

ORDINANCE NO. 4653

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELLENSBURG, WASHINGTON AMENDING THE ELLENSBURG CITY CODE relating to planning and amending the Comprehensive Plan adopted by Ordinance No. 3997 as last amended by Ordinance No. 4627 and set out in Chapter 3.32 of the Ellensburg City Code.

WHEREAS, the City Council has heretofore by adoption of Ordinance No. 3997, adopted that certain document, the title page of which reads "CITY OF ELLENSBURG FINAL PLAN/EIS – JULY 1995" as the official Comprehensive Plan for the City of Ellensburg; and

WHEREAS, the City Council has heretofore by adoption of Resolution 1997-10 and Ordinance No. 4116 as amended by Ordinance No. 4176, established a policy and procedure for the annual review of proposals to amend the Comprehensive Plan; and

WHEREAS, the City Council has heretofore by adoption of Ordinance No. 4474, adopted and substituted that document entitled "City of Ellensburg Comprehensive Plan: Vision and Path, Ellensburg's Next Legacy" for the "City of Ellensburg Final Plan/EIS" bearing the same reference, and

WHEREAS, on July 1, 2013 the City Council reviewed all of the proposed Comprehensive Plan amendments for the 2013 annual amendment cycle and moved to docket proposed amendments 13-01, 13-02 and 13-03 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 July 23, 2013 the City Community Development Department mailed the required 60-Day Notice of Intent to Adopt Comprehensive Plan Amendments to the WA Department of Commerce, which notice was received by the Department of Commerce on July 29, 2013; 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 October 7, 2013 for the docketed 2013 Comprehensive Plan Amendments; and

WHEREAS, the Ellensburg City Planning Commission held a public meeting on July 11, 2013, heard testimony in favor and against the proposed amendments, and after closing the public hearing moved to, and approved, a motion to recommend that the City Council approve proposed amendments 13-01, 13-02 and 13-03:

WHEREAS, the City Council held a public hearing on the matter of adopting the docketed 2013 Comprehensive Plan amendments at its Regular Meeting on October 7, 2013 and, after hearing public testimony both in favor and against adoption of the proposed amendments, Council entered into the public hearing record the Agenda Report for Council's October 7, 2013 Regular Meeting along with Attachments A thru H prior to closing the public hearing, after which City Council determined that it is in the best interests of the City of Ellensburg that proposed amendments 13-01, 13-02 and 13-03 be approved as submitted and be enacted as an ordinance;

WHEREAS, all portions of the "City of Ellensburg Comprehensive Plan: Vision and Path, Ellensburg's Next Legacy" 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. (AMD #13-01) That document attached to this ordinance as Exhibit "A" and entitled CITY OF ELLENSBURG CAPITAL FACILITY PLANS 2013 is hereby adopted and incorporated by reference in the "City of Ellensburg Comprehensive Plan: Vision and Path, Ellensburg's Next Legacy" as an Appendix to Chapter 6 - Capital Facilities and Utilities.

Section 2. (AMD#13-02) The text at page 189, Goal ED -8, Policy A, Program 3 of the "City of Ellensburg Comprehensive Plan: Vision and Path, Ellensburg's Next Legacy" pertaining to the Energy Efficiency and Conservation Strategy is hereby amended to read as follows:

Continue to ~~develop~~ demonstrate solar, wind and other generating capacity energy systems at the community renewables park. Complete the Smart Grid grant Demonstration Project.

Section 3. (AMD #13-03) Chapter 5 of the "City of Ellensburg Comprehensive Plan: Vision and Path, Ellensburg's Next Legacy" is amended as follows:

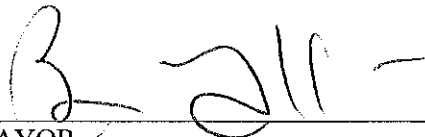
That document attached to this ordinance as Exhibit "B" is hereby adopted and replaces the existing Figure 5.1 in Chapter 5 in the "City of Ellensburg Comprehensive Plan: Vision and Path, Ellensburg's Next Legacy"

Section 4. All portions of the "City of Ellensburg Comprehensive Plan: Vision and Path, Ellensburg's Next Legacy" shall remain in full force and effect except as specifically amended herein.

Section 5. 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.

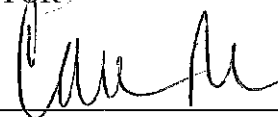
Section 6. This ordinance shall take effect and be in full force five (5) days after publication of a summary, consisting of the title.

The foregoing ordinance was passed and adopted at a regular meeting of the City Council this 4th day of October, 2013.
November




MAYOR

ATTEST:



CITY CLERK

APROVED AS TO FORM:



CITY ATTORNEY

Publish: 11-7-13

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

COREEN M. RENO, CMC

EXHIBIT A

CITY OF ELLENSBURG

6 – YEAR CAPITAL FACILITY PLANS

2013

These 6 – Year Capital Facility Plans are incorporated by reference into the City of Ellensburg Comprehensive Plan as an Appendix to the Capital Facilities Chapter. They will be reviewed and updated annually.

**ENERGY SERVICES - GAS DIVISION
6 YEAR CAPITAL CONSTRUCTION PLAN**

Project	2014 (\$)	2015 (\$)	2016 (\$)	2017 (\$)	2018 (\$)	2019 (\$)	2020 Onwards
System Improvements							
Axtman Plat Connection	11,000						
Dry Creek/15th Ave			13,000				
No 6 Road	15,700						
Game Farm Road				57,650			
CP/Regulator Upgrades							
Deep Well Anodes	57,000						
Wheeler Reg. Station			78,000				
Seattle Gate Upgrade		22,000					
Kittitas Tap Station Upgrade			20,000				
Developments							
Belsaas/Bender Road	5,000	5,000	10,000	14,000			
Canterberry Est. 2	5,000						
Currier Creek			4,000				
Sanders Mill		9,000					
Vista Views Dev.	5,000	15,000	15,000	10,000			
Misc. Developments	5,000	10,000	15,000	15,000	15,000	20,000	
Sanders Mill Part 2				41,750	41,750	41,750	33,750
Black Horse Dev. (Axtman)	10,000	20,000	20,000	20,000	11,850		
System Expansion							
Look Road Expansion			65,000				
Reecer Creek 2		41,500	22,000				
Airport North Exp.				59,400		65,400	
Hungry Junction Rd					85,000		
Misc System Improvements	122,200	122,000	120,000	115,000	112,000	111,000	107,000
Sub-Total	235,900	244,500	382,000	332,800	265,600	238,150	140,750

New Facilities	2014	2015	2016	2017	2018	2019	2020
New Tap Station - Watson Road (Williams)							
New HP Pipeline - Northern Feeder (1)							
New M/R Station - Watson Road							
New LP Pipeline - Northern Loop							
Look Road Regulator							
Reecer Creek Regulator							
Faust Road Regulator							
ECP Regulators							
Woodhouse Tap Station (Williams)							
Woodhouse M/R Station							
Southern Feeder (HP)							
Southern Loop (LP)							
Sub Total		0	0	0	0	0	0
Sub Total from above	235,900	244,500	382,000	332,800	265,600	238,150	140,750
TOTALS	235,900	244,500	382,000	332,800	265,600	238,150	140,750

Placeholder for future tap station, high pressure mains, low pressure distribution lines, regulators and other associated work. This work was identified in previous year's facilities plans. The scope of this work is dependent upon results from an independent gas system study to be carried out in 2014

ELECTRIC

1st 6 Years	Line Extensions to New Developments <u>\$1.6 mm</u>	2nd 6 Years	Line Extensions to New Developments <u>\$1.4mm</u>	3rd 6 Years	Line Extensions to New Developments <u>\$1.5mm</u>
	Feeder Improvements <u>\$1.5mm</u>		Feeder Improvements <u>\$1.3 mm</u>		Feeder Improvements <u>\$0.47mm</u>
	CWU <u>\$0.03mm</u>		CWU <u>\$0.03mm</u>		CWU <u>\$0.03mm</u>
	Road Relocation <u>\$0.30mm</u>		Road Relocation <u>\$0.30mm</u>		Road Relocation <u>\$0.30mm</u>
	Substation Improvement <u>\$4.0mm</u>		Substation Improvement <u>\$0.66mm</u>		Substation Improvements <u>\$0.61mm</u>
2014 - thru - 2019	Solar/Wind <u>\$0.1mm</u>	2020 - thru - 2025	Solar/Wind <u>\$0.1mm</u>	2026 - thru - 2031	Solar/Wind <u>\$0.1mm</u>
	Conservation <u>\$0.6 mm</u>		Conservation <u>\$0.6 mm</u>		Conservation <u>\$0.6mm</u>
	Source: <u>Utility Rev. Bonds</u> Operating Capital Private Development Private Grants, BPA		Source: <u>Utility Rev. Bonds</u> Operating Capital Private Development Private Grants, BPA		Source: <u>Utility Rev. Bonds; Operating</u> Capital; Private Dev.; Private Grants, BPA

#	AREA	PROJECT	2014	2015	2016	2017	2018	2019	\$ in THOUSANDS			
									2014-2019	2020-2025	2026-2031	
									1st 6 years	2nd 6 years	3rd 6 years	
		DEVELOPMENTS										
1	ALL	Prop'd Plats	40	40	40	40	40	40	240	247	255	
2	ALL	Various new developments	21	21	21	21	21	21	125	129	133	
3	ALL	Distribution transformers	54	80	80	80	80	80	454	468	482	
4	ALL	Electric Kwh Meters	112	100	50	45	45	45	397	270	278	
7	ALL	New Services	37	55	55	58	61	64	331	340	351	
8	A) Developments Subtotal		284	296	246	244	247	250	1546	1454	1498	
9	NORTH	BENDER OH MAIN EAST 1 MI	-	40	40				80			
10	NORTH	PFENNING TIE		-	17	17			34			
11	NORTH	BENDER WEST TO BNSF TIE	-	-	-	30	30		60	70		
12	NORTH	BOWERS OH MAIN 2 MI		-	-		40		40	40		
13	SOUTH	ANDERSON/UMPTANUM RD	40	40	40				120			
14	SOUTH	BULL RD MAIN FEEDER		80	80		-	-	160			
15	EAST ELLENSBURG	FEEDERS					-	-	-	250	0	
16	NORTH	HELENA AVE UG MAIN FDR		50	50	50	50		200			
17	WEST	other	75	-	-				75			
18	WEST	BNSF/HWY10/SR97 TIE	50	50	50					50	50	
19	ALL	PSE ANNEXATION AREAS	3	3	3	3	3	3	18	30	30	
20	ALL - MAINT	RECONDUCTORING	10	10	10	10	10	10	60	50	50	
21	ALL - MAINT	URD CABLE REPLACEMENTS	30	30	30	30	30	30	180	180	180	
22												
23	LINE EQUIPMENT	CAP BANKS	15	5	5	5	5	5	40	20	20	
24	LINE EQUIPMENT	REGULATORS	-	40	-	40	-	40	120	50	50	
25	LINE EQUIPMENT	LINE RECLOSERS	26	-	-	22	-	-	48	25	25	
26	LINE EQUIPMENT	VF1 PHS BREAKERS		10		12		12	34	20	20	
27	LINE EQUIPMENT	600 AMP SWITCH CABINETS	30		30	-	30	-	90	45	45	
28												
29	B) Subtotal Feeders		279	358	355	219	198	100	1509	830	470	
30												
31	CWU		5	5	5	5	5	5	30	50	50	
32	PUBLIC WORKS ROAD RELOC		50	50	50	50	50	50	300	300	300	
33	C) Subtotal		55	55	55	55	55	55	330	350	350	
34												
35	GENERAL SYSTEM	SCADA UPGRADE/NEW	30	30	5	5	5	5	80	20	20	
36	ALL	LAND USE	4			50	50		104	80	80	
37	NORTH	SUBSTATION CONSTRUCTION	1,400	900					2,300		0	
38	NORTH	SUBSTATION - POWER XFMR	-	700					700		0	
39	DOLARWAY	D1 POWER TRANSFORMER	-	-					-		400	
40	DOLARWAY	D1 - CIRCUIT SWITCHER BPA #1							-	0	110	
41	BPA ELLENSBURG	BPA BAY #2 115KV SF6 BREAKER							-	560	0	
42	EAST ELLENSBURG	CIRCUIT SWITCHER	86						86			
43												
44	D) Subtotal Substation Improvements		1520	1630	5	55	55	5	3270	660	610	
45												
46	TOTAL CITY CAPITAL COST		2118	2339	661	573	555	410	6655	3294	2928	

	\$ in THOUSANDS			Source
	1st 6 years	2nd 6 years	3rd 6 years	
DEVELOPMENTS	1,546	1,454	1,498	Operating Capital, Customer Contributions, Developer Fees
FEEDER IMPROVEMENTS	1,509	830	470	Operating Capital Developer Fees
CWU	30	50	50	Customer Contributions,
PUBLIC WORKS ROAD RELOC	300	300	300	Operating Capital,
SUBSTATIONS NEW & EXSTG	3,270	660	610	Revenue Bonds Operating Capital
TOTALS	6,655	3,294	2,928	

2013 Parks & Recreation 6 - Year Capital Improvement Schedule and Cost Summary

Project	Project Description	2013	2014	2015	2016	2017	2018
1	Off Leash Park		\$ 25,000.00				
2	McElroy Park Development Phase II						\$ 150,000.00
3	North Alder Street Park Sprayground						\$ 200,000.00
4	Kiwanis Park Improvements					\$ 450,000.00	
5	Rotary Park and Trail Development		\$ 350,000.00			\$ 500,000.00	
6	New Park Acquisition						\$ 200,000.00
7	In-line Rink	\$ 50,000.00	\$ 50,000.00				
8	JWPT Reconnection	\$ 825,000.00	\$ 75,000.00	\$ 200,000.00	\$ 500,000.00	\$ 300,000.00	
9	New Senior/Recreation Center			\$ 3,000,000.00			
10	West Ellensburg Trail	\$ 150,000.00					\$ 150,000.00
11	Yakima River Trail		\$ 750,000.00				
12	Tennis Court Construction (8 courts)				\$ 425,000.00		
13	ERRC Improvements		\$ 75,000.00		\$ 425,000.00		
14	IRRP Improvements						\$ 125,000.00
15	Skatepark Improvements				\$150,000		
TOTALS		\$ 1,025,000.00	\$ 1,325,000.00	\$ 3,200,000.00	\$ 1,350,000.00	\$ 1,250,000.00	\$ 825,000.00

	9/27/2013	COMP PLAN
		STREET
2014-2019		<u>Amount</u> \$45.7 m (Local \$4.3 m)
		<u>Source:</u> Grants; Gas Tax; local; Sales Tax; G.O. Bonds or Councilmanic
		West Ellensburg Flood Control <u>Project</u> \$2.1 mm
		<u>Source:</u> Grants; G.O. Bonds or Councilmanic
2020-2025		<u>Amount</u> \$51.5 m (Local \$4.9 m)
		<u>Source:</u> Grants; Gas Tax; local; Sales Tax; G.O. Bonds or Councilmanic
		<u>Source:</u> Grants; Gas Tax; local; Sales Tax; G.O. Bonds or Councilmanic
		Willson Creek Flood <u>Control Project</u> \$8.9 m
		<u>Source</u> Grants; local; Sales Tax; G.O. Bonds or Councilmanic
2026-2031		<u>Amount:</u> \$58.0 m (Local \$5.4 m)
		<u>Source:</u> Grants; Gas Tax; local; Sales Tax; G.O. Bonds or Councilmanic
		<u>U Way/BNSF RR Overpass Struct Replacement/Widening</u> \$20.0 m
		<u>Railroad Overpass</u> \$30.0 m
		<u>Source:</u> Grants; Gas Tax; local; Sales Tax; G.O. Bonds or Councilmanic

Table 8-1

Water

Capital Improvement Plan

	2013 (in thousands)	2014	2015	2016	2017	2018	2019 2020
S-1 Mt. Stuart 2nd point of diversion	\$2,013		\$750	\$1,263			
S-2 Refurbish Kivwits Well	\$32	\$32					
S-3 Airport Well No. 3	\$1,279	\$1,279					
W-1 Strategic Water Plan	\$50	\$50					
R-1 Craig's Hill Pressure Zone			\$150				\$45
R-2 Inspect Reservoirs	\$20			\$20			
R-3 Recoat Reservoir	\$825						\$825
D-2 Helena Avenue	\$200						\$200
D-3 Pfanning Road Loop							\$274
D-4 Cora Street Loop and Pressure Red.							\$431
D-5 Railroad Loop	\$249						\$249
D-6 Berry Road Loop	\$998						\$998
D-7 Sanders Road Loop	\$228	\$228					
D-8 John Wayne Trail Crossing	\$91						\$91
D-9 Memorial Park Main Relocation	\$50			\$50			
D-10 Wilson Creek Main Relocation	\$185					\$185	
D-11 Walnut Street Main Replacement	\$286						\$286
D-12 Seattle/Manitoba Main Replacement	\$323						\$323
D-14 24-Inch Main Inspection	\$25		\$25				
D-15 24-Inch Valve Rehabilitation	\$155	\$33	\$33	\$33	\$33	\$33	
D-16 Pressure Reducing Valve	\$81						\$81
D-17 Oversizing Fund	\$40/year	\$40	\$40	\$40	\$40	\$40	\$560
D-18 Pipe Replacement Fund	\$100/year	\$100	\$100	\$100	\$100	\$100	\$1,400
E-1 City Park Water Use Audit	\$10		\$10				
E-2 Water Bills Consumption History	\$10		\$10				
E-3 Meter Testing Program	\$35/Year		\$35	\$35	\$35	\$35	\$490
Capital Replacement	Varies	\$230	\$262	\$262	\$262	\$262	

TABLE 6-4 Sewer

Estimated Capital Improvements Costs

First
6 years

Second
6 years

Priority Level	Estimated Cost
Priority Level I	
Electrical Improvements Predesign Report	\$40,000
Priority Level II	
Electrical Service ⁽¹⁾	\$2,411,000
Biological Selectors	\$786,000
Influent Flow Meter	\$166,000
SCADA	\$514,000
Priority Level III	
RAS System	\$355,000
Lagoon Dredge ⁽²⁾	\$83,000
Aeration System	\$1,087,000
Priority Level IV	
Effluent Flow Meter	\$69,000
Operations Building	\$153,000
Secondary Clarifier Rehabilitation	\$226,000
Grit Rehabilitation	\$79,000
Headworks Screen	\$510,000
Total Capital Improvement Plan	\$6,479,000

- (1) The final estimate capital cost of the electrical upgrade will be determined as part of the Electrical Improvements Predesign Report noted under Priority Level I. This line item provides a conservative estimate that assumes the complete rebuild and relocation of the main electrical services and the rebuild and relocation of most of the MCCs.
- (2) Assumes this would be competitive equipment procurement without engineering services.

2013 proposed revisions in Blue

Table 3.1 - Ellensburg Roadway Functional Classifications

Note: this table shows the Comp Plan revisions through 2013

Road Name	Begin	End	
Urban Major Arterial			
Canyon Road	South UGA	Mountain View Avenue	City, County & State roads; City proposed Class south of Berry differs from County/WSDOT (Rural Major Collector)
Main Street	Mountain View Avenue	University Way	
Manitoba Avenue	Main Street	Water Street	
SR 97	University Way	North UGA	(State controlled road - principle hwy)
University Way / Vantage Highway	Dolarway Road	East City Limits	road name/termini clarification
Vantage Highway	East City Limits	East UGA	County road only - City proposed Class east of Pfenning differs from County/WSDOT (Rural Major Collector)
Water Street	Manitoba Avenue	University Way	

Urban Minor Arterial			
14th Avenue	Water Street	Main Street	
Alder Street	University Way	Bowers Rd	
Anderson Road	City Limits	Railroad Avenue	
Bowers Road	Reecer Creek Road	Look Road	County road only
Dolarway Road	Railroad Avenue	University Way	
Game Farm Road	Pfenning Road Brick Rd	East UGA	County road only; road name/termini clarification
Helena Avenue	Reecer Creek Road Dry Creek Rd	East UGA Brick Rd	road name/termini clarification
Main Street	University Way	15th Avenue	
Manitoba Avenue	Railroad Avenue/Anderson Street-Road	Water Street	road name/termini clarification
Manitoba Avenue	Main Street	Chestnut Street	(left off current City list)
Mountain View Avenue/Kittitas Hwy	Canyon Road	East UGA	road name/termini clarification
Old Hwy 49 Ten	Reecer Creek Road	West UGA	County road only; road name/termini clarification
Pfenning Road	Kittitas Hwy	Game Farm Road	
Railroad Avenue	Anderson Road	Dolarway Road	
Reecer Creek Road	University Way	North UGA	County road only
Umptanum Road	West city limit	Ruby Street	note: 2010 class/termini change from 'east City limit' deleted Umptanum from Ruby to Bull
Water Street	University Way	Bowers Road	

Urban Collector			
3rd Avenue	Wenas Street	Pfenning Road	
4th Ave	Water St.	Ruby St.	current WSDOT, but not on City list or map
5th Avenue	Unnamed Collector West of Railroad Avenue	Chestnut Street	
14th Avenue / Dean Nicholson Blvd	Main Street	Brook Lane	
15th Avenue	Dry Creek Road	Water Street	
8th 18th Avenue	"D" Street	Approx 650' east of Alder St Brook Lane	Typo & termini change per WSDOT map
Airport Road	Helena Avenue	Bowers Road	
Bender Road	Reecer Creek Road	Airport Road	
Berry Road	Canyon Road	East City Limit	current WSDOT, but not on City list or map
Brick Road	University Way	Sanders Road	
Brook Lane	14th Ave	18th Ave	current WSDOT, but not on City list or map
Bull Road	I-90	Kittitas Hwy	
Capitol Avenue	Water Street	Pfenning Road	
Chestnut Street	Umptanum Road	University Way	
Cora Street	University Way	Bowers Road	
"D" Street	University Way	18th Avenue	
Dry Creek Road	Reecer Creek Road	15th Avenue	
Greenfield Avenue	Delphine Street	Sanders Road	
Pearl St.	3rd Ave	5th Ave	
Pine St.	3rd Ave	5th Ave	
Ruby Street	Umptanum Road	University Way	
Sanders Road	Airport Road	Brick Road	
Umptanum Road	Ruby Street	Bull Road	(re-instates portion dropped by 2010 termini change)
Walnut Street	14th Avenue Dean Nicholson Blvd	Helena Avenue	road name/termini clarification
Wenas Street	3rd Avenue	University Way	
Willow Street	Kittitas Hwy Mountain View Avenue	Capitol Avenue	road name/termini clarification