



Land Use Application Cover Sheet

PA-01
APPLICATION

Community Development Department
501 N. Anderson, Ellensburg, WA 98926 (509) 962-7239 (Building) (509) 962-7231 (Planning) comdev@ci.ellensburg.wa.us

INSTRUCTIONS – PLEASE READ FIRST AND ANSWER ALL QUESTIONS COMPLETELY.

If you have any questions about this form or the application process, please ask to speak with a planner. All necessary attachments and the filing fee are required upon submittal. Filing fees are not refundable. This application consists of two parts. PART I - GENERAL INFORMATION and PART II, project descriptions and site plan contain additional information specific to your proposal and all required information MUST be attached to this page to complete the application process.

PART I – GENERAL INFORMATION

1. Applicant's Information:	Name:	Patti Johnson, Director						
	Mailing Address:	Kittitas County Solid Waste, 925 S Industrial Way						
	City:	Ellensburg	St:	WA	Zip:	98926	Phone :	(509) 962-7542
	E-Mail:	patti.johnson@co.kittitas.wa.us						

2. Applicant's Interest in Property:

Check One: Owner Agent Purchaser Other _____

3. Property Owner's Information (If other than Applicant):	Name:	Kittitas County Solid Waste						
	Mailing Address:	925 S Industrial Way						
	City:	Ellensburg	St:	WA	Zip:	98926	Phone :	(509) 962-7542
	E-Mail:	laura.osiadacz@co.kittitas.wa.us						

4. Subject Property's Assessor's Parcel Number(s): 611033

5. Legal Description of Property. (if lengthy, please attach it on a separate document) attached

6. Property Address: US 97/Old Highway 10

7. Property's Existing Zoning:

RS RL RM RH RO CN CH CT CC CCH MHP IL IH PR PUD

8. Type Of Application: (Check All That Apply)

<input type="checkbox"/> Final Plat Application	<input type="checkbox"/> Environmental Checklist (SEPA Review)	<input checked="" type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Type (II) Review	<input type="checkbox"/> Landmarks COA	<input type="checkbox"/> Rezone
<input type="checkbox"/> Boundary Line Adjustment	<input type="checkbox"/> Landmarks Demolition	<input type="checkbox"/> Shoreline
<input type="checkbox"/> Short Plat Alteration	<input type="checkbox"/> Commercial Wireless Communication	<input type="checkbox"/> Critical Areas Review
<input type="checkbox"/> Preliminary Short Subdivision	<input type="checkbox"/> Appeal to HE / City Council	<input checked="" type="checkbox"/> Variance/Admin. Variance
<input type="checkbox"/> Preliminary Long Subdivision	<input type="checkbox"/> Code Interpretation	<input type="checkbox"/> Temporary Use Permit
<input type="checkbox"/> Plat Vacation	<input type="checkbox"/> Regional Retail Master Plan	<input type="checkbox"/> Design Review Major/Minor
<input type="checkbox"/> Plat Alteration	<input type="checkbox"/> Design Review Departure	<input type="checkbox"/> Binding Site Plan
<input type="checkbox"/> Master Plan P-R Use	<input type="checkbox"/> Comprehensive Plan Amendment	<input checked="" type="checkbox"/> Essential Public Facility
<input type="checkbox"/> Annexation	<input type="checkbox"/> Development Code Amendment	<input type="checkbox"/> Site Development Permit

9. PART II – PROJECT DESCRIPTION AND SITE PLAN (See attached page)

10. I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.

Property Owner's Signature

Applicant's Signature

Date
1/30/20
Date

FILE/APPLICATION(S)#			
DATE FEE PAID:	RECEIVED BY:	AMOUNT PAID:	RECEIPT NO:

Supplement to Land Use Application for Proposed Kittitas County Transfer Station/Essential Public Facility

Part I – General Information

5. Legal Description of Property

The 50-acre parcel located in the northwestern portion of the City of Ellensburg, in Kittitas County, Washington, is shown on Tax Map No. 18-18-28030008 as Assessor's tax parcel ID 611033 owned by Kittitas County Solid Waste (Figure 1). The parcel site is bounded to the west by State Highway 97 (US 97), to the north by the Burlington Northern Railroad and Old Highway 10, and to the east and south by private, undeveloped properties. The proposed Kittitas County Transfer Station and Maintenance Facility Relocation Project (project) survey area is within the U.S. Geological Survey (USGS) 7.5-minute Ellensburg North quadrangle, latitude 47.016181°, longitude -120.590401° within the Upper Yakima watershed unit (Hydrologic Unit Code 17030001).

The legal description from the Statutory Warranty Deed reads as follows:

“That portion of the Southeast Quarter of the Southwest Quarter of Section 28, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, lying East of the County Road, being more particularly described as follows:

Beginning at the quarter section corner on the South boundary of Section 28 and running South 89°56' West on the section line, 458.8 feet to the East line of the County Road; thence North 16°47' East along said road, 203.3 feet; thence North 19°54' East along said road, 1,004.3 feet; thence North 18°12' East along said road, 183.7 feet to a point on the quarter section line; thence South on the quarter section line, 1,313.0 feet to the place of beginning.;

AND

That portion of the Northwest Quarter of the Southeast Quarter of Section 28, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, which is bounded by a line described as follows:

Beginning at the Southeast corner of said Northwest Quarter of the Southeast Quarter which is the true point of beginning; thence West along the South line of said Northwest Quarter of the Southeast Quarter, 973.8 feet; thence North 09°38' East, 785.94 feet to the South right of way boundary of the Northern Pacific Railroad; thence South 47°55' East along said South right of way boundary, 1,133.8 feet to a point on the East line of said Northwest Quarter of the Southeast Quarter; thence South 02°41' East, along said East line, 15.0 feet to the true point of beginning;

EXCEPT any portion lying within the Burlington Northern Railroad;

AND

The Southwest Quarter of the Southeast Quarter of Section 28, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

EXCEPT any portion lying within the Burlington Northern Railroad;

AND EXCEPT FROM ALL OF THE ABOVE:

1. *Right of way for State Highway No. 3 (SR-90) West Side Canal to Bull Road as conveyed to the State of Washington by deed dated June 10, 1965 and recorded September 21, 1965, under Kittitas County Auditor's File No. 324287;*
2. *Right of way for State Highway No. 2-1 (SR 131) West Ellensburg Interchange to Northern Pacific Railway as conveyed to the State of Washington by deed dated*

June 10, 1965 and recorded September 22, 1965 under Kittitas County Auditor's File No. 324319."

Part II – Project Description and Site Plan

Kittitas County (County) proposes to move the existing Ellensburg Transfer Station (Transfer Station) located at 1001 Industrial Way and the existing Kittitas County Public Works Department (PWD) Lower County Shop (Maintenance Facility) located at 505 W. 14th Street, to parcel 611033 in northwest Ellensburg (Figure 1). The conceptual design provided in Figure 2 covers an approximate 50-acre area with approximately 5,000 feet of roadway, 23 acres of impervious surface, 1 to 1/1/2 acres of stormwater ponds, and 11 stand-alone buildings.

The site is relatively flat, generally sloping from north to south toward the southeastern corner. Elevation ranges from 1,554 feet above mean sea level in the northernmost corner of the site to approximately 1,540 feet in the southeastern corner. The site is bisected by multiple interconnecting excavated ditches or ditch segments. Water rights associated with the property were purchased by the County.

Purpose

The existing Ellensburg Transfer Station accepts and processes solid waste, recyclables, moderate risk waste, and yard waste from both County residents and commercial haulers. The entire existing facility and composting site is located adjacent to Wilson Creek within the 100-year floodplain. Topographically, the existing site is at a low elevation relative to the surrounding floodplain. During spring thaw and heavy rain events, the existing facility is often flooded, impacting access roads, unloading areas, and operational areas. In addition to the customer access and operational challenges associated with frequent seasonal flooding, the existing facility is also space constrained. The small size of the facility results in long customer queuing times and potentially unsafe conditions within the small unloading and processing areas. The projected population growth and solid waste management needs of Kittitas County, combined with existing facility challenges and limitations, require construction of a new solid waste transfer station at a new location.

The proposed PWD Maintenance Facility will perform the same functions as the existing Lower County Shop. It will include a maintenance facility, parking for employees and County vehicles, and material storage areas. As a result of its small size, common function, and ease of siting, the Maintenance Facility does not meet the state definition of an essential public facility (Washington Administrative Code [\[WAC\] 365-196-550](#)).

Site Selection Process

The County selected the Transfer Station location by performing an extensive site screening and selection process. The comprehensive regional site selection process evaluated over 60 sites using initial siting criteria of parcels greater than 25 acres located within 2 miles of the City of Ellensburg or the town of Kittitas and other screening criteria.

The initial 60+ potential sites were narrowed to 11 sites using a list of secondary siting criteria. An extensive public involvement program was used to obtain valuable citizen input on the location and features of the new facility. The 11 shortlisted sites were reviewed by representatives from the City of Ellensburg (City) and the County. Using updated City/County zoning, land use discussion, and urban growth area information, the list was further refined to three potential sites for community input. The chosen site was identified as Site 33, US 97/Old Highway 10, or simply Highway 97. The site does contain a 100-year floodplain irrigation ditch, but it was determined to be the best candidate because the floodplain could be relocated to the perimeter of the site to maximize available space for the Transfer Station and other facilities.

The County's Solid Waste Advisory Committee (SWAC), consisting of representatives of cities and towns within the County, the waste management industry, local elected officials, and citizens of Kittitas County, participated in the site selection process and agreed with the final selected site. The Board of County Commissioners approved the site at their September 4, 2018, meeting. The County purchased Parcel 611033 to enter the permitting and master planning process.

The County initiated site predevelopment discussions with the City in September 2018. The first application was submitted on December 14, 2018. On September 10, 2019, the first application was modified to include a new PWD Maintenance Facility. The new Lower County PWD Maintenance Facility will be expanded to meet population growth needs and to address encroaching residential development at the existing Lower County Shop (505 W. 14th Street, Ellensburg). The Maintenance Facility is anticipated to be constructed in 2023 and operational by 2024.

The proposed PWD Maintenance Facility was not included in the Transfer Station site selection process discussions because it was added to the project in 2019, after the County's purchase of the proposed Transfer Station Highway 97 site. The proposed site is zoned Light Industrial (I-L), which allows it to be used for a Maintenance Facility.

Access

Transfer Station residential and commercial (truck) traffic will exit off US 97 on the new Minor Collector at the southeast corner of the property. Vehicle traffic flows are segregated after the scalehouse for efficiency and safety. The new Minor Collector was added to the project to address the *2017 City of Ellensburg Comprehensive Plan* (Comprehensive Plan) Transportation Section that recommends a minor collector be provided from Highway 97 to University Way and onto Dolarway Road (see Figure 13, Roadway Functional Classifications of Comprehensive Plan). The City requested that the County provide a segment of this Minor Collector along the southern border of its property.

This Minor Collector satisfies the following Transportation Goals and Policies in the Comprehensive Plan:

Goal T-1: *Create a transportation network that provides safe and comfortable connections for all users to key destinations – the Minor Collector provides a segment of a road that could connect Highway 97 to University Way, key arterials.*

Policy J: *Make progress in building transportation facilities that are consistent with the City's adopted plans, including function classification and street standards, non-motorized plan, and downtown plan – the Minor Collector provides a segment of a road that is proposed in the Comprehensive Plan, Figure 13.*

Goal T-2: *Prioritize connections with state highway routes and removal of bottlenecks that delay the movement of people and goods.*

Policy E: *Wherever possible, seek to increase route options through strategic additions to the transportation system that fill gaps and add alternative routes – the Minor Collector provides a segment of a potential future alternative route.*

Construction

Construction is scheduled to begin on the Transfer Station in 2021 with operations beginning in 2022.

Approximately 23 acres of existing permeable surface will be covered with structural fill and pavements to construct the facility buildings, roadways, and staging areas. The Transfer Station will include approximately 12 acres and the Maintenance Facility approximately 11 acres of impervious surface. Structural fill will be obtained from onsite sources (stormwater ponds) or locally sourced quarries. Stormwater will be collected and conveyed with a series of drainage swales, channels, and culverts to onsite stormwater ponds.

Land Use Decision Criteria

Narrative is provided below to respond to the decision criteria outlined in Ellensburg City Code (ECC) 15.250.110 "Siting essential public facilities – Type V review process."

C. Decision Criteria. The city council may approve or approve with modifications the siting of essential public facilities if:

1. The amendment is in accordance with all city ordinances and the comprehensive plan (notably Chapter 11, Essential Public Facilities), including:

a. The future land use map;

The site is located in a Light Industrial (I-L) zone that is currently used for grazing. The Future Land Use Map indicates the site is to remain zoned I-L. The Transfer Station is considered an essential public facility according to [WAC 365-196-550](#) and Revised Code of Washington [RCW 36.70A.200](#) (cited in ECC 15.250.110). The Ellensburg Land Use Code does not explicitly identify "solid waste handling facility" as an I-L use, but the P19-106 Pre-Application Report concluded I-L allows for the full range of uses including public utility agencies and their associated utility yards.

b. The capital facilities element and budget;

Ellensburg is a full-service municipality. The Transfer Station is a replacement and upgrade of an existing facility that is necessary to accomplish the level of service (LOS) standard of weekly curbside refuse collection and fulfill Capital Facilities and Utilities Goals of the Comprehensive Plan, including:

Goal CFU-1: Ensure that system services are delivered in a safe and reliable manner and are in compliance with regulatory requirements.

Policy C: Continue to follow and enforce existing city standards for public facilities and services.

Program 3: Continue to coordinate affordable and reliable collection of solid waste and recycling collection services that meets the needs of city residents.

The proposed new Transfer Station is an essential facility that allows the County and the City to provide *affordable* solid waste service because it enables commercial and self-haulers to transport materials a much shorter distance than direct hauling solid waste over 70 miles to the Wenatchee landfill. The new Transfer Station will provide efficient and cost-effective unloading, processing, and transfer of solid waste and other material. The new facility will be *reliable* because it will not be prone to downtime associated with seasonal flooding. The Transfer Station will meet all regulatory requirements, including the Minimum Functional Standards for Solid Waste Handling WAC 173-304, and specifically WAC 173-304-410 for Transfer Stations.

Furthermore, as described in the Comprehensive Plan and the *2010 Kittitas County Solid Waste and Moderate Risk Waste Management Plan Update*, demand for capital facilities will grow in the next 20 years and the demand must be accommodated and anticipated through new capacity and improved management. To meet the LOS standard for solid waste management that the community adopted, the City needs to relocate and improve the Transfer Station where collection trucks can transfer to long-haul vehicles. The new Transfer Station will provide sufficient areas for public and private customers to transfer material into long-haul vehicles for efficient transportation to the Wenatchee Landfill.

c. The utilities, community housing, economic development, urban growth area, and transportation elements;

Utilities

The proposed Transfer Station is a key component of the County's integrated waste management system. The facility will provide an efficient and cost-effective facility to accept, process, load, and haul municipal solid waste, green waste, and recyclable materials to final end use destinations.

City of Ellensburg residents and businesses have the opportunity to participate in curbside trash and recycling service provided by a Washington Utilities and Transportation Commission-permitted private hauler. Support of the County's operation of composting and recycling facilities in the City is an explicit goal of the Capital Facilities and Utilities element of the City's Comprehensive Plan.

Community Housing

While housing goals specific to solid waste management do not exist, the proposed project does not conflict with goals to preserve existing neighborhoods or provide a variety of housing types and housing opportunities.

Economic Development

Economic Development goals of the Comprehensive Plan focus on: partnerships that support economic opportunities, diversification and stimulation of Ellensburg's economy, workforce growth, downtown development, tourism, and energy efficiency. While there are no goals specific to solid waste management, the transfer station plays a role in accomplishing all of these goals if it can be expanded to accommodate residential and economic growth and be completely reliable by relocating outside of a floodplain that experiences seasonal flooding.

An example of the broad economic development goals, policies and programs that the transfer station, as an essential public facility, contributes to:

Goal ED-2: *Stimulate and diversify Ellensburg's economy.*

Policy B: *Promote the retention and expansion of existing businesses as well as the development of new businesses.*

Program 5: *Continue to provide high quality and cost-efficient city services and facilities and promote these as one of Ellensburg's economic development assets.*

Urban Growth Area

The proposed new Transfer Station is located within the City of Ellensburg boundary and within the urban growth area.

The Growth Management Act requires public facilities to adequately support development, which is forecasted to grow. The Transfer Station is designed for population growth and development through 2040.

Transportation

The Growth Management Act requires communities to adopt LOS standards for transportation facilities and to support future land use through compliance with the transportation element of the Comprehensive Plan. A new Minor Collector has been proposed on the southern boundary of the property to accommodate the transportation element of the Comprehensive Plan. The Minor Collector increases connectivity, which in turn supports the I-L land use and use of adjacent properties.

A road access reclassification request for US 97 has been submitted to the Washington Department of Transportation (WSDOT) and Quadco by Kittitas County and the City of Ellensburg in support of the project. It will change a portion of US 97 from Class 1 to Class 3 (from milepost 134.82 to the intersection with Old Highway 10). This reclassification is consistent with the current Class 3 designation of US 97 immediately south of the above section (milepost 134.16 to 134.82), which is designated as Class 3. This request is currently awaiting signature by WSDOT.

The Traffic Impact Assessment conducted for the project determined the queue length for the solid waste and recycling drop-off at the scalehouse will be contained within the site and will not result in spillback onto the new Minor Collector road or US 97. The study analyzed future traffic conditions at five intersections. When the Transfer Station and Maintenance Facility are operational, the intersections will continue to operate in their current LOS. The intersection of Reecer Creek Road at W. University Way would degrade in LOS regardless of the project.

2. The amendment will not adversely affect the public health, safety or general welfare

The new Transfer Station will result in numerous improvements to public health and safety. They include:

- End flooding of the existing transfer station.
- Provide safer solid waste unloading and operation areas.
- Provide a safer recycling area.
- Improve the compost technique from windrows to an aerated static pile and windrow curing batch process.
- Enclose the Transfer Building and reduce impacts from odor, vector control, and noise.

The Transfer Station will not adversely affect public health because it will comply with local, state, and federal regulations and permits associated with solid waste handling, air quality, stormwater, floodplain, wetlands, traffic, and other public health, environmental, and safety factors. The State Environmental Policy Act (SEPA) Environmental Checklist prepared for the project indicates the project elements will not have a significant adverse effect on social, environmental, and cultural resources. The City's review and evaluation of the Environmental Checklist and final SEPA determination is part of this essential public facility evaluation.

Because multiple permitting agencies are involved in Transfer Station siting and operations, City of Ellensburg staff can participate in a multijurisdictional review process and be afforded use of the data, analysis, and environmental documents prepared in that process for any and all required permits. The Transfer Station will contribute to the weekly curbside refuse collection LOS goal in the Comprehensive Plan as well as accommodate projected population growth and development, all of which benefit the general welfare of the community.

3. The amendment is not contrary to the best interest of the citizens and property owners of the city. [Ord. 4656 § 1 (Exh. O2), 2013.] In addition, the director shall determine if the facility serves a regional, countywide, statewide or national need. If it does, then the director may condition the review with a requirement that the review process include one or more sites in parts of the service area outside of Ellensburg.

The Transfer Station and PWD Maintenance Facility will provide the County with solid waste, recycling, moderate hazardous waste, and composting services. The Transfer Station will house the administrative offices which facilitate the same services Countywide. The County facilitated a comprehensive site selection process, reviewing over 60 sites including numerous sites outside of the City limits. The Site Selection Study is available online at https://kittitascountytransferstation.participate.online/Media/Default/documents/FinalSiteSelectionReportKittitas_082118.pdf.

The County hosted community meetings during the site selection process (see <https://kittitascountytransferstation.participate.online/>). Public considerations and values expressed online and during community meetings included:

- Provide convenience and accessibility for users.
- Avoid residential areas.
- Consider routes and traffic (especially easy access to Interstate 90).
- Consider utility water availability and stormwater impacts.
- Develop a solution that reflects economic efficiency.

In addition, the County facilitated a meeting with adjacent property owners in order to choose the most beneficial location for the Minor Collector road. Citizens and property owners will continue to have an opportunity to express their interests during the future public hearing process for the Type V permit process.

The amendment serves the interest of the citizens and property owners of the City by providing an environmentally safe solid waste handling location offering long-term use for the community in accordance with RCW 70.95.010:

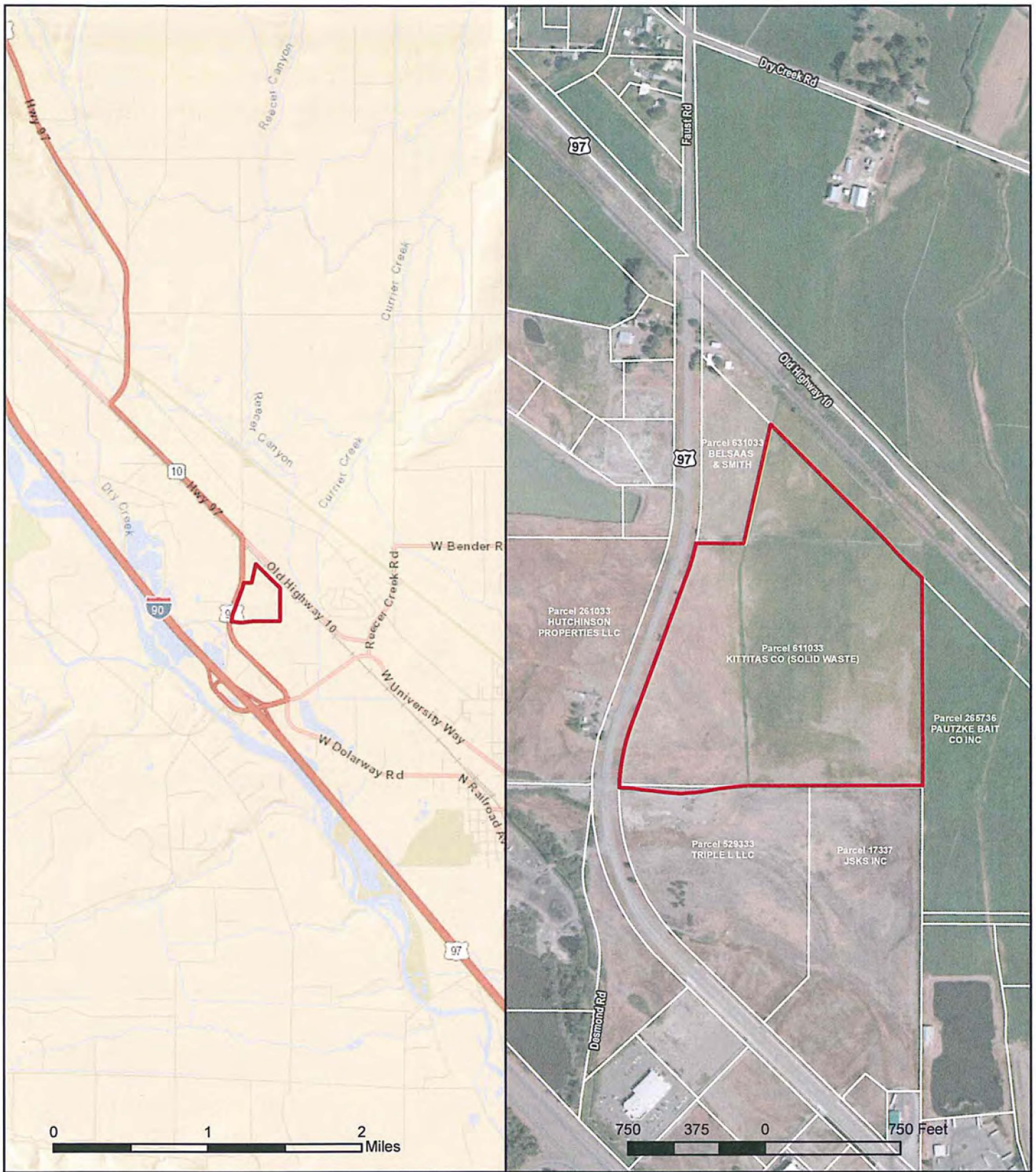
(b) It is the responsibility of state, county, and city governments to provide for a waste management infrastructure to fully implement waste reduction and source separation strategies and to process and dispose of remaining wastes in a manner that is environmentally safe and economically sound.

Figures

Figure 1 – Site Location

Figure 2 – Transfer Station Site Plan

Figures



Locator Map

Legend

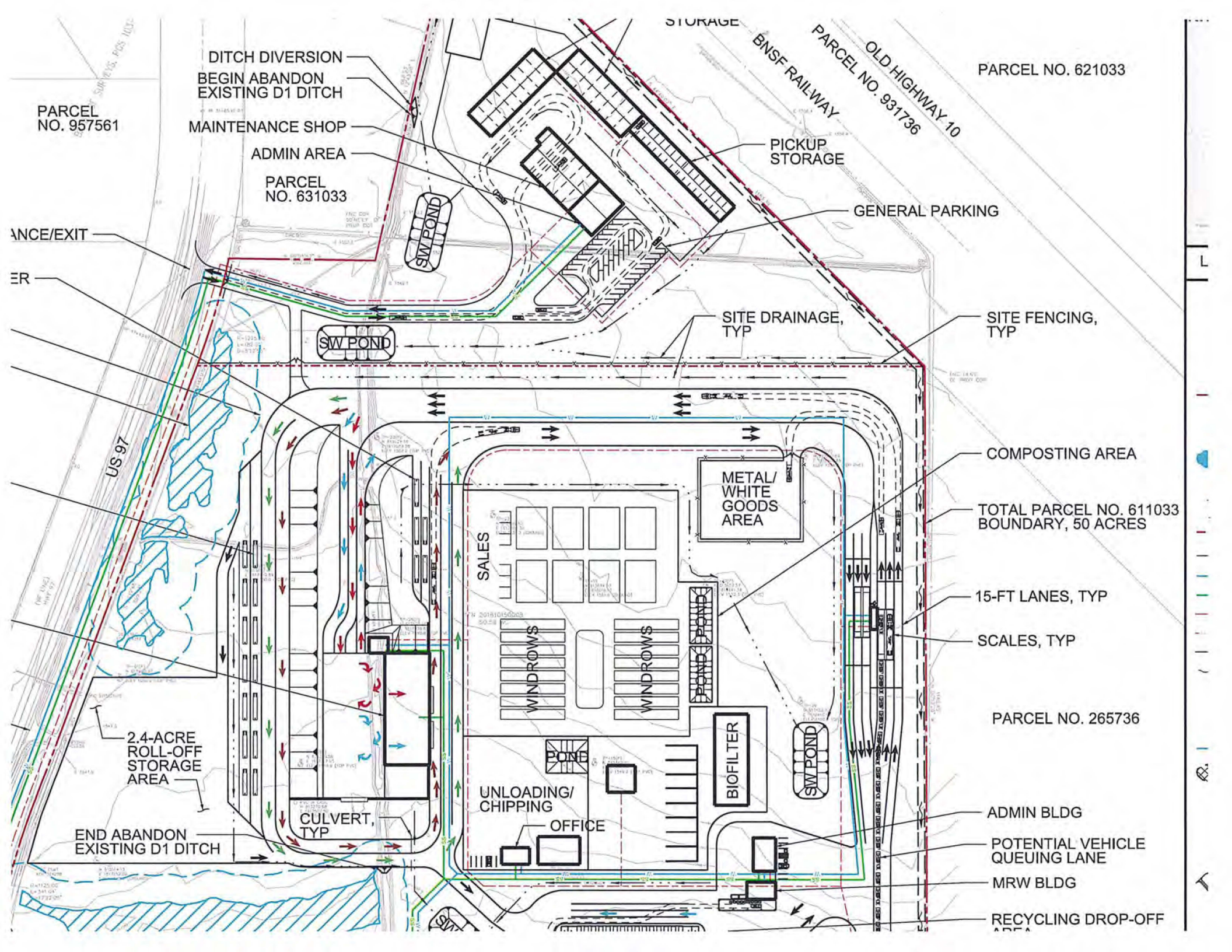
Figure 1

Kittitas County Transfer Station and Maintenance Facility Relocation Project SITE LOCATION



 Site Boundary





PARCEL NO. 957561

DITCH DIVERSION
BEGIN ABANDON
EXISTING D1 DITCH

MAINTENANCE SHOP

ADMIN AREA

PARCEL NO. 631033

STORAGE

BNSF RAILWAY

OLD HIGHWAY 10

PARCEL NO. 621033

PICKUP STORAGE

GENERAL PARKING

ANCE/EXIT

ER

SITE DRAINAGE,
TYP

SITE FENCING,
TYP

SW POND

COMPOSTING AREA

TOTAL PARCEL NO. 611033
BOUNDARY, 50 ACRES

US-97

METAL/
WHITE
GOODS
AREA

15-FT LANES, TYP

SCALES, TYP

PARCEL NO. 265736

2.4-ACRE
ROLL-OFF
STORAGE
AREA

SALES

WINDROWS

WINDROWS

BIOFILTER

SW POND

END ABANDON
EXISTING D1 DITCH

CULVERT,
TYP

UNLOADING/
CHIPPING

OFFICE

ADMIN BLDG

POTENTIAL VEHICLE
QUEUING LANE

MRW BLDG

RECYCLING DROP-OFF
AREA