

# Kittitas County Community Development Services

Darryl Piercy, Director

## COMPREHENSIVE PLAN AMENDMENT DOCKETING FORM

### I. CHECK THE APPROPRIATE BOXES

COMP PLAN MAP

COMP PLAN TEXT

**NOTICE:** If the amendment you are applying for is within an URBAN GROWTH AREA or you are proposing a UGA expansion of the Ellensburg, Cle Elum, or Roslyn UGA you are required to docket your item with that City as well. You must contact the appropriate City for filing deadlines, fees, application, and costs.

### II. GENERAL INFORMATION

A. APPLICANT'S NAME: SEE ATTACHED  
MAILING ADDRESS: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_  
BUSINESS PHONE: (509) 649-3169 HOME PHONE: \_\_\_\_\_

B. AGENT'S NAME: TerraDesignWorks, Chad Bala  
MAILING ADDRESS: PO Box 462  
Roslyn, WA 98941

E-MAIL ADDRESS: \_\_\_\_\_  
BUSINESS PHONE: (509) 649-3169

### III. FOR MAP AMENDMENTS

A. TAX PARCEL NUMBER(S): SEE ATTACHED  
ACREAGE: \_\_\_\_\_  
SITE ADDRESS: \_\_\_\_\_  
OWNER(S): \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

HOME PHONE: \_\_\_\_\_

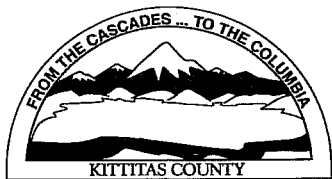
RECEIVED

JUN 22 2006

Kittitas County  
CDS

(Additional sheets may be attached if more than one parcel is involved)

**All information to be addressed to Authorized Agent.**



# Kittitas County Community Development Services

Darryl Piercy, Director

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APPLICANT'S NAME: Teaway Ridge LLC  
MAILING ADDRESS: PO Box 808  
Cle Elum, WA 98922

TAX PARCEL NUMBER(S): 18-18-28000-0040  
ACREAGE: 192.18  
SITE ADDRESS: 2516 Dry Creek Road  
OWNER: Teaway Ridge LLC  
MAILING ADDRESS: PO Box 808  
Cle Elum, WA 98922

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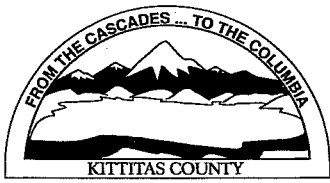
APPLICANT'S NAME: Cle Elum Pines East LLC  
MAILING ADDRESS: PO Box 808  
Cle Elum, WA 98922

TAX PARCEL NUMBER(S): 18-18-27020-0002  
18-18-27020-0003  
ACREAGE: 58.54  
SITE ADDRESS: 2516 Dry Creek Road  
OWNER: Cle Elum Pines East LLC  
MAILING ADDRESS: PO Box 808  
Cle Elum, WA 98922

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APPLICANT'S NAME: Cle Elum Pines West LLC  
MAILING ADDRESS: PO Box 808  
Cle Elum, WA 98922

TAX PARCEL NUMBER(S): 18-18-27020-0015  
18-18-27020-0016  
18-18-27020-0017  
ACREAGE: 53.77  
SITE ADDRESS: Reecer Creek Road  
OWNER: Cle Elum Pines West LLC  
MAILING ADDRESS: PO Box 808  
Cle Elum, WA 98922



# Kittitas County Community Development Services

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B. EXISTING COMPREHENSIVE PLAN DESIGNATION:

Rural Land Use

C. EXISTING ZONING:

Agricultural-3  
Agricultural-20  
Suburban

D. PROPOSED COMPREHENSIVE PLAN DESIGNATION:

Rural Land Use

E. PROPOSED ZONING DESIGNATION:

Extend UGA Boundary

F. THE PRESENT USE OF THE PROPERTY IS:

Agricultural-3  
18-18-28000-0040 (162.18 ac.)

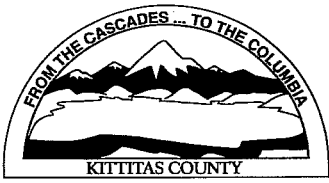
Agricultural-20  
18-18-28000-0040 (30.00 ac.)

Suburban  
18-18-27020-0002 (32.77 ac.)  
18-18-27020-0003 (25.77 ac.)  
18-18-27020-0015 (30.00 ac.)  
18-18-27020-0016 (15.77 ac.)  
18-18-27020-0017 (8.00 ac.)

G. SURROUNDING LAND USE:

Agricultural, Residential Suburban, Residential Medium Density, Public Reserve,  
Commercial Hwy, Commercial Agriculture, Industrial Light, Industrial Heavy, Manufactured  
Home Park, and Commercial Tourist.

H. SERVICES



# Kittitas County Community Development Services

Darryl Piercy, Director

Please provide the following information regarding the availability of services.

The site is currently served by sewer \_\_\_\_\_; septic  (check one)  
Sewer purveyor (if on public sewer system): \_\_\_\_\_

The site is currently served by a public water system \_\_; well ; Property does contain existing water rights.

Water purveyor (if on public water system): \_\_\_\_\_

The site is located on a public road  private road \_\_\_\_\_ (check one)

Name of road: Dry Creek Road, Reecer Creek Road, Faust Road, Highway 10

Fire District #: 2

#### IV. FOR TEXT AMENDMENTS

Identify the sections of the Comprehensive Plan and Zoning Ordinance that you are proposing to change and provide the proposed wording (attach additional pages if necessary)

N/A

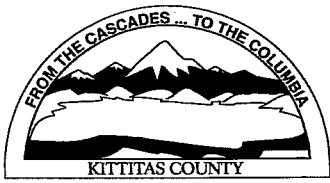
#### V. FOR ALL AMENDMENTS

A. Why is the amendment needed and being proposed?

The Kittitas County Conference of Governments adopted the high population numbers in 2005. In April of 2006, the City of Ellensburg adopted a 45% percentage of growth. According to the estimated 20 year growth period, it is projected that the City of Ellensburg will increase in population to approximately 23,000. (See letter for further explanation)

B. How does the proposed amendment consistent with the County-Wide Planning Policies for Kittitas County?

This proposed amendment is consistent with KCCWPP Designation Criteria Policy A because the existing urban services can be extended at Hwy 10 and Dry Creek Road. It is also consistent with



# Kittitas County Community Development Services

Darryl Piercy, Director

KCCWPP Policy B because the Kittitas County Conference of Governments adopted the high population numbers in 2005 and in April 2006 the City of Ellensburg adopted a percentage of growth of 45%. (See Exhibit C of the attached letter)

(See Attachment 1)

- C. How is the proposed amendment consistent with the Kittitas County Comprehensive Plan?

This proposed amendment is consistent with the following: GPO 2.94, GPO 2.96, and GPO 2.98. (See Attachment 2)

- D. How have conditions changed that warrant a comprehensive plan amendment?

Please see attached letter.

## VI. SUPPORTING INFORMATION (ATTACH THE FOLLOWING)

- A. SITE PLAN OF THE PROPERTY WITH THE FOLLOWING FEATURES: buildings; points of access, ABUTTING roads, and parking areas; septic tank and drainfield and replacement area.

- B. Application is hereby made for A COMPREHENSIVE PLAN AMENDMENT to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

  
Signature of Authorized Agent

6-14-06  
Date

  
Signature of Land Owner of Record (required for application submittal)

6-14-06  
Date

*TerraDesignWorks*  
*Land Use Consultants*

*PO Box 462*  
*Roslyn, WA 98941*

June 15, 2006

Community Development  
City of Ellensburg  
119 West First  
Ellensburg, WA 98926

RE: Annual Comprehensive Plan Amendment

My name is Chad Bala of Terra Design Works Land Planning Consultant representing Teanaway Ridge LLC, Cle Elum Pines East LLC, and Cle Elum Pines West LLC. Through this letter, I would like to take the opportunity to inform the City of Ellensburg that Terra Design Works is submitting a request to Kittitas County to expand the City of Ellensburg Urban Growth Area (UGA) boundary to include tax parcel numbers 18-18-28000-0040, 18-18-27020-0002, 18-18-27020-0003, 18-18-27020-0015, 18-18-27020-0016, and 18-18-27020-0017 equaling a total acreage of 304.49 (See attached parcel map, Exhibit A). I am asking the City of Ellensburg to support this action. The following supports this request:

As the City of Ellensburg conducts its Comprehensive Plan update and review process it is only appropriate to look at the expansion of the urban growth area boundary. One of the issues, in the bigger picture, when trying to amend the UGA boundary is where the County/City is able to expand the boundary to accommodate for the future growth period. The City of Ellensburg is looking at a population of approximately 23,000 people over the next 20 years at an estimated average of 2.25 persons per household per City update information (See Exhibit B). This translates into approximately 10,222 units over the next 20 years that needs to be available. Furthermore, the Kittitas County Conference of Governments in 2005 adopted the high population number of 52,810 and in April of this year (2006) each jurisdiction has adopted its associated percentage for growth. The percentage for the City of Ellensburg is 45% (See Exhibit C).

In reviewing the City of Ellensburg's current UGA boundary and possible directions for future growth, the options seem to be fairly limited. The eastern area of the City of Ellensburg is already encompassed with 1 acre and 3 acre lots that are served by individual wells and septic systems. The parcel distribution and individual ownership within this area creates difficulty for the provision of urban services to be expanded through this area.

The southern UGA boundary contains sensitive areas that should be retained and protected along the Yakima River. This area is encompassed by floodplain and floodway

that is associated with the Yakima River (See Exhibit D). Due to the floodplain/floodway issue, it would make sense to look elsewhere for expansion options so as to preserve these sensitive shoreline areas.

In looking to the north you have one main limiting factor, Bowers Field. Bowers Field contains an Airport Overlay Zone. Within these zones a landowner is limited in density. Therefore there is no possibility of higher urban density or as you would call it “city density” to continue in this direction, unless land was previously designated prior to the adoption of the Bowers Field Airport Overlay Zone. These overlay zones for the airport were developed in order to protect the airport from incompatible uses along with protecting the surrounding landowners in the vicinity of the airport. Urban services currently exist down Bowers Road and continue out to the airport. The current UGA boundary does extend to the west along the new Bowers Road Extension, but even portions of property in this area are encompassed with the Airport Overlay Zones, thus limiting density and making it cost prohibitive to expand this direction. Urban Services also exist at certain points on Bender Road, but the development that is currently occurring under city density was already within the city limits and vested prior to the Overlay Zone being adopted. As you continue west along Bender Road there is a point where the overlay zone stops, in which urban types of density could and should occur (See Exhibit E).

Now in evaluating the west boundary, this seems to be the appropriate and logical direction to expand and accommodate for the future growth of the City of Ellensburg. Urban Services, such as water, currently exist along Dry Creek Road with a 24-inch water main that continues to run along Highway 10 to one of the main well water sources for the City. Therefore the possibility of connecting into an existing urban service such as water already exists (See Exhibits F and G). More importantly, this area has not been parceled off like the eastern side of the City of Ellensburg has, so there is the ability to expand urban services in this area. Sewer capability still exists in this area, specifically to the south and along Highway 10 where residential development is currently occurring under City standards.

In summary, with the adoption of the new population projections, there are four options for expansion of the Ellensburg UGA in which three of these directions have limitations that could possibly prohibit future growth of the city:

- The north has the obstacle of the airport overlay zone,
- The east already has 1 and 3-acre parcels making it difficult to expand urban types of services through individually owned parcels,
- The south has the limitation of the Yakima River floodway/floodplain that should be preserved,
- The western edge of Ellensburg can and should easily accommodate the expansion of the future 20-year growth period.

Expanding to the west is supported by: 1) the existence and feasible expansion of urban services, 2) that the request is for a large amount land in three ownerships, 3) the 304.49

acres is currently in six individual parcels, 4) 112.31 acres of the 304.49 acre request is currently zoned Suburban and 5) according to the four land use scenarios presented by Studio Cascade for the City of Ellensburg, there is a need for at least an additional 4,137.6 acres of land to accommodate future growth in Ellensburg through the next 20 years (See Exhibit B). Therefore the expansion of the Ellensburg UGA to the west presents its self as the best option.

This letter is a request to expand the Ellensburg UGA encompassing tax parcel numbers 18-18-28000-0040, 18-18-27020-0002, 18-18-27020-0003, 18-18-27020-0015, 18-18-27020-0016, and 18-18-27020-0017 totaling 304.49 acres.

If you have further questions please do not hesitate to contact me.  
(509) 649-3169 or cell (509) 304-9627

Sincerely,

A handwritten signature in black ink, appearing to read "Chad Bala". The signature is written in a cursive, slightly slanted style.

Chad Bala

CC: Kittitas County Community Development Services Department

**Kittitas County Countywide Planning Policies**

**Urban Growth Areas**

I. Issues

1. Designation Criteria.

Policy A: The County, in cooperation with the Cities, will designate Urban Growth Areas (UGAs). The designation of UGAs beyond the existing limits of incorporation will be based on a demonstration by the cities that municipal utilities and public services either already exists, or are planned for and can be effectively and economically provided by either public or private sources.

Policy B: UGAs will be determined by projections of population growth in both rural and urban areas of the County. These projections shall be reached through negotiation at the Kittitas County Conference of Governments (KCCOG), taking into account current growth rates and the Office of Financial Management (OFM) projections. The subdivision, rezone, capital improvements, and governmental service decisions of all County governmental jurisdictions should be directed by their projected share of growth and should be in proportion to that projected share of growth. These projections will be reviewed on an annual basis on or about July 1 each year.

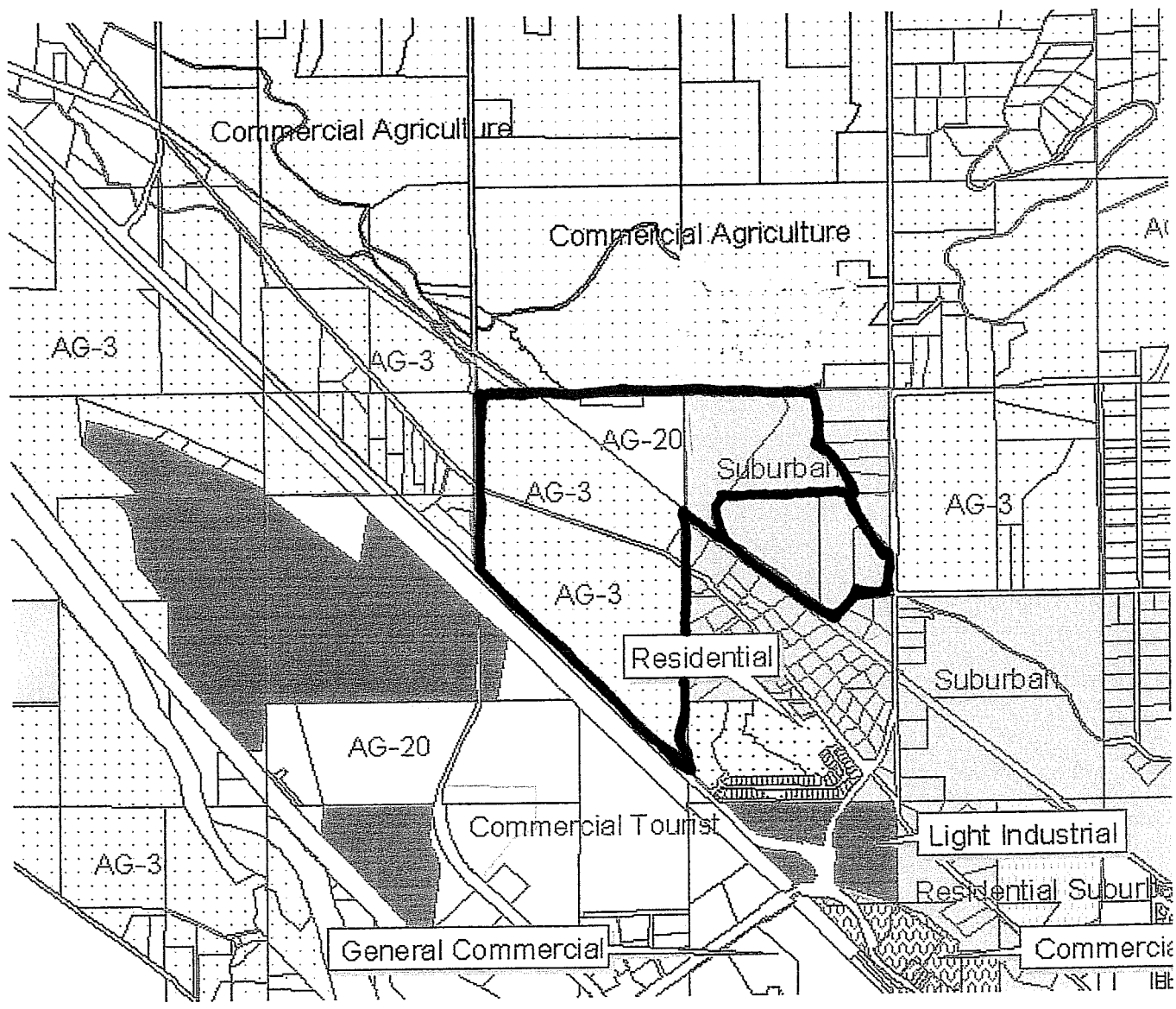
## Attachment 2

GPO 2.94: A consideration for all future development should be the adaptability of a proposal to urban water and sewer systems. – **Refer to the existing and proposed water and sewer maps (See Exhibits F and G of the attached letter)**

GPO 2.96: Adopt urban growth node (UGN) and urban growth area (UGA) boundaries to accommodate residential and employment increases projected within the boundaries over the next 20 years. **(See Exhibit C of the attached letter)**

GPO 2.98: The UGNs and/or UGAs shall be consistent with the following criteria:

- a. Each UGN and/or UGA shall provide sufficient urban land to accommodate future population/employment projections through the designated planning period. **(See Exhibit B of attached letter)**
- b. Lands included within UGNs and/or UGAs shall either be already characterized by urban growth or adjacent to such lands. – **See existing zoning and land use in section III of the Comp Plan Amendment Docketing Form**
- c. Existing urban land uses and densities should be included within UGNs and/or UGAs. – **112.31 acres of proposed property is currently zoned Suburban and should be included in the UGA.**
- d. UGNs and/or UGAs shall provide a balance of industrial, commercial, and residential lands. – **With a growth projection for the City of Ellensburg of 45%, there is a need for more available land. (See Exhibit C of attached letter)**
- e. Each UGA shall have the anticipated financial capability to provide infrastructure/services needed in the areas over the planning period under adopted concurrency standards. – **The City of Ellensburg has sufficient water rights and sufficient capacity for sewer services.**



Trends indicate that Ellensburg's population will continue to increase over the 20-year planning period and to increase at a sustained rate exceeding 2% per year. Kittitas County, with development of "Suncaadia" and the increasing popularity of the upper county, will also likely experience rapid and sustained population growth. Ellensburg anticipates that OFM's High Series will be the most accurate picture of population growth in Kittitas County, and that Ellensburg will continue to have 45% of the county's residents. For this reason, this comprehensive plan is designed for a population of approximately 23,000.

The plan proposes four different land use scenarios, each of which can accommodate the forecast population of 23,000 within the urban growth area. Table 2.x illustrates that, if developed to their mean densities, the proposed land use designations more than fit 23,000 residents within Ellensburg's UGA.

Table 2.x - Land Supply Summary by Land Use Scenario

Scenario	Land Use	Acres	Mean Density	Units	Pop/Unit	Population
Scenario One	High Density Residential	227.28	12 du/ac	2,727	2.14	5,836
	Low Density Residential	3580.73	4 du/ac	14,323	2.25	32,227
	Medium Density Residential	589.95	6 du/ac	3,540	2.25	7,965
	<b>Total Population</b>					<b>46,028</b>
Scenario Two	High Density Residential	227.28	12 du/ac	2,727	2.14	5,836
	Low Density Residential	3519.79	4 du/ac	14,079	2.25	31,678
	Medium Density Residential	589.95	6 du/ac	3,540	2.25	7,965
	<b>Total Population</b>					<b>45,479</b>
Scenario Three	High Density Residential	225.37	12 du/ac	2,704	2.14	5,787
	Low Density Residential	3496.2	4 du/ac	13,985	2.25	31,466
	Medium Density Residential	492.57	6 du/ac	2,955	2.25	6,649
	<b>Total Population</b>					<b>43,902</b>
Scenario Four	High Density Residential	227.28	12 du/ac	2,727	2.14	5,836
	Low Density Residential	3310.8	4 du/ac	13,243	2.25	29,797
	Medium Density Residential	599.52	6 du/ac	3,597	2.25	8,093
	<b>Total Population</b>					<b>43,726</b>

Exhibit B

Effect of proposed formula vs current KCCOG formula

2005	2010	2015	2020	2025
36,759	40,545	44,806	48,794	52,810

Jurisdiction	Population Allocation			
	KCCOG Formula	#	Proposed formula	#
Roslyn/UGA	1.0%	528	3%	1584
So. Cle Elum/UGA	1.5%	792	1.5%	792
Kittitas/UGA	2.5%	1,320	3.0%	1584
CleElum/UGA	19.0%	10,034	19%	10,034
Ellensburg/UGA	35.0%	18,483	45%	23,764
Kittitas County:				
Urban Growth Nodes	15.0%	7,921	10%	5281
County*	26.0%	13,732	18.5%	9771
	<u>100.0%</u>	<u>52,810</u>	<u>100%</u>	<u>52,810</u>

\* On October 26, 2005, the Conference of Governments (COG) requested planning jurisdictions to develop a new formula to reflect a more accurate formula based on recent estimates for 2005.

Kittitas County ◦ City of Cle Elum ◦ City of Ellensburg ◦ City of Kittitas ◦ City of Roslyn ◦ Town of South Cle Elum  
**KITTITAS COUNTY CONFERENCE OF GOVERNMENTS**

Commissioners Auditorium — Kittitas County Court House

**SPECIAL MEETING AGENDA**  
**Wednesday, JUNE 28, 2006 ◦ 7:00 P.M.**

\* \* \*

- I. Call to Order and Introduction of KCCOG members.
- II. Correspondence
- III. Minutes - April 26, 2006
- III. New Business
  - A. FY 2007 SALES & USE TAX PUBLIC FACILITIES APPLICATIONS
    1. staff presentation(s)
    2. public testimony
    3. discussion and deliberation
    4. motion
  - B. LAW & JUSTICE SALES TAX DISCUSSION
- IV. Chairman's Report.

Kittitas County ◦ City of Cle Elum ◦ City of Ellensburg ◦ City of Kittitas ◦ City of Roslyn ◦ Town of South Cle Elum  
**KITTITAS COUNTY CONFERENCE OF GOVERNMENTS**

Meeting Minutes – April 26, 2006

Those Present: Chair City of Ellensburg Ed Barry, City of Roslyn Jeri Porter, Kittitas County David Bowen, Town of South Cle Elum Jim DeVere, City of Cle Elum Charles Glondo and Kittitas County Jerry Pettit.

Also Present: Director of Community Development Services Darryl Piercy, City of Cle Elum Gregg Hall, City of Roslyn Jennifer Horwitz, TerraDesign Works Chad Bala, and Clerk of the Board Susan Barret.

I. Call to Order.

With a quorum present, the regular meeting of the Kittitas County Conference of Governments was called to order at 7:01 PM with the introduction of members and staff.

II. Correspondence.

Clerk reports no new correspondence.

III. Minutes

*Jim DeVere moved to approve the October 26, 2005 minutes as written. The motion was seconded carried by a unanimous poll of the Board.*

IV. New Business

1. Election of Chair and Vice-Chair

*Jim DeVere moved to nominate Jerry Pettit for the position of Chair and volunteered himself as Vice-Chair. The motion was seconded. There was no discussion. The motion was carried by a unanimous poll of the Board to accept Jerry Pettit as Chair and Jim DeVere as the Vice-Chair for the 2006 annual term.*

2. Urban Growth Areas Population Allocation

The Chair opened the meeting to staff presentation; Director of Community Development Services **Darryl Piercy** stated that in October 2005 the Conference of Governments requested planning jurisdictions develop a new formula to more accurately reflect recent estimates for 2025. The proposed formula was adjusted downward for Roslyn/UGA to 2.5%; upward for So. Cle Elum/UGA to 2%; upward for Kittitas/UGA to 3%; Cle Elum remained the same at 19%; upward for Ellensburg to

45%; downward for Kittitas County Urban Growth Nodes to 10%; and downward for the County to 18.5%. Piercy stated that this was the best projection based on trends and populations that the cities feel they can handle based on geographical size; density; and capital facilities.

The Chair opened the meeting to public testimony; **Jennifer Horwitz** asked what the current population is in the Urban Growth Nodes. **Piercy** responded that the numbers are derived through Census track with an estimation of just under 4,000.

The Chair opened the meeting to discussion and deliberation. Discussion ensued over the potential annexations affect on populations over time; how the UGN populations are allocated; the impact of capital facilities on growth; potential for Ronald's future services to be independent of Roslyn; and the diversity between UGA and UGN for future planning; and new alternatives in water reclamation.

***David Bowen** moved to adopt the amended formula for Roslyn/UGA to 2.5% and South Cle Elum/UGA 2% in the population allocation. The motion was seconded carried by a unanimous poll of the Board.*

### 3. Representation for the Yakima Basin Fish and Wildlife Recovery Board selection.

David Bowen gave an overview of the board formation; representation needs; and time commitment. Discussion ensued and the issue was tabled to the next meeting.

### IV. Good of the Order

**Ed Barry** announced the next meeting will be in June to go over the FY 2007 Sales & Use Tax Public Facilities Applications.

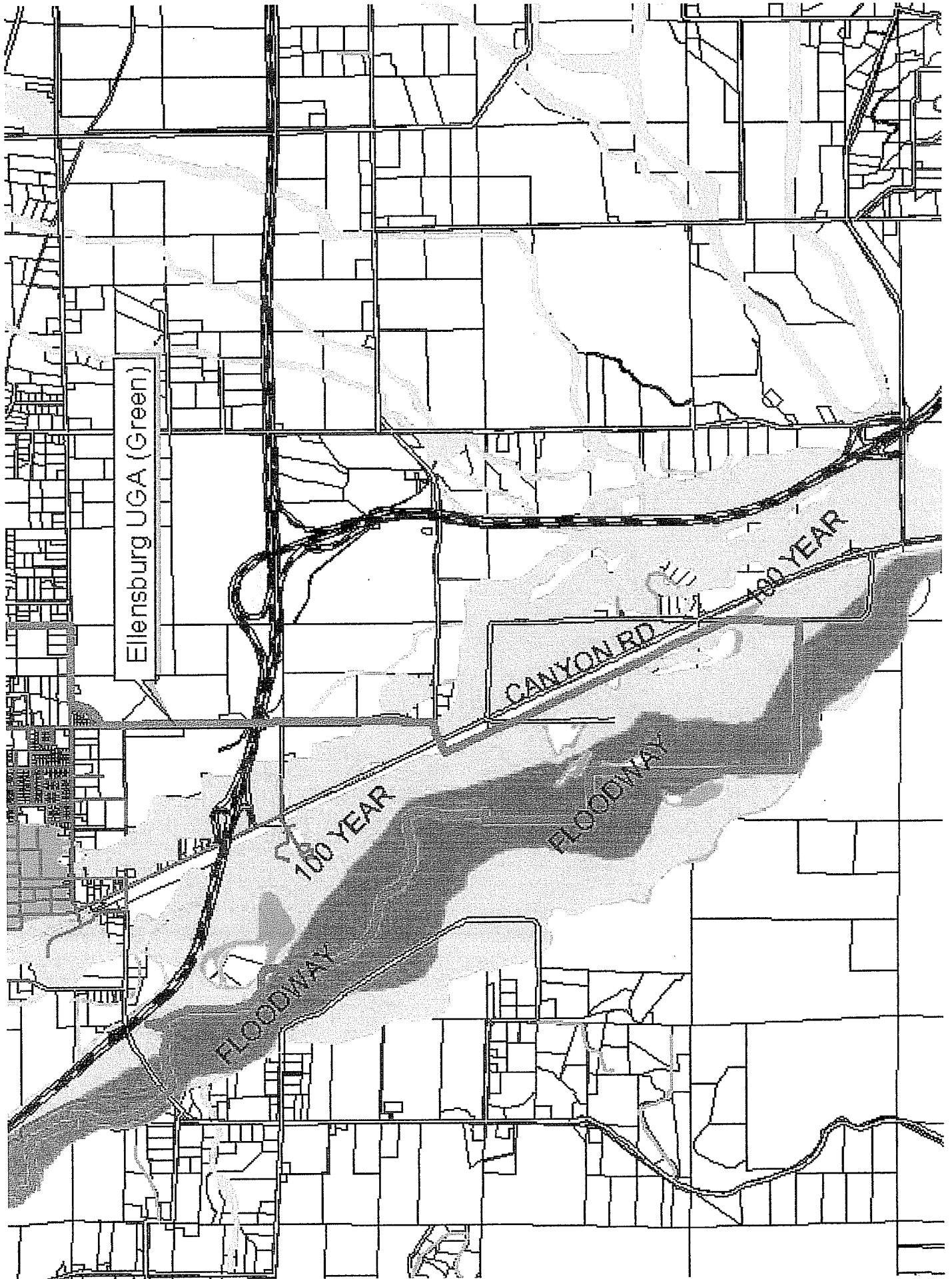
**Ed Barry** opened the meeting to discussion of Animal Shelter and Control. **Barry** stated that there is much interest on this topic. **Porter** stated that there is intent and support for a shelter in the upper county; there is forward momentum; possible five way combined effort; several ideas were discussed but plans at this point are still nebulous.

**David Bowen** opened discussion of city's input in setting UGA's for the comprehensive plan update. Piercy spoke to various details of UGA arrangements. Further discussion ensued. Piercy stated that the UGA Boundaries and Comprehensive Plan update are in a parallel process with the annual update and the 10 year update cycles.

### V. Chairman's Report.

Stated that the next meeting will be held in Ellensburg, June 28, 2006 in the Commissioner's Auditorium.

With no additional business to conduct Porter moved to adjourn the meeting. The motion carried and the meeting adjourned at 7:58 p.m.

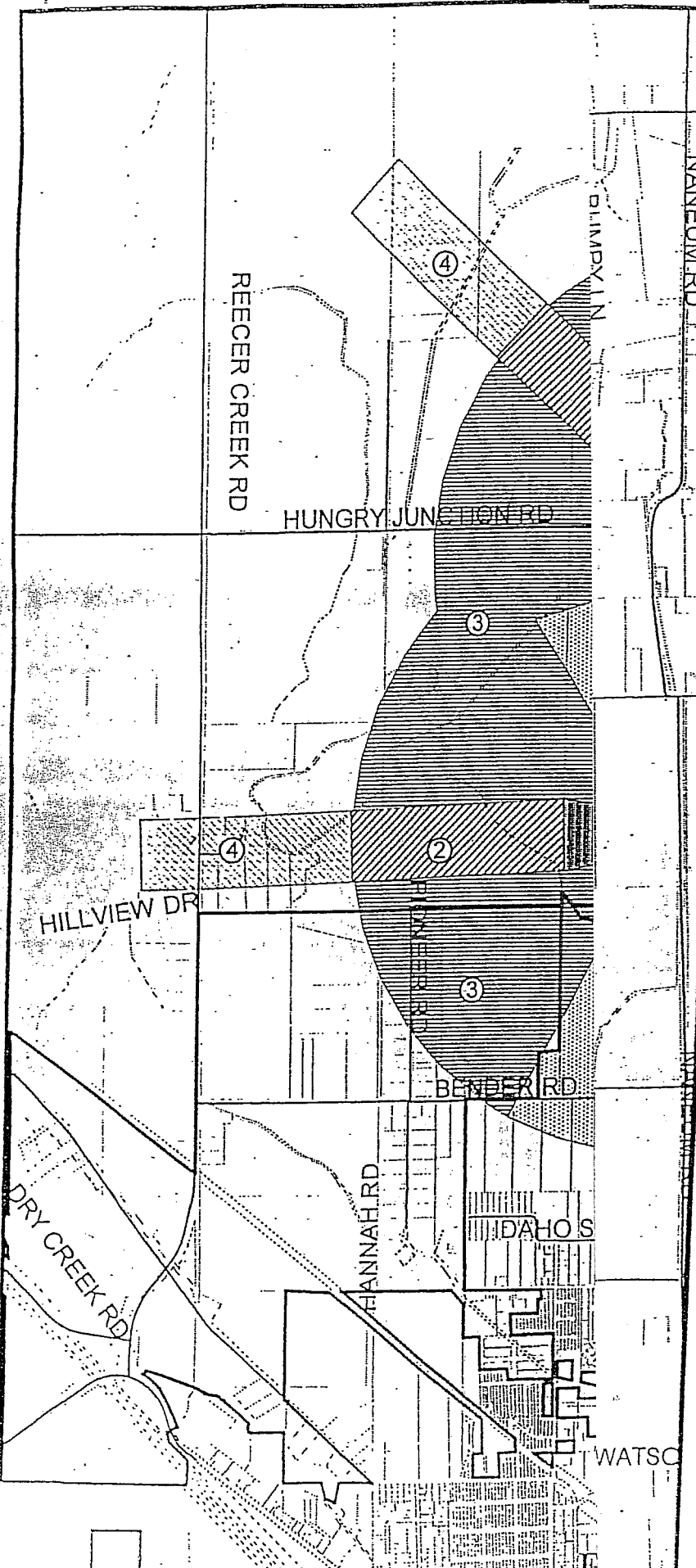
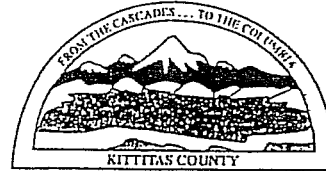


B. Use Table.

Note: All aviation uses are acceptable only on airport property.

Airport Overlay Zones	Applicable uses
<b>Zone 1</b> (Runway Protection Zone)	<ol style="list-style-type: none"> <li>1. Land uses, which by their nature will be relatively unoccupied by people should be encouraged (mini-storage, small parking lots, etc.)</li> <li>2. Schools, play fields, hospitals, nursing homes, and churches are prohibited.</li> </ol>
<b>Zone 2</b> (Inner Safety Zone)	<ol style="list-style-type: none"> <li>1. Schools, play fields, hospitals, nursing homes, and churches are prohibited.</li> <li>2. Outside of the existing Ellensburg Urban Growth Area (UGA) the average density will be one dwelling unit per three acres on the property at the date of adoption of this ordinance [July 17, 2001].</li> <li>3. Inside the existing Ellensburg Urban Growth Area (UGA) the average density will be one dwelling unit per one acre on the property at the date of adoption of this ordinance [July 17, 2001].</li> </ol>
<b>Zone 3</b> (Inner Turning Zone)	<ol style="list-style-type: none"> <li>1. Schools, play fields, hospitals, nursing homes, and churches are prohibited.</li> <li>2. Flammable and combustible liquids and specifications for fuel storage shall be in accordance with Articles 52 and 79, the Uniform Fire Code (UFC) standard 52-1, and applicable codes.</li> <li>3. Outside of the existing Ellensburg Urban Growth Area (UGA) the average density will be one dwelling unit per three acres on the property at the date of adoption of this ordinance [July 17, 2001].</li> <li>4. Inside the existing Ellensburg Urban Growth Area (UGA) for lands zoned Agricultural – 3 the average density will be one dwelling unit per three acres on the property at the date of adoption of this ordinance [July 17, 2001].</li> <li>5. Inside the existing Ellensburg Urban Growth Area (UGA) for lands zoned Suburban the average density will be one dwelling unit per one acre on the property at the date of adoption of this ordinance [July 17, 2001].</li> </ol>
<b>Zone 4</b> (Outer Safety Zone)	<ol style="list-style-type: none"> <li>1. Schools, play fields, hospitals, nursing homes, and churches are prohibited.</li> <li>2. Outside of the existing Ellensburg Urban Growth Area (UGA) the average density will be one dwelling unit per three acres on the property at the date of adoption of this ordinance [July 17, 2001].</li> <li>3. Inside the existing Ellensburg Urban Growth Area (UGA) for lands zoned Suburban the average density will be one dwelling unit per one acre on the property at the date of adoption of this ordinance [July 17, 2001].</li> </ol>
<b>Zone 5</b> (Sideline Zone)	<ol style="list-style-type: none"> <li>1. All aviation related uses are permitted.</li> <li>2. Schools, play fields, hospitals, nursing homes, and churches are prohibited.</li> </ol>
<b>Zone 6</b> (Airport Operations Zone)	<ol style="list-style-type: none"> <li>1. All aviation related uses are permitted within airport property.</li> <li>2. Outside of the existing Ellensburg Urban Growth Area (UGA) the average density will be one dwelling unit per three acres on the property at the date of adoption of this ordinance [July 17, 2001].</li> <li>3. Inside the existing Ellensburg Urban Growth Area (UGA) the average density will be one dwelling unit per one acre on the property at the date of adoption of this ordinance [July 17, 2001].</li> </ol>

(Ord. 2001-10 (part), 2001).



- Ellensburg City Limits
- Urban Growth Boundary
- Roads**
- Interstate & Highway
- Unpaved Roads
- Paved Roads
- Private Roads
- Tax Parcels
- ① Runway Protection Zone
- ② Inner Safety Zone
- ③ Inner Turning Zone
- Runway
- ④ Outer Safety Zone
- ⑤ Sideline Safety Zone
- ⑥ Airport Operation Zone

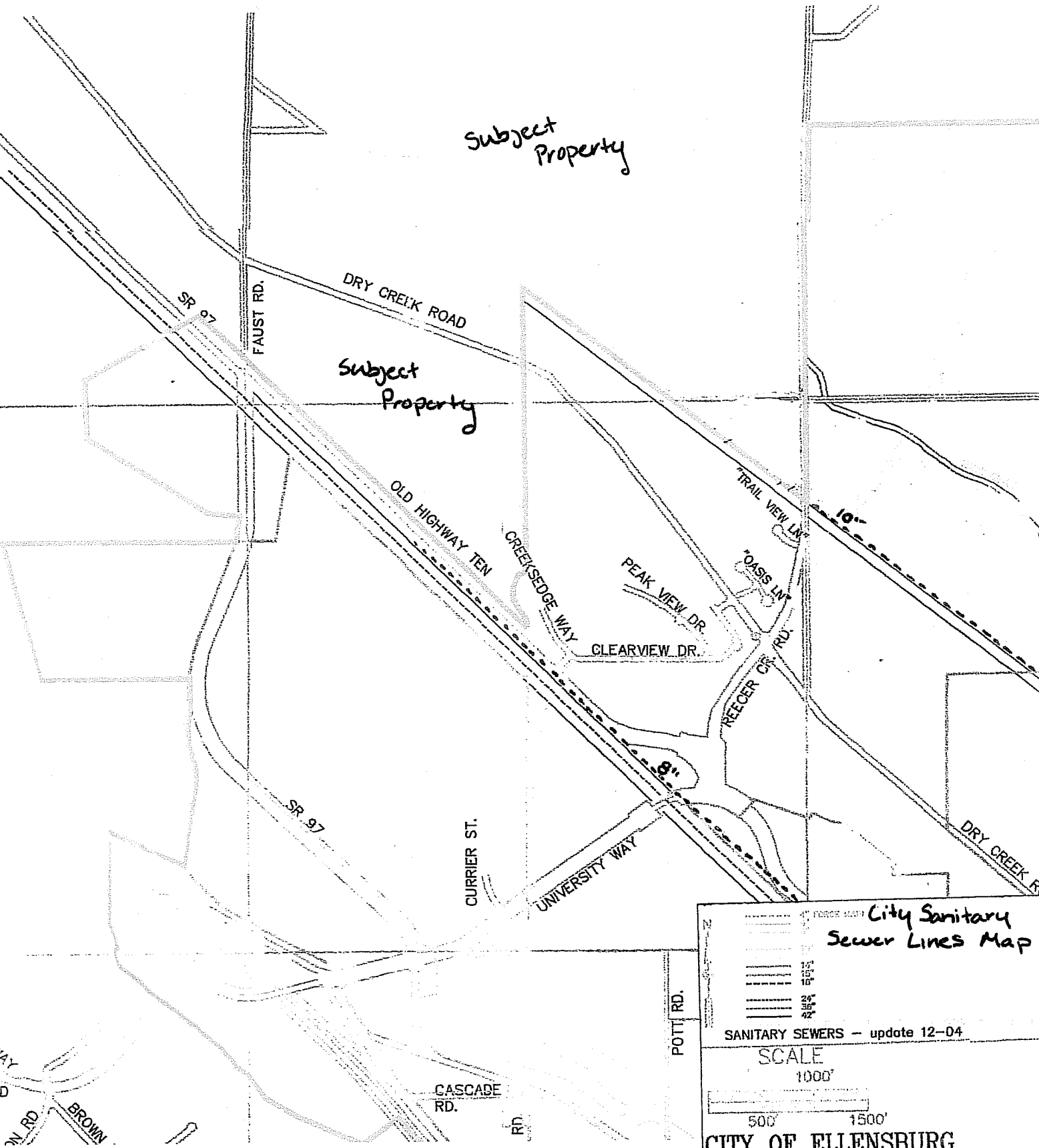
BOWERS FIELD KITITIS COUNTY, WA  
 AIRPORT OVERLAY ZONING DISTRICT  
 MAP "B"  
 "AIRPORT SAFETY ZONES"



0 0.5 Miles

1000 0 1000 2000 Feet

400 0 400 800 Meters



**City Sanitary Sewer Lines Map**

SANITARY SEWERS - update 12-04

SCALE  
1000'

500' 1500'

CITY OF ELLENSBURG

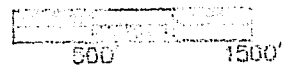


Subject Property

Subject Property

City Water Line Map

SCALE 1000'



CITY OF ELLENSBURG

