

ORDINANCE NO. 4766

AN ORDINANCE RELATING TO ZONING AND AMENDING TITLE 15 OF THE ELLENSBURG CITY CODE BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE CITY OF ELLENSBURG FROM RESIDENTIAL SUBURBAN (R-S) TO RESIDENTIAL MEDIUM DENSITY (R-M).

WHEREAS, on September 16, 2016 the City received an application (P16-069) from John Renkema of TXC Group, LLC, requesting a rezone on a 14.89-acre property on Vantage Highway with Parcel ID Number 881933 ("application"); and

WHEREAS, the application proposed to rezone 2.19 acres from Residential-Suburban (R-S) to Residential Medium Density (R-M), and to rezone 4.18 acres from R-S to Commercial Highway (C-H), while 8.52-acres would remain as R-S; and

WHEREAS, pursuant to ECC Table 15.210.050(D), a Site Specific Rezone Application is processed under a Type IV review, which requires a Hearing Examiner recommendation to City Council after an Open Record Hearing, with the final decision to be made by City Council after a Quasi-Judicial Closed Record Hearing; and

WHEREAS, the SEPA official for the City issued a Mitigated Determination of Non-Significance with six conditions, on December 5, 2016; and

WHEREAS, the Hearing Examiner held a duly noticed open record hearing on January 12, 2017, received evidence and heard testimony regarding the proposed rezone; and

WHEREAS, the Hearing Examiner on January 23, 2017, issued Recommended Findings of Fact, Conclusions of Law and Decision of Approval recommending approval of the rezone request from R-S to R-M and recommending denial of the rezone request from R-S to C-H; and

WHEREAS, the Ellensburg City Council held a duly noticed closed record hearing on March 6, 2017 and at the conclusion of the hearing approved a motion to adopt the Hearing Examiner's Recommended Findings of Fact, Conclusions of Law, Decision and Conditions of Approval, and to approve the applicant's request to rezone a portion of the subject property from R-S to R-H, and deny the applicant's request to rezone a different portion of the subject property from R-S to C-H;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ELLENSBURG, WASHINGTON DOES ORDAIN AS FOLLOWS:

**Section 1.** The City Council adopts the findings of fact and conclusions based thereon, made and entered by the Hearing Examiner in support of the recommendation to the City Council for approval with regard to the rezone for the hereinafter described property addressed as 2200 Vantage Hwy, Ellensburg, as set forth in the Hearing Examiner's "Recommended Findings of Fact, Conclusions of Law, Decision and Conditions of Approval," dated January 23, 2017.

**Section 2.** Title 15 of the Ellensburg City Code is hereby amended by changing the city's zoning map as adopted in ECC 15.300.020 for the following described area from Residential Suburban (R-S) to Residential Medium Density (R-M):

**SEC. 6; TWP. 17; RGE. 19 TAX 13 OF N 1/2 NW 1/4  
Parcel ID Numbers 881933**

**Section 3.** That the official zoning map of the City of Ellensburg, as well as the Global Information System (GIS) data shall be amended to incorporate the land use classifications herein provided.

**Section 4.** Except as modified herein, each and every provision of the City Land Development Code, Title 15, as amended, shall remain in full force and effect.

**Section 5. Severability.** 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. Corrections.** Upon the approval of the City Attorney, the City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

**Section 7. Effective Date.** This ordinance shall take effect and be in full force five (5) days after publication as required by law.

The foregoing ordinance was passed and adopted at a regular meeting of the City Council on the 17th day of April, 2017.

  
\_\_\_\_\_  
Mayor

Attest:

  
\_\_\_\_\_  
City Clerk

Approved as to form:

  
\_\_\_\_\_  
City Attorney

Publish: 4-20-17

I, Coreen M. Reno, City Clerk of said City, do hereby certify that Ordinance No. 4766 is a true and correct copy of said Ordinance of like number as the same was passed by said Council, that Ordinance No. 4766 was published as required by law.

  
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COREEN M. RENO, CMC