

ORDINANCE NO. 4869

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. 4838; 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 20, 2020 the City Council reviewed all of the proposed Comprehensive Plan amendments for the 2020 annual amendment cycle and approved docketing of proposed amendments 20-01, 20-02, and 20-03 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 October 14, 2020 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 December 13, 2020; 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 which became final on November 24, 2020 for docketed comprehensive plan amendments 20-01, 20-02, and 20-03; and

WHEREAS, the Ellensburg City Planning Commission held a public hearing on December 3, 2020 and the Planning Commission approved a motion to recommend the City Council approve proposed amendments 20-01 as presented, and recommended denial of proposed amendments 20-02 and 20-03 as presented; and

WHEREAS, the City Council held a public hearing on the matter of adopting the docketed 2020 Comprehensive Plan amendments at its regular meeting on January 4, 2021 at which several public comments were received, Council entered into the public hearing record the agenda report for Council's January 4, 2021 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 amendment 20-01 be approved as presented in accordance with the findings and recommendations submitted by the City Staff and in accordance with the Planning Commission recommendation on proposed amendment 20-01 while rejecting the Planning Commission's recommendation to deny proposed amendments 20-02 and 20-03, and instead approve amendments 20-02 and 20-03 in part, with portions referred into the 2021 year, and be enacted as an ordinance; and

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

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF ELLENSBURG DO ORDAIN AS FOLLOWS:

Section 1. That document attached to this ordinance as Exhibit "A" and entitled "2020 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 20-01).

Section 2. That document attached to this ordinance as Exhibit "B" and entitled "City of Ellensburg Comprehensive Plan, 2020 updates" which is included as part of the Comprehensive Plan, is hereby amended to adopt and include docket amendments 20-02 and 20-03.

Section 3. All portions of the City of Ellensburg 2017 Comprehensive Plan, "Imagine Ellensburg 2037," as subsequently amended, 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.

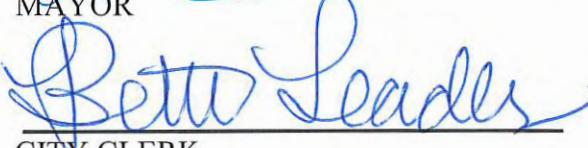
Section 5. Corrections. Upon the approval of the City Attorney, the City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener's errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 6. Effective Date. This ordinance shall take effect and be in force five (5) days after its passage, approval and publication.

The foregoing ordinance was passed and adopted at a regular meeting of the City Council this 19th day of January, 2021.

ATTEST:


MAYOR


CITY CLERK

APROVED AS TO FORM:


CITY ATTORNEY

Publish: 1-23-2021

I, Beth Leader, City Clerk of said City, do hereby certify that Ordinance No. 4869 is a true and correct copy of said Ordinance of like number as the same was passed by said Council, and that Ordinance No. 4869 was published as required by law.

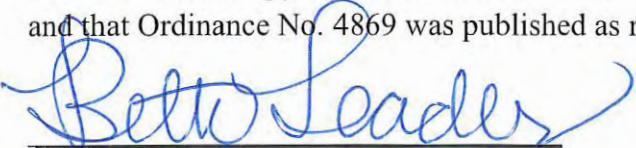

Beth Leader

EXHIBIT A
2020 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	2021	2022	2023	2024	2025	2026
Electric System Plan						
Plan Update (every 6 years)			\$100,000			
System Expansion						
New Services	\$49,930	\$52,426	\$55,047	\$57,800	\$60,690	\$63,580
New Meters	\$62,607	\$65,738	\$69,025	\$72,476	\$76,100	\$79,723
New OH Conductors & Equipment	\$73,796	\$77,486	\$81,360	\$85,428	\$89,700	\$93,971
New UG Conductors	\$283,661	\$297,844	\$312,736	\$328,373	\$344,791	\$361,210
UG Conduits & Vaults	\$140,212	\$147,222	\$154,583	\$162,313	\$170,428	\$178,544
New Line Transformers	\$55,146	\$57,903	\$60,798	\$63,838	\$67,030	\$70,222
New Street Lighting	\$16,196	\$17,006	\$17,856	\$18,749	\$19,687	\$20,624
Capitol Projects						
Bull Road Extension	\$ 830,000					
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	\$ 315,000
Street Lighting Laminated / Fibergalss 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	\$ 432,000	\$ 970,000	\$ 1,400,000			
Total	\$ 4,293,548	\$ 2,435,625	\$ 2,986,406	\$ 1,538,977	\$ 1,193,425	\$ 1,232,874
GRAND TOTAL				\$13,680,855		

Table 24. Information Technology Capital Improvement Plan

Project	2021	2022	2023	2024	2025	2026	2027
IT System Plan							
Plan Updates (every 2 years)		\$20,000		\$20,000		\$20,000	
IT Computer Replacements							
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
IT Enterprise Applications							
Hardware	177,000	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	\$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
IT Network Resources							
Hardware	\$170,000	\$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	\$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			
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	\$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
Total	\$726,000	\$1,439,500	\$879,500	\$911,000	\$776,000	\$761,000	\$741,000
GRAND TOTAL				\$6,234,000			

Table 25. Natural Gas Utility Capital Improvement Plan

Project	2021	2022	2023	2024	2025	2026
Gas System Plan						
Plan Updates (every 6 years)						\$70,000
System Improvements						
No 6 Road South of Willis Road	\$10,400					
No 6 Road North of Willis Road	\$22,000					
Misc. Looping, Uprating	\$20,000	\$20,000	\$30,000	\$30,000	\$30,000	\$30,000
University Way (Gateway I)	\$100,000					
Vantage Highway (Gateway II)				\$100,000		
Bull Road/Berry Road/I-90 Underpass	\$900,000					
Pipe Boring under Roads, RR, and Creeks		\$40,000	\$40,000	\$50,000	\$50,000	\$50,000
Misc. System Improvements	\$60,000	\$90,000	\$95,000	\$100,000	\$120,000	\$120,000
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			\$50,000	\$50,000		
Cathodic Protection (CP) System Study					\$65,000	
Cathodic Protection Close Interval Survey		\$20,000				
Tap Station CP Interference Testing/Analysis		\$15,000				
Meter/ERT Upgrades/Improvements						
Meter Proving/Refurbish	\$10,000	\$12,000	\$12,000	\$15,000	\$15,000	\$15,000
Meter/ERT Change-Outs	\$10,000	\$20,000	\$20,000	\$30,000	\$30,000	\$35,000
Developments						
Misc. System Developments	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Total	\$1,462,400	\$367,000	\$397,000	\$525,000	\$460,000	\$820,000
GRAND TOTAL				\$4,031,400		

Table 26. Parks and Recreation Capital Improvement Plan

Project	2021	2022	2023	2024	2025	2026
Rotary Pavilion property development	\$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	
Mt View Park Multipurpose Court Improvements		\$40,000				
Mt. View Park Tennis Court Development (6)			\$410,000			
Palouse to Cascades State Park Trail Reconnection		\$825,000	\$75,000	\$200,000	\$500,000	\$300,000
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	
Wipple Park Improvements				\$105,700		
Off Leash Park Phase II		\$10,000				
Total	\$1,250,000	\$993,000	\$1,435,000	\$15,955,700	\$1,867,600	\$7,760,300
GRAND TOTAL				\$29,261,600		

Table 27. Sewer System Capital Facility Improvement Plan

Project	2021	2022	2023	2024	2025	2026	2027-2038
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
Concrete & Clay Pipe Replacement							\$4,050,000
Cora Street Pump Station ⁽¹⁾							\$486,000
Bull Road Extension	\$1,953,000						
Anderson Road Extension	\$1,900,000						
Total	\$ 4,203,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000		\$ 5,836,000
GRAND TOTAL							\$10,439,000.00

Table 28. Stormwater Capital Improvement Plan

Project	2021	2022	2023	2024	2025	2026
Reecer Currier levee and bridge design						
Dolarway Bridge and Levee	\$2,400,000					
Effectiveness Monitoring						
University Avenue Gateway Project (Wenas to Whiskey Cr.)	\$3,227,000					
University Avenue Gateway Project (Vista Rd. to E. CL)	\$400,000	\$ 5,000,000				
Total	\$ 6,027,000	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -
GRAND TOTAL						
						\$11,027,000.00

Table 29. Telecommunications Capital Improvement Plan

Project	2020	2021	2022	2023	2024	2025
Strategic Plan						
Plan Updates (every 3 years)			\$20,000			
System Improvements						
WWTP Fiber Optic Connection				55,000	\$55,000	
Bull Road				20,000		
Hardware Refreshment	25,000	25,000	100,000	25,000	25,000	25,000
Outdoor Plant Improvements	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000
Gateway 1		\$20,000				
Gateway 2		\$20,000				
Telecom Connections	\$50,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
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	\$228,000	\$183,000	\$213,000	\$193,000	\$163,000	\$108,000
GRAND TOTAL				\$1,088,000		

Table 30. Transportation Capital Improvement Plan

CITY OF ELLensburg 6-YEAR TRANSPORTATION IMPROVEMENT PLAN 2021 TO 2026 (INCLUDES CURRENT WORK REMAINING IN 2020)		PUBLIC HEARING DATE: 12/21/2020		ADOPTION DATE: 12/21/2020		RESOLUTION NO. TBD					
		REVENUE BY YEAR (thousands)									
SOURCE		2020*	2021	2022	2023	2024	2025	2026		TOTALS	
ARTERIAL STREET		342	114	108	308	108	108	108		1,196	
REGIONAL STBG		1,011	427	0	0	0	490	540		2,468	
SALES TAX RESERVE		630	644	0	936	756	938	515		4,419	
FEDERAL SAFE ROUTES TO SCHOOL & PEDESTRIAN/BICYCLE GRANTS		0	0	570	0	1,000	0	0		1,570	
WSDOT SAFETY PROGRAM		125	1,199	440	0	1,200	0	0		2,964	
TRANSPORTATION IMPROVEMENT BOARD (TB) - Grant Programs		500	470	927	2,310	1,500	1,826	890		8,423	
DISTRESSED COUNTY SALES/USE TAX		0	65	334	400	0	0	375		1,174	
1/4 CENT REAL ESTATE EXCISE TAX		0	270	80	125	330	75	30		910	
MAP-21 TRANSPORTATION ALTERNATIVES PROGRAMS		0	0	0	0	1,470	0	0		1,470	
DOE FISCAL YEAR WATER QUALITY GRANT		70	2,573	0	319	319	3,612	0		6,893	
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		65	0	0	0	0	0	0		65	
TRANSIT		272	0	15	0	0	0	0		287	
OTHER AGENCY		979	591	85	0	0	0	0		1,655	
LOCAL IMPROVEMENT DISTRICT (LID) / DEFERRALS		0	160	0	0	200	765	600		1,725	
TRAFFIC IMPACT FEES		750	273	609	1,284	600	676	665		4,857	
NOT FUNDED		0	0	0	0	0	0	0		0	
TOTAL REVENUE		4,744	6,919	3,168	5,682	7,483	8,490	3,723		40,209	
Funding (S/P)	PROJECT	EXPENDITURES BY YEAR (thousands)								Arterial Street Fund	
1 S	Bridge Inspections	3	3	3	3	3	3	3	0	21	
2 S	Engineering Transfer	15	15	15	15	15	15	15	0	105	
3 S	Signal Optimization	25	25	25	25	25	25	25	0	175	
4 S	Alley Reconstruction (Annual)	65	65	65	65	65	65	65	0	455	
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	Main Street Overlay - Mountain View Ave. to 3rd Ave.	600	0	0	0	0	0	0	0	600	
7 S	Helena Ave. Complete Streets Sidewalk Improvements - Water St. to Walnut St.	500	0	0	0	0	0	0	0	500	
8 S	Willow Street Improvements - Mtn. View Ave. to Capitol Ave.	1,170	0	0	0	0	0	0	0	1,170	
9 S	14th/Wildcat-Signal/Channelization	667	0	0	0	0	0	0	0	667	
10 S	18th/Walnut-Signal/Channelization	687	0	0	0	0	0	0	0	687	
11 S	Transit Capital Improvements (Misc)	272	0	0	0	0	0	0	0	272	
12 P	1st Ave Sidewalk Improvements - Ruby St. to Sampson St. - North Side	0	195	0	0	0	0	0	0	195	
13 S	Main St. Corridor Intersection Enhancements	190	1,145	0	0	0	0	0	0	1,335	
14 S	Capitol Ave. Sidewalk Replacement - Main St. to Sampson St.	0	75	0	75	0	75	0	0	225	
15 P	Helena Ave Overlay - Water St. to Airport Road	0	700	0	0	0	0	0	0	700	
16 P	Large Scale Wayfinding Implementation Project	0	133	0	0	0	0	0	0	133	
17 P	Canyon/90 EB Ramps-Signal/Illumination/Rechannel and Sidewalks	0	708	0	0	0	0	0	0	708	
18 S	University Way Gateway - Nanum Street to Red Horse Diner	100	3,027	0	0	0	0	0	0	3,127	
19 P	Palouse to Cascades Reconnect Trail - Sanders to Airport	0	0	670	0	0	0	0	0	670	
20 S	University Way and Reecer Creek Road Signalization	75	518	0	0	0	0	0	0	593	
21 P	W. Univ. Way Ped. Impr. - Lighting & Widen North Shoulder - Hwy 97 to Red Hors	0	60	440	0	0	0	0	0	500	
22 S	5th Ave. and Railroad Ave. Traffic Signal Installation	0	65	395	0	0	0	0	0	460	
23 S	Alder St and 14th Ave Signalization - PTC Reconnect Trail from 14th to KVEC	0	185	1,425	0	0	0	0	0	1,610	
24 P	Multimodal Facility	0	0	100	0	0	0	0	0	100	
25 P	Alder St Sidewalk - One Side - Capitol Ave to 4th Ave	0	0	30	0	30	0	30	0	90	
26 P	Wildcat Way/18th - Signal/Illumination	0	0	0	594	0	0	0	0	594	
27 P	University Way/Water Street-Signal Modification/Illumination/Widening	0	0	0	2,800	0	0	0	0	2,800	
28 P	Downtown Slurry Seal	0	0	0	550	0	0	0	0	550	
29 P	Water St. Overlay - University Way to Manitoba, Manitoba from Water to Main	0	0	0	1,180	0	0	0	0	1,180	
30 P	Mtn View/Ruby-Signal Modification/NB/SB Right Turn	0	0	0	0	2,000	0	0	0	2,000	
31 P	University Way Sidewalks - Brick Rd. to Vista Rd.	0	0	0	0	1,700	0	0	0	1,700	
32 P	Pfenning Rd Sidewalks - 3rd Ave to 14th Ave (joint with County)	0	0	0	0	3,270	0	0	0	3,270	
33 P	Industrial Way Improvements - LID	0	0	0	0	0	1,065	0	0	1,065	
34 P	Canyon/Umptanum-Signal Modification/Illumination/Widening	0	0	0	0	0	2,252	0	0	2,252	
35 P	Canyon Rd./Main St. Overlay - Umptanum to Mtn View, 3rd Ave to University Way	0	0	0	0	0	740	0	0	740	
36 P	University Way Gateway II - Vista Rd to east City Limits	0	0	0	375	375	4,250	0	0	5,000	
37 P	3rd Ave. Paverstone Sidewalks and Historic Lighting - Water St. to Depot	0	0	0	0	0	0	674	0	674	
38 P	Capitol Ave. Improvements - Willow St. to Oak St.	0	0	0	0	0	0	1,271	0	1,271	
39 P	Airport Road Sidewalk Improvements - Dean Nicholson to N. City Limits	0	0	0	0	0	0	975	0	975	
40 P	3rd/Ruby-Signal/Illumination	0	0	0	0	0	0	665	0	665	
41 P	Umptanum /Anderson /Railroad Ave. Road Widening/Overlay (Joint w/ County)								10,000	10,000	
42 P	Brick Road Sidewalk Extension								600	600	
43 P	5th/Ruby-Signal/Illumination/Rechannel								665	665	
44 P	Helena/Walnut-Signal/Illumination/Widening								665	665	
45 P	Helena/Water-Signal/Illumination/Widening								797	797	
46 P	Manitoba/Ruby-Signal/Illumination/Realignment								2,452	2,452	
47 P	University Way/Alder-Signal Modification/Widening								1,208	1,208	
48 P	University Way/Main-Signal Modification/Illumination/Widening								2,731	2,731	
49 P	Water/Bender Signal/Illumination								825	825	
50 P	Airport/Bender Signal/Illumination								857	857	
51 P	18th/Alder Signal/Illumination								649	649	
TOTAL EXPENDITURE		4,744	6,919	3,168	5,682	7,483	8,490	3,723	21,449	61,658	1,196
ARTERIAL STREET FUND BEGINNING BALANCE (01/01/2020)		888	661	662	669	476	483	490			
EST. GAS TAX REVENUE & SCHEDULED SALES TAX TRANSFER		115	115	115	115	115	115	115			
ARTERIAL STREET FUND ENDING BALANCE		661	662	669	476	483	490	497			

*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.)

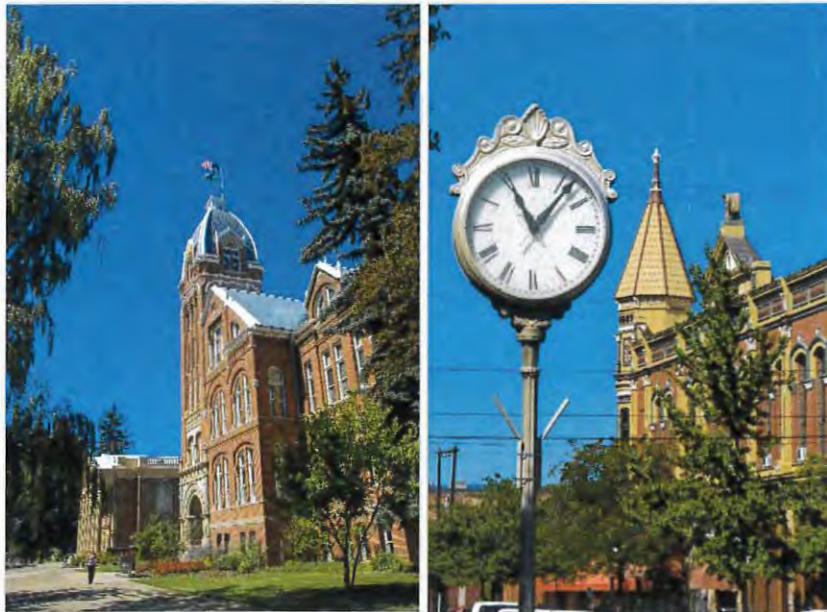
Table 31. Wastewater Treatment Capital Improvement Plan

Project	2021	2022	2023	2024	2025	2026	2027-2038
Digester and GBT Building Electrical Upgrades	\$500,000	\$348,000					
Recirculation Pump Station			\$275,000				
Boiler Building			\$40,000				
Aeration	200000	\$600,000	\$400,000				\$9,000,000
Rebuild Clarifiers		\$325,000					
Digester/GBT Electrical Upgrades	\$500,000						
Methane Recapture Analysis	\$40,000						
Reroof WwTF Admin Building		\$60,000					
Total	\$1,240,000	\$1,333,000	\$715,000	\$-	\$-	\$-	\$9,000,000
GRAND TOTAL			\$12,288,000.00				

Table 32. Water System Capital Improvement Plan

Project	2021	2022	2023	2024	2025	2026	2027-2038
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						
Bull Road/Berry Road Loop	\$ 1,978,000						
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
Oversizing Fund	\$ 40,000	\$40,000	\$40,000	\$40,000	\$40,000		\$520
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	\$ 35,000	\$455,000
Pump and Motor Inspection/Repair	\$ 55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$ 55,000	\$416,000
Total	\$ 5,881,000	\$ 886,000	\$ 549,000	\$ 968,000	\$ 1,055,000	\$ 90,000	\$ 3,377,520
GRAND TOTAL				\$12,806,520.00			

EXHIBIT B
2020 City of Ellensburg Comprehensive Plan, 2020 Updates



INTRODUCTION

Welcome to the City of Ellensburg's Comprehensive Plan. This 20-year plan articulates the community's vision and reflects community values. The goals, policies, and programs included in this Plan provide a basis for the City's regulations and guide future decision-making. This Plan also addresses anticipated population and employment growth, and how facilities and services will be maintained and improved to accommodate expected growth.

Ellensburg adopted its first Comprehensive Plan in 1975. This plan was later reviewed and updated in 1995, in response to the requirements of the Growth Management Act (GMA) (RCW 36.70A). This update builds off the 2006 Comprehensive Plan update, and responds to the GMA requirement for periodic review. This plan is consistent with the Countywide Planning Policies, and is based on Community Values identified through a 2016/2017 Community Heart & Soul ® planning exercise. During the 2020 comprehensive plan amendment process, City Council docketed two proposals to add a new Inclusion, Diversity, and Equity and Inclusion element to this Plan, with anticipated adoption in 2021.



Structure of the Comprehensive Plan

The Ellensburg Comprehensive Plan is composed of the following sections:

Section I – Introduction. This section includes a description of the comprehensive planning process and the City's Community Values.

Section II – Community Profile. This section includes a brief history of Ellensburg, demographic information, and 20-year population and employment projections.

Section III – Comprehensive Plan Elements. This section includes the following elements: Land Use, Housing, Transportation, Capital Facilities and Utilities, Parks and Recreation, Economic Development, Environment, and Historic Preservation. Each element contains a Background and Context section that includes inventories and background data, needs assessments or analyses, and identification of issues followed by specific Goals, Policies, and Programs.

Section IV – Definitions and Acronyms. Definitions of terms used throughout the Comprehensive Plan and frequently used acronyms.

Section V – Appendices.

What is a Comprehensive Plan?

A comprehensive plan indicates how a community envisions its future, and sets forth strategies for achieving the desired vision. A comprehensive plan has three primary characteristics.

1. **It is comprehensive** - the plan includes all the geographic and functional elements that impact the community's physical development.
2. **It is general** - the plan summarizes the major policies and proposals of the City, but does not usually indicate specific locations or establish regulations.
3. **It is long range** - the plan looks beyond the current pressing issues confronting the community to identify long-term goals and policy direction for achieving them.

Relationship to the Growth Management Act

The State of Washington adopted the Growth Management Act (GMA) in 1990. This legislation requires comprehensive plans to include specific elements; it obligates incorporated areas to adopt implementing regulations, and counties to develop Countywide Planning Policies to address issues of a regional nature; and it establishes protocols and deadlines for these tasks.

The GMA sets out fourteen statutory goals that guide the development of comprehensive plans. For a plan to be valid, it must be consistent with the goals and specific requirements of the GMA. In this context, consistency means that a comprehensive plan must not be in conflict with the state statutory goals, countywide planning policies, or plans of adjacent jurisdictions.

The fourteen statutory goals identified in the state legislation are summarized as follows:

1. Guide urban growth to areas where urban services can be adequately provided;
2. Reduce urban sprawl;

3. Encourage efficient multi-modal transportation systems;
4. Encourage the availability of affordable housing to all economic segments of the population;
5. Encourage economic development throughout the state;
6. Assure private property is not taken for public use without just compensation;
7. Encourage predictable and timely permit processing;
8. Maintain and enhance natural resource-based industries;
9. Encourage retention of open space and development of recreational opportunities;
10. Protect the environment and enhance the state's quality of life;
11. Encourage the participation of citizens in the planning process;
12. Ensure adequate public facilities and services necessary to support development;
13. Identify and preserve lands and sites of historic and archaeological significance; and
14. Manage shorelines of the state.

Relationship to the Countywide Planning Policies

As part of the comprehensive planning process, Kittitas County and its incorporated areas have developed Countywide Planning Policies. The intention of these policies is to help the four cities, one town, and the County address growth management in a coordinated manner. The Kittitas County Conference of Governments adopted the policies and they were subsequently ratified by the Kittitas County Board of County Commissioners.

The Countywide Planning Policies try to balance issues related to growth, economics, and the environment. Specific objectives include:

- Implement Urban Growth Areas and joint county and city planning within Urban Growth Areas;
- Promote contiguous and orderly development;
- Provide for siting of public capital facilities of regional or statewide significance;
- Provide for countywide transportation facilities;
- Consider affordable housing needs; and
- Ensure favorable employment and economic conditions in the County.

Public Participation

The Growth Management Act (GMA) requires that the comprehensive plan encourage public participation in the planning process. The Community Values, what we refer to as Ellensburg's Heart & Soul, and each chapter was developed through extensive public, staff, and volunteer involvement. The following is a summary of the public participation that occurred throughout the comprehensive planning process.

Community Network Analysis

In fall 2016 City staff kicked off the comprehensive planning process by reaching out to community members that represented diverse sectors of the community to work on the Community Network Analysis. The Community Network Analysis is an interactive tool to better understand who lives, works, and plays in Ellensburg, and how best to reach them where they are. Participants examined who to connect with and how, and helped participants to identify segments of the population that are typically underrepresented in both formal and informal social networks. Participants in the Community Network Analysis included interested members of the public and representatives from the following groups:

- Bright Beginnings for Kittitas County
- Central Washington University
- City of Ellensburg Landmarks and Design Commission
- City of Ellensburg Library staff
- City of Ellensburg Parks and Recreation staff
- City of Ellensburg Planning Commission
- Clymer Museum
- Ellensburg Downtown Association
- Ellensburg School District Board
- Gallery One
- Kittitas County Chamber of Commerce

Community Heart & Soul® is a planning model for engaging a community in shaping the future.

The Community Heart & Soul approach is founded on three basic principles: Involve Everyone, Focus on What Matters, and Play the Long Game.

The Community Heart & Soul process provided a framework for how to collect input from residents and how to use the input in the comprehensive plan.

- Kittitas County Community Network
- Kittitas County Realtors Association
- Kittitas County Republicans
- Kittitas County Democrats
- Kittitas County Youth Services
- People for People

What Matters Most Survey

The What Matters Most survey was the first step in implementing what we learned in the Community Network Analysis, and in starting to identify our core community values. The results of the What Matters Most survey were 812 responses to the following questions:

1. What do you love (or value) about Ellensburg, and why?
2. If you could improve something about Ellensburg, what would it be, and why?
3. What is your favorite place to go in Ellensburg, and why?
4. What is your connection with Ellensburg?
5. How long have you lived in Ellensburg or other area in Kittitas County?

The survey was available in both Spanish and English and was conducted over the course of several months by attending events held throughout the community and partnering with local schools. Events included:

- Bite of the Burg
- Buskers in the Burg
- First Friday Art Walk
- Hoedown in Downtown
- Kittitas County Farmers Market
- Kittitas Valley Junior Soccer Association picture days
- Resource Fair for Hispanic Families

The City partnered with Ellensburg High School and Morgan Middle School to gain input from Ellensburg youth. The *What Matters Most* survey was incorporated as an assignment for each student to interview 5 to 10 family members or friends. Bright Beginnings (head start preschool) incorporated the *What Matters Most* survey into their fall home visits with parents or guardians of preschoolers. The survey was also marketed using social media and newspaper

advertisements to direct community members to the online version of the survey on Eburg Talks, the City's online engagement tool.

Community Values Workshop

Seventy community members participated in the Community Values Workshop which was held in early 2017. City staff organized and coded all of the responses from the *What Matters Most?* survey into common themes. Participants used the common themes and responses to write community value statements for each theme. City staff used Eburg Talks to vet the community value statements, and edited the statements based on community feedback. The final draft community value statements were presented to the public at the Change Over Time Activity and on the City's webpage. The community value statements are Ellensburg's Heart & Soul and serve as the guiding principles for this Comprehensive Plan.

Change Over Time Activity

At the Change Over Time activity, 34 community members worked in groups to share their views on how each of the identified community values has changed over time in the community. They also discussed their desired condition for the future of each community value. Participants worked in small groups organized by each of the community values, and brainstormed ideas for how to achieve the desired condition for each community value. The brainstorm of ideas and public comments were used to inform the goals, policies, and programs for each relevant chapter of the comprehensive plan.

Chapter Development

Each of the draft chapters went through several stages of review and development that included applicable City staff, existing City volunteer commissioners, other stakeholders, community open houses, and online surveys for community members to provide feedback on each of the draft chapters. Each of the draft chapters was also reviewed through Planning Commission meetings and City Council study sessions. The number of meetings with City volunteer commissions was dependent on how long it took each group to share their input and reach agreement on the outcome.

Table 1 provides a summary of the City volunteer commissions and the draft chapters they assisted in developing.

Table 1. City of Ellensburg Volunteer Commissions and Comprehensive Plan Chapters

City Volunteer Commissions	Comprehensive Plan Chapter
Ellensburg Business Development Authority	Economic Development
Ellensburg Downtown Association	Economic Development
Environmental Commission	Environment

Landmarks and Design Commission	Historic Preservation
Lodging Tax Advisory Committee	Economic Development
Parks and Recreation Commission	Parks and Recreation
	Capital Facilities and Utilities
	Economic Development
	Environment
	Historic Preservation
Planning Commission	Housing
	Land Use
	Parks and Recreation
	Transportation
Public Transit Advisory Commission	Transportation
Utility Advisory Committee	Capital Facilities and Utilities

In addition, the land use designations found in the land use chapter were developed through input gathered at a land use mapping open house and online activity where community members shared their input on where different types of residential, commercial, and industrial uses should be located in Ellensburg and its Urban Growth Area.

The Housing chapter is based on the 2017 Ellensburg Housing Needs Assessment. The assessment included input from community stakeholders through two stakeholder workshops and a series of short interviews. The first workshop engaged developers and homebuilders active in the Ellensburg housing market. The second workshop engaged stakeholders from the public and non-profit housing sectors. Short interviews were conducted with property managers, landlords, and real estate professionals actively marketing housing for sale or lease in Ellensburg. In addition, interviews were also conducted with market rate and affordable housing developers working outside the Ellensburg market to better understand the factors that support new housing creation.

In response to the 2020 Comprehensive Plan docketing proposals to include an Inclusion, Diversity, and Equity and Inclusion element, a Council subcommittee conducted a listening tour to understand the experiences of marginalized groups living in Ellensburg and their recommendations to help the Council better meet their needs. The groups included residents who identify as Indigenous, Black, Hispanic, Asian or Pacific Islander, LGBTQ, Muslim and other non-Christian religions, disabled, citizens over 65, and those with International backgrounds. At the conclusion of the listening tour, the subcommittee recommended potential changes to City

policies, procedures, planning, and programming that will result in a more inclusive and welcoming community. City Council will continue to work with the community through a robust and transparent engagement process for developing the new Inclusion, Diversity, and Equity and Inclusion element, for inclusion in the Comprehensive Plan during the 2021 amendment process.

Ellensburg's Community Heart & Soul – Community Values

In the summer of 2016, the City initiated the Community Heart & Soul process to understand what matters most to our community with the goal of identifying value statements that will guide our 20-year plan and help maintain Ellensburg's quality of life. The following community value statements are the product of the 2016-17 Community Heart & Soul outreach process, as well as the 2020 Listening Tour sessions. These identified community values provide the guiding principles for this comprehensive plan.

Small town feel and sense of community is represented in our small town character, our inclusiveness and tolerance of others, and our friendly and supportive community.

- We value thoughtful growth management that maintains the small town community character, recognizes economic opportunities, and provides innovative ideas to improve our diverse neighborhoods for the benefit of current and future generations.
- We value a diverse, inclusive, and equitable community that is welcoming and supportive to everyone because it enriches our lives and enhances our individual and community well-being.

A community that celebrates Inclusion, Diversity, and Equity and Inclusion, is welcoming and supportive of all residents and visitors. A community built upon the values of Inclusion, Diversity, and Equity and Inclusion is a community that enriches each individual's life and the community's wellbeing and vitality.

- We value a community that cares for one another, so that all people feel a sense of belonging in this community.
- We value the rich diversity of our neighbors in Ellensburg — be that age, skin color, gender identity, sexual orientation, ethnicity, religion, or disability — because that is what makes us stronger.
- We value a future in which all who live in Ellensburg today, and in the future, will have access to what they need to reach their full potential so that each person may contribute fully to community well-being.
- We value working together collaboratively with individuals and community groups and recognize for us to do better for all requires constant review of our work and an honest self-examination of our actions.

The **built environment** provides the setting for community activity, ranging from buildings to streets and parks; these are the areas we live, work, and play on a day-to-day basis.

- We value the preservation of existing infrastructure through effective and efficient maintenance programs that keep public services affordable and in good condition for all users.
- We value the physical infrastructure of our existing neighborhoods and downtown core which balance old and new, and which together reflect the historic and distinct feel of Ellensburg and contribute to our unique sense of place.
- We value a transportation system that provides safe and efficient use for all users, and promotes efficient use of resources, facilitates access to goods and services throughout our region, encourages healthy lifestyle choices, and reduces traffic.
- We treasure the incorporation of parks, open space, and gathering spaces within our community where everyone can play, meet our neighbors, and enjoy safe and well maintained facilities year round that build community and promote physical and mental health.

Our **downtown and our local economy** strengthens the economic vitality of our community and supports the vibrancy of our downtown.

- We value a diverse local business community that strives to provide inclusive products and services to all residents and visitor in our city, that contributes to our distinctive character, helps build a strong community, and strengthens our economy.
- We promote sustainable, living wage jobs that enable a suitable standard of living, contribute to our local economy, and allow community members to live and work in our area.
- We support our vibrant and lively downtown that serves as a valued destination for our local community and visitors through its diverse and inclusive retail businesses, restaurants, galleries, gathering and event spaces, non-profit organizations, and housing and lodging opportunities.

The **local government and community service organizations** provide goods, services, and amenities that are available to our community.

- We value accessible, diverse and inclusive local government that facilitates active participation and local input into decision-making, utilizes equitable and inclusive processes when hiring city staff, and welcomes a diversity of candidates to run for city council.
- We value collaboration between city and other local entities that promote community health and education, and better quality outcomes by creating consistent, equitable, inclusive and efficient planning efforts.

- We value quality, attainable housing for everyone that positively impacts the stability, health, and safety of our community.
- We value access to community recycling and composting opportunities that have a positive impact on the environment by reducing contributions to the landfill.

Local arts, culture, and year round events include performing and visual arts and cultural events that shape our local identity.

- We value family-friendly, ethnic and cultural events that promote a thriving and diverse community.
- We treasure and support our performing and visual art community that brings together people of diverse cultures together and contributes to our unique sense of identity as a and diverse and inclusive culture-community.

Our **natural environment and central location** in the state recognizes our community's connection to the natural environment and the geographic diversity of our location.

- We value diverse recreation opportunities and programs that are affordable, accessible, inclusive and environmentally friendly, which and that encourages community health, and promotes cross-cultural community interaction.
- We celebrate and protect our diverse natural environment that surrounds our urban areas, and increases our quality of life.
- We value our central location in the state that provides recreation, social, and economic opportunities.

We recognize **Central Washington University** as an integral part of our community.

- We welcome CWU students, faculty, and staff as valued community members who encourage a spirit of cultural diversity and intellectual energy, creating opportunities for enhanced collaboration and partnerships that strengthen our community.