

ORDINANCE NO. 4838

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELLensburg, WASHINGTON, AMENDING THE COMPREHENSIVE PLAN ADOPTED BY ORDINANCE NO. 4785 AND SET OUT IN CHAPTER 15.120 OF THE ELLensburg CITY CODE.

WHEREAS, as one of the cities in Kittitas County, the City of Ellensburg is required to adopt and regularly update a comprehensive plan pursuant to the Washington State Growth Management Act (GMA); and

WHEREAS, the City Council adopted Ordinance No. 4785, "Imagine Ellensburg 2037," as the official Comprehensive Plan for the City of Ellensburg and last amended by Ordinance No. 4811; and

WHEREAS, under the GMA and pursuant to Section 15.250.090 of the Ellensburg City Code, the City is authorized to amend its Comprehensive Plan on an annual basis; and

WHEREAS, the City Council adopted Resolution 1997-10 and Ordinance No. 4116 as last amended by Ordinance No. 4807, establishing a policy and procedure for the annual review of proposals to amend the Comprehensive Plan, which are codified in Ellensburg City Code 15.250.090(D); and

WHEREAS, on July 15, 2019 the City Council reviewed all of the proposed Comprehensive Plan amendments for the 2019 annual amendment cycle and moved to docket proposed amendments 19-01, 19-02, 19-03, 19-04, and 19-05 and then forwarded the docketed amendments to the SEPA Responsible Official for SEPA review and to the Planning Commission for review and recommendation; and

WHEREAS, on September 10, 2019 the City Community Development Department provided the required 60-Day Notice of Intent to Adopt Comprehensive Plan Amendments to the Washington Department of Commerce, and the 60-day review period was complete on November 8, 2019; and

WHEREAS, the SEPA Responsible Official reviewed a SEPA checklist, comments from agencies and the public, and other information in the record and issued a Determination of Non-Significance on November 8, 2019 for docketed comprehensive plan amendments 19-01, 19-02, 19-03, 19-04, and 19-05; and

WHEREAS, the Ellensburg City Planning Commission held a public hearing on September 19, 2019 and the Planning Commission approved a motion to recommend the City Council approve proposed amendments 19-01, 19-02, 19-03, and 19-05 as presented; and proposed amendment 19-04 as amended; and

WHEREAS, the City Council held a public hearing on the matter of adopting the docketed 2018 Comprehensive Plan amendments at its regular meeting on October 7, 2019 at which no public comments were received, and Council entered into the public hearing record the agenda

report for Council's October 7, 2019 regular meeting prior to closing the public hearing, after which City Council determined it is in the best interests of the City of Ellensburg that proposed amendments 19-01, 19-02, 19-03, and 19-05 be approved as presented, and proposed amendment 19-04 be approved as amended, in accordance with the findings and recommendations submitted by the Planning Commission and be enacted as an ordinance; and

WHEREAS, all portions of the City of Ellensburg 2017 Ellensburg Comprehensive Plan, "Imagine Ellensburg 2037" shall remain in full force and effect except as specifically amended herein;

NOW THEREFORE, the City Council of the City of Ellensburg, Washington do hereby ordain as follows:

**Section 1.** That document attached to this ordinance as Exhibit "A" and entitled 2019 City of Ellensburg Capital Improvement Plans is hereby adopted into the City of Ellensburg 2017 Comprehensive Plan, "Imagine Ellensburg 2037" as Appendix A (docket amendment 19-01).

**Section 2.** That document attached to this ordinance as Exhibit "B" and entitled "City of Ellensburg Comprehensive Plan, 2019 updates" which is included as part of the Comprehensive Plan, is hereby amended to adopt and include docket amendments 19-02, 19-03, 19-04, and 19-05.

**Section 3.** All portions of the City of Ellensburg 2017 Comprehensive Plan, "Imagine Ellensburg 2037" shall remain in force and effect except as specifically amended herein.

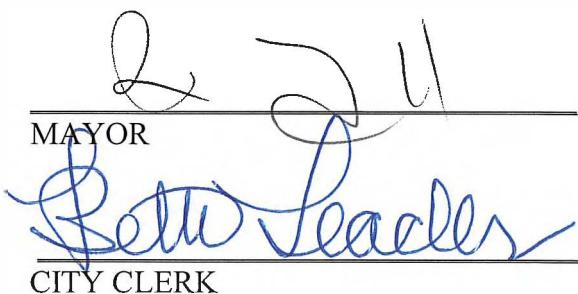
**Section 4. Severability.** If any portion of this ordinance is declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance.

**Section 5. Effective Date.** This ordinance shall take effect and be in full force five (5) days after publication as required by law.

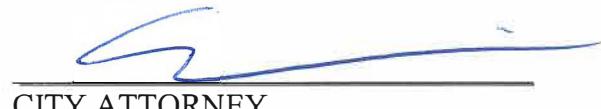
**Section 6. Corrections.** Upon the approval of the City Attorney, the City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener's errors, references, ordinance numbering, section/subsection numbers and any references thereto.

The foregoing ordinance was passed and adopted at a regular meeting of the City Council this 2nd day of December, 2019.

ATTEST:

  
\_\_\_\_\_  
MAYOR  
\_\_\_\_\_  
CITY CLERK

APROVED AS TO FORM:



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CITY ATTORNEY

Publish: 12-5-2019

I, Beth Leader, City Clerk of said City, do hereby certify that Ordinance No. 4838 is a true and correct copy of said Ordinance of like number as the same was passed by said Council, and that Ordinance No. 4838 was published as required by law.



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Beth Leader

**EXHIBIT A**  
2019 City of Ellensburg Capital Improvement Plans

# 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 6-year Capital Improvement Plan**

Project	2020	2021	2022	2023	2024	2025
<b>Electric System Plan</b>						
Plan Update (every 6 years)				\$100,000		
<b>System Expansion</b>						
New Services	\$47,552	\$49,930	\$52,426	\$55,047	\$57,800	\$60,690
New Meters	\$59,626	\$62,607	\$65,738	\$69,025	\$72,476	\$76,100
New OH Conductors & Equipment	\$189,132	\$73,796	\$77,486	\$81,360	\$85,428	\$89,700
New UG Conductors	\$192,203	\$283,661	\$297,844	\$312,736	\$328,373	\$344,791
UG Conduits & Vaults	\$133,535	\$140,212	\$147,222	\$154,583	\$162,313	\$170,428
New Line Transformers	\$52,520	\$55,146	\$57,903	\$60,798	\$63,838	\$67,030
New Street Lighting	\$15,425	\$16,196	\$17,006	\$17,856	\$18,749	\$19,687
<b>Capital Projects</b>						
Bull Road Extension		\$170,000	\$170,000			
Berry to Bull Road Tie				\$150,000		
Canyon Road I-90 Crossing Reconductor (D2-1)					\$120,000	
Bowers Road to Reecer Creek Extension (HE-2)				\$250,000	\$250,000	
Feeder 15 Airport Road to Bender (HE-1)					\$300,000	
University Way Gateway	\$25,000	\$1,700,000				
Mountain View Reconductor (D2-2)	\$170,000					
Sanders to Alder Tie (HE-3)				\$80,000		
Sanders to Brick Road (HE-4)				\$175,000		
Anderson/Umptanum Road Tie					\$150,000	
Wildcat street Feeder System						\$315,000
Street Lighting Laminated / Fiberglass Pole Replacement	\$40,000					
Radio Road Conversion				\$180,000		
<b>Substation Improvements</b>						
Sub Land Purchase						\$300,000
D1 Dolarway Substation Improvement		\$235,000	\$1,400,000	\$1,400,000		
<b>Total</b>	<b>\$924,99</b>	<b>\$2,786,548</b>	<b>\$2,285,625</b>	<b>\$3,086,406</b>	<b>\$1,608,977</b>	<b>\$1,443,425</b>
<b>GRAND TOTAL</b>				<b>\$10,692,549</b>		

**Table 24. Information Technology Capital Improvement Plan**

Project	2018	2019	2020	2021	2022	2023	2024
<b>IT System Plan</b>							
Plan Updates (every 2 years)		\$20,000		\$20,000		\$20,000	
Fire Suppression Improvements							
<b>IT Computer Replacements</b>							
Hardware	\$65,000	\$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	\$34,000
Consultant Services	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
<b>IT Enterprise Applications</b>							
Hardware							
Records Management	\$10,000	\$25,000	\$25,000	\$5,000	\$5,000	\$5,000	\$5,000
Software	\$80,000	\$185,000	\$185,000	\$185,000	\$185,000	\$185,000	\$185,000
Consultant Services	\$167,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
<b>IT Network Resources</b>							
Hardware	\$20,000	\$50,000	\$50,000	\$20,000	\$20,000	\$20,000	\$20,000
Software	\$53,000	\$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	\$32,000
Off Site Data/DR	\$32,000	\$100,000	\$50,000	20,000	20,000	20,000	20,000
Cable Upgrade to Category 5e		20,000	10,000	5,000	5,000	5,000	5,000
Implement Phone System		50,000	20,000	15,000			
<b>GIS System Plan</b>							
Plan Updates (every 3 years)		\$15,000			\$15,000		
<b>GIS Network Resources</b>							
Hardware	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Software	\$28,000	\$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	\$25,000
<b>Total</b>	<b>\$586,000</b>	<b>\$806,000</b>	<b>\$681,000</b>	<b>\$611,000</b>	<b>\$591,000</b>	<b>\$596,000</b>	<b>\$576,000</b>
<b>GRAND TOTAL</b>				<b>\$4,447,000</b>			

**Table 25. Natural Gas Utility Capital Improvement Plan**

Project	2020	2021	2022	2023	2024	2025	2026
<b>Gas System Plan</b>							
Plan Updates (every 6 years)			\$50,000				
<b>System Improvements</b>							
No 6 Road South of Willis Road	\$10,400						
No 6 Road North of Willis Road	\$22,000						
Game Farm Road	\$10,000	\$22,000	\$22,000	\$22,000			
Bowers Road (West of Canal)							
Bower Road (Black Horse)	\$11,000						
Misc. Looping, Upgrading	\$30,000	\$30,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
University Way (Gateway Project)	\$25,000	\$100,000					
Bull Road/Berry Road/I-90 underpass	\$25,000	\$150,000					
Pipe boring under roads, RR, and creeks			\$30,000	\$40,000			
Misc. System Improvements	\$30,000	\$40,000	\$70,000	\$75,000	\$100,000	\$120,000	\$120,000
<b>CP/Regulator Upgrades</b>							
Seattle Gate Upgrade - Telemetry	\$30,000						
Kittitas Gate - Telemetry		\$30,000					
Kittitas Tap Station Upgrades	\$30,000						
CWU/TCF Upgrades	\$30,000						
Anode Bed Replacements				\$30,000	\$30,000		
Cathodic Protection System Study	\$50,000						
Meter Proving/Refurbish	\$10,000	\$10,000	\$12,000	\$12,000	\$15,000	\$15,000	\$15,000
<b>Developments</b>							
Misc. System Developments	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
<b>Total</b>	<b>\$463,400</b>	<b>\$532,000</b>	<b>\$354,000</b>	<b>\$349,000</b>	<b>\$315,000</b>	<b>\$305,000</b>	<b>\$305,000</b>
<b>GRAND TOTAL</b>	<b>\$2,318,400</b>						

**Table 26. Parks and Recreation Capital Improvement Plan**

Project	2020	2021	2022	2023	2024	2025
Rotary Pavilion property acquisition	\$500,000					
North Alder Street Park Sprayground	\$250,000					
Irene Rinehart Park Playground	\$200,000					
New Senior/Recreation Center				\$15,000,000		
McElroy Park Improvements				\$30,000		
Kiwanis Park Skatepark Improvements				\$545,000		
Rotary Park and Trail Development	\$500,000					\$5,000,000
New Park Acquisition					\$200,000	
Mountain View Park Multipurpose Court Improvements		\$40,000				
West Ellensburg Park Tennis Courts (2)	\$125,000					
Palouse to Cascades State Park Trail Reconnection		\$825,000	\$75,000	\$200,000	\$500,000	\$300,000
West Ellensburg Trail			\$150,000			
Yakima River Trail			\$750,000			
Racquet and Recreation Center Improvements				\$75,000		\$425,000
Irene Rinehart Park Improvements						\$1,827,000
Skatepark Improvements					\$150,000	
Kleinberg Park Improvements					\$17,000	
Lions Mt. View Improvements						\$188,300
Paul Rogers Park Improvements		\$118,000				
Reed Park Improvements					\$167,000	
South Main Entry Park Improvements						\$20,000
Veterans Memorial Park Improvements					\$401,000	
West Ellensburg Park Improvements					\$432,600	
Wippel Park Improvements				\$105,700		
Off Leash Park Phase II		\$10,000				
<b>Total</b>	<b>\$1,570,000</b>	<b>\$993,000</b>	<b>\$975,000</b>	<b>\$15,955,700</b>	<b>\$1,867,600</b>	<b>\$7,760,300</b>
<b>GRAND TOTAL</b>				<b>\$29,121,600</b>		

**Table 27. Sewer System Capital Facility Improvement Plan**

Project	2020	2021	2022	2023	2024	2025	2026-2038
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
Willow Street Sewer Extension	\$300,000						
Concrete & Clay Pipe Replacement							\$4,050,000
First Avenue Pump Station <sup>(1)(2)</sup>						\$525,000	
Cora Street Pump Station <sup>(1)</sup>							\$486,000
Bull Road Extension		\$750,000					
Anderson Road Extension		\$1,000,000	\$800,000				
Cora Street Sewer Upsizing	\$150,000						\$750,000
<b>Total</b>	<b>\$800,000</b>	<b>\$1,850,000</b>	<b>\$900,000</b>	<b>\$100,000</b>	<b>\$100,000</b>	<b>\$625,000</b>	<b>\$6,586,000</b>
<b>GRAND TOTAL</b>				<b>\$10,961,000</b>			

(1) Assumes the City does not eliminate the pump station and upgrades the existing station

(2) At a minimum the City should replace or repair the vent fan at the 1st Avenue Pump Station within the next year.

**Table 28. Stormwater Capital Improvement Plan**

Project	2020	2021	2022	2023	2024	2025
Reecer Creek levee and bridge design						
Reecer Currier levee land acquisition	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
Effectiveness Monitoring	\$26,000					
University Avenue Gateway Project	\$200,000	\$1,250,000	\$1,250,000			
<b>Total</b>	<b>\$526,000</b>	<b>\$1,550,000</b>	<b>\$1,550,000</b>	<b>\$300,000</b>	<b>\$300,000</b>	<b>\$300,000</b>
<b>GRAND TOTAL</b>				<b>\$4,526,000</b>		

**Table 29. Telecommunications Capital Improvement Plan**

Project	2019	2020	2021	2022	2023	2024
<b>Strategic Plan</b>						
Plan Updates (every 3 years)			\$20,000			
<b>System Improvements</b>						
WWTP Fiber Optic Connection					\$55,000	\$55,000
Bull Road		20,000				
Hardware Refreshment	25,000	25,000	25,000	25,000	25,000	25,000
Outdoor Plant Improvements	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000
Dolarway Hut Improvements	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Craig Hill Hut Improvements	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
<b>Line Extensions</b>						
Commercial Customers	\$50,000	\$50,000	25,000	25,000	25,000	25,000
<b>Wireless Improvements</b>						
Wireless Equipment for DR/Backup or Temporary Svc.	\$5,000	\$10,000				
<b>Total</b>	<b>\$138,000</b>	<b>\$163,000</b>	<b>\$128,000</b>	<b>\$108,000</b>	<b>\$163,000</b>	<b>\$163,000</b>
<b>GRAND TOTAL</b>	<b>\$863,000</b>					

**Table 30. Transportation Capital Improvement Plan**

CITY OF ELLensburg 6-YEAR TRANSPORTATION IMPROVEMENT PLAN 2020 TO 2025 (INCLUDES CURRENT WORK REMAINING IN 2019)		PUBLIC HEARING DATE: ADOPTION DATE: RESOLUTION NO.		6-17-19 6-17-19 2019-15					
REVENUE BY YEAR (thousands)		2019*	2020	2021	2022	2023	2024	2025	TOTALS
ARTERIAL STREET		185	408	108	108	208	108	108	1,233
REGIONAL STBG		210	856	0	0	0	0	1,251	2,317
SALES TAX RESERVE		35	594	454	300	1,030	700	515	3,628
FEDERAL SAFER ROUTES TO SCHOOL & PEDESTRIAN/BICYCLE GRANTS		102	195	10	0	0	300	10	495
WSDOT SAFETY PROGRAM		0	1,270	0	0	0	1,200	0	2,470
TRANSPORTATION IMPROVEMENT BOARD (TIB) *Grant Programs		950	850	468	0	2,510	2,576	1,240	6,394
DISTRESSED COUNTY SALES/USE TAX		0	0	250	0	300	0	375	925
GENERAL REAL ESTATE EXCISE TAX		235	200	75	150	75	75	50	860
RCO / WWRP		0	0	930	0	0	0	0	930
MAP 21 TRANSPORTATION ALTERNATIVES PROGRAMS		333	0	0	0	0	0	0	333
DOE FISCAL YEAR WATER QUALITY GRANT		85	85	2,573	0	0	0	0	2,743
COUNTY LODGING TAX GRANT		0	67	0	0	0	0	0	67
LOCAL LODGING TAX FUNDS		0	66	0	0	0	0	0	66
OTHER AGENCY		20	0	523	0	500	0	0	1,043
LOCAL IMPROVEMENT DISTRICT (LID) / DEFERRALS		0	0	0	0	765	735	600	2,100
TRAFFIC IMPACT FEES		1,334	600	0	498	1,352	1,216	557	6,317
NOT FUNDED									
TOTAL REVENUE		3,387	5,091	5,381	2,056	6,540	6,970	4,696	34,121
Funding (S/P)	EXPENDITURES BY YEAR (thousands)								
	PROJECT	2019*	2020	2021	2022	2023	2024	2025	Future
1 S	Bridge Inspections	3	3	3	3	3	3	overlay	0
2 S	Engineering Transfer	15	15	15	15	15	15	0	105
3 S	Signal Optimization	25	25	25	25	25	25	25	175
4 S	Alley/Reconstruction (Annual)	65	65	65	65	65	65	65	455
5 S	John Wayne Pioneer Trail (Reconnect) - 14th to 18th	385	0	0	0	0	0	0	385
6 S	University Way & Wildcat Way Intersection Improvements	1,384	0	0	0	0	0	0	1,384
7 S	Main St. Extension - 15th Ave. and Water St. Signalization	1,010	0	0	0	0	0	0	1,010
8 S	Willow Street Improvements - Min View Ave. to Capitol Ave.	100	1,070	0	0	0	0	0	1,170
9 S	Capitol Ave. Sidewalk Replacement - Main St. to Sampson St.	75	0	75	0	75	0	0	225
10 S	2019 Active Transportation Plan	75	0	0	0	0	0	0	75
11 P	1st Ave. Sidewalk Improvements - Ruby St. to Sampson St.	0	195	0	0	0	0	0	195
12 S	Main St. Corridor Intersection Enhancements	0	1,285	0	0	0	0	0	1,285
13 S/P	Helena Ave. Improvements - E. of Town Ditch to Airport Road	0	1,500	0	0	0	0	0	1,500
14 P	Helena Ave. Overlay - Water St. to Airport Road	0	700	0	0	0	0	0	700
15 P	Large Scale Wayfinding Implementation Project	0	133	0	0	0	0	0	133
16 S	University Way/Gateway - Nanaimo Street to west City Limits	100	100	3,027	0	0	0	0	3,227
17 P	John Wayne Trail Reconnect - Fairgrounds to 14th - Sanders to Airport.	0	0	1,573	0	0	0	0	1,573
18 S/P	University Way and Recreational Creek Road Signalization	150	0	598	0	0	0	0	748
19 P	14th/Wildcat Signal/Channelization	0	0	0	667	0	0	0	667
20 P	18th/Walnut Signal/Channelization	0	0	0	687	0	0	0	687
21 P	Wildcat Way/18th - Signal/Illumination	0	0	0	594	0	0	0	594
22 P	University Way/Water Street Signal Modification/Illumination/Widening	0	0	0	0	2,800	0	0	2,800
23 P	Industrial Way Improvements - LID	0	0	0	0	1,065	0	0	1,065
24 P	Canyon/190/FB/Ramos/Signal/Illumination/Rechannel and Sidewalks	0	0	0	0	708	0	0	708
25 P	5th Ave. and Railroad Ave. Traffic Signal Installation	0	0	0	0	604	0	0	604
26 P	Water Street Overlay - Main & Manitoba to University Way	0	0	0	0	1,180	0	0	1,180
27 P	Cora Street Curb/Sidewalk - 15th Avenue to John Wayne Trail	0	0	0	0	0	375	0	375
28 P	University Way/Vantage Hwy/Planning/Rd/Sidewalks - Brick Rd. to Radio Rd.	0	0	0	0	0	2,235	0	2,235
29 P	Min View/Ruby-Signal Modification/NB/SB Right Turn	0	0	0	0	0	2,000	0	2,000
30 P	Canyon/Unplanned-Signal Modification/Illumination/Widening	0	0	0	0	0	2,252	0	2,252
31 P	3rd Ave. Paverstone Sidewalks and Historic Lighting - Water St. to Depot	0	0	0	0	0	674	0	674
32 P	Capitol Ave. Improvements - Willow St. to Oak St.	0	0	0	0	0	0	1271	0
33 P	Airport Road Sidewalk Improvements - Dean Nicholson to N. City Limits	0	0	0	0	0	975	0	975
34 P	14th/Alder Signal/Illumination	0	0	0	0	0	0	0	707
35 P	Canyon Rd./Main St. Overlay - Unplanned to University	0	0	0	0	0	961	0	961
36 P	Unplanned/Anderson/Railroad Ave. Road Widening/Overlay (Joint w/ County)							10,000	10,000
37 P	3rd/Ruby-Signal/Illumination							665	665
38 P	Brick Road Sidewalk Extension							600	600
39 P	5th/Ruby-Signal/Illumination/Rechannel							665	665
40 P	Helena/Walnut-Signal/Illumination/Widening							665	665
41 P	Helena/Water-Signal/Illumination/Widening							797	797
42 P	Manitoba/Ruby-Signal/Illumination/Realignment							2,452	2,452
43 P	University Way/Alder-Signal Modification/Widening							1,208	1,208
44 P	University Way/Main-Signal Modification/Illumination/Widening							2,731	2,731
45 P	Water/Bender Signal/Illumination							825	825
46 P	Airport/Bender Signal/Illumination							857	857
47 P	18th/Alder Signal/Illumination							649	649
TOTAL EXPENDITURE		3,387	5,091	5,381	2,056	6,540	6,970	4,693	22,114
ARTERIAL STREET FUND BEGINNING BALANCE (01/01/2018)		903	833	540	547	554	481	468	56,232
EST. GAS TAX REVENUE & SCHEDULED SALES TAX TRANSFER		115	115	115	115	115	115	115	
ARTERIAL STREET FUND ENDING BALANCE		833	540	547	554	461	468	475	

\*Current year projects shown for accounting purposes.

\*\*TIP plans calls for road widening/impr. projects to be funded from Sales Tax Reserve, to replace the Federal STP funding which is now shown for potential asphalt overlay funding. (Average annual need to overlay the arterial street system on a 15 year cycle is in excess of \$800,000 per year.)

**Table 31. Wastewater Treatment Capital Improvement Plan**

Project	2020	2021	2022	2023	2024	2025	2026-2038
Digester and GBT Building Electrical Upgrades		\$500,000	\$348,000				
Recirculation Pump Station				\$275,000			
Boiler Building				\$40,000			
Aeration	\$200,000		\$600,000	\$400,000			\$9,000,000
Roof Projects							\$120,000
<b>Total</b>	<b>\$200,000</b>	<b>\$500,000</b>	<b>\$948,000</b>	<b>\$715,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$9,120,000</b>
<b>GRAND TOTAL</b>				<b>\$3,190,847</b>			

**Table 32. Water System Capital Improvement Plan**

Project	2020	2021	2022	2023	2024	2025	2026-2038
Illinois Well Outfitting/Well House	\$1,263,000						
Water System Plan	\$100,000						
Craig's Hill Pressure Zone					\$195,000		
Inspect Reservoirs			\$20,000				
Recoat Reservoir						\$825,000	\$825,000
Pfenning Loop					\$274,000		
Cora Street Loop Pressure					\$431,000		
New Well/Well House			\$900,000	\$1,300,000			
Bull Road/Berry Road Loop		\$998,000					
Memorial Park Main Relocation	\$50,000						
Walnut Street Main Replacement				\$286,000			
Seattle/Manitoba			\$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
Oversizing Fund	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000		\$520,000
Pipe Replacement Fund	\$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		\$455,000
Pump and Motor Inspection/Repair	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000		\$416,000
Bull Road Extension		\$750,000					
<b>Total</b>	<b>\$1,678,000</b>	<b>\$2,008,000</b>	<b>\$1,483,000</b>	<b>\$1,826,000</b>	<b>\$1,114,000</b>	<b>\$1,032,000</b>	<b>\$3,597,000</b>
<b>GRAND TOTAL</b>				<b>\$12,738,000</b>			

**EXHIBIT B**  
2019 City of Ellensburg Comprehensive Plan, 2019 Updates

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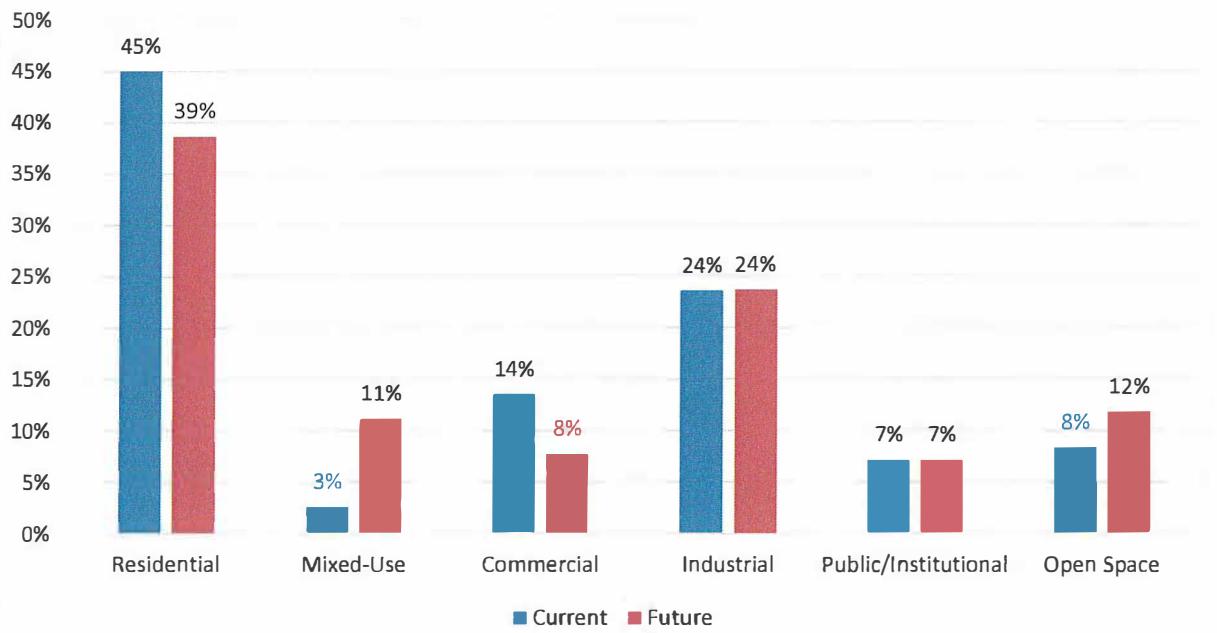
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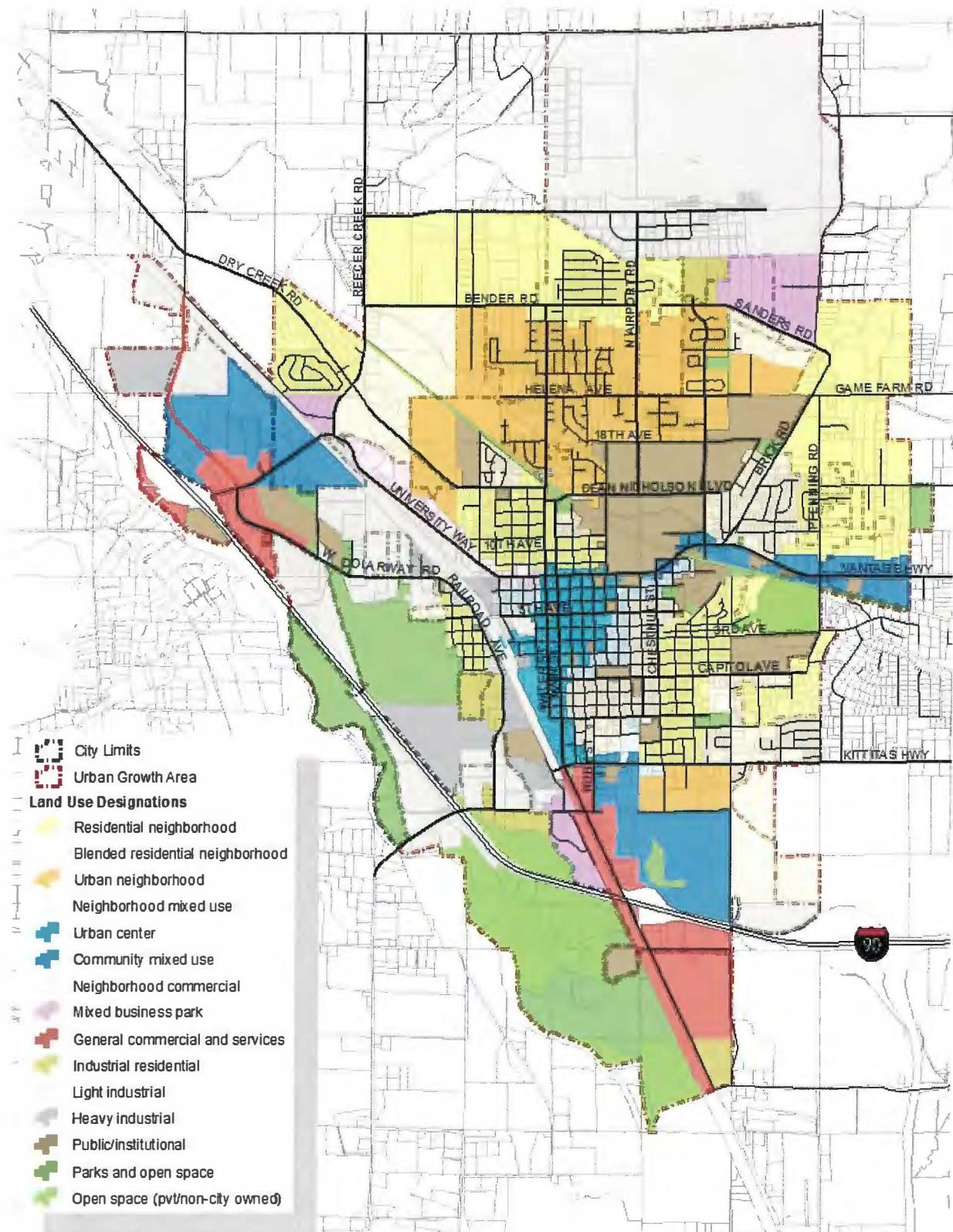
**Table 6. Future Land Use Designations**

Future Land Use Designations	Acres	Percent
Residential Neighborhood	1,704	18.4%
Blended Residential Neighborhood	930	10.1%
Urban Neighborhood	939	10.1%
Neighborhood Mixed Use	100	1.1%
Urban Center	208	2.2%
Community Mixed Use	583	6.3%
Industrial Residential	139	1.5%
Neighborhood Commercial	100	1.1%
Mixed Business Park	206	2.2%
General Commercial Services	406	4.4%
Light Industrial	1,960	21.2%
Heavy Industrial	235	2.5%
Public/Institutional	659	7.1%
Parks and Open Space	631	6.8%
Open space (private/non-city owned)	455	4.9%
<b>Total</b>	<b>9,255*</b>	<b>100%</b>

\*Differences in total acres between existing uses (Table 5) and future uses are due to slight differences in mapping methods. Existing land use designations were mapped to exclude right-of-ways. Future land use designations were mapped to include road-right-of-ways, which is consistent with zoning maps.

**Figure 1. Comparison of Current and Future Land Use Designations**

**Figure 2. Future Land Use Map**



### **Figure 13. Roadway Functional Classifications**



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

## **CHAPTER 6: ECONOMIC DEVELOPMENT**

### **WHAT YOU WILL FIND IN THIS CHAPTER**

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

### **OVERVIEW**

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

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

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

### **BACKGROUND AND CONTEXT**

With a population of ~~just over 19,000 in 2016 just under 20,000 as of 2019~~, Ellensburg is the center of commerce and government for Kittitas County. It offers services for local residents, and the financial, religious, and educational institutions that serve an area much larger than what is within city limits. Ellensburg is a central gathering place for the regional community, and hosts a diversity of activities, events, and services that serve more people than those that reside within the city limits of Ellensburg. Ellensburg is known as the home of Central Washington University and the annual Ellensburg Fair and Rodeo that attracts national attention.

The quality of life in Ellensburg ~~can be defined~~ is characterized by our clean environment, vibrant downtown, ~~family-friendly community~~ and outstanding outdoor recreational assets, all of which are important factors in nurturing economic growth. Businesses provide property, sales, and lodging tax revenue that help to support public infrastructure and maintain our quality of life. As local and national economies and lifestyles evolve, it will become more important for Ellensburg to maintain and enhance its livability through good urban design that reflects the values and choices of the community. The Ellensburg community is concerned with the availability of living wage jobs, and with the City's ability to continue providing services that help to foster business development and

increase economic opportunities. Residents want employment, retail, and social opportunities that allow them the ability to live, work, and play in this community.

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

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

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

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

## **Economic Sectors**

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

### **Commercial and Industrial**

Ellensburg's early industrial development developed centered along the railroad tracks to the west of downtown. Over time, land use designations and zoning patterns have continued this pattern, with the bulk of Ellensburg's industrial land located along a narrow strip paralleling the Burlington Northern Santa Fe (BNSF) railroad tracks. Most of this land also is in the 100-year floodplain. Commercial and industrial land development has also expanded westward along Dolarway Road to connect to area surrounding the west I-90 freeway interchange area. Additionally, the northernmost portion of Ellensburg's UGA surrounding the Bowers Field Airport is designated for light industrial use. According to the Kittitas County Chamber of Commerce and Ellensburg Business Development Authority In order to attract and accommodate innovation and family-wage jobs, more light industrial land uses in a variety of existing zones in less constrained areas, along with innovative ideas to mitigate industrial development in floodplain areas, may help to accommodate and attract new businesses to interested in the Ellensburg area.

A 2016 Downtown Market Study and Economic Development Plan indicates that local shoppers are traveling outside of Ellensburg to purchase daily goods and services. The nearest large

commercial center is Yakima, 35 miles to the south, which is a popular destination for various kinds of retail shopping.

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

### **Downtown Commercial**

The development of commercial activity outside the downtown core has distributed business activity beyond traditional areas. The community's passion for downtown Ellensburg is evident, however, in its commitment to preserving historic buildings while staying on the cutting edge of reuse and revitalization. As more suburban-style commercial development has occurred in other parts of the city, the Ellensburg downtown has changed from being the sole center of commerce for the community. However, Ellensburg has been proactive in promoting and investing in downtown as a vibrant location for independent retailers, specialty dining business and financial services, government offices, cultural attractions, special events, and housing and lodging opportunities.

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

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

There are currently two freeway interchanges, providing access to Ellensburg and substantial opportunity for commercial development. The south interchange at Canyon Road is currently the more developed of the two existing interchange areas, offering lodging, dining, and gasoline sales. The west interchange provides similar services but not at the same intensity. Both interchange areas have been identified for regional retail commercial development, at a scale that serves the City of Ellensburg as well as the surrounding area.

### **Health & Care**

Kittitas Valley Healthcare (KVH) operates KVH Hospital and seven clinics that include primary care, internal medicine, orthopedics, surgical, and women's health services. KVH provides inpatient and outpatient surgical services, critical care, a family birthing center, cardiopulmonary services, laboratory services, and imaging services. The Emergency Department at KVH Hospital is designated as a Level IV trauma service by the State of Washington Department of Health and is staffed 24-hours-a-day by an emergency physician.

KVH is the second largest employer in Ellensburg, with about alone employs approximately 600 employees in Ellensburg people. The hospital is working on a new campus master plan that will potentially expand the footprint of the campus. As the second largest employer in Ellensburg, KVH is a significant economic driver in the community. With plans for expansion In anticipation of the, and projected growth in Ellensburg's 65 or older population, KVH is expected to remain a key part of Ellensburg's economic growth over the next 20 years.

### **Central Washington University Institutional**

Ellensburg has a long-standing and important institutional history; Ellensburg is home to Central Washington University and is the County seat. Local government and education are by far the largest economic sectors in Ellensburg.

Central Washington University is an important and vital force in the community. CWU's campus occupies more than 380 300 acres and employees almost about 1,800 1,400 full-time staff people., and approximately 274 part-time staff. In addition, CWU has over 2,000 student employees. In the spring of 2017, the Ellensburg campus enrollment was about over 9,600 students. The \$113 million annual payroll supports retail, housing and entertainment businesses; CWU spends nearly \$15 million in the area with vendors for everything from catering to furniture. Construction spending of nearly \$500 million since 2010 has supported employment throughout the region and built one of the most beautiful and modern campuses in the state. CWU plans to cap student on-campus enrollment at 12,000 students.

The Central Washington University Strategic Plan calls for continued public service and community engagement, with emphasis on the level of collaboration between the University and local communities to contribute to the education, social, and economic progress of Washington communities.

### **Tourism**

Tourism is one of the top five economic drivers for Ellensburg, with year round events such as Dachshunds on Parade, Jazz in the Valley, Buskers in the Burg, WinterHop Brewfest, and First Friday Artwalks providing entertainment for thousands of locals and visitors. Many of these events are held in the historic city center, with Central Washington University also offering a full calendar of music, conferences and sports related activities. Outdoor recreation, conferences, and youth sports all provide growth potential for the local tourism industry.

Lodging tax continues to grow with 2018 recording \$562,000 and 2019 expected to edge towards \$600,000. These funds benefit the community in a number of ways through increased tourism, event and project grants, and capital improvements for civil facilities and parks.

Ellensburg is home of the Kittitas County Event Center which hosts the Kittitas County Fair and Ellensburg Rodeo. The Fair and Rodeo is held each Labor Day weekend and the rodeo and records between 65,000 and 70,000 visitors each year. The event is continuously ranked in the top 10 rodeos in the nation with over 25,000 visitors attending from outside the community.

The Event Center is located on 21 acres and is valued at about \$8.2 million adjacent to the City's eastern-most residential areas. The Event Center hosts more than 1,500 events throughout the year providing service to for community organizations, trade shows, expositions, equestrian and livestock events, and other special events. The Center includes conference and event spaces, an indoor arena, stock pens, barns, RV hookups, and on-site parking.

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

### ***Technology sector***

While the technology sector is not yet a significant portion of Ellensburg's current economy there is potential a drive to grow this sector of Ellensburg's economy. The technology sector tends to offer well-paying jobs and is attracted to good schools, high quality of life, and recreational amenities. Due to Ellensburg embodying embodies these characteristics as well as while offering the City of Ellensburg's growing telecommunications utility (see Capital Facilities and Utilities chapter) as well as a close proximity to Seattle, one of the top tech hubs in the nation. Construction of a \$64 million computer science facility at CWU along with programming through the Departments of Information Technology Administrative Management (ITAM) and Computer Sciences, the technology industry may be an is an area of focus for future economic development expansion.

### ***Arts and Culture***

The arts play an important role in the economy in Ellensburg, home to many artists, designers, creative entrepreneurs, and art non-profits that may be often get classified under other categories of business activity sectors of income. The creative sector includes nNon-profit arts organizations such as Laughing Horse Foundation who serves as a fiscal sponsor for seven performing arts related organizations such as Jazz in the Valley and the Ellensburg Film Festival serve as regular economic contributors to the tourism and job base. For example, the Laughing Horse Foundation is a fiscal sponsor for seven performing arts organizations such as Jazz in the Valley and the Ellensburg Film Festival. With over 12 participating businesses and year round monthly events, the First Friday Art Walk serves as a regular economic contribution to Ellensburg's economy. Central Washington University is home to the top academic music program on the West Coast. In addition to sponsoring remarkable student performances, the department brings in world class musicians throughout the year. An expansive campus sculpture collection and degree programs in art and theatre add to the richness of the Ellensburg arts community.

In 2016, the City Council designated 10 percent of construction sales tax revenue to community art, with an annual floor of \$25,000 and a ceiling of \$50,000. As stewards of these funds, the Ellensburg Arts Commission develops strategies, procedures, and goals that reflect the best usage to further the impact of art on the community. Events such as First Friday Art Walk, Jazz in the Valley, and Buskers in the Burg generate income for artists and businesses annually. Collectively, these efforts spur economic activity and support a rich quality of life.

### **Opportunity Zones**

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

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

- Census tract 5303797-5600 includes portions of Central Washington University, the Historic District and Main Street to I-90. The tract includes the

city's warehouse district and is bisected by the BNSF railroad line. Sixty percent of the tract lies within the incorporated city, with the remaining 40 percent within the Urban Growth Area. This tract comprises over 2,000 acres with 44 percent designated as areas that are development-ready with direct access to Interstate 90, rail, and city utilities. Zoning allows for a broad mix of developments: Residential Suburban, Central Commercial, Commercial Highway, Central Commercial II and Light Industrial.

- Census tract 5303797-5500 lies north and west of tract 5600. It runs in a southeast-northwest direction with I-90 as the southwestern border and the Iron Horse trail acting as the northeastern border. Fifty percent of the tract lies within the incorporated city or Urban Growth Area, with the remaining sited on county land. Zoning allows for diverse applications: Light Industrial, Commercial Highway, Urban Residential, General Commercial, Residential Suburban, Residential Office and Commercial Tourist.

### **Foreign Trade Zones**

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

### **Business Development**

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

The Ellensburg Business Development Authority (EBDA) dba CenterFuse, is a Public Development Authority, authorized by RCW 35.21.730 and created by the City of Ellensburg in 1994. In 2017, the functions of the EBDA were brought back into City government after being contracted out for many years. CenterFuse recruits, supports, and connects businesses with the resources they need to start, grow, and prosper.

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

The Ellensburg Downtown Association is a Certified Main Street Organization through the Washington Main Street Program and the Department of Archeology and Historic Preservation and follows the designed Main Street Approach for downtown revitalization.

### **Household income**

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

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

**Table 20. Demographics and Household Income**

	<b>Ellensburg</b>	<b>Kittitas County</b>	<b>Washington State</b>
2016 population	19,310	43,710	7,183,700
Median age	23.7	33.0	37.4
Labor force population (age 18-64), percent of total	77%	68%	77%
65 years and over, percent of total population	9.2%	14.1%	13.6%
Median family household income	\$60,650	\$65,103	\$73,039

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

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

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

Ellensburg's median family household income is about 85% of the median income of Washington State, and about 96% of the median income of Kittitas County. The median family income in Ellensburg is probably still being impacted by the high student population; however it does highlight the importance of promoting living wage jobs in Ellensburg.

## Employment

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

### LARGEST EMPLOYERS IN ELLensburg

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

**Table 21. Kittitas County Employment and Growth Rates by Sector**

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

\*At the time of data analysis ESD had not released seasonally adjusted 2015 employment counts that are comparable to the 2009-2014 data. Therefore, growth rates are calculated separately for this one year period.

Source: Washington State Employment Security Department, Labor Market and Performance Analysis, 2015.

Ellensburg's annual employment growth rate of 0.7 percent%, between 2002 and 2013, was slower than the countywide employment growth. Between 2013 and 2014, there was an 8 percent% decline in the total number of workers in Ellensburg, a loss of 533 primary jobs.

Between 2002 and 2014 there has been a slow decline in the number of Ellensburg residents who work in Kittitas County, and a steady increase in the number of Ellensburg residents who work outside Kittitas County. In 2014, the counties where the greatest shares of Ellensburg

residents worked were are Kittitas (53 percent%), King (14 percent%), and Yakima (9 percent%).

## Employment Forecasts

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

The Kittitas County Conference of Governments countywide employment projection is a 2% percent average annual growth rate; with 80% percent of employment growth projected to occur in incorporated areas and their Urban Growth Areas, and 20% percent projected to occur in rural areas outside of Urban Growth Areas. The allocation method is based on current shares of employment growth by sector based on each incorporated areas baseline (2013) share of total employment in that sector. See *Table 22* below.

For additional detail on employment forecasts please see the Community Profile and Land Use chapters.

**Table 22. City of Ellensburg and Urban Growth Area Employment Allocation**

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

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

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

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

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

## GOALS, POLICIES, AND PROGRAMS

### ***Goal ED-1: Strengthen city partnerships and resources to support economic opportunities.***

**Policy A** Continue to implement and regularly update a strategic economic development plan with representatives from

**the following sectors: industrial, transportation, agriculture, tourism, healthcare, and education.**

**Program 1** Coordinate with economic development groups to recruit new businesses.

**Program 2** Strengthen collaboration among the business community, economic development stakeholders, Central Washington University, healthcare organizations, local government, tourism organizations, and other higher education organizations.

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

**Program 4** Develop, refine, and implement economic monitoring to help advance the City's economic development policies and programs.

**Program 5** Ensure strong partnership with local school district to encourage enhanced K-12 educational opportunities.

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

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

**Policy B activities.** **Integrate economic strategies into community planning**

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

**Program 2** Direct capital improvements to key areas to create a sense of place, and grow and attract businesses.

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

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

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

**Program 2** Promote economic activity to diversify sources of revenue and expand the employment base.

<b>Policy B</b>	<b>Promote the retention and expansion of existing businesses as well as the development of new businesses.</b>
<i>Program 1</i>	Solicit comments and feedback from local businesses on things that the City could change to better support local businesses.
<i>Program 2</i>	Establish incentives and development flexibility to retain existing businesses, attract new businesses, and encourage quality development.
<i>Program 3</i>	Partner with economic development groups to inventory and share information regarding vacant building and lot space.
<i>Program 4</i>	Promote development of vacant lots and infill development within Ellensburg's urban core.
<i>Program 5</i>	Continue to provide high quality and cost efficient city services and facilities, and promote these as one of Ellensburg's economic development assets.
<i>Program 6</i>	<del>Coordinate with economic development stakeholders to assist businesses in creating strategies and action plans.</del>
<i>Program 6</i>	<u>Identify segments of existing businesses and develop strategies and programs to remove barriers for growth and expansion.</u>
<i>Program 7</i>	<u>Identify opportunities for innovation through residents and Central Washington University to open avenues for new business start-ups and foster their development.</u>
<i>Program 8</i>	<u>Utilizing the community's assets of location, workforce and quality of life, develop and launch a pro-active business recruitment strategy that directly pitches the City as a place to do business to outside community prospects for relocation or expansion of additional locations.</u>
<i>Program 9</i>	<u>Market the Opportunity Zones and work with the Port of Moses Lake to identify existing businesses that could take advantage of Kittitas County's Foreign Trade Zone status and development marketing strategies to promote and utilize status for new development.</u>
<b>Policy C</b>	<b>Develop and maintain an effective and predictable regulatory environment.</b>
<i>Program 1</i>	Provide efficient, predictable, and customer-service oriented permitting processes.
<i>Program 2</i>	Consider streamlining permitting by establishing a one-stop permit center for all permits.

*Program 3* Encourage the use of the pre-application process as a means of identifying potential obstacles to the development of a particular site.

*Program 4* Establish predictable processing times and consistent review processes, and post timelines on the City's website.

*Program 5* Work with EBDA to create "How To" guide for new businesses, investors, and developers to work with the city on new business creation, land development, and building redevelopment

**Policy D** **Encourage development of light industrial uses within the City of Ellensburg.**

*Program 1* Develop City-owned property off Dolarway Road for a light industrial park.

*Program 2* Continue to partner with Kittitas County on development of the Kittitas County Industrial Park at the airport.

*Program 3* Work with EBDA to identify strategic locations for light industrial land use and zoning changes to encourage innovation and job creation.

*Program 4* Analyze effectiveness of City-owned business incubator and create action plan to readdress its usage or sell the property to EBDA for redevelopment or sale.

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

**Policy A** **Coordinate with local high schools, higher education institutions, workforce development, vocational rehabilitation, and local businesses to train a workforce that is prepared for emerging job markets.**

*Program 1* Consider public/private sponsorship of entrepreneurial education.

*Program 2* Encourage organizational partnerships that focus resources toward increasing the employability of all citizens.

*Program 3* Encourage Educate businesses on how to utilize area educational institutions to engage student internship programs, encourage local innovation opportunities, and create technical training programs to support construction and industry. with local businesses.

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

***Goal ED-4 Emphasize economic development of downtown as an economic, tourist, retail, art and cultural, and event destination.***

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

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

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

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

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

*Program 5* Work with the EBDA to identify key buildings for development of technology and creative sector jobs.

*Program 6* Work with Arts Commission to produce a cultural assessment and develop downtown as an ArtsWA Certified Creative District.

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

**Policy B** **Partner with local organizations to implement the downtown economic development plan.**

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

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

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

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

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

- Program 2* Keep detailed and updated content management platforms such as websites and mobile applications.
- Program 3* Support visitor information centers and kiosks.
- Program 4* Explore future development of visitor information services near freeway interchanges.
- Program 5* Promote Ellensburg's role as a destination to regional recreation and cultural activities.
- Program 6* Support destination marketing organizations through lodging tax funds.

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

- Program 1* Inventory and manage data about where regional tourism-based enterprises can meet and use community spaces and resources.
- Program 2* Coordinate and promote a central website for public/private regional facilities.
- Program 3* Provide a consistent level of reliable public transportation between public and private local facilities and accommodations.
- Program 4* Leverage lodging tax funding to support events and promotions and development of government-owned facilities and parks for tourism-related markets.

**Policy C** **Support and expand opportunities for tourism based investments.**

- Program 1* Identify appropriate zoning districts to allow for short-term rental properties.
- Program 2* Identify appropriate zoning districts to allow for ancillary tourism activities.

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

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

## ACTION ITEMS

### **Airport master plan implementation**

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

### ***Economic development vision and strategic plan***

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

### ***Increase usable industrially-zoned property***

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

### ***Kittitas Valley Event Center Master Plan***

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

### ***Streamline/automate permitting process***

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

## **POLICY CONNECTIONS**

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

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

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

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