

AGENDA ELLENSBURG PLANNING COMMISSION

January 12, 2023, 5:45 pm

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

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**AGENDA OF THE REGULAR MEETING OF THE
ELLENSBURG PLANNING COMMISSION**

January 12, 2023, 5:45 pm

**Hybrid Meeting
City Council Chambers
City Hall, 501 N. Anderson St.
Ellensburg, WA 98926**

**OR
Zoom**

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES

- a. Minutes of November 10, 2022 Planning Commission Meeting

5. NEW BUSINESS

- a. Open Record Public Hearing to consider Comprehensive Plan Docket items for 2022 Comprehensive Plan Update..

6. OLD BUSINESS

7. CITIZEN COMMENT

8. STAFF UPDATE/DISCUSSION ITEMS

9. COMMISSION REPRESENTATIVE UPDATE

10. ADJOURNMENT



For more information on the Planning Commission, contact the Department of Community Development at 509-962-7232 or e-mail address:
aylingj@ci.ellensburg.wa.us

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CITY OF ELLENSBURG

Date of Meeting

Time of Meeting

Place of Meeting

Minutes Planning Commission, Regular Meeting

November 10, 2022

5:45 PM

Council Chambers 501 North Anderson Street

Ellensburg, WA 98926

And remotely via Zoom

1. Call to Order

Vice Chair Rajendran called the meeting to order at 5:47 p.m.

2. Roll Call

Roll Call Present In-Person: Ed Harrel, Sathy Rajendran, Sigrid Davison, Delano Palmer

Roll Call Present-Via Zoom: George Bottcher

Absent: Geraldine O'Mahony, Fred Padjen (Recused)

Also Present: Jamey Ayling, Community Development Director, Kathy Boots, Permit Technician; David Sturgell (Applicant), Members of the public that signed in: Korbie Jorgensen Haley, Sue & Dave Christopherson, Tricia & Adam Rabel, Len Riggan, Yvonne & Paul Davenport, Paul Rawlings, Denny & Jayme Clark, Jarred & Abbie Lee, Lindsey Quitmeier, Anneliese Childress, Mike & Nichole Gray, Rich & Kim Smith, Pinky & Kara Miller, Bernie & Marlene Meyers, Dan Terry, and Scott Nicolai.

Also, Present Via Zoom: Terry Weiner, City Attorney; Members of the public: Boyd Williams, Marty, David Soltz, Joanne, Hope Isitt

3. Approval of Agenda

Commissioner Delano moved to Approve the Agenda. **Motion Approved 5-0.**

4. Approval of the Minutes

A. Minutes of the October 27, 2022, Planning Commission Meeting

Commissioner Harrel made a motion to approve the minutes from October 27, 2022. **Motion Carried 5-0.**

5. New Business

A. Open Record Public Hearing to consider an annexation request for parcels 744134, 474134, 513634 and 503634 located at 1900 Brick Road.

Ayling read staff report. City Council heard the Annexation in a closed meeting September 6, 2022. Applicant Sturgell summarized the request for Annexation. Applicant requested upon Annexation that R-M Zone is applied.

Public comment started at 6:04 p.m. provided by:

1. Dave Christopherson provided public comment against the R-M zone. He has concerns regarding traffic, water drainage, racing. He has buried loved ones. Concern expressed over four plex's being built. Supports R-L or R-S
2. Hobert Miller provided public comment supporting R-L zone. He has buried loved ones. County previously tried to change the zoning so that low-income housing was allowed, and many people opposed it.
3. Paul Davenport provided public comment regarding irrigation concerns. He has concerns regarding water rights being addressed if a development is built. Staff Ayling answered questions regarding RCW, ROW, irrigation distribution, and water rights
4. Dan Terry provided public comment against the R-M zone and concerns about water flow for fire damage, sewer, traffic, and lowered house values. He supports Willard's written comment and the R-S zone
5. Jarred Lee provided public comment regarding R-M bringing increased traffic, noise (currently loud), in the future kids playing outside with traffic, and supports R-S zone not a higher density
6. Anneliese Childress provided public comment in opposition to the R-M zone, concerns regarding similar issues that The Verge/Grove experienced with the development such as flooding, traffic, accidents, noise, street danger, and racing.
7. Boyd Williams provided public comment representing his parents and brother who are ok with the Annexation if it is R-S zone. Over the 40 years there has been an increase in traffic. He has concerns over hazards effecting the area with sprawl. He opposes R-M and believes it does not fit in the area and with EIC and will impact current homes
8. Hope Isitt provided public comment expressing concern regarding development causing standing water increased and potential for flooding
9. Carol Miller provided public comment representing her parents who expressed concerns regarding having several medium density 3 story apartments by cemetery. Neighborhoods that have three story buildings are busy, traffic, partying, and college life is inappropriate in this area. They support R-S or R-L zone.
10. Paul Rawlings provided public comment with concerns regarding traffic impacts, garbage and furniture being strewn around after students move which attracts rodents. He provided an example of a house with one kitchen but several renters that is considered R-M. He has not seen impact statements for school, fire, or road. He wants to see traffic impact patterns for all the streets involved
11. Dan Terry provided public comment expressing concern over traffic which has increased. An increase in traffic especially for families with children is concerning. Current flooding which will increase, anticipating crime, racing, burglaries, and accidents from renters that are not vested in the neighborhood.

6:32 p.m. Staff will provide City Council with public comments. Commissioners discussed minimum and maximum development and height limits for each zone. Commissioner Delano addressed applicant. Applicant has no solid plans of development. Original structures will be

kept. Applicant plans to consult neighbors prior to development as they feel part of the neighborhood. The operational costs of the cemetery have drove the need for development. I O O F has been on the verge of bankruptcy each month. If they go bankrupt, the City or State would be responsible for upkeep of cemetery. They would love to keep up the graves but must increase revenue to continue and R-M would be the level needed to continue. This determination came from a feasibility study done. They are working with community groups to assist them and applying for grants. The cemetery is historic. Commissioner Harrel asked about the projected need for space for future burials. Applicant stated the acreage will last them over 200 years.

6:45 p.m. Paul Rawling (public) expressed concern that he paid for the upkeep of a gravesite and has not gotten notice of his loved ones being moved. He showed concern that if residents aren't invested in the neighborhood, they may tip over headstones. Commissioner Bottcher verified with staff that the applicant can change the zone request per code. With annexation a zone will be established. The Commission will make a recommendation that will be brought to City Council. Commissioner Palmer inquired about setting conditions on the annexation. Staff reported that would be difficult to enforce but possible. Public comment closed. Commissioners deliberated. Commissioner Bottcher motioned to recommend to City Council to approve annexation with R-M zone of parcels. Commissioner Harrel seconded the motion. Commissioner Delano clarified that staff were recommending R-L zone. Staff confirmed, which is what applicant applied for. Commissioner Harrel stated mitigation impacts can be addressed. Commissioner Davison asked staff if there is an open space code that requires a playground. Staff stated there is not a provision for that in the code.

7:02 p.m. Commissioner Delano reiterated motion to recommend to City Council to annex parcels 744134, 474134, 513634 and 503634 located at 1900 Brick Road with a medium density. **Motion carried 4-1.**

6. Old Business

None

7. Citizen Comment

A member of the public asked if tonight's meeting had a quorum. Staff stated this Commission is a quorum with 4 Commissioners and tonight 5 were present.

8. Staff update/Discussion Items

Staff stated meetings will now only be the 2nd Thursday of the month. The December meeting will be used to identify agenda topics and develop a work plan.

9. Commission Representative Update

The Council liaison Adam Winn will be contacted and reminded of meetings

Commissioner Davison discussed that educating the public on fossil fuels will be important

10. Adjournment

Chairman Rajendran adjourned the meeting at 7:13 p.m.
Next meeting December 8, 2022, 5:45 p.m.

ATTACHMENT A:

2022 PROPOSED COMPREHENSIVE PLAN AMENDMENT LIST

22-01: Updates to the various 6-year Capital Improvement Plans

Summary

Initiate the annual update to the 6-Year Capital Improvement Programs in Appendix A of the Comprehensive Plan. Each year the 6-year capital improvement plans need to be updated. Each proposed 6-year capital improvement plan has been reviewed during the budget process in the fall.

Table 23. Electric Utility 6-year Capital Improvement Plan

Project	2022	2023	2024	2025	2026	2027
Electric System Plan						
Plan Update (every 6 years)		\$150,000				
System Expansion						
New Services	\$52,426	\$55,047	\$57,800	\$60,690	\$63,580	\$66,759
New Meters	\$65,738	\$69,025	\$72,476	\$76,100	\$79,723	\$83,710
New OH Conductors & Equipment	\$77,486	\$81,360	\$85,428	\$89,700	\$93,971	\$98,670
New UG Conductors	\$297,844	\$312,736	\$328,373	\$344,791	\$361,210	\$379,270
UG Conduits & Vaults	\$147,222	\$154,583	\$162,313	\$170,428	\$178,544	\$187,471
New Line Transformers	\$57,903	\$60,798	\$63,838	\$67,030	\$70,222	\$73,733
New Street Lighting	\$17,006	\$17,856	\$18,749	\$19,687	\$20,624	\$21,655
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)			\$ 300,000			
Univ. Way Gateway	\$1,700,000					
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			
Wildcat street Feeder System				\$ 315,000		
Street Lighting Laminated / Fiberglass Pole Replacement/ Misc. Lighting Upgrades	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Radio Road Conversion		\$180,000				
Substation Improvements						
Sub Land Purchase	\$ 500,000					
D1 Dolarway Substation Improvement	\$1,170,000	\$ 1,400,000				
TOTALS	\$4,435,625	\$ 3,286,406	\$1,538,977	\$1,443,425	\$ 917,874	\$961,268

Table 24. Information Technology Capital Improvement Plan

Project	2022	2023	2024	2025	2026	2027
IT System 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
CIS replacement	505,000	105,000	55,000	55,000	55,000	55,000
Software	\$185,000	\$185,000	\$185,000	\$185,000	\$185,000	\$185,000
Consultant Services	\$167,000	\$100,000	\$100,000	\$50,000	\$50,000	\$50,000
IT Network Resources						
Hardware	\$60,000	\$35,000	\$40,000	\$40,000	\$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	\$100,000	\$50,000	20,000	20,000	20,000	20,000
Cable Upgrade to Category 5e	5,000	10,000	10,000	5,000	5,000	5,000
GIS System Plan						
Plan Updates (every 3 years)		\$15,000			\$15,000	
GIS Implementation						
GIS - Asset Management System	\$93,500	83,500	40,000	\$40,000	40,000	40,000
GIS - Permit, licensing, and Service Applications			90,000	\$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	\$1,466,500	\$954,500	\$941,000	\$771,000	\$786,000	\$751,000
GRAND TOTAL	\$5,670,000					

Table 25. Natural Gas Utility Capital Improvement Plan

Project	2022	2023	2024	2025	2026	2027
Gas System Plan						
Plan Updates (every 6 years)					\$80,000	
System Improvements						
No 6 Road South of Willis Road	\$10,400					
No 6 Road North of Willis Road	\$22,000					
No 6 Road to Vantage Hwy Loop		\$30,000	\$30,000			
Misc. Looping, Uprating	\$20,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
University Way (Gateway I)	\$100,000					
Vantage Highway (Gateway II)			\$150,000			
Pipe Boring under Roads, RR, and Creeks	\$40,000	\$40,000	\$50,000	\$50,000	\$50,000	\$50,000
Misc. System Improvements	\$90,000	\$95,000	\$100,000	\$120,000	\$120,000	\$140,000
Tap/Regulator Station Upgrades						
Seattle Gate Upgrade - Telemetry	\$50,000					
Kittitas Tap Station - Telemetry	\$50,000					
Kittitas Tap Station Upgrades	\$40,000		\$250,000			
Kittitas Tap Station Land Acquisition			\$100,000			
CWU/TCF Telemetry/Upgrades	\$40,000					
Cathodic Protection System Improvements						
Anode Bed Replacements		\$80,000	\$80,000			
Cathodic Protection (CP) System Study				\$70,000		
Cathodic Protection Close Interval Survey	\$20,000					
Tap Station CP Interference Testing/Analysis	\$15,000					
Meter/ERT Upgrades/Improvements						
Meter Proving/Refurbish	\$12,000	\$40,000		\$40,000		\$50,000
Meter/ERT Change-Outs	\$20,000	\$80,000		\$80,000		\$100,000
Developments						
Misc. System Developments	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
	\$679,400	\$545,000	\$940,000	\$540,000	\$430,000	\$520,000

Table 26. Parks and Recreation Capital Improvement Plan

Project Description	2022	2023	2024	2025	2026	2027
Rotary Pavilion Property Development	\$500,000.00					
North Alder Street Park Sprayground	\$250,000					
IRRP Playground			\$ 200,000.00			
New Senior/Recreation Center				\$15,000,000.00		
McElroy Park Improvements				\$30,000.00		
Kiwanis Park Skatepark Improvements				\$545,000.00		
Rotary Park and Trail Development	\$500,000					\$ 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 (6)			\$410,000			
PTCSTP Reconnection		\$825,000.00	\$75,000.00	\$200,000.00	\$500,000.00	\$300,000.00
Yakima River Trail			\$750,000.00			
Rotary Park Fieldhouse	\$ 3,000,000.00					
ERRC Improvements				\$75,000.00		\$425,000.00
Irene Rinehart Park Improvements						\$1,827,000.00
Skatepark Improvements					\$150,000.00	
Kleinberg Park Improvements					\$17,000.00	
Mt. View Park Improvements						\$188,300
Paul Rogers Park Improvements		\$118,000.00				
Reed Park Improvements					\$167,000.00	
South Main Entry Park Improvements						\$20,000
Veterans Memorial Park Improvements					\$401,000.00	
West Ellensburg Park Improvements					\$432,600.00	
Whipple Park Improvements				\$21,000		
Off Leash Park Phase II		\$10,000.00				
TOTALS	\$ 4,250,000.00	\$993,000.00	\$1,435,000.00	\$15,871,000.00	\$1,867,600.00	\$7,760,300.00

Table 27. Sewer System Capital Facility Improvement Plan

Project	2022	2023	2024	2025	2026	2027	2028-2039
General Sewer Plan and I/I Investigation	\$ 250,000						
Maintenance Issues & Concrete & Clay Pipe Replacement	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$1,300,000
Concrete & Clay Pipe Replacement							\$4,050,000
Cora Street Pump Station							\$486,000
Anderson Road Extension	\$2,600,000						

	\$ 2,950,000	\$ 100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$5,836,000
Grand Total	\$9,286,000						

Table 28. Stormwater Capital Improvement Plan

Project	2022	2023	2024	2025	2026	2027
Dolarway Bridge and Levee	\$2,000,000					
Effectiveness Monitoring	\$40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
University Avenue Gateway Project (Wenas to Whiskey Cr.)	\$3,227,000					
Annual Stormwater Project (Varies)	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
University Avenue Gateway II Project (Vista Rd. to E. CL)	\$400,000	\$ 5,000,000				

	\$5,742,000	\$5,115,000	\$ 115,000	\$ 115,000	\$ 115,000	\$ 115,000
Grand Total	\$11,317,000					

Table 29. Telecommunications Capital Improvement Plan

Project	2022	2023	2024	2025	2026	2027
Strategic Plan						
Plan Updates (every 3 years)			\$20,000			
System Improvements						
WWTP Fiber Optic Connection				55,000	\$55,000	
Bull Road	115000			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 1	\$100,000					
Gateway 2	\$85,000					
Telecom Connections	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Telecom Infrastructure	\$55,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Line Extensions						
Commercial Customers	\$50,000	\$50,000	25,000	25,000	25,000	25,000
Wireless Improvements						
Community WiFi, Wireless Equipment for DR/Backup or Temporary Svc.		\$10,000	10,000	10,000		
Total	\$603,000	\$188,000	\$183,000	\$238,000	\$283,000	\$153,000
GRAND TOTAL	\$1,648,000					

Table 30. Transportation Capital Improvement Plan

6 Yr. Transportation Improvement Plan (2022-2027)													
CITY OF ELLENSBURG				PUBLIC HEARING DATE:		6/21/2021							
6-YEAR TRANSPORTATION IMPROVEMENT PLAN				ADOPTION DATE:		6/21/2021							
2022 TO 2027 (INCLUDES CURRENT WORK REMAINING IN 2021)				RESOLUTION NO.		TBD							
REVENUE BY YEAR (thousands)													
SOURCE				2021*	2022	2023	2024	2025	2026	2027	TOTALS		
ARTERIAL STREET				559	95	300	100	105	105	410	1,674		
REGIONAL STBG				555	0	0	0	490	0	540	1,585		
SALES TAX RESERVE				64	947	998	100	700	300	945	4,054		
FEDERAL SAFE ROUTES TO SCHOOL & PEDESTRIAN/BICYCLE GRANTS				0	0	195	570	625	500	0	1,890		
WSDOT SAFETY PROGRAM				1,145	0	0	0	1,534	0	0	2,679		
TRANSPORTATION IMPROVEMENT BOARD (TIB) - Grant Programs				620	925	350	1,884	750	2,956	1,111	8,596		
DISTRESSED COUNTY SALES/USE TAX				65	160	0	100	0	0	375	700		
1/4 CENT REAL ESTATE EXCISE TAX				65	333	15	180	15	285	15	908		
MAP-21 TRANSPORTATION ALTERNATIVES PROGRAMS				35	368	0	0	0	1,050	0	1,453		
DOE FISCAL YEAR WATER QUALITY GRANT				191	2,720	4,232	0	0	0	0	7,143		
COUNTY LODGING TAX GRANT				0	67	0	0	0	0	0	67		
LOCAL LODGING TAX FUNDS				0	66	0	0	0	0	0	66		
STREET				0	0	0	104	0	0	0	104		
TRANSIT				26	0	0	0	0	0	20	46		
OTHER AGENCY				1,000	10	0	0	0	0	80	1,090		
LOCAL IMPROVEMENT DISTRICT (LID) / DEFERRALS				0	0	0	0	200	765	600	1,565		
TRAFFIC IMPACT FEES				15	785	0	1,370	700	866	826	4,562		
NOT FUNDED				0	0	0	0	0	0	0	0		
TOTAL REVENUE				4,340	6,476	6,090	4,408	5,119	6,827	4,922	38,182		
EXPENDITURES BY YEAR (thousands)													
Funding (S/P)	PROJECT			2021*	2022	2023	2024	2025	2026	2027	Future	TOTALS	
1	S/P	Bridge Inspections			5	5	5	5	5	5	0	35	
2	S/P	Engineering Transfer			15	15	15	15	15	15	0	105	
3	S/P	Signal Optimization			25	25	25	25	25	25	0	175	
4	S/P	Alley Reconstruction (Annual)			65	65	70	70	75	75	80	500	
5	S	Cora Street Curb/Sidewalk - 15th Avenue to Palouse to Cascades (PTC) Trail			375	0	0	0	0	0	0	375	
6	S	Helena Ave Complete Streets Sidewalk Improvements - Water St. to Walnut St.			540	0	0	0	0	0	0	540	
7	S	Helena Ave Overlay - Water St. to Airport Road			495	0	0	0	0	0	0	495	
8	S	Main St. Corridor Intersection Enhancements			1,145	0	0	0	0	0	0	1,145	
9	S	Canyon/90 EB Ramps-Intersection Improvements - Illumination/Rechannel/Sidewalk			500	0	0	0	0	0	0	500	
10	S	University Way and Reecer Creek Road Signalization			665	0	0	0	0	0	0	665	
11	S	5th Ave. and Railroad Ave. Traffic Signal Installation			65	395	0	0	0	0	0	460	
12	S	University Way Gateway - Nanum Street to Red Horse Diner			10	3,017	0	0	0	0	0	3,027	
13	S	Alder St and 14th Ave Signalization - PTC Reconnect Trail from 14th to KVEC			185	1,425	0	0	0	0	0	1,610	
14	S	Pfennig Road Shared Use Pathway			50	526	0	0	0	0	0	576	
15	S/P	Capitol Ave Sidewalk Replacement - Main St. to Sampson St.			0	60	0	80	0	85	0	225	
16	P	Large Scale Wayfinding Implementation Project			0	133	0	0	0	0	0	133	
17	S	Sixth Ave Paverstone Walk & Angle Parking (N. of City Hall)			0	125	0	0	0	0	0	125	
18	S	Downtown Slurry Seal			0	450	0	0	0	0	0	450	
19	S/P	Alder St Sidewalk - One Side - Capitol Ave to 4th Ave			0	35	0	35	0	35	0	105	
20	P	Water St. Overlay - University Way to Manitoba, Manitoba from Water to Main			0	0	1,180	0	0	0	0	1,180	
21	P	1st Ave Sidewalk Improvements - Ruby St. to Sampson St. - North Side			0	0	195	0	0	0	0	195	
22	S/P	University Way Gateway II - Vista Rd to east City Limits			200	200	4,600	0	0	0	0	5,000	
23	P	Palouse to Cascades Reconnect Trail - Sanders to Airport			0	0	0	670	0	0	0	670	
24	P	15th Ave Sidewalk Improvements - Cora St to Water St - North Side			0	0	0	154	0	0	0	154	
25	P	Wildcat Way and 18th Intersection Enhancements			0	0	0	630	0	0	0	630	
26	P	University Way and Water Street Intersection Enhancements and Widening			0	0	0	2,724	0	0	0	2,724	
27	P	Canyon Rd./Main St. Overlay - Umptanum to Mtn View, 3rd Ave to University Way			0	0	0	0	740	0	0	740	
28	P	Mountain View Ave and Ruby St Intersection Enhancements and Widening			0	0	0	0	2,434	0	0	2,434	
29	P	Walnut St and 18th Bike Lane - Dean Nicholson to Alder St			0	0	0	0	125	0	0	125	
30	P	University Way Sidewalks - Brick Rd. to Vista Rd.			0	0	0	0	1,700	0	0	1,700	
31	P	Pfennig Rd Sidewalks - Vantage Hwy to 14th Ave			0	0	0	0	0	2,700	0	2,700	
32	P	Industrial Way Improvements - LID			0	0	0	0	0	1,065	0	1,065	
33	P	Canyon Rd and Umptanum Rd Intersection Enhancements and Widening			0	0	0	0	0	2,822	0	2,822	
34	P	Vantage Highway Overlay - 100' E of Brick Rd to E. City Limits			0	0	0	0	0	0	950	950	
35	P	Multimodal Facility Study			0	0	0	0	0	0	100	100	
36	P	3rd Ave. Paverstone Sidewalks and Historic Lighting - Water St. to Depot			0	0	0	0	0	0	674	674	
37	P	Capitol Ave. Improvements - Willow St. to Oak St.			0	0	0	0	0	0	1,271	1,271	
38	P	Airport Rd Sidewalk Improvements - Dean Nicholson to N. City Limits			0	0	0	0	0	0	975	975	
39	P	3rd Ave and Ruby St Intersection Enhancements			0	0	0	0	0	0	741	741	
40	P	14th Ave and Wildcat Way Bike Lane - B St to University Way			0	0	0	0	0	0	86	86	
41	P	Anderson/Umptanum/Railroad Ave. Road Widening/Overlay (Joint w/ County)										10,000	10,000
42	P	Chestnut St and Walnut St Bike and Ped Improvements										263	263
43	P	Brick Road Sidewalk Extension										600	600
44	P	Trail Connection - 5th Ave to University Way (near CWU)										47	47
45	P	5th and Ruby Intersection Enhancements and Widening										741	741
46	P	Helena Ave and Walnut St Intersection Enhancements and Widening										740	740
47	P	Helena Ave and Water St Intersection Enhancements and Widening										936	936
48	P	Manitoba Ave and Ruby St Intersection Enhancements and Realignment										1,332	1,332
49	P	University Way and Alder St Intersection Enhancements and Widening										1,558	1,558
50	P	University Way and Main St Intersection Enhancements and Widening										3,338	3,338
51	P	Water St and Bender Rd Intersection Enhancements										966	966
52	P	Airport Rd and Bender Rd Intersection Enhancements										1,008	1,008
53	P	Capitol Ave and Chestnut St Intersection Enhancements										672	672
54	P	Sanders Rd and Alder St Intersection Enhancements										665	665
55	P	Capitol Ave and Willow St Intersection Enhancements										524	524
56	P	Mountain View Ave and Bull Rd Intersection Enhancements										681	681
57	P	Anderson Rd and Umptanum Rd Intersection Enhancements										1,252	1,252
58	P	15th Ave and Cora St Intersection Enhancements										432	432
59	P	18th Ave and Alder St Intersection Enhancements										720	720
TOTAL EXPENDITURE				4,340	6,476	6,090	4,408	5,119	6,827	4,922	26,475	64,657	
ARTERIAL STREET FUND BEGINNING BALANCE (01/01/2021))				1,347	903	923	738	753	763	773			
EST. GAS TAX REVENUE & SCHEDULED SALES TAX TRANSFER				115	115	115	115	115	115	115			
ARTERIAL STREET FUND ENDING BALANCE				903	923	738	753	763	773	478			

*Current year projects shown for accounting purposes.

**TIP plans calls for road widening/imp. 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 \$800,000 per year.)

Table 31. Wastewater Treatment Capital Improvement Plan

Project	2022	2023	2024	2025	2026	2027	2028-2039
Digester and GBT Building Electrical Upgrades	\$500,000	\$348,000					
Recirculation Pump Station		\$275,000					
Boiler Building		\$40,000					
Aeration	\$400,000		\$13,000,000				
Rebuild Clarifiers	\$325,000						
Digester/GBT Electrical Upgrades	\$500,000						
Methane Recapture Analysis/Contract	\$40,000		\$1,000,000				
	\$1,765,000	\$663,000	\$14,000,000	\$ -	\$ -	\$ -	\$ -

Grand total \$16,428,000

Table 32. Water System Capital Improvement Plan

Project	2022	2023	2024	2025	2026	2027	2028-2039
Illinois Well Outfitting / Well House / Main Ext.	\$3,200,000						
Water System Plan							\$300,000
Craig's Hill Pressure Zone		\$300,000					
Inspect Reservoirs	\$20,000						
Recoat Reservoir				\$825,000			\$825,000
Pfenning Loop			\$274,000				
Cora Street Loop Pressure			\$431,000				
Helena Main Extension	\$325,000						
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	\$33,000	\$33,000	\$33,000	\$33,000			
Pressure Reducing Valve							\$81,000
New Well					\$3,500,000		
Oversizing Fund	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$520
Pipe Replacement Fund	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$1,300,000
Water Use Audits of City Parks	\$10,000						
Water Bills Showing Consumption History	\$ 10,000						
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
	\$3,903,000	\$1,172,000	\$968,000	\$1,088,000	\$3,730,000	\$230,000	\$3,377,520

Grand Total

\$14,468,520

22-02: Update the Transportation Element for consistency with GMA

This docketing request was submitted by the City's Community Development Department. As stated in the docketing request, this proposal is to accept the suggestions from QUADCO review and include the missing elements into our plan by reference including travel modes, park and rides, and a reference to the QUADCO long-range transportation plan.

22-03: Update Housing Chapter to align with more current demographics

The proposal is to update the Housing Chapter to align with more current demographics outlined in the June 2021 Housing Needs assessment conducted by BERK Consulting.

The proposed language would be to update all of the facts figures and charts and descriptive narrative of the housing chapter.

22-04: Revise Chapter 3 Figure 13

This docket proposal was submitted by Matt Willard, to revise chapter 3 figure 13 to delete/edit the map with a footnote about dedication of right-of-way for any future land use action along the section of Helena Ave.

22-05: Update Future Land Use Designation from industrial to Community Mixed Use

This docket proposal was submitted by Solar Dolar LLC, in a proposal to update the Future Land Use Designation for parcel 946133. The proposal is to change the future land use designation of Parcel 946133 from industrial to Community Mixed Use. The ultimate goal of the property owner is to allow for a future rezone of the property from industrial to Regional Center Mixed use upon annexation. This zoning would complement the existing I-L zoning of the adjacent properties owned by Mr. Greear that have frontage along Dolar Way. The property is currently zoned by Kittitas County as Light Industrial.

If this land use map change is later approved, it would also necessitate an update to **Table 6** Future Land Use Designations, **Figure 1** Comparison of Current and Future Land Use Designations, and **Figure 2** Future Land Use Map.

ATTACHMENT A:

2022 PROPOSED COMPREHENSIVE PLAN AMENDMENT LIST

22-01: Updates to the various 6-year Capital Improvement Plans

Summary

Initiate the annual update to the 6-Year Capital Improvement Programs in Appendix A of the Comprehensive Plan. Each year the 6-year capital improvement plans need to be updated. Each proposed 6-year capital improvement plan has been reviewed during the budget process in the fall.

Table 23. Electric Utility 6-year Capital Improvement Plan

Project	2022	2023	2024	2025	2026	2027
Electric System Plan						
Plan Update (every 6 years)		\$150,000				
System Expansion						
New Services	\$52,426	\$55,047	\$57,800	\$60,690	\$63,580	\$66,759
New Meters	\$65,738	\$69,025	\$72,476	\$76,100	\$79,723	\$83,710
New OH Conductors & Equipment	\$77,486	\$81,360	\$85,428	\$89,700	\$93,971	\$98,670
New UG Conductors	\$297,844	\$312,736	\$328,373	\$344,791	\$361,210	\$379,270
UG Conduits & Vaults	\$147,222	\$154,583	\$162,313	\$170,428	\$178,544	\$187,471
New Line Transformers	\$57,903	\$60,798	\$63,838	\$67,030	\$70,222	\$73,733
New Street Lighting	\$17,006	\$17,856	\$18,749	\$19,687	\$20,624	\$21,655
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)			\$ 300,000			
Univ. Way Gateway	\$1,700,000					
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			
Wildcat street Feeder System				\$ 315,000		
Street Lighting Laminated / Fiberglass Pole Replacement/ Misc. Lighting Upgrades	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Radio Road Conversion		\$180,000				
Substation Improvements						
Sub Land Purchase	\$ 500,000					
D1 Dolarway Substation Improvement	\$1,170,000	\$ 1,400,000				
TOTALS	\$4,435,625	\$ 3,286,406	\$1,538,977	\$1,443,425	\$ 917,874	\$961,268

Table 24. Information Technology Capital Improvement Plan

Project	2022	2023	2024	2025	2026	2027
IT System 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
CIS replacement	505,000	105,000	55,000	55,000	55,000	55,000
Software	\$185,000	\$185,000	\$185,000	\$185,000	\$185,000	\$185,000
Consultant Services	\$167,000	\$100,000	\$100,000	\$50,000	\$50,000	\$50,000
IT Network Resources						
Hardware	\$60,000	\$35,000	\$40,000	\$40,000	\$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	\$100,000	\$50,000	20,000	20,000	20,000	20,000
Cable Upgrade to Category 5e	5,000	10,000	10,000	5,000	5,000	5,000
GIS System Plan						
Plan Updates (every 3 years)		\$15,000			\$15,000	
GIS Implementation						
GIS - Asset Management System	\$93,500	83,500	40,000	\$40,000	40,000	40,000
GIS - Permit, licensing, and Service Applications			90,000	\$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	\$1,466,500	\$954,500	\$941,000	\$771,000	\$786,000	\$751,000
GRAND TOTAL	\$5,670,000					

Table 25. Natural Gas Utility Capital Improvement Plan

Project	2022	2023	2024	2025	2026	2027
Gas System Plan						
Plan Updates (every 6 years)					\$80,000	
System Improvements						
No 6 Road South of Willis Road	\$10,400					
No 6 Road North of Willis Road	\$22,000					
No 6 Road to Vantage Hwy Loop		\$30,000	\$30,000			
Misc. Looping, Uprating	\$20,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
University Way (Gateway I)	\$100,000					
Vantage Highway (Gateway II)			\$150,000			
Pipe Boring under Roads, RR, and Creeks	\$40,000	\$40,000	\$50,000	\$50,000	\$50,000	\$50,000
Misc. System Improvements	\$90,000	\$95,000	\$100,000	\$120,000	\$120,000	\$140,000
Tap/Regulator Station Upgrades						
Seattle Gate Upgrade - Telemetry	\$50,000					
Kittitas Tap Station - Telemetry	\$50,000					
Kittitas Tap Station Upgrades	\$40,000		\$250,000			
Kittitas Tap Station Land Acquisition			\$100,000			
CWU/TCF Telemetry/Upgrades	\$40,000					
Cathodic Protection System Improvements						
Anode Bed Replacements		\$80,000	\$80,000			
Cathodic Protection (CP) System Study				\$70,000		
Cathodic Protection Close Interval Survey	\$20,000					
Tap Station CP Interference Testing/Analysis	\$15,000					
Meter/ERT Upgrades/Improvements						
Meter Proving/Refurbish	\$12,000	\$40,000		\$40,000		\$50,000
Meter/ERT Change-Outs	\$20,000	\$80,000		\$80,000		\$100,000
Developments						
Misc. System Developments	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
	\$679,400	\$545,000	\$940,000	\$540,000	\$430,000	\$520,000

Table 26. Parks and Recreation Capital Improvement Plan

Project Description	2022	2023	2024	2025	2026	2027
Rotary Pavilion Property Development	\$500,000.00					
North Alder Street Park Sprayground	\$250,000					
IRRP Playground			\$ 200,000.00			
New Senior/Recreation Center				\$15,000,000.00		
McElroy Park Improvements				\$30,000.00		
Kiwanis Park Skatepark Improvements				\$545,000.00		
Rotary Park and Trail Development	\$500,000					\$ 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 (6)			\$410,000			
PTCSTP Reconnection		\$825,000.00	\$75,000.00	\$200,000.00	\$500,000.00	\$300,000.00
Yakima River Trail			\$750,000.00			
Rotary Park Fieldhouse	\$ 3,000,000.00					
ERRC Improvements				\$75,000.00		\$425,000.00
Irene Rinehart Park Improvements						\$1,827,000.00
Skatepark Improvements					\$150,000.00	
Kleinberg Park Improvements					\$17,000.00	
Mt. View Park Improvements						\$188,300
Paul Rogers Park Improvements		\$118,000.00				
Reed Park Improvements					\$167,000.00	
South Main Entry Park Improvements						\$20,000
Veterans Memorial Park Improvements					\$401,000.00	
West Ellensburg Park Improvements					\$432,600.00	
Whipple Park Improvements				\$21,000		
Off Leash Park Phase II		\$10,000.00				
TOTALS	\$ 4,250,000.00	\$993,000.00	\$1,435,000.00	\$15,871,000.00	\$1,867,600.00	\$7,760,300.00

Table 27. Sewer System Capital Facility Improvement Plan

Project	2022	2023	2024	2025	2026	2027	2028-2039
General Sewer Plan and I/I Investigation	\$ 250,000						
Maintenance Issues & Concrete & Clay Pipe Replacement	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$1,300,000
Concrete & Clay Pipe Replacement							\$4,050,000
Cora Street Pump Station							\$486,000
Anderson Road Extension	\$2,600,000						

	\$ 2,950,000	\$ 100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$5,836,000
Grand Total	\$9,286,000						

Table 28. Stormwater Capital Improvement Plan

Project	2022	2023	2024	2025	2026	2027
Dolarway Bridge and Levee	\$2,000,000					
Effectiveness Monitoring	\$40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
University Avenue Gateway Project (Wenas to Whiskey Cr.)	\$3,227,000					
Annual Stormwater Project (Varies)	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
University Avenue Gateway II Project (Vista Rd. to E. CL)	\$400,000	\$ 5,000,000				

	\$5,742,000	\$5,115,000	\$ 115,000	\$ 115,000	\$ 115,000	\$ 115,000
Grand Total	\$11,317,000					

Table 29. Telecommunications Capital Improvement Plan

Project	2022	2023	2024	2025	2026	2027
Strategic Plan						
Plan Updates (every 3 years)			\$20,000			
System Improvements						
WWTP Fiber Optic Connection				55,000	\$55,000	
Bull Road	115000			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 1	\$100,000					
Gateway 2	\$85,000					
Telecom Connections	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Telecom Infrastructure	\$55,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Line Extensions						
Commercial Customers	\$50,000	\$50,000	25,000	25,000	25,000	25,000
Wireless Improvements						
Community WiFi, Wireless Equipment for DR/Backup or Temporary Svc.		\$10,000	10,000	10,000		
Total	\$603,000	\$188,000	\$183,000	\$238,000	\$283,000	\$153,000
GRAND TOTAL	\$1,648,000					

Table 30. Transportation Capital Improvement Plan

6 Yr. Transportation Improvement Plan (2022-2027)											
CITY OF ELLENSBURG				PUBLIC HEARING DATE:		6/21/2021					
6-YEAR TRANSPORTATION IMPROVEMENT PLAN				ADOPTION DATE:		6/21/2021					
2022 TO 2027 (INCLUDES CURRENT WORK REMAINING IN 2021)				RESOLUTION NO.		TBD					
REVENUE BY YEAR (thousands)											
	SOURCE	2021*	2022	2023	2024	2025	2026	2027			TOTALS
	ARTERIAL STREET	559	95	300	100	105	105	410			1,674
	REGIONAL STBG	555	0	0	0	490	0	540			1,585
	SALES TAX RESERVE	64	947	998	100	700	300	945			4,054
	FEDERAL SAFE ROUTES TO SCHOOL & PEDESTRIAN/BICYCLE GRANTS	0	0	195	570	625	500	0			1,890
	WSDOT SAFETY PROGRAM	1,145	0	0	0	1,534	0	0			2,679
	TRANSPORTATION IMPROVEMENT BOARD (TIB) - Grant Programs	620	925	350	1,884	750	2,956	1,111			8,596
	DISTRESSED COUNTY SALES/USE TAX	65	160	0	100	0	0	375			700
	1/4 CENT REAL ESTATE EXCISE TAX	65	333	15	180	15	285	15			908
	MAP-21 TRANSPORTATION ALTERNATIVES PROGRAMS	35	368	0	0	0	1,050	0			1,453
	DOE FISCAL YEAR WATER QUALITY GRANT	191	2,720	4,232	0	0	0	0			7,143
	COUNTY LODGING TAX GRANT	0	67	0	0	0	0	0			67
	LOCAL LODGING TAX FUNDS	0	66	0	0	0	0	0			66
	STREET	0	0	0	104	0	0	0			104
	TRANSIT	26	0	0	0	0	0	20			46
	OTHER AGENCY	1,000	10	0	0	0	0	80			1,090
	LOCAL IMPROVEMENT DISTRICT (LID) / DEFERRALS	0	0	0	0	200	765	600			1,565
	TRAFFIC IMPACT FEES	15	785	0	1,370	700	866	826			4,562
	NOT FUNDED	0	0	0	0	0	0	0			0
	TOTAL REVENUE	4,340	6,476	6,090	4,408	5,119	6,827	4,922			38,182
	EXPENDITURES BY YEAR (thousands)										
Funding (S/P)	PROJECT	2021*	2022	2023	2024	2025	2026	2027	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 (Annual)	65	65	70	70	75	75	80	0		500
5 S	Cora Street Curb/Sidewalk - 15th Avenue to Palouse to Cascades (PTC) Trail	375	0	0	0	0	0	0	0		375
6 S	Helena Ave Complete Streets Sidewalk Improvements - Water St. to Walnut St.	540	0	0	0	0	0	0	0		540
7 S	Helena Ave Overlay - Water St. to Airport Road	495	0	0	0	0	0	0	0		495
8 S	Main St. Corridor Intersection Enhancements	1,145	0	0	0	0	0	0	0		1,145
9 S	Canyon/90 EB Ramps-Intersection Improvements - Illumination/Rechannel/Sidewalk	500	0	0	0	0	0	0	0		500
10 S	University Way and Reecer Creek Road Signalization	665	0	0	0	0	0	0	0		665
11 S	5th Ave. and Railroad Ave. Traffic Signal Installation	65	395	0	0	0	0	0	0		460
12 S	University Way Gateway - Nanum Street to Red Horse Diner	10	3,017	0	0	0	0	0	0		3,027
13 S	Alder St and 14th Ave Signalization - PTC Reconnect Trail from 14th to KVEC	185	1,425	0	0	0	0	0	0		1,610
14 S	Pfenning Road Shared Use Pathway	50	526	0	0	0	0	0	0		576
15 S/P	Capitol Ave Sidewalk Replacement - Main St. to Sampson St.	0	60	0	80	0	85	0	0		225
16 P	Large Scale Wayfinding Implementation Project	0	133	0	0	0	0	0	0		133
17 S	Sixth Ave Paverstone Walk & Angle Parking (N. of City Hall)	0	125	0	0	0	0	0	0		125
18 S	Downtown Slurry Seal	0	450	0	0	0	0	0	0		450
19 S/P	Alder St Sidewalk - One Side - Capitol Ave to 4th Ave	0	35	0	35	0	35	0	0		105
20 P	Water St. Overlay - University Way to Manitoba, Manitoba from Water to Main	0	0	1,180	0	0	0	0	0		1,180
21 P	1st Ave Sidewalk Improvements - Ruby St. to Sampson St. - North Side	0	0	195	0	0	0	0	0		195
22 S/P	University Way Gateway II - Vista Rd to east City Limits	200	200	4,600	0	0	0	0	0		5,000
23 P	Palouse to Cascades Reconnect Trail - Sanders to Airport	0	0	0	670	0	0	0	0		670
24 P	15th Ave Sidewalk Improvements - Cora St to Water St - North Side	0	0	0	154	0	0	0	0		154
25 P	Wildcat Way and 18th Intersection Enhancements	0	0	0	630	0	0	0	0		630
26 P	University Way and Water Street Intersection Enhancements and Widening	0	0	0	2,724	0	0	0	0		2,724
27 P	Canyon Rd./Main St. Overlay - Umptanum to Mtn View, 3rd Ave to University Way	0	0	0	0	740	0	0	0		740
28 P	Mountain View Ave and Ruby St Intersection Enhancements and Widening	0	0	0	0	2,434	0	0	0		2,434
29 P	Walnut St and 18th Bike Lane - Dean Nicholson to Alder St	0	0	0	0	125	0	0	0		125
30 P	University Way Sidewalks - Brick Rd. to Vista Rd.	0	0	0	0	1,700	0	0	0		1,700
31 P	Pfenning Rd Sidewalks - Vantage Hwy to 14th Ave	0	0	0	0	0	2,700	0	0		2,700
32 P	Industrial Way Improvements - LID	0	0	0	0	0	1,065	0	0		1,065
33 P	Canyon Rd and Umptanum Rd Intersection Enhancements and Widening	0	0	0	0	0	2,822	0	0		2,822
34 P	Vantage Highway Overlay - 100' E of Brick Rd to E. City Limits	0	0	0	0	0	0	950	0		950
35 P	Multimodal Facility Study	0	0	0	0	0	0	100	0		100
36 P	3rd Ave. Paverstone Sidewalks and Historic Lighting - Water St. to Depot	0	0	0	0	0	0	674	0		674
37 P	Capitol Ave. Improvements - Willow St. to Oak St.	0	0	0	0	0	0	1,271	0		1,271
38 P	Airport Rd Sidewalk Improvements - Dean Nicholson to N. City Limits	0	0	0	0	0	0	975	0		975
39 P	3rd Ave and Ruby St Intersection Enhancements	0	0	0	0	0	0	741	0		741
40 P	14th Ave and Wildcat Way Bike Lane - B St to University Way	0	0	0	0	0	0	86	0		86
41 P	Anderson/Umptanum/Railroad Ave. Road Widening/Overlay (Joint w/ County)								10,000		10,000
42 P	Chestnut St and Walnut St Bike and Ped Improvements								263		263
43 P	Brick Road Sidewalk Extension								600		600
44 P	Trail Connection - 5th Ave to University Way (near CWU)								47		47
45 P	5th and Ruby Intersection Enhancements and Widening								741		741
46 P	Helena Ave and Walnut St Intersection Enhancements and Widening								740		740
47 P	Helena Ave and Water St Intersection Enhancements and Widening								936		936
48 P	Manitoba Ave and Ruby St Intersection Enhancements and Realignment								1,332		1,332
49 P	University Way and Alder St Intersection Enhancements and Widening								1,558		1,558
50 P	University Way and Main St Intersection Enhancements and Widening								3,338		3,338
51 P	Water St and Bender Rd Intersection Enhancements								966		966
52 P	Airport Rd and Bender Rd Intersection Enhancements								1,008		1,008
53 P	Capitol Ave and Chestnut St Intersection Enhancements								672		672
54 P	Sanders Rd and Alder St Intersection Enhancements								665		665
55 P	Capitol Ave and Willow St Intersection Enhancements								524		524
56 P	Mountain View Ave and Bull Rd Intersection Enhancements								681		681
57 P	Anderson Rd and Umptanum Rd Intersection Enhancements								1,252		1,252
58 P	15th Ave and Cora St Intersection Enhancements								432		432
59 P	18th Ave and Alder St Intersection Enhancements								720		720
	TOTAL EXPENDITURE	4,340	6,476	6,090	4,408	5,119	6,827	4,922	26,475		64,657
	ARTERIAL STREET FUND BEGINNING BALANCE (01/01/2021))	1,347	903	923	738	753	763	773			
	EST. GAS TAX REVENUE & SCHEDULED SALES TAX TRANSFER	115	115	115	115	115	115	115			
	ARTERIAL STREET FUND ENDING BALANCE	903	923	738	753	763	773	478			

*Current year projects shown for accounting purposes.

**TIP plans calls for road widening/imp. 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 \$800,000 per year.)

Table 31. Wastewater Treatment Capital Improvement Plan

Project	2022	2023	2024	2025	2026	2027	2028-2039
Digester and GBT Building Electrical Upgrades	\$500,000	\$348,000					
Recirculation Pump Station		\$275,000					
Boiler Building		\$40,000					
Aeration	\$400,000		\$13,000,000				
Rebuild Clarifiers	\$325,000						
Digester/GBT Electrical Upgrades	\$500,000						
Methane Recapture Analysis/Contract	\$40,000		\$1,000,000				
	\$1,765,000	\$663,000	\$14,000,000	\$ -	\$ -	\$ -	\$ -

Grand total \$16,428,000

Table 32. Water System Capital Improvement Plan

Project	2022	2023	2024	2025	2026	2027	2028-2039
Illinois Well Outfitting / Well House / Main Ext.	\$3,200,000						
Water System Plan							\$300,000
Craig's Hill Pressure Zone		\$300,000					
Inspect Reservoirs	\$20,000						
Recoat Reservoir				\$825,000			\$825,000
Pfenning Loop			\$274,000				
Cora Street Loop Pressure			\$431,000				
Helena Main Extension	\$325,000						
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	\$33,000	\$33,000	\$33,000	\$33,000			
Pressure Reducing Valve							\$81,000
New Well					\$3,500,000		
Oversizing Fund	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$520
Pipe Replacement Fund	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$1,300,000
Water Use Audits of City Parks	\$10,000						
Water Bills Showing Consumption History	\$ 10,000						
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
	\$3,903,000	\$1,172,000	\$968,000	\$1,088,000	\$3,730,000	\$230,000	\$3,377,520

Grand Total

\$14,468,520

22-02: Update the Transportation Element for consistency with GMA

This docketing request was submitted by the City's Community Development Department. As stated in the docketing request, this proposal is to accept the suggestions from QUADCO review and include the missing elements into our plan by reference including travel modes, park and rides, and a reference to the QUADCO long-range transportation plan.

22-03: Update Housing Chapter to align with more current demographics

The proposal is to update the Housing Chapter to align with more current demographics outlined in the June 2021 Housing Needs assessment conducted by BERK Consulting.

The proposed language would be to update all of the facts figures and charts and descriptive narrative of the housing chapter.

22-04: Revise Chapter 3 Figure 13

This docket proposal was submitted by Matt Willard, to revise chapter 3 figure 13 to delete/edit the map with a footnote about dedication of right-of-way for any future land use action along the section of Helena Ave.

22-05: Update Future Land Use Designation from industrial to Community Mixed Use

This docket proposal was submitted by Solar Dolar LLC, in a proposal to update the Future Land Use Designation for parcel 946133. The proposal is to change the future land use designation of Parcel 946133 from industrial to Community Mixed Use. The ultimate goal of the property owner is to allow for a future rezone of the property from industrial to Regional Center Mixed use upon annexation. This zoning would complement the existing I-L zoning of the adjacent properties owned by Mr. Greear that have frontage along Dolar Way. The property is currently zoned by Kittitas County as Light Industrial.

If this land use map change is later approved, it would also necessitate an update to **Table 6** Future Land Use Designations, **Figure 1** Comparison of Current and Future Land Use Designations, and **Figure 2** Future Land Use Map.

ATTACHMENT A:

2022 PROPOSED COMPREHENSIVE PLAN AMENDMENT LIST

22-01: Updates to the various 6-year Capital Improvement Plans

Summary

Initiate the annual update to the 6-Year Capital Improvement Programs in Appendix A of the Comprehensive Plan. Each year the 6-year capital improvement plans need to be updated. Each proposed 6-year capital improvement plan has been reviewed during the budget process in the fall.

Table 23. Electric Utility 6-year Capital Improvement Plan

Project	2022	2023	2024	2025	2026	2027
Electric System Plan						
Plan Update (every 6 years)		\$150,000				
System Expansion						
New Services	\$52,426	\$55,047	\$57,800	\$60,690	\$63,580	\$66,759
New Meters	\$65,738	\$69,025	\$72,476	\$76,100	\$79,723	\$83,710
New OH Conductors & Equipment	\$77,486	\$81,360	\$85,428	\$89,700	\$93,971	\$98,670
New UG Conductors	\$297,844	\$312,736	\$328,373	\$344,791	\$361,210	\$379,270
UG Conduits & Vaults	\$147,222	\$154,583	\$162,313	\$170,428	\$178,544	\$187,471
New Line Transformers	\$57,903	\$60,798	\$63,838	\$67,030	\$70,222	\$73,733
New Street Lighting	\$17,006	\$17,856	\$18,749	\$19,687	\$20,624	\$21,655
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)			\$ 300,000			
Univ. Way Gateway	\$1,700,000					
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			
Wildcat street Feeder System				\$ 315,000		
Street Lighting Laminated / Fiberglass Pole Replacement/ Misc. Lighting Upgrades	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Radio Road Conversion		\$180,000				
Substation Improvements						
Sub Land Purchase	\$ 500,000					
D1 Dolarway Substation Improvement	\$1,170,000	\$ 1,400,000				
TOTALS	\$4,435,625	\$ 3,286,406	\$1,538,977	\$1,443,425	\$ 917,874	\$961,268

Table 24. Information Technology Capital Improvement Plan

Project	2022	2023	2024	2025	2026	2027
IT System 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
CIS replacement	505,000	105,000	55,000	55,000	55,000	55,000
Software	\$185,000	\$185,000	\$185,000	\$185,000	\$185,000	\$185,000
Consultant Services	\$167,000	\$100,000	\$100,000	\$50,000	\$50,000	\$50,000
IT Network Resources						
Hardware	\$60,000	\$35,000	\$40,000	\$40,000	\$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	\$100,000	\$50,000	20,000	20,000	20,000	20,000
Cable Upgrade to Category 5e	5,000	10,000	10,000	5,000	5,000	5,000
GIS System Plan						
Plan Updates (every 3 years)		\$15,000			\$15,000	
GIS Implementation						
GIS - Asset Management System	\$93,500	83,500	40,000	\$40,000	40,000	40,000
GIS - Permit, licensing, and Service Applications			90,000	\$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	\$1,466,500	\$954,500	\$941,000	\$771,000	\$786,000	\$751,000
GRAND TOTAL	\$5,670,000					

Table 25. Natural Gas Utility Capital Improvement Plan

Project	2022	2023	2024	2025	2026	2027
Gas System Plan						
Plan Updates (every 6 years)					\$80,000	
System Improvements						
No 6 Road South of Willis Road	\$10,400					
No 6 Road North of Willis Road	\$22,000					
No 6 Road to Vantage Hwy Loop		\$30,000	\$30,000			
Misc. Looping, Uprating	\$20,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
University Way (Gateway I)	\$100,000					
Vantage Highway (Gateway II)			\$150,000			
Pipe Boring under Roads, RR, and Creeks	\$40,000	\$40,000	\$50,000	\$50,000	\$50,000	\$50,000
Misc. System Improvements	\$90,000	\$95,000	\$100,000	\$120,000	\$120,000	\$140,000
Tap/Regulator Station Upgrades						
Seattle Gate Upgrade - Telemetry	\$50,000					
Kittitas Tap Station - Telemetry	\$50,000					
Kittitas Tap Station Upgrades	\$40,000		\$250,000			
Kittitas Tap Station Land Acquisition			\$100,000			
CWU/TCF Telemetry/Upgrades	\$40,000					
Cathodic Protection System Improvements						
Anode Bed Replacements		\$80,000	\$80,000			
Cathodic Protection (CP) System Study				\$70,000		
Cathodic Protection Close Interval Survey	\$20,000					
Tap Station CP Interference Testing/Analysis	\$15,000					
Meter/ERT Upgrades/Improvements						
Meter Proving/Refurbish	\$12,000	\$40,000		\$40,000		\$50,000
Meter/ERT Change-Outs	\$20,000	\$80,000		\$80,000		\$100,000
Developments						
Misc. System Developments	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
	\$679,400	\$545,000	\$940,000	\$540,000	\$430,000	\$520,000

Table 26. Parks and Recreation Capital Improvement Plan

Project Description	2022	2023	2024	2025	2026	2027
Rotary Pavilion Property Development	\$500,000.00					
North Alder Street Park Sprayground	\$250,000					
IRRP Playground			\$ 200,000.00			
New Senior/Recreation Center				\$15,000,000.00		
McElroy Park Improvements				\$30,000.00		
Kiwanis Park Skatepark Improvements				\$545,000.00		
Rotary Park and Trail Development	\$500,000					\$ 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 (6)			\$410,000			
PTCSTP Reconnection		\$825,000.00	\$75,000.00	\$200,000.00	\$500,000.00	\$300,000.00
Yakima River Trail			\$750,000.00			
Rotary Park Fieldhouse	\$ 3,000,000.00					
ERRC Improvements				\$75,000.00		\$425,000.00
Irene Rinehart Park Improvements						\$1,827,000.00
Skatepark Improvements					\$150,000.00	
Kleinberg Park Improvements					\$17,000.00	
Mt. View Park Improvements						\$188,300
Paul Rogers Park Improvements		\$118,000.00				
Reed Park Improvements					\$167,000.00	
South Main Entry Park Improvements						\$20,000
Veterans Memorial Park Improvements					\$401,000.00	
West Ellensburg Park Improvements					\$432,600.00	
Whipple Park Improvements				\$21,000		
Off Leash Park Phase II		\$10,000.00				
TOTALS	\$ 4,250,000.00	\$993,000.00	\$1,435,000.00	\$15,871,000.00	\$1,867,600.00	\$7,760,300.00

Table 27. Sewer System Capital Facility Improvement Plan

Project	2022	2023	2024	2025	2026	2027	2028-2039
General Sewer Plan and I/I Investigation	\$ 250,000						
Maintenance Issues & Concrete & Clay Pipe Replacement	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$1,300,000
Concrete & Clay Pipe Replacement							\$4,050,000
Cora Street Pump Station							\$486,000
Anderson Road Extension	\$2,600,000						

	\$ 2,950,000	\$ 100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$5,836,000
Grand Total	\$9,286,000						

Table 28. Stormwater Capital Improvement Plan

Project	2022	2023	2024	2025	2026	2027
Dolarway Bridge and Levee	\$2,000,000					
Effectiveness Monitoring	\$40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
University Avenue Gateway Project (Wenas to Whiskey Cr.)	\$3,227,000					
Annual Stormwater Project (Varies)	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
University Avenue Gateway II Project (Vista Rd. to E. CL)	\$400,000	\$ 5,000,000				

	\$5,742,000	\$5,115,000	\$ 115,000	\$ 115,000	\$ 115,000	\$ 115,000
Grand Total	\$11,317,000					

Table 29. Telecommunications Capital Improvement Plan

Project	2022	2023	2024	2025	2026	2027
Strategic Plan						
Plan Updates (every 3 years)			\$20,000			
System Improvements						
WWTP Fiber Optic Connection				55,000	\$55,000	
Bull Road	115000			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 1	\$100,000					
Gateway 2	\$85,000					
Telecom Connections	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Telecom Infrastructure	\$55,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Line Extensions						
Commercial Customers	\$50,000	\$50,000	25,000	25,000	25,000	25,000
Wireless Improvements						
Community WiFi, Wireless Equipment for DR/Backup or Temporary Svc.		\$10,000	10,000	10,000		
Total	\$603,000	\$188,000	\$183,000	\$238,000	\$283,000	\$153,000
GRAND TOTAL	\$1,648,000					

Table 30. Transportation Capital Improvement Plan

6 Yr. Transportation Improvement Plan (2022-2027)													
CITY OF ELLENSBURG				PUBLIC HEARING DATE:		6/21/2021							
6-YEAR TRANSPORTATION IMPROVEMENT PLAN				ADOPTION DATE:		6/21/2021							
2022 TO 2027 (INCLUDES CURRENT WORK REMAINING IN 2021)				RESOLUTION NO.		TBD							
REVENUE BY YEAR (thousands)													
SOURCE				2021*	2022	2023	2024	2025	2026	2027	TOTALS		
ARTERIAL STREET				559	95	300	100	105	105	410	1,674		
REGIONAL STBG				555	0	0	0	490	0	540	1,585		
SALES TAX RESERVE				64	947	998	100	700	300	945	4,054		
FEDERAL SAFE ROUTES TO SCHOOL & PEDESTRIAN/BICYCLE GRANTS				0	0	195	570	625	500	0	1,890		
WSDOT SAFETY PROGRAM				1,145	0	0	0	1,534	0	0	2,679		
TRANSPORTATION IMPROVEMENT BOARD (TIB) - Grant Programs				620	925	350	1,884	750	2,956	1,111	8,596		
DISTRESSED COUNTY SALES/USE TAX				65	160	0	100	0	0	375	700		
1/4 CENT REAL ESTATE EXCISE TAX				65	333	15	180	15	285	15	908		
MAP-21 TRANSPORTATION ALTERNATIVES PROGRAMS				35	368	0	0	0	1,050	0	1,453		
DOE FISCAL YEAR WATER QUALITY GRANT				191	2,720	4,232	0	0	0	0	7,143		
COUNTY LODGING TAX GRANT				0	67	0	0	0	0	0	67		
LOCAL LODGING TAX FUNDS				0	66	0	0	0	0	0	66		
STREET				0	0	0	104	0	0	0	104		
TRANSIT				26	0	0	0	0	0	20	46		
OTHER AGENCY				1,000	10	0	0	0	0	80	1,090		
LOCAL IMPROVEMENT DISTRICT (LID) / DEFERRALS				0	0	0	0	200	765	600	1,565		
TRAFFIC IMPACT FEES				15	785	0	1,370	700	866	826	4,562		
NOT FUNDED				0	0	0	0	0	0	0	0		
TOTAL REVENUE				4,340	6,476	6,090	4,408	5,119	6,827	4,922	38,182		
EXPENDITURES BY YEAR (thousands)													
Funding (S/P)	PROJECT			2021*	2022	2023	2024	2025	2026	2027	Future	TOTALS	
1	S/P	Bridge Inspections			5	5	5	5	5	5	0	35	
2	S/P	Engineering Transfer			15	15	15	15	15	15	0	105	
3	S/P	Signal Optimization			25	25	25	25	25	25	0	175	
4	S/P	Alley Reconstruction (Annual)			65	65	70	70	75	75	80	500	
5	S	Cora Street Curb/Sidewalk - 15th Avenue to Palouse to Cascades (PTC) Trail			375	0	0	0	0	0	0	375	
6	S	Helena Ave Complete Streets Sidewalk Improvements - Water St. to Walnut St.			540	0	0	0	0	0	0	540	
7	S	Helena Ave Overlay - Water St. to Airport Road			495	0	0	0	0	0	0	495	
8	S	Main St. Corridor Intersection Enhancements			1,145	0	0	0	0	0	0	1,145	
9	S	Canyon/90 EB Ramps-Intersection Improvements - Illumination/Rechannel/Sidewalk			500	0	0	0	0	0	0	500	
10	S	University Way and Reecer Creek Road Signalization			665	0	0	0	0	0	0	665	
11	S	5th Ave. and Railroad Ave. Traffic Signal Installation			65	395	0	0	0	0	0	460	
12	S	University Way Gateway - Nanum Street to Red Horse Diner			10	3,017	0	0	0	0	0	3,027	
13	S	Alder St and 14th Ave Signalization - PTC Reconnect Trail from 14th to KVEC			185	1,425	0	0	0	0	0	1,610	
14	S	Penning Road Shared Use Pathway			50	526	0	0	0	0	0	576	
15	S/P	Capitol Ave Sidewalk Replacement - Main St. to Sampson St.			0	60	0	80	0	85	0	225	
16	P	Large Scale Wayfinding Implementation Project			0	133	0	0	0	0	0	133	
17	S	Sixth Ave Paverstone Walk & Angle Parking (N. of City Hall)			0	125	0	0	0	0	0	125	
18	S	Downtown Slurry Seal			0	450	0	0	0	0	0	450	
19	S/P	Alder St Sidewalk - One Side - Capitol Ave to 4th Ave			0	35	0	35	0	35	0	105	
20	P	Water St. Overlay - University Way to Manitoba, Manitoba from Water to Main			0	0	1,180	0	0	0	0	1,180	
21	P	1st Ave Sidewalk Improvements - Ruby St. to Sampson St. - North Side			0	0	195	0	0	0	0	195	
22	S/P	University Way Gateway II - Vista Rd to east City Limits			200	200	4,600	0	0	0	0	5,000	
23	P	Palouse to Cascades Reconnect Trail - Sanders to Airport			0	0	0	670	0	0	0	670	
24	P	15th Ave Sidewalk Improvements - Cora St to Water St - North Side			0	0	0	154	0	0	0	154	
25	P	Wildcat Way and 18th Intersection Enhancements			0	0	0	630	0	0	0	630	
26	P	University Way and Water Street Intersection Enhancements and Widening			0	0	0	2,724	0	0	0	2,724	
27	P	Canyon Rd./Main St. Overlay - Umptanum to Mtn View, 3rd Ave to University Way			0	0	0	0	740	0	0	740	
28	P	Mountain View Ave and Ruby St Intersection Enhancements and Widening			0	0	0	0	2,434	0	0	2,434	
29	P	Walnut St and 18th Bike Lane - Dean Nicholson to Alder St			0	0	0	0	125	0	0	125	
30	P	University Way Sidewalks - Brick Rd. to Vista Rd.			0	0	0	0	1,700	0	0	1,700	
31	P	Penning Rd Sidewalks - Vantage Hwy to 14th Ave			0	0	0	0	0	2,700	0	2,700	
32	P	Industrial Way Improvements - LID			0	0	0	0	0	1,065	0	1,065	
33	P	Canyon Rd and Umptanum Rd Intersection Enhancements and Widening			0	0	0	0	0	2,822	0	2,822	
34	P	Vantage Highway Overlay - 100' E of Brick Rd to E. City Limits			0	0	0	0	0	0	950	950	
35	P	Multimodal Facility Study			0	0	0	0	0	0	100	100	
36	P	3rd Ave. Paverstone Sidewalks and Historic Lighting - Water St. to Depot			0	0	0	0	0	0	674	674	
37	P	Capitol Ave. Improvements - Willow St. to Oak St.			0	0	0	0	0	0	1,271	1,271	
38	P	Airport Rd Sidewalk Improvements - Dean Nicholson to N. City Limits			0	0	0	0	0	0	975	975	
39	P	3rd Ave and Ruby St Intersection Enhancements			0	0	0	0	0	0	741	741	
40	P	14th Ave and Wildcat Way Bike Lane - B St to University Way			0	0	0	0	0	0	86	86	
41	P	Anderson/Umptanum/Railroad Ave. Road Widening/Overlay (Joint w/ County)										10,000	10,000
42	P	Chestnut St and Walnut St Bike and Ped Improvements										263	263
43	P	Brick Road Sidewalk Extension										600	600
44	P	Trail Connection - 5th Ave to University Way (near CWU)										47	47
45	P	5th and Ruby Intersection Enhancements and Widening										741	741
46	P	Helena Ave and Walnut St Intersection Enhancements and Widening										740	740
47	P	Helena Ave and Water St Intersection Enhancements and Widening										936	936
48	P	Manitoba Ave and Ruby St Intersection Enhancements and Realignment										1,332	1,332
49	P	University Way and Alder St Intersection Enhancements and Widening										1,558	1,558
50	P	University Way and Main St Intersection Enhancements and Widening										3,338	3,338
51	P	Water St and Bender Rd Intersection Enhancements										966	966
52	P	Airport Rd and Bender Rd Intersection Enhancements										1,008	1,008
53	P	Capitol Ave and Chestnut St Intersection Enhancements										672	672
54	P	Sanders Rd and Alder St Intersection Enhancements										665	665
55	P	Capitol Ave and Willow St Intersection Enhancements										524	524
56	P	Mountain View Ave and Bull Rd Intersection Enhancements										681	681
57	P	Anderson Rd and Umptanum Rd Intersection Enhancements										1,252	1,252
58	P	15th Ave and Cora St Intersection Enhancements										432	432
59	P	18th Ave and Alder St Intersection Enhancements										720	720
TOTAL EXPENDITURE				4,340	6,476	6,090	4,408	5,119	6,827	4,922	26,475	64,657	
ARTERIAL STREET FUND BEGINNING BALANCE (01/01/2021))				1,347	903	923	738	753	763	773			
EST. GAS TAX REVENUE & SCHEDULED SALES TAX TRANSFER				115	115	115	115	115	115	115			
ARTERIAL STREET FUND ENDING BALANCE				903	923	738	753	763	773	478			

*Current year projects shown for accounting purposes.

**TIP plans calls for road widening/imp. 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 \$800,000 per year.)

Table 31. Wastewater Treatment Capital Improvement Plan

Project	2022	2023	2024	2025	2026	2027	2028-2039
Digester and GBT Building Electrical Upgrades	\$500,000	\$348,000					
Recirculation Pump Station		\$275,000					
Boiler Building		\$40,000					
Aeration	\$400,000		\$13,000,000				
Rebuild Clarifiers	\$325,000						
Digester/GBT Electrical Upgrades	\$500,000						
Methane Recapture Analysis/Contract	\$40,000		\$1,000,000				
	\$1,765,000	\$663,000	\$14,000,000	\$ -	\$ -	\$ -	\$ -

Grand total \$16,428,000

Table 32. Water System Capital Improvement Plan

Project	2022	2023	2024	2025	2026	2027	2028-2039
Illinois Well Outfitting / Well House / Main Ext.	\$3,200,000						
Water System Plan							\$300,000
Craig's Hill Pressure Zone		\$300,000					
Inspect Reservoirs	\$20,000						
Recoat Reservoir				\$825,000			\$825,000
Pfenning Loop			\$274,000				
Cora Street Loop Pressure			\$431,000				
Helena Main Extension	\$325,000						
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	\$33,000	\$33,000	\$33,000	\$33,000			
Pressure Reducing Valve							\$81,000
New Well					\$3,500,000		
Oversizing Fund	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$520
Pipe Replacement Fund	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$1,300,000
Water Use Audits of City Parks	\$10,000						
Water Bills Showing Consumption History	\$ 10,000						
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
	\$3,903,000	\$1,172,000	\$968,000	\$1,088,000	\$3,730,000	\$230,000	\$3,377,520

Grand Total

\$14,468,520

22-02: Update the Transportation Element for consistency with GMA

This docketing request was submitted by the City's Community Development Department. As stated in the docketing request, this proposal is to accept the suggestions from QUADCO review and include the missing elements into our plan by reference including travel modes, park and rides, and a reference to the QUADCO long-range transportation plan.

22-03: Update Housing Chapter to align with more current demographics

The proposal is to update the Housing Chapter to align with more current demographics outlined in the June 2021 Housing Needs assessment conducted by BERK Consulting.

The proposed language would be to update all of the facts figures and charts and descriptive narrative of the housing chapter.

22-04: Revise Chapter 3 Figure 13

This docket proposal was submitted by Matt Willard, to revise chapter 3 figure 13 to delete/edit the map with a footnote about dedication of right-of-way for any future land use action along the section of Helena Ave.

22-05: Update Future Land Use Designation from industrial to Community Mixed Use

This docket proposal was submitted by Solar Dolar LLC, in a proposal to update the Future Land Use Designation for parcel 946133. The proposal is to change the future land use designation of Parcel 946133 from industrial to Community Mixed Use. The ultimate goal of the property owner is to allow for a future rezone of the property from industrial to Regional Center Mixed use upon annexation. This zoning would complement the existing I-L zoning of the adjacent properties owned by Mr. Greear that have frontage along Dolar Way. The property is currently zoned by Kittitas County as Light Industrial.

If this land use map change is later approved, it would also necessitate an update to **Table 6** Future Land Use Designations, **Figure 1** Comparison of Current and Future Land Use Designations, and **Figure 2** Future Land Use Map.



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: Transportation Element Docket #: _____

OFFICE USE ONLY

OFFICE USE ONLY

Date Application Received: 6-28-22 Received by: Alicia Winbauer

Applicant:

Name: Jamey Ayling Daytime Phone: 509-925-8653
Mailing Address: 501 N. Anderson Street Fax Number: _____
City/State/Zip: Ellensburg WA 98926 Signature: _____
Professional License No: _____ E-mail: aylingj@ci.ellensburg.wa.us

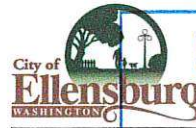
Agent/Consultant/Attorney: (mandatory if primary contact is different from applicant)

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 Transportation Element was reviewed by Quadco RTPO for consistency with the Growth Management Act and found to be consistent with 12 out of 13 topics. The area that needed minor correction included the section on modes of travel to include air, park and rides added to intermodal connections section and add a reference to the QUADCO Long-range Transportation Plan.



RECEIVED

JUN 24 2022

Proposal No. _____ (leave blank) RETURN TO:

COMMUNITY DEVELOPMENT DEPARTMENT
501 N. ANDERSON STREET
ELLENSBURG, WA 98926

COMMUNITY DEVELOPMENT

COMPREHENSIVE PLAN AMENDMENT PROPOSAL

THE PURPOSE OF THIS FORM IS TO CLEARLY OUTLINE INFORMATION REGARDING A PROPOSAL TO AMEND THE CITY OF ELLENSBURG COMPREHENSIVE PLAN. PROVISION OF THE FOLLOWING INFORMATION WILL INSURE THAT THE PROPOSAL CONTAINED HEREIN WILL RECEIVE FULL CONSIDERATION AND THAT THE INDIVIDUAL MAKING SUCH PROPOSAL WILL BE ADVISED OF ALL RELEVANT PUBLIC MEETINGS, HEARINGS, ETC....

NAME/DATE: Solar Dolar LLC, A Washington Limited Liability Company
June 23rd 2022

ADDRESS/PHONE NO.:

Attn: Joel Greear
Solar Dolar, LLC
1410 W. Dolarway, Suite 301
Ellensburg, WA 98926
Joel@centralpavingllc.com
509 899-737371

With copies to:

Jeff Slothower Attorney at Law
P.O. Box 1088
Ellensburg, WA 98926
Jslothower@lwhsd.com

DESCRIPTION OF AMENDMENT TO COMPREHENSIVE PLAN

Solar Dolar owns Kittitas County Tax Parcel No. 946133, which is located at 1501 W Dolarway Rd, Ellensburg WA (hereinafter the "Property"). (See map attached as exhibit 1) The Property is not within the city limits of Ellensburg and instead is an island of unincorporated Kittitas County surrounded by the city of Ellensburg. The applicant desires to change the future land use map so that this property is designated for a Community Mixed Use designation instead of Industrial. If the designation is approved, then the Applicant will petition the city to have the property annexed into the city with a zone of Regional Center Mixed-Use. The application then intends to develop the property consistent with the uses allowed in the Regional Center Mixed-Use zone.

SECTIONS OF THE COMPREHENSIVE PLAN PROPOSED FOR AMENDMENT

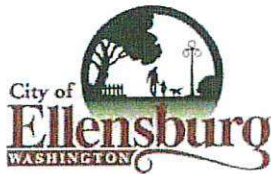
The Applicant requests that the City of Ellensburg Comprehensive plan future land use map be modified so that the Property is designated as Community Mixed Use under the comprehensive plan future land use map.

REASONS AND INFORMATION SUPPORTING THE PROPOSED AMENDMENT

The requested designation will allow the Property to be annexed into the city with a zoning designation of Regional Center Mixed-Use Zone. The Regional Center Mixed-Use zone is a new zone in the city of Ellensburg, having been authorized in Ordinance No. 4887, dated May 16, 2022. The zone 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”. The applicant has a development across Dolar Way from the Property that provides compatible uses which provides small businesses a location to operate from, enhancing the economic development of the area and the city as a whole, providing significant employment opportunities and services to the citizens of Ellensburg. The requested designation and future zone will also give the applicant the ability to mix in multifamily housing opportunities that will be available to city residents with additional commercial business development. The Property is compatible for development consistent with the requested zoning designation.

PROPOSED LANGUAGE FOR AMENDMENTS (IF NOT PROVIDED ABOVE)

None proposed as this is a future land use map amendment.



Land Use Application Cover Sheet



Community Development Department 501 N. Anderson, Ellensburg, WA 98926 (509) 962-7239 (Building) permits@ci.ellensburg.wa.us (509) 962-7231 (Planning) comdev@ci.ellensburg.wa.us
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INSTRUCTIONS – PLEASE READ FIRST AND ANSWER ALL QUESTIONS COMPLETELY.

If you have any questions about this form or the application process, please ask to speak with a planner. All necessary attachments and the filing fee are required upon submittal. Filing fees are not refundable. This application consists of two parts. PART I - GENERAL INFORMATION and PART II, project descriptions and site plan contain additional information specific to your proposal and all required information MUST be attached to this page to complete the application process.

PART I – GENERAL INFORMATION																																	
1. Applicant's Information:	Name:	MATT WILLARD, MANAGER SONVIDA 1, LLC																															
	Mailing Address:	PO BOX 1359																															
	City:	ELLENSBURG	St: Zip: 98926 Phone: (509) 859 3934																														
	E-Mail:	MATT@TANOC.HOMES.NET																															
2. Applicant's Interest in Property:	Check One:	☒ Owner ☐ Agent ☐ Purchaser ☐ Other _____																															
3. Property Owner's Information (If other than Applicant):	Name:	SEE ABOVE																															
	Mailing Address:																																
	City:	St:	Zip: Phone: ()																														
	E-Mail:																																
4. Subject Property's Assessor's Parcel Number(s): TAX PARCEL / A PORTION OF PARCEL 411133																																	
5. Legal Description of Property. (if lengthy, please attach it on a separate document) SEE ABOVE																																	
6. Property Address: NOT ADDRESSED																																	
7. Property's Existing Zoning: ☒ RS ☐ RL ☐ RM ☐ RH ☐ RO ☐ CN ☐ CH ☐ CT ☐ CC ☐ CCII ☐ MHP ☐ IL ☐ IH ☐ PR ☐ PUD																																	
8. Type Of Application: (Check All That Apply)																																	
<table style="width: 100%;"> <tr> <td>☐ Final Plat Application</td> <td>☐ Environmental Checklist (SEPA Review)</td> <td>☐ Conditional Use Permit</td> </tr> <tr> <td>☐ Type (II) Review</td> <td>☐ Landmarks COA</td> <td>☐ Rezone</td> </tr> <tr> <td>☐ Boundary Line Adjustment</td> <td>☐ Landmarks Demolition</td> <td>☐ Shoreline</td> </tr> <tr> <td>☐ Short Plat Alteration</td> <td>☐ Commercial Wireless Communication</td> <td>☐ Critical Areas Review</td> </tr> <tr> <td>☐ Preliminary Short Subdivision</td> <td>☐ Appeal to HE / City Council</td> <td>☐ Variance/Admin. Variance</td> </tr> <tr> <td>☐ Preliminary Long Subdivision</td> <td>☐ Code Interpretation</td> <td>☐ Temporary Use Permit</td> </tr> <tr> <td>☐ Plat Vacation</td> <td>☐ Regional Retail Master Plan</td> <td>☐ Design Review Major/Minor</td> </tr> <tr> <td>☐ Plat Alteration</td> <td>☐ Design Review Departure</td> <td>☐ Binding Site Plan</td> </tr> <tr> <td>☐ Master Plan P-R Use</td> <td>☒ Comprehensive Plan Amendment</td> <td>☐ Essential Public Facility</td> </tr> <tr> <td>☐ Annexation</td> <td>☐ Development Code Amendment</td> <td>☐ Site Development Permit</td> </tr> </table>				☐ Final Plat Application	☐ Environmental Checklist (SEPA Review)	☐ Conditional Use Permit	☐ Type (II) Review	☐ Landmarks COA	☐ Rezone	☐ Boundary Line Adjustment	☐ Landmarks Demolition	☐ Shoreline	☐ Short Plat Alteration	☐ Commercial Wireless Communication	☐ Critical Areas Review	☐ Preliminary Short Subdivision	☐ Appeal to HE / City Council	☐ Variance/Admin. Variance	☐ Preliminary Long Subdivision	☐ Code Interpretation	☐ Temporary Use Permit	☐ Plat Vacation	☐ Regional Retail Master Plan	☐ Design Review Major/Minor	☐ Plat Alteration	☐ Design Review Departure	☐ Binding Site Plan	☐ Master Plan P-R Use	☒ Comprehensive Plan Amendment	☐ Essential Public Facility	☐ Annexation	☐ Development Code Amendment	☐ Site Development Permit
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9. PART II – PROJECT DESCRIPTION AND SITE PLAN (See attached page)

10. I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.	
Property Owner's Signature: <u>[Signature]</u>	Date: <u>6-23-22</u>
Applicant's Signature: <u>[Signature]</u>	Date: <u>6-23-22</u>

FILE/APPLICATION(S)#			
DATE FEE PAID:	RECEIVED BY:	AMOUNT PAID:	RECEIPT NO:

