0	0	0	0	133	0		133
40 P 14th Ave & Wildcat Way Corridor Ped/Bike Impr. - Water St to University Way	0	0	0	0	0	0	480	0		480
41 P Mountain View Overlay - Canyon to Willow	0	0	0	0	0	0	1,500	0		1,500
42 P Helena Ave Extension - PTC Trail to Dry Cr Rd	0	0	0	0	0	0	4,100	0		4,100
43 P Cora Street Ext - PTC Trail to Bender Rd (portion in KC jurisdiction)	0	0	0	0	0	0	7,200	0		7,200
44 P Chestnut St and Walnut St Bike and Ped Improvements								263		263
45 P 8th Ave LID (University Way to Maple St)								1,061		1,061
46 P Trail Connection - 5th Ave to University Way (near CWU)								250		250
47 P 5th and Ruby Intersection Enhancements and Widening								741		741
48 P Anderson/Umptanum/Railroad Ave. Road Widening/Overlay								7,310		7,310
49 P Helena Ave and Walnut St Intersection Enhancements and Widening								740		740
50 P Circle the City Trail - Enterprise Way to Faust Rd								4,200		4,200
51 P Main St Sidewalk Improvements - University Way to 14th Ave								1,450		1,450
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 Currier Creek Pathway - Univ. Way to Reece Cr Rd to Currier Cr to PTC								2,750		2,750
56 P University Way and Main St Intersection Enhancements and Widening								3,338		3,338
57 P Water St and Bender Rd Intersection Enhancements								966		966
58 P Airport Rd and Bender Rd Intersection Enhancements								1,008		1,008
59 P Capitol Ave and Chestnut St Intersection Enhancements								672		672
60 P Canyon Rd Sidewalk - I90 to Berry Rd to Existing Sidewalk on Berry Rd								540		540
61 P Sanders Rd and Alder St Intersection Enhancements								665		665
62 P Capitol Ave and Willow St Intersection Enhancements								524		524
63 P 15th Ave and Cora St Intersection Enhancements								432		432
64 P 18th Ave and Alder St Intersection Enhancements								720		720

TOTAL EXPENDITURE	6,224	3,076	14,894	10,568	11,655	10,670	14,443	31,456	102,985
ARTERIAL STREET FUND BEGINNING BALANCE (01/01/2024))	1,740	1,591	1,466	1,478	1,203	610	335		
EST. GAS TAX REVENUE & SCHEDULED SALES TAX TRANSFER	120	120	120	120	120	120	120		
ARTERIAL STREET FUND ENDING BALANCE	1,591	1,466	1,478	1,203	610	335	337		

Table 31. Waste Water System Capital improvement Plan

Project	2025	2026	2027	2028	2029	2030	2031-2041
Digester and GBT Building Electrical Upgrades	\$ 848,000						
Recirculation Pump Station		\$ 275,000					
Boiler Building		\$ 40,000					
Aeration	\$ 200,000	\$ 30,000,000					
New Clarifier		\$ 10,000,000					
Rebuild Clarifiers			\$ 1,700,000				
Methane Recapture Analysis/Contract	\$ 1,040,000						
	\$ 2,088,000	\$ 40,315,000	\$ 1,700,000	\$ -	\$ -	\$ -	\$ -
Grand total	\$						44,103,000

Table 32. Water System Capital Improvement Plan

Project	2025	2026	2027	2028	2029	2030	2031-2041
Aquifer Storage and Recovery Program	\$ 300,000						\$ 5,000,000
Craig's Hill Pressure Zone	\$ 1,210,000						
Reservoir Siting Study	\$ 50,000						
Craig's Hill Reservoir Seismic Study and Retrofit	\$ 50,000	\$ 180,000					
Pfenning Loop					\$ 274,000		
Airport Well 3 and 1824 Zone Connector						\$ 160,000	
Memorial Park Main Relocation	\$ 50,000						
Walnut Street Main Replacement		\$ 286,000					
Seattle Ave. Main Extension	\$ 323,000						
24-inch Main Inspection	\$ 25,000						
24-inch Valve Rehabilitate	\$ 40,000	\$ 40,000					
New 1860 Pressure Zone				\$ 2,500,000	\$ 1,840,000		
New 4.0 MG 1824 Zone Reservoir				\$ 4,745,000	\$ 4,745,000		
Reservoir Corrosion Control Program	\$ 230,000						
Permanent On-Site Well Backup Generators		\$ 550,000		\$ 550,000		\$ 550,000	\$ 1,200,000
Recoat Reservoirs			\$ 825,000				\$ 825,000
AMI Conversion			\$ 500,000				
Pressure Reducing Valve							\$ 81,000
New Well(s)	\$ 50,000	\$ 3,000,000	\$ 3,500,000				
Water System Plan Update							\$ 300,000
Rotary Park Irrigation	\$ 750,000						
Oversizing Fund	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 520
Pipe Replacement Fund	\$ 100,000	\$ 100,000	\$ 110,000	\$ 110,000	\$ 120,000	\$ 120,000	\$ 1,320,000
Meter Testing	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 455,000
Pump and Motor Inspection/Repair	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000	\$ 416,000
	\$ 3,308,000	\$ 4,286,000	\$ 5,065,000	\$ 8,035,000	\$ 7,109,000	\$ 960,000	\$ 9,597,520
Grand Total	\$						38,360,520



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 Table Update Docket #: 24-02

OFFICE USE ONLY

OFFICE USE ONLY

Date Application Received: 3-29-2024 Received by: Jeremy Johnston

Applicant: Community Development

Name: Jeremy Johnston Daytime Phone: (509)-962-7232

Mailing Address: 501 N Anderson Fax Number: _____

City/State/Zip: Ellensburg, WA 98926 Signature: _____

Professional License No: _____ E-mail: johnstonj@ci.ellensburg.wa.us

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.

The City adopted a Future Land Use / Zoning conversion table in 2023. Staff later identified a Future Land Use Designation (Urban Residential) that should have included "Residential Medium" in its list of appropriate zones. This amendment would add this zone to the Urban Residential Future Land Use Designation category.

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 Medium (R-M) 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)



Comprehensive Plan Amendment Proposal

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P24-029

MAR 26 2024

COMMUNITY DEVELOPMENT

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: _____ Received by: _____
Applicant:
Name: CITY OF ELLensburg - BRAD CASE Daytime Phone: (509) 925-8639
Mailing Address: 501 N ANDERSON Fax Number: _____
City/State/Zip: ELLensburg, WA 98926 Signature: _____
Professional License No: _____ E-mail: case@cityofellensburg.org

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:

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- 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

P24-029

The amendment being proposed is to update the City Trail Map showing the extension of the Gateway path from University Way to the Palouse Cascades State Park Trail (PTC). This new section of trail measures approximately .84 miles long and after crossing University Way, will meander through two properties currently under private ownership, to the PTC, just east of where the trail crosses Reecer Creek Road.

This new trail section will connect existing and future residential developments to the central business district, parks & recreation facilities via a non-motorized pathway. The benefits of non-motorized trails include a reduction in car emissions, reduced stress on city infrastructure, and health benefits to name a few. Through the previous planning efforts, the city has created a variety of trail systems and corridors throughout our community, this includes the Yakima River Trail, the Palouse to Cascades Trail Reconnection Route, and Circle the City.

The 2016-22 City of Ellensburg Park, Recreation, and Open Space Plan identifies trail activities as the most desired types of recreation activities. Given time, money and transportation considerations, walking and biking for pleasure were the top two activities chosen by respondents. The plan also identifies new trails as the top priority if funding were available. Prioritizing a citywide trail system was the top ranked option according to questionnaire outcomes.



P24-029

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Proposed trail shown in red.

Existing Gateway Trail shown in yellow.



Comprehensive Plan Amendment Proposal

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

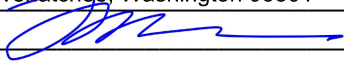
OFFICE USE ONLY

Date Application Received: 03/06/2024 Received by: Kathy Boots

Applicant:

Name: Haley Schmidlin Daytime Phone: (509) 607-4592
Mailing Address: 902 North Enterprise Way Fax Number: _____
City/State/Zip: Ellensburg, WA 98926 Signature: _____
Professional License No: _____ E-mail: hschmidlin@eastsidevocational.com

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

Name: Quentin Batjer Daytime Phone: (509) 662-3551
Mailing Address: 617 Washington Street Fax Number: (509) 662-9074
City/State/Zip: Wenatchee, Washington 98801 E-mail: quentin@dadkp.com
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;
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- 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.

Davis, Arneil Law Firm, LLP
617 Washington Street
Wenatchee, WA 98801
(509) 662-3551
quentin@dadkp.com

Statement of Eastside Vocational Services, Inc. in support of Amendment to Ellensburg Comprehensive Plan

Detailed Statement of Proposal and Reason for Amendment.

TAJ, LLC dba Eastside Vocational Services, Inc. owns Kittitas County Parcel #954442, commonly known as 902 N. Enterprise Way, Ellensburg, Washington 98926 (the "Property") (See Exhibit 1, attached hereto). The Property is within city limits for the City of Ellensburg (the "City"), currently designated in the Dolarway Industrial Corridor, and is zoned for light industrial (I-L) use.

Applicant desires to amend the Ellensburg Comprehensive Plan (the "Plan") so that the Property may be designated as a Community Mixed Use and would then apply for re-zoning as a Regional Center Mixed Use ("RCMU"). To this end, Applicant plans to apply to the City to re-zone the Property as RCMU contemporaneously with the Plan amendment. The Applicant desires to develop the Property consistent with parameters allowable for the RCMU zone and further the City's goals for Community Mixed Use development as set forth under the Plan.

Specifically, Applicant requests that the Plan be amended so that the Property is designated as Community Mixed Use under the Plan. There is no proposed language for the amendment, because the amendment solely pertains to a change to the Future Land Use Map. See Plan, Chapter 1, Fig. 2.

Anticipated Impacts of Change.

There are minimal anticipated impacts of this change, because future plans for the Property are to lease office space to small local businesses to provide commercial services to citizens of Ellensburg. Previous use that is more industrial in nature has ceased and will not occur on-site going forward, because the former tenant is no longer in business.

The change in designation for the Property is consistent with Community Mixed Use designation in that activities will continue to be basic employment and professional and personal services necessary for a vibrant community. It intends to draw from the community as a whole for the employee and customer base typical of this designation.

This change is consistent with Goal LU-1, Policy B of the Plan (fostering compatibility of development with the character of surrounding areas).

Existing Criteria for Light Industrial Use No Longer Applies.

The current criteria for the Light Industrial designation are not as applicable compared to Community Mixed Use criteria. The shop space located on the Property was formerly utilized by a tenant who is no

longer in business, and the space will not be utilized for any industrial purpose going forward. Instead, the Property will provide small businesses with a location to base their operations, enhancing economic development of the area and the City, as well as providing significant employment opportunities and services to the citizens of the City. The future success of commercial development could also eventually form a basis for multifamily housing opportunities as well.

The proposed amendment is consistent with Goal LU-2 of the Plan in that it establishes land use patterns that promote easy access to goods, service, education and employment. Moreover, Policy A seeks to Dolarway Road to ensure land use designations are consistent with overall development strategies. Here, the adjacent parcel to the Property is designated as Mixed Use/RCMU.

Proposed Change Complies with the GMA and Countywide Planning Policies.

Under the requirements of the State Growth Management Act (GMA), the City is allowed to amend its Plan one time each year. Ellensburg City Code 15.250.090 specifies the formal Comprehensive Plan update process, which allows for amendments to be proposed by any member of the community, City Council member, City Board or Commission, or City staff.

The amendment is consistent with the GMA in multiple ways. Most notably, it encourages development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner. RCW 36.70A.020). It also encourages economic development, helps reduce low-density development and promotes residential densities and housing stock. *Id.*

Plans Supporting the Change.

The requested designation is proper, because the RCMU is intended to provide for a “broad mix of uses that offer a variety of commercial and employment opportunities and medium to high density multifamily housing.” Applicant intends to rent the building’s office space and does not intend to do any remodeling to the Property on the basis of this request.

The requested designation and future zone will also give the applicant the ability to mix in multifamily housing opportunities that could be available to city residents if there is additional commercial business development, meeting the City’s growing need to accommodate expansion of affordable housing, and to provide accessible commercial services for residents. The Property is ideally located near a main transportation corridor. The Property is already poised for development consistent with the requested zoning designation.

Kittitas County COMPAS Map



Date: 3/4/2024

1 inch equals 376 feet

0 0.02 0.04 0.09 mi



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.





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 Map Update Docket #: 24-05
OFFICE USE ONLY OFFICE USE ONLY

Date Application Received: 3-29-2024 Received by: Jeremy Johnston

Applicant: Community Development

Name: Jeremy Johnston Daytime Phone: (509)-962-7232
Mailing Address: 501 N Anderson Fax Number: _____
City/State/Zip: Ellensburg, WA 98926 Signature: _____
Professional License No: _____ E-mail: johnstonj@ci.ellensburg.wa.us

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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- 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.

The City Future Land Use Map is out of date and includes many inaccuracies. Community Development proposes amending this map to reflect an accurate representation of the current Future Land Use.

Future Land Use Map

This map illustrates the future land use designations for Ellensburg, WA, and its surrounding areas. The map is color-coded to represent different land use types, including residential, commercial, industrial, and open space. Key transportation features include Interstate 90, State Route 97, and various local roads. The map also shows the locations of Central Washington University, Irene Rinehart Park, and Bowers Field. A legend in the bottom left corner provides a key for the land use designations, and a scale bar in the bottom right corner indicates distances in miles.

Legend

Land Use Designations

- Residential neighborhood
- Blended residential neighborhood
- Urban neighborhood
- Neighborhood mixed use
- Urban center
- Community mixed use
- Industrial residential
- Neighborhood commercial
- Mixed business park
- General commercial and services
- Light industrial
- Heavy industrial
- Public/institutional
- Open space (pvt/non-city owned)
- Parks and open space

Scale: 0 0.25 0.5 1 Miles

Map Labels: Hungry Junction Rd, Bowers Field, Brick Mill Rd, Look Rd, E Bowers Rd, N Airport Rd, Kittitas Valley, E Helena Ave, N Brick Rd, Central Washington University, Ellensburg, Vantage Hwy, E 3rd Ave, E 1st Ave, W 5th Ave, W University Way, W Dollarway Rd, Irene Rinehart Park, Wilson Creek, Brown Rd, Hanson Rd, Susan Rd, Kittitas Hwy, Bull Rd, Tjossem Rd, Interstate 90, State Route 97, Faust Rd, Reeter Creek Rd, Dry Creek Rd, Currier Creek.



ADVERTISING PROOF

401 N Main St,
 Ellensburg, WA 98926
Ph. (509) 204-8236 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
08/06/24	50080

CITY OF ELLENSBURG-CITY CLERK
 501 N. ANDERSON
 ELLENSBURG, WA 98926

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
545396	NPH: 2024 COMP PLAN	08/08/24	08/08/24	2	\$168.40

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount: **\$0.00**
 Surcharge: **\$0.00**
 Credits: **\$0.00**

Gross: **\$168.40**
 Paid Amount: **\$0.00**

Amount Due: **\$168.40**

We Appreciate Your Business!

**NOTICE OF PUBLIC HEARING
CITY OF ELLENSBURG
2024 COMPREHENSIVE PLAN AMENDMENTS**

Notice is hereby given that the City of Ellensburg Planning Commission will hold a public hearing on Thursday, September 12, 2024, at 5:45 p.m. to consider five proposed 2024 amendments to the City of Ellensburg Comprehensive Plan. The Planning Commission will provide a recommendation to the City Council for each proposed item.

Materials Available for Review: The proposed amendments and related documents may be examined by the public by visiting the **City of Ellensburg Community Development Department webpage** at <https://www.ci.ellensburg.wa.us/623/Public-NoticesCurrent-Projects>.

Written Comments from interested persons will be accepted by USPS Mail or email to johnstonj@ellensburgwa.gov up until 5:00 p.m. on September 12, 2024

Mailing Address: Community Development Dept., 501 N. Anderson St., Ellensburg, WA 98926.

Staff contact: Jeremy Johnston, Community Development Planning Manager

NOTICE IS FURTHER GIVEN that all persons interested in this matter may participate in the hybrid meeting by contacting Staff no later than **4:00 pm on Thursday, September 12, 2024**. An email link, or phone number will be provided which will allow for electronic participation in the public hearing.

The City of Ellensburg strives to make our services, programs, and activities readily accessible and usable by individuals with disabilities. Reasonable accommodations will be made upon request.

PUBLISH: Daily Record: AUGUST 8, 2024/
LEGAL #: 545396

RECEIVED

MAR 12 2024

COMMUNITY DEVELOPMENT

AFFIDAVIT OF PUBLICATION

State of Washington, County of Kittitas, ss: The undersigned being first duly sworn on oath, deposes and says: That he/she is the representative of The Daily Record, a daily newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the County in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a newspaper in Ellensburg, Kittitas County, Washington, and it is now and during all of said time printed in an true copy of

CITY OF ELLENSBURG-CITY CLERK
N: ANNUAL CPAPASDC 2024

is published in regular issues (and not in supplement form) of said newspaper once a week for a period of 4 consecutive week(s), commencing on the following days.

01/02/24, 01/16/24, 02/06/24, 03/07/24

All dates inclusive and that such newspaper were regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$446.98 the rate of \$13.75 per column inch for each insertion.

August Rose Gallo

Subscribed to me this date: 03/07/24



Printed Name
Notary Public in and for
The State of Washington
(SEAL)

Brittany Gonzales
Signed Name

Legals

Public Notice
Kittitas County, Ellensburg WA
KITTTAS COUNTYLIBERTY ROAD SWAUK CREEK BRIDGE
REPLACEMENTKITTTAS COUNTY
ELLENSBURG, WASHINGTON

Sealed bids will be received by Kittitas County Public Works, at the reception desk located at 411 North Ruby Street, Suite 1, Ellensburg, Washington until 10:00 AM on Thursday March 14, 2024, and will then and there be opened and publicly read for the construction of the Liberty Road Swauk Creek Bridge Replacement Project # RC2193-FL.

All bid proposals shall be accompanied by a bid proposal deposit in cash, certified check, cashier's check, or surety bond in an amount equal to five percent (5%) of the amount of such bid proposal. Should the successful bidder fail to enter into such contract and furnish satisfactory performance and payment bonds within the time stated in the specifications, the bid proposal deposit shall be forfeited to the Kittitas County Public Works.

The right is reserved to reject any and all bids and to waive informalities in the bidding.

Complete digital project bidding documents, including plans and specifications, are available at www.questcdm.com. You may download the digital plan documents for \$22 by inputting Quest project #5946765 on the website's Project Search page. Please contact QuestCDM.com at 952-233-1632 or info@questcdm.com for assistance in free membership registration, downloading, and working with this digital project information.

Informational copies of maps, plans and specifications are on file for inspection at the Kittitas County Public Works, 411 North Ruby Street, Suite 1, Ellensburg, WA 98926.

The Kittitas County in accordance with Title VI of the Civil Rights Act of 1964, (78 Stat. 252, 42 U.S.C. 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

This project has a 14% DBE Goal, and 400 Training Hours goal.

The improvement for which bids will be received is described below:

The work to be performed within 95 working days from the date of Notice to Proceed consists of furnishing all materials, equipment, tools, labor, and other work or items incidental thereto for:

The improvement of Liberty Road over Swauk Creek, including the replacement of the existing bridge, guardrail, shoulders, utility relocation, channelization, permanent signage, installation and removal of a temporary detour, additional site grading, roadway paving and other work, all in accordance with the attached Contract Plans, these Contract Provisions, and the Standard Specifications.

Engineer's estimated range for the project is \$2,800,000.00 - \$3,200,000.00.

Specifications may be seen at the office of the Board of Commissioners and online at <http://www.co.kittitas.wa.us/nrc/pdfs/>.

Julie Kjosvick
Clerk of the Board

PUBLISH: Daily Record: February 22 & 29, March 7, 2024 / LEGAL #: 482777

NOTICE OF DECISION

Project Name (File Number): Teanaway Ridge
(RU-23-00001)

Applicant: Teanaway Ridge, LLC

Location: The subject property is parcels # 346534 & 19132 on WA State Route 10, southeast of the intersection of WA State Route 10 & WA State Route 970 by 0.2 miles in Cle Elum, WA, bearing Assessor's Map number 19-16-04020-0002 & 19-16-04050-0401 in Kittitas County.

Notice is hereby given that on March 7, 2024, conditional approval was granted to Teanaway Ridge, LLC (landowner) for a reasonable use exception application to offer a full-service Campground/RV park for overnight accommodations not to exceed a 14 night stay.

Related filed documents may be examined at Kittitas County Community Development Services (CDS), 411 N. Ruby St, Suite 2, Ellensburg, WA 98926 during normal business hours. Phone: (509) 962-7506 or found on the CDS website at <https://www.co.kittitas.wa.us/cds/landuse/default.aspx> then navigate to "Reasonable Use" & "RU-23-00001 Teanaway Ridge".

Kittitas County Code (Chapter 15A.07010) stipulates that an appeal of this administrative land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$1670 to Kittitas County. The appeal deadline for this project is March 21, 2024, at 5:00p.m. Appeals shall be submitted to Kittitas County Community Development Services at 411 N Ruby St, Suite 2, Ellensburg, WA 98926.

Designated Permit Coordinator (Staff Planner): Bradley Gaswiler (509) 962-7539; email at bradley.gaswiler@co.kittitas.wa.us

Notice of Decision: March 7, 2024
Notice of Application: November 14, 2023
Application Received: October 20, 2023
Application Complete: November 9, 2023

PUBLISH: Daily Record: March 7, 2024 / LEGAL# 489044

Legals

NOTICE OF APPLICATION

Project Name (File Number): 4G Farms (SP-24-00001)

Applicant: 4G Farms, LLC

Location: One Tax Parcel (#955540), located approximately 1.4 miles East of Ellensburg, WA, in Section 32, T. 18 N., Range 19 E., W.M.: Kittitas County parcel map number 18-19-32068-0002, with a land use designation of Rural Working and a zoning designation of Agriculture-20.

Proposal: The applicants are proposing a 2-40 short plat resulting in one (1) 3.98-acre lot and one (1) 730-acre lot, utilizing the "New Small Lots Around Existing Residences" section of Kittitas County Code 16.12.040.1.

Materials Available for Review: The submitted application and related filed documents may be examined by the public on the Community Development Services (CDS) website at <https://www.co.kittitas.wa.us/cds/landuse/default.aspx> then navigate to "Short Plats - 2018 and Forward - Preliminary" & "SP-24-00001 4G Farms" or at the CDS offices at 411 N. Ruby St, Suite 2, Ellensburg, WA 98926 during normal business hours. Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on March 20, 2024. Under Title 16.32, Short Subdivision Requirements are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision-making process, and any person has the right to comment on the application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with Kittitas County Community Development Services as outlined in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$1670.

Designated Permit Coordinator (Staff Planner): Zach Torrance-Smith (509) 962-7579; email at zach.torrance-smith@co.kittitas.wa.us

Notice of Application: Wednesday, March 5, 2024
Application Received: Friday, February 9, 2024
Application Complete: Monday, March 4, 2024

PUBLISH: Daily Record: March 7, 2024 / LEGAL #488774

NOTICE OF ANNUAL COMPREHENSIVE PLAN
AMENDMENT PROCESS
AND SUBMITTAL DEADLINE CHANGE IN 2024

The City of Ellensburg is currently accepting Comprehensive Plan amendments for the 2024 annual docket cycle. The City's Comprehensive Plan was adopted in 1985, with major updates in 2007 and 2017.

The Comprehensive Plan is the City's 20-year plan for guiding future growth and development by articulating the community's vision and reflecting the community's values. In 2023, The City of Ellensburg adopted Ordinance 4529 establishing a new submittal date for annual docket proposals.

Proposals to amend the Comprehensive Plan may be submitted by any member of the public as well as any member of a City Board or Commission, member of City Council, or City staff. In order to be considered for docketing during the 2024 amendment cycle, proposals must be submitted by March 29, 2024, at 5pm. Applications submitted after this date will be scheduled for the 2025 annual docket cycle.

City Council will consider all proposed amendments at its regular meeting on July 15, 2024, at 7:00 pm. At its meeting the City Council will determine which proposed amendments are appropriate and ready for consideration during the 2024 annual amendment process.

Please submit proposals in writing to the Community Development Department, 501 North Anderson Street, Ellensburg OR via email to permits@co.ellensburg.wa.us. Application forms are located in the Community Development Department or on the city's website under the community Development tab <https://ci.ellensburg.wa.us/DocumentCenter/View/12420/Comp-Plan-Amendment-Form?bidId=1>

PUBLISH: Daily Record: January 2, 16 & February 6, & March 7, 2024 / LEGAL #: 482485

NOTICE OF DECISION

Atlas Tower ACU Appeal
ACU-23-00003

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that on March 4, 2024, the Kittitas County Hearings Examiner affirmed the Atlas Administrative Conditional Use decision issued by Kittitas County on October 26, 2023.

Copies of the Kittitas County Hearings Examiner's decision and related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926, or on the Kittitas County website: <http://www.co.kittitas.wa.us/cds/landuse/default.aspx> and navigating to "Administrative Conditional Use"; "View Active Applications"; and then "ACU-23-00003 Atlas".

Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition (LUPA) in Superior Court and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days of the publication/issuance of this land use decision including three days after the decision is mailed (March 7). The last day to file a LUPA is April 1, 2024.

If you have any questions, please do not hesitate to contact our office at (509) 962-7506.

PUBLISH: Daily Record: March 7 & 14 2024 / LEGAL# 489780

Legals

City of Ellensburg Notice to Consultants for
Real Property Acquisition

The City of Ellensburg solicits interest from consulting firms to assist the City of Ellensburg through the process of acquiring real properties to be used as a future water system reservoir site and a future electrical substation.

The City of Ellensburg reserves the right to amend terms of this "Request for Qualifications" (RFQ) to circulate various addenda, or to withdraw this RFQ at any time, regardless of how much time and effort consultants have spent on their responses.

PROJECT DESCRIPTION

The work to be performed by the Consultant consists of land acquisition support services, including, but not limited to completing an appraisal, review appraisal, negotiations, and closing of two large parcels for the City to purchase or acquire permanent utility easements. The Consultant shall follow the real property acquisition policy in the Uniform Relocation Assistance and Real Property Acquisition Policies for Federal and Federally Assisted Programs, as amended by 42 U.S.C. 4851-4655. The properties of interest are currently vacant and zoned as General Commercial/Light Industrial or Agriculture. The Consultant will work with the City to develop the parameters for negotiations. The Consultant will lead these negotiations between the City and property owners. The City would, ideally, be able to close on the property by the end of this calendar year.

TIMEFRAME

The City of Ellensburg anticipates the completion of the project according to the following timeline:

- Consultant agreement executed by April 12, 2024
- Appraisal and Market Analysis by June 30, 2024
- Negotiations in Summer/Fall 2024
- Property acquisition complete by the end of 2024

SUBMITTALS/EVALUATION CRITERIA

Submittals should include the following information: Firm name, phone and fax numbers, Name of Principal in-Charge and Project Manager, any subconsultants proposed, along with their respective Project Manager.

Submittals will be evaluated and ranked based on the following criteria:

- 1) Qualification of Proposed Project Manager
- 2) Qualifications/Experience of Firm
- 3) Ability to meet schedule
- 4) Approach to project
- 5) Familiarity with WSDOT/FHWA standards
- 6) Past Performance/Reference

Please submit three copies of your Statement of Qualifications by 3:00 PM on Thursday, March 14, 2024, plainly labeled "SOF for Real Property Acquisition Services" to: City of Ellensburg Department of Public Works & Utilities, 501 N. Anderson St., Ellensburg, WA 98926. No submittals will be accepted after that time. Any questions regarding this project should be directed to Austin Nickerson at the Department of Public Works & Utilities, nickersona@co.ellensburg.wa.us or 509-925-8631.

AMERICANS WITH DISABILITIES ACT (ADA)
INFORMATION

The City of Ellensburg in accordance with Section 504 of the Rehabilitation Act (Section 504) and the Americans with Disabilities Act (ADA), commits to nondiscrimination on the basis of disability, in all of its programs and activities. This material can be made available in an alternate format by emailing Lisa Young at lyoung@co.ellensburg.wa.us or by calling 509-962-7222.

TITLE VI STATEMENT

The City of Ellensburg, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

PUBLISH: Seattle Daily Journal of Commerce: February 29 & March 7, 2024

PUBLISH: Daily Record: February 29 & March 7, 2024 / LEGAL #: 484536

Too much stuff?
Sell it in the
Classifieds!



COMMUNITY DEVELOPMENT DEPARTMENT
501 N. Anderson St., Ellensburg, WA 98926

**State Environmental Policy Act (SEPA)
PRELIMINARY DETERMINATION OF NON-SIGNIFICANCE (DNS)**

Proponent: City of Ellensburg Community Development Department

Location: Ellensburg City Limits and the Urban Growth Area

Description: This SEPA Checklist is a part of the City of Ellensburg's annual comprehensive plan amendment process. The City is proposing five amendments to the Comprehensive Plan, which have been docketed by City Council for the 2024 year. A complete listing and description of the proposed amendments can be found in the SEPA Checklist and Attachment A, as submitted by the applicant.

Lead Agency: City of Ellensburg

File #: P24-071

The lead agency for this proposal has determined that the proposed adoption of this action plan will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after reviewing a completed Environmental Checklist and other information on file with the lead agency. This information is available to the public upon request.

This Preliminary Determination of Non-Significance (DNS) is issued under WAC 197-11-340(2); The lead agency will not act on this proposal for 21 days from the date of issuance. The lead agency will not act on this proposal for 21 days from the date below. Agencies, tribes, and the public are encouraged to review and comment on the proposal. If you have any comments on the proposed project and/or the SEPA Checklist, please submit them to our department by mail or email by **5:00 pm on Thursday, August 29, 2024.**

Questions and comments may be submitted by 5:00 p.m. on Thursday, August 29, 2024, to: Jeremy Johnston, Planning Manager- City of Ellensburg. johnstonj@ci.ellensburg.wa.us, 509-962-7232.

Responsible Official: Jeremy Johnston
Title: Community Development Planning Manager
Address: City of Ellensburg
Community Development Dept.
501 N. Anderson St.
Ellensburg WA 98926
Phone: (509) 962-7232 Fax: (509) 925-8655



ADVERTISING PROOF

401 N Main St,
 Ellensburg, WA 98926
Ph. (509) 204-8236 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
08/06/24	50080

CITY OF ELLENSBURG-CITY CLERK
 501 N. ANDERSON
 ELLENSBURG, WA 98926

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
545392	N: SEPA DNS ANNUAL D	08/08/24	08/08/24	2	\$263.91

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount: **\$0.00**
 Surcharge: **\$0.00**
 Credits: **\$0.00**

Gross: **\$263.91**
 Paid Amount: **\$0.00**

Amount Due: **\$263.91**

We Appreciate Your Business!

NOTICE OF SEPA ACTION
City of Ellensburg 2024 Annual Docket Cycle
SEPA Environmental Review
DETERMINATION OF NON-SIGNIFICANCE (DNS)

Notice is hereby given that the City of Ellensburg has issued a Determination of Non-Significance for the proposed 2024 Annual Docket Amendments.

Date of application: August 8, 2024
Comments due date: August 29, 2024

Project Description: Case # P24-071; A non-project SEPA Environmental Checklist submitted by Jeremy Johnston, City of Ellensburg. This SEPA Checklist review is a part of the City of Ellensburg's annual comprehensive plan amendment process. The City is proposing five amendments to the Comprehensive Plan, which have been docketed by City Council for the 2024 year. A complete listing and description of the proposed amendments can be found in the SEPA Checklist and Attachment A, as submitted by the applicant.

Project Location: Ellensburg city limits and the Urban Growth Area

Materials Available for Review: The submitted application and file documents may be examined by the public by visiting the **City of Ellensburg Community Development Department webpage** at <https://www.ci.ellensburg.wa.us/658/SEPA-State-Environmental-Policy-Act>. Documents available include the SEPA Checklist, Attachment A.

Written Comments: The public is encouraged to review and comment on the proposed project. **Written comments must be received via email, or postmarked, by 5:00 pm on Thursday, August 29, 2024.**

Mailing Address: Community Development Dept., 501 N. Anderson St., Ellensburg, WA 98926

Staff contact: Jeremy Johnston, Planning Manager.
 Email: johnstonj@ci.ellensburg.wa.us

Environmental Review (SEPA): The lead agency for this proposal has determined that the proposed adoption of the listed amendments will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed Environmental Checklist and other information on file with the lead agency. This information is available to the public upon request.

This Determination of Non-Significance (DNS) is issued under WAC 197-11-340(2); The lead agency will not act on this proposal for 21 days from the date of issuance. Agencies, tribes, and the public are encouraged to review and comment on the proposal. If you have any comments on the proposed project and/or the SEPA Checklist, please submit them to our department by mail or email by 5:00 pm on Thursday, August 29, 2024.

PUBLISH: Daily Record: AUGUST 8, 2024/
 LEGAL #: 545392

Jeremy Johnston

From: Jonathan Suttles <suttles@fairpoint.net>
Sent: Thursday, August 29, 2024 3:18 PM
To: Jeremy Johnston
Subject: [Ext] Comments regarding Project P24-029

CAUTION - EXTERNAL EMAIL: The email below is from an external source. Please exercise caution before opening attachments, clicking links, fulfilling requests, or following guidance.

Dear Mr. Johnston,

As frequent users of the PTC, we are eager to know more about the proposed City Trail extension from University Way to the PTC. In theory it sounds like a good idea. However, we have a few concerns regarding the potential location of the proposed trail. They are listed below:

First, we live at 1509 Dry Creek Rd - the proposed trail passes approximately 20 yards from the east side of our property (our backyard) & then angles to the the northeast corner of our property, where we have a small barn & garden, as it continues northward. We believe the proposed trail location is too close to our property and has the potential for a loss of privacy as well as added noise & litter. As an alternative we would like to suggest that the trail proceed up the abandoned Old Reecer Creek Rd located on the west side of our property where it won't be so close to our home and backyard and then proceed across the property just south of Whiskey Creek and finally tie into the PTC. The abandoned road has been a problematic area for years with people squatting in the area, people dumping trash at the north end of the road and people "partying" on the road with drugs and alcohol. We have called law enforcement many times over incidents occurring on the abandoned road. Frankly to have Parks & Rec take over that area, get it cleaned up and have people use it to access the PTC would be a dream come true.

Second, at the NE corner of our property is where we receive our irrigation water from the Ellensburg Water Company; State law allows us to receive our irrigation water without obstruction or interference so any proposed trail crossing over our irrigation ditch will need to address this concern. As noted above, should the proposed trail proceed up Old Reecer Creek Road on the west side of our property, that completely eliminates any irrigation water concerns on our part.

Finally, Dry Creek Road has become increasingly busy with regard to traffic and will only continue to do so with increased development in the area. Where the trail is currently proposed, there is a slight bend in the road as one travels east & at the bottom of a small hill as one travels west which we believe results in a potentially unsafe road crossing for trail users. On a map it may not appear to be that significant but after living at this property for 29 years, we can testify that sometimes just getting out of our driveway can be hazardous because of the lay-of-the land and how traffic moves down the road. Once again, having the trail proceed up the abandoned Old Reecer Creek Road diminishes the safety risk of crossing Dry Creek Rd since it would provide a more direct line of sight when traveling from both directions.

We appreciate the opportunity to provide our comments on this proposal and ask that the City of Ellensburg, Planning Commission and City Council take them under consideration.

Respectfully and with regards,
Nancy & Jonathan Suttles

THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2024-S-7331

Submittal Date Time: 08/08/2024

Submittal Information

Jurisdiction

Submittal Type

Amendment Type

City of Ellensburg

60-day Notice of Intent to Adopt Amendment

Comprehensive Plan Amendment

Amendment Information

Brief Description
The City of Ellensburg is initiating its annual docket cycle. The 2024 annual docket cycle includes 5 proposed amendments:
I

☐ Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.

Anticipated/Proposed Date of Adoption 11/18/2024

Categories

Submittal Category
Comprehensive Plan

Attachments

Attachment Type	File Name	Upload Date
SEPA Materials	P24-071 SEPA CHECKLIST.pdf	08/08/2024 08:13 AM
Comprehensive Plan Amendment - Draft	Attachment A - 2024 Docket Cycle Combined Exhibits.pdf	08/08/2024 08:13 AM

Contact Information

Prefix

First Name

Last Name

Title

Mr.

Jeremy

Johnston

Planning Manager

Work	(509) 962-7232
Cell	
Email	johnstonj@ci.ellensburg.wa.us

☐ Yes, I would like to be contacted for Technical Assistance.

Certification

■ I certify that I am authorized to submit this Amendment for the Jurisdiction identified in this Submittal and all information provided is true and accurate to the best of my knowledge.

Full Name	Jeremy Johnston
Email	johnstonj@ci.ellensburg.wa.us



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

08/12/2024

Mr. Jeremy Johnston
Planning Manager
City of Ellensburg
501 N Anderson Street
Ellensburg, WA 98926

Sent Via Electronic Mail

Re: City of Ellensburg--2024-S-7331--60-day Notice of Intent to Adopt Amendment

Dear Mr. Johnston:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

The City of Ellensburg is initiating its annual docket cycle. The 2024 annual docket cycle includes 5 proposed amendments:

I

We received your submittal on 08/08/2024 and processed it with the Submittal ID 2024-S-7331. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 10/07/2024.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Deanah Watson, (509) 290-4754.

Sincerely,

Review Team
Growth Management Services