

DEPARTMENT OF COMMUNITY DEVELOPMENT

501 North Anderson Street, Ellensburg WA 98926

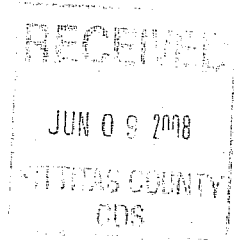
Michael Smith, Director

Construction Permitting & Inspection (509) 962-7239

Jennifer Callecod, Permit Technician; John Kehler, Kyle Huebner, William Wuestney - Building Inspectors

Land Use Permitting & Development (509) 962-7231

Shannon Johnson, Planning Technician; Brandi Eyerly, Associate Planner



June 9, 2008

CP.08.00022

Darryl Piercy, Director
Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

RECEIVED

JUL 30 2008

Kittitas County
CDS

RE: 2008 Annual Comprehensive Amendments

Dear Darryl,

Enclosed please find a completed Kittitas County Comprehensive Plan Amendment Docketing Form. The City is requesting that the County Comp Plan mapping section be amended to reflect two recently revised maps that were adopted in 2007 as part of our required Comp Plan Update. Both maps reflect City adoption of plans for the Urban Growth Area which are to be submitted to the County for consideration and ultimately adoption as part of the County's Comp Plan.

Figure 4.9 – Preferred Land Use Designations Map identifies the future land use designations for lands within the City and within the unincorporated UGA. The map has been amended significantly from the earlier UGA Future Land Use Map adopted in 1997 by the City and the County and has changed several designation categories and also the future land use designation for certain areas in the City and the unincorporated UGA.

Figure 5.4 – Ellensburg's Street Extension Map identifies future road extensions through the City and the unincorporated UGA that the City has determined are necessary to accommodate future development within the UGA. I do not know if the earlier County Comp Plan included this map, but the City is now requesting that it be included in the County Comp Plan as a means for achieving the County Comp Plan Goal 4.9.

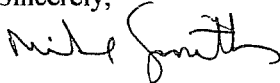
I am also formally requesting that the County waive the \$2,150.00 fee for Comprehensive Plan or Land Use Map amendments. The basis for the City's request is that per the County-Wide Planning Policies the City and the County are required to jointly perform comprehensive growth management planning within the UGA and the two maps requested in this amendment are part of that joint planning effort. If this fee waiver request requires approval from the County Commissioners please advise me of the process.

And, although no amendments involving the UGA have yet been submitted through the City's amendment process, I anticipate that there may be one or two that will be submitted to propose amendment to the City's UGA boundary. The City's process is to receive amendment requests up to Council's first meeting in July which is July 6 this year, and then Council reviews and determines which amendments are ready for consideration this year. We also advise all applicants to jointly submit UGA amendments to the County for its amendment process.

The County process requires amendment submittal for docketing no later than June 30. Because the City process will still accept proposed amendments until docketing on July 6, it is unclear as to how the County will handle any such UGA amendments that might be submitted to the City between June 30 and July 6. Would the County still accept such UGA amendments or would the County require those to be submitted at the 2009 amendment process because they failed to meet the County's June 30 deadline for submitting amendments?

If additional information is needed in this regard, please let me know.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mike Smith".

Michael Smith

encls.

cc: City Manager
Mayor Lillquist

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: City of Ellensburg
MAILING ADDRESS: 501 N. Anderson
Ellensburg, WA 98926

E-MAIL ADDRESS: smithm@cityofellensburg.org
BUSINESS PHONE: 509.962.7232 HOME PHONE: _____

B. AGENT'S NAME: Michael Smith
MAILING ADDRESS: City of Ellensburg Community Development Dept.
501 N. Anderson
Ellensburg, WA 98926

E-MAIL ADDRESS: smithm@cityofellensburg.org
BUSINESS PHONE: 509.962.7232

C. SITE PLAN/PROPERTY MAP with the following features (as applicable): buildings, points of access, abutting roads, septic tank, drain field, etc. **PLEASE ATTACH**

D. LIST OF 500 FOOT ADJOINERS – **PLEASE ATTACH**. If adjoining parcels are owned by the applicant, the 500 feet extends from the farther parcel. If the parcels is within a subdivision with a Homeowners or Road Association, please include the address of the association. (Required on all applications for notification purposes)

III. FOR MAP AMENDMENTS

A. TAX PARCEL NUMBER(S): _____
TOTAL ACREAGE: _____
SITE ADDRESS: _____
OWNER(S): _____
MAILING ADDRESS: _____

HOME PHONE: _____

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

B. EXISTING COMPREHENSIVE PLAN DESIGNATION:

C. EXISTING ZONING:

D. PROPOSED COMPREHENSIVE PLAN DESIGNATION:

E. PROPOSED ZONING DESIGNATION *:

F. THE PRESENT USE OF THE PROPERTY IS:

G. SURROUNDING LAND USE:

H. SERVICES

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 _____
Water purveyor (if on public water system): _____

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

Name of road: _____

Fire District #: _____

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)

V. FOR ALL AMENDMENTS

A. Why is the amendment needed and being proposed?

As part of the State-mandated GMA Comprehensive Plan update the City, in 2007, adopted a revised Comp Plan. In that revised Comp Plan there is a new Figure 4.9 - Preferred Land Use Designations Map that identifies the future land use designations for land within the City and within the unincorporated Urban Growth Area. There is also a new Figure 5.4 - Ellensburg's Street Extension Map that depicts future road extensions necessary to accommodate development within the UGA. The County Comprehensive Map sections should reflect these newly revised City maps.

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

CWPP Urban Growth Area Issue 6, Policy A states that : Comprehensive growth Management planning within the UGA shall be accomplished on a joint basis between the City and the County. Primary planning responsibility should be vested with the City by virtue of the UGA designation. The addition of the two City maps relating to future development (land uses and road extensions) of the unincorporated UGA is consistent with that Policy.

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

Kittitas County Comprehensive Plan: May 14, 2008 volume 1 at page 27 states that: The individual cities within Kittitas County are responsible for developing a final urban growth area boundary, future land use plans for the unincorporated portion of their respective urban growth areas, and facility or service needs to accommodate the 20-year population growth. These plans are to be submitted to Kittitas County for consideration and ultimately adoption as a portion of the Kittitas County Comprehensive Plan."

In addition, Kittitas County Comprehensive Plan: May 14, 2008 volume 1 at Page 64 contains several goals for which these proposed amendments provide consistency:

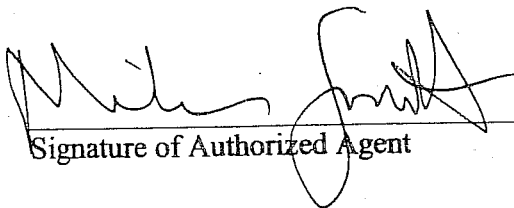
GPO 4.9 To identify and encourage preservation of transportation corridors for future rights-of-way by identifying corridors to be preserved as part of the overall transportation plan, by requiring right-of-way dedication or easements as part of development approval, and by acquiring right-of-way for future needs through purchase from willing sellers."

GPO 4.12 Encourage a grid system in the UGAs where practical.

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

Both the County and the City have recently updated their Comprehensive Plans and the new figures relating to the Ellensburg Urban Growth Area should be correctly depicted in the County's Comp Plan.

VI. 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

6/9/08
Date

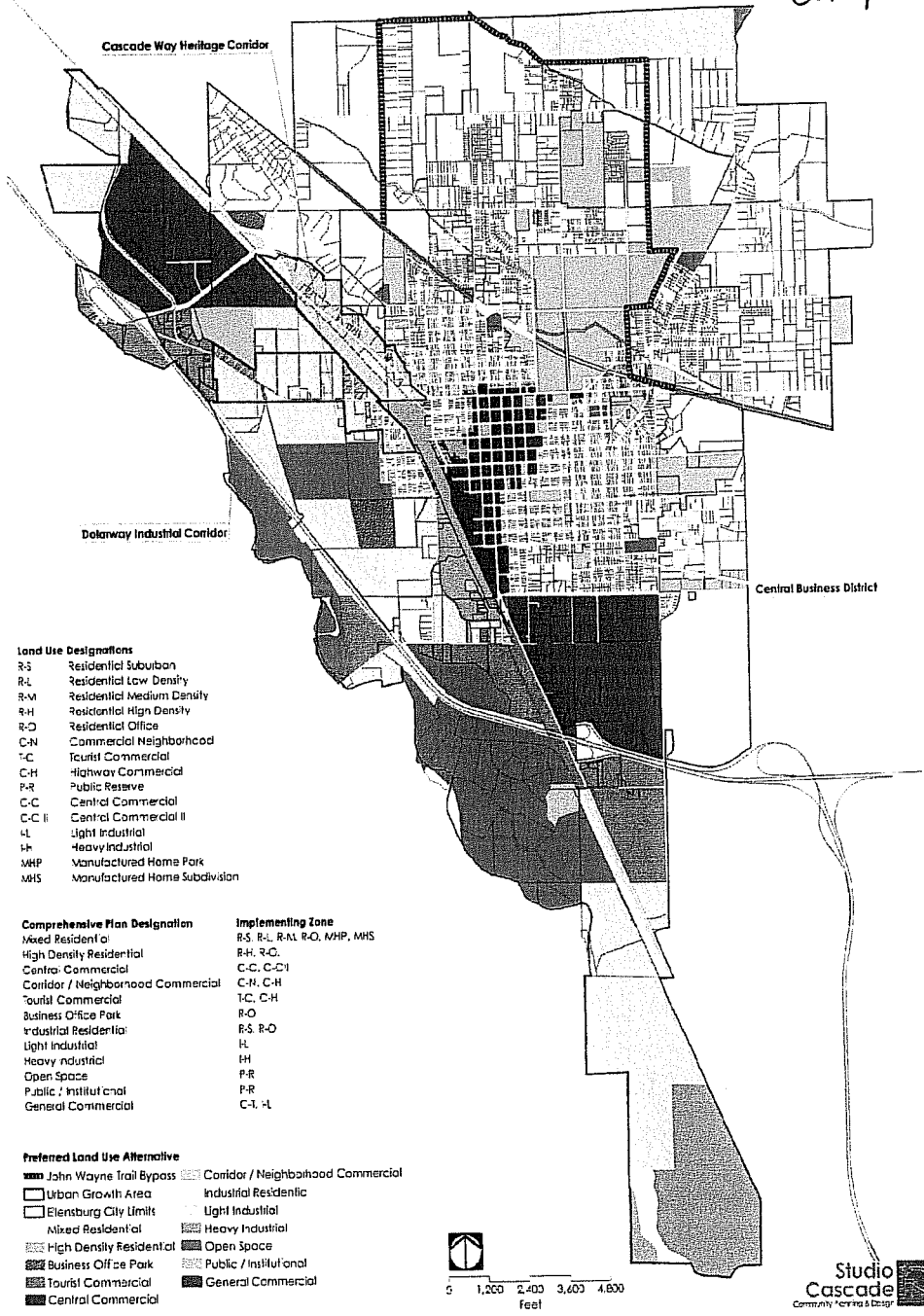
Signature of Land Owner of Record (required for application submittal)

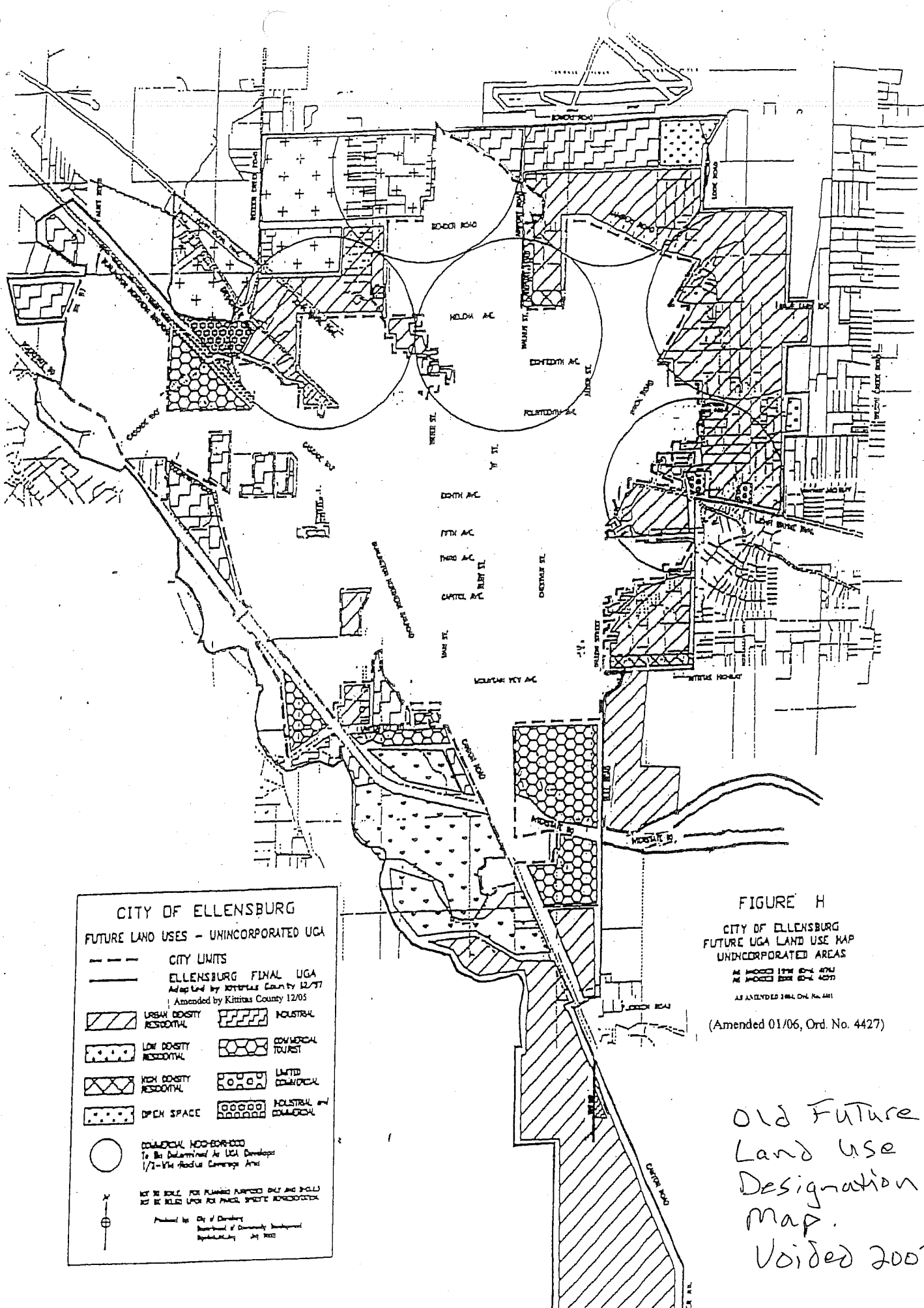
Date

* Rezone requests require separate Request to Rezone application and fee.

New UGA Future Land Use Designation Map adopted by City in 2007 Comp Plan update

Figure 4.9 - Preferred Land Use Designations (Source: Studio Cascade, Inc.)





CITY OF ELLENSBURG
FUTURE LAND USES - UNINCORPORATED UGA

--- CITY LIMITS
 ——— ELLENSBURG FINAL UGA
 Adapted by KITTITAS COUNTY 12/77
 Amended by KITTITAS COUNTY 12/05

	URBAN DENSITY RESIDENTIAL		INDUSTRIAL
	LOW DENSITY RESIDENTIAL		COMMERCIAL TOURIST
	HIGH DENSITY RESIDENTIAL		LIMITED RESIDENTIAL
	OPEN SPACE		INDUSTRIAL COMMERCIAL

COMMERCIAL HIGH-DENSITY
 To Be Determined by UGA Developer
 1/2-1/4 Acre Residential Coverage Area

NOT TO BE USED FOR PLANNING PURPOSES ONLY AND SHOULD NOT BE USED FOR FINAL SHORT-TERM DEVELOPMENT

Prepared by: City of Ellensburg
 Department of Community Development
 Hydrology 12/05

FIGURE H
 CITY OF ELLENSBURG
 FUTURE UGA LAND USE MAP
 UNINCORPORATED AREAS
 AS AMENDED 2004, Ord. No. 4421
 (Amended 01/06, Ord. No. 4427)

Old Future
 Land use
 Designation
 map.
 Voided 2007

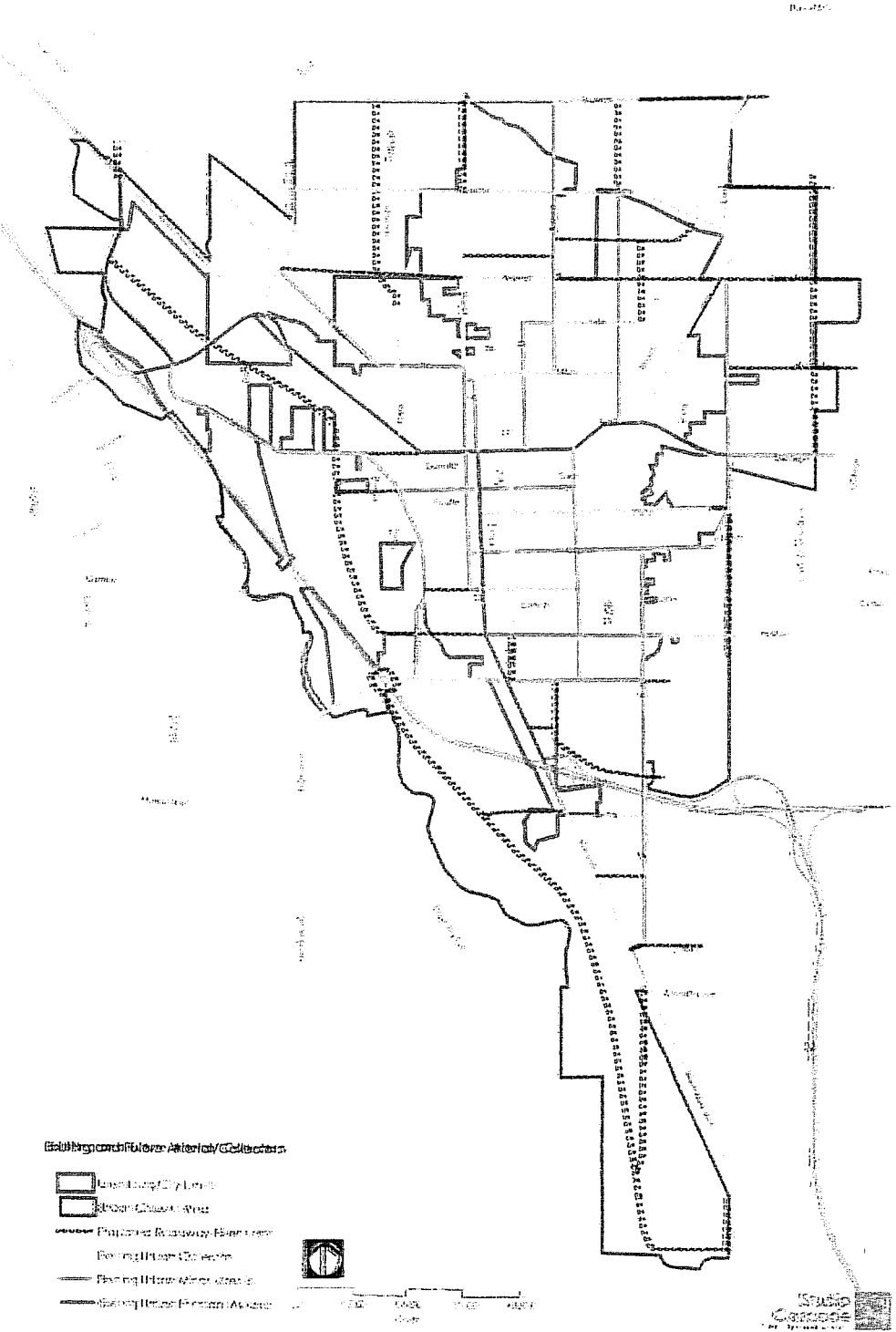


Figure 5-4 - Elliensburg's street extension map, depicting increased traffic areas and accommodating development within the City's UGA. (Image source: Studio Cascade, Inc.)