



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 17, 2008

CP.08.00023

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

RE: 2008 Annual Comprehensive Amendment

Dear Darryl,

Enclosed please find a completed Kittitas County Comprehensive Plan Amendment Docketing Form. The City is requesting that the City of Ellensburg Urban Growth Area (UGA) boundary be amended by removing the long lobe that extends south along the west side of Canyon Road over to the Yakima River and down to Ringer Loop Road and by adding additional land in the area west of Bowers Field, and perhaps even the Airport property as well. The future land use designation for that additional land would likely be a combination of industrial in the area adjacent to the Bowers Field property and perhaps mixed residential as the land gets further away from the airport property.

The actual boundary proposed for the land to be removed from the southern UGA and also the amount of land and its location proposed for addition in the northern UGA is unknown at this time and will be developed through the City's Comp Plan amendment process, although I anticipate the area added will be less than the area removed, resulting in a smaller UGA. The proposed UGA boundary change may require a land needs analysis in order to justify both the reduction in the south and the increase in the north. However, as adopted by the City in its 2007 Comprehensive Plan Update, the southern area is currently designated for future industrial land uses, which is the most likely designation for the proposed addition to the north UGA, and it may be that this amendment request would be treated more like an exchange of similar land use inventory within the UGA rather than as an addition or removal of lands that requires the land needs analysis. I will pursue that analysis with CTED for guidance.

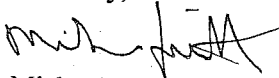
The City has also previously submitted an Amendment Docketing Form on June 9 that requested that the County Comp Plan mapping section be amended to reflect two recently revised maps that were adopted in 2007 as part of our required Comp Plan Update: Figure 4.9 – Preferred Land Use Designations Map and Figure 5.4 – Ellensburg's Street Extension Map.

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, with the City making a recommendation on the UGA boundary and the County making the final decision. This proposed amendment would seem to be contemplated in that joint planning requirement and should therefore not have to pay the amendment fee. If this fee waiver request requires approval from the County Commissioners please advise me of the process.

The City's annual amendment process is to receive amendment requests up to Council's first meeting in July which is July 7 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, as I am doing with this letter. Historically there have been just 3 amendments to the Ellensburg UGA since it was adopted in 1997 – one being a boundary addition for the Bull property and two amendments involving future land use designation changes. The City has endeavored to formalize a recommendation on those UGA amendments as early in its' process as possible so that the County has sufficient time to consider the matter and the City's recommendation.

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

Sincerely,



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: Community Development Department
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): City of Ellensburg Urban Growth Area
 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:
City of Ellensburg Urban Growth Area (UGA)

C. EXISTING ZONING:
varies

D. PROPOSED COMPREHENSIVE PLAN DESIGNATION:
varies

E. PROPOSED ZONING DESIGNATION *:
varies

F. THE PRESENT USE OF THE PROPERTY IS:
varies

G. SURROUNDING LAND USE:
varies

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?

The Ellensburg UGA boundary was adopted in 1997. A long, narrow lobe of land west of Canyon Rd. over to the Yakima River and extending south to Ringer Loop Rd. was included in the UGA by the Commissioners in response to a property owner's request for inclusion in order to develop a resort. The City did not request the inclusion of this area; the resort has never been developed; and the area is not likely to develop to urban densities or intensities of land uses due to environmental constraints. The City is proposing to transfer this UGA land to the area west of Bowers Field which is more conducive to development to urban densities and intensities. The area proposed for removal from the UGA is designated by the City's Future Land Use Map as appropriate for industrial land uses and much of the area west of the airport that is proposed to be added to the UGA would retain that future land use designation, which is consistent with the existing land uses at the airport.

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

CWPP Urban Growth Area Issue 1, Policy A states that the County, in cooperation with the Cities, will designate UGAs. The designation of UGAs beyond existing limits of incorporation will be based on a demonstration by the cities that municipal utilities and public services either already exist or are planned for and can be effectively and economically provided. The southern UGA area proposed to be removed from the UGA cannot be economically or effectively served by City sewer due to elevation differences. The area in the north adjacent to the airport that is proposed to be added to the UGA can be effectively and economically served by utilities and public services that are already available at the airport.

The CWPP definition of "urban growth areas" is areas "suitable and desirable for urban densities as determined by the sponsoring city's ability to provide urban services". The City did not request that the area in the south UGA be included when the UGA was adopted in 1997 primarily because the City did not have the ability to readily provide sewer to that area. The proposed area for addition to the UGA in the north adjacent to the airport can be readily served by City urban services.

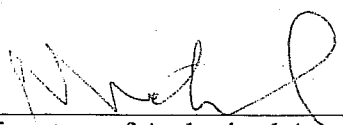
C. How is the proposed amendment consistent with the Kittitas County Comprehensive Plan?

GPO 2.3 The encouragement of urban growth and development to those areas where land capability, public roads and services can support such growth.
GPO 2.5 Kittitas County should encourage residential and economic growth that will minimize the costs of providing public utilities and services.
GPO 2.41 Flood Plains: It is the policy of this Section to minimize losses in flood plains by restricting or prohibiting uses which are dangerous to health, safety or property in times of flood or cause excessive increases in flood heights or velocities.
GPO 2.91L The County should develop and adopt regulations for an airport industrial zone at the Kittitas County Airport.
Kittitas County Comprehensive Plan: May 14, 2008, Page 27 -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.
GPO 2.94b Expansion of the UGA should be encouraged in areas least suited for agriculture and areas not impacted by Critical Areas.
Also see criteria set forth in GPO 2.97 and 2.98A

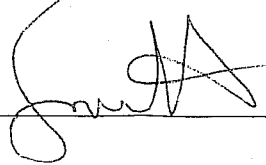
D. How have conditions changed that warrant a comprehensive plan amendment?

The primary reason for originally including the area in the south UGA was to accommodate a property owner's plan to develop a resort. Ten years have passed and the resort has not been developed. Much of the area in the south UGA that is proposed to be removed from the UGA is subject to significant critical areas regulation that have increased in both complexity and level of protection over the past 10 years which will limit that area's ability to develop to urban densities and intensities. The City has an inadequate inventory of industrial-appropriate land that is not constrained by critical areas and desires to shift some of that inappropriate land in the south UGA to the area in the north adjacent to the airport that is less environmentally constrained.

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



6/17/08

Date

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

Date

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

GENERAL AREA PROPOSED FOR ADDITION TO THE UGA.

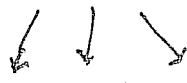
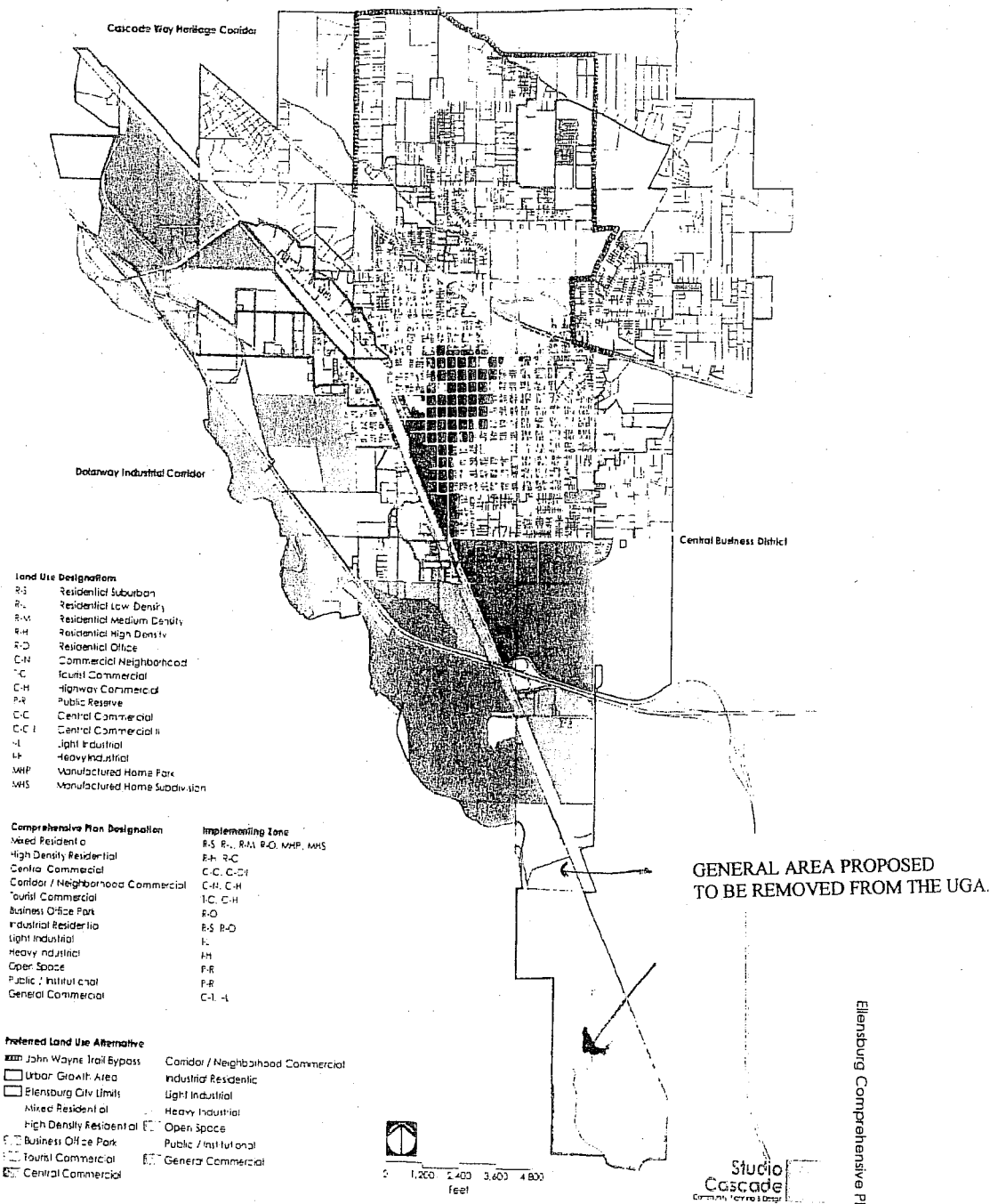


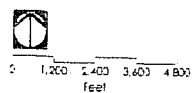
Figure 4.9 - Preferred Land Use Designations (Source: Studio Cascade, Inc.)



- Land Use Designation**
- RS Residential Suburban
 - RL Residential Low Density
 - RM Residential Medium Density
 - RH Residential High Density
 - RO Residential Office
 - CN Commercial Neighborhood
 - TC Tourist Commercial
 - CH Highway Commercial
 - PR Public Reserve
 - CC Central Commercial
 - CC-I Central Commercial I
 - LI Light Industrial
 - HI Heavy Industrial
 - MHP Manufactured Home Park
 - MHS Manufactured Home Subdivision

- | Comprehensive Plan Designation | Implementing Zone |
|------------------------------------|------------------------------|
| Mixed Residential | R-S, R-L, R-M, R-O, MHP, MHS |
| High Density Residential | R-H, R-C |
| Central Commercial | C-C, C-C-I |
| Corridor / Neighborhood Commercial | CH, C-H |
| Tourist Commercial | T-C, C-H |
| Business Office Park | R-O |
| Industrial Residential | R-S, R-O |
| Light Industrial | L-I |
| Heavy Industrial | H-I |
| Open Space | P-R |
| Public / Institutional | P-R |
| General Commercial | C-I, I-I |

- Preferred Land Use Alternative**
- John Wayne Trail Bypass
 - Urban Growth Area
 - Elenburg City Limits
 - Mixed Residential
 - High Density Residential
 - Business Office Park
 - Tourist Commercial
 - Central Commercial
 - Corridor / Neighborhood Commercial
 - Industrial Residential
 - Light Industrial
 - Heavy Industrial
 - Open Space
 - Public / Institutional
 - General Commercial



GENERAL AREA PROPOSED TO BE REMOVED FROM THE UGA.

Studio Cascade
COMMUNITY DEVELOPMENT