

RESOLUTION NO. 2019-31

**A RESOLUTION** of the City Council of Ellensburg, Washington relating to the approval of the Master Plan for P-R Use, Permit No. P19-082, of property located in Ellensburg, Washington.

**WHEREAS**, on May 2, 2018 Kylee Reuble, agent for Kittitas County Public Utility District #1, property owner, filed a master plan for P-R zone use application (P19-082) for its Public Utilities District Headquarters Improvement Project to be developed on approximately 3.56 acres of property located at 1400 Vantage Highway; and

**WHEREAS**, the applicant also submitted an associated Washington State Environmental Policy Act (SEPA) checklist as part of the application; and

**WHEREAS**, on September 13, 2019 the City's SEPA Responsible Official issued a Mitigated Determination of Non-Significance (MDNS) for the master plan for P-R zone use; and

**WHEREAS**, following a duly noticed open record public hearing held before the Hearing Examiner on September 26, 2019, to consider the Master Plan for P-R Zone Use application, as provided by Chapter 15.250.080 ECC, the Hearing Examiner issued his October 3, 2019 Recommended Findings of Fact, Conclusions of Law, Decision and Conditions of Approval; and

**WHEREAS**, following a duly noticed closed record public hearing held during a regularly scheduled Ellensburg City Council Meeting on November 4, 2019, regarding the Kittitas County Public Utility District #1 master plan for P-R use application, the City Council approved the master plan for P-R use subject to certain conditions;

NOW, THEREFORE, the Ellensburg City Council do resolve as follows:

**Section 1.** The Ellensburg City Council makes the following findings of fact:

A. The proposed master plan for P-R use is in conformance with the goals and policies of the City of Ellensburg Comprehensive Plan ("Comprehensive Plan"), as amended, if developed in accordance with the conditions stated herein;

B. The proposed use and corresponding master plan for P-R use has been designated in accordance with the permitted uses and future land use designations within the Comprehensive Plan classification and standards for development set forth in the City's Land Development Code if developed in accordance with the conditions stated herein;

C. Appropriate provisions have been made for public health, safety, and general welfare and for such other factors enumerated in RCW 58.17.110(2)(a) if the master plan is developed subject to the conditions stated herein. Public facilities, such as roads, sewer and water and other public facilities are adequate to support the use and layout of the proposed preliminary plat if developed in accordance with the conditions stated herein;

D. The public use and interest will be served if the master plan is developed in accordance with the conditions stated herein;

E. The proposal for the master plan development conforms to the policies, standards and design principles specified in Chapter 15.250 of the Ellensburg City Code if developed in accordance with the conditions stated herein; and

F. The findings of fact and recommendations of the Hearing Examiner dated October 3, 2019 are hereby adopted and incorporated herein as the findings of the Ellensburg City Council with respect to the master plan.

G. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

**Section 2.** The master plan involving property located 1400 Vantage Highway, commonly referred to as Kittitas County Assessor's Parcel ID # 824134, and legally described as follows:

Acres 3.56, CD. 9122-2; STATE ADDITION TO THE CITY OF ELLENSBURG; PTN TRACTS 52-56; PT VAC RDS (PARCES 1, 3A, 3B, 4 & 6, b34/P202-204 & PARCEL 3C, B39/P82-83); SEC 36, TWP 18, RGE 18; City of Ellensburg, Kittitas Co., WA.

**Section 3.** The Kittitas County Public Utility District #1 Master Plan for P-R Zone Use (P19-082) shall be developed in accordance with the following conditions of approval, which shall apply to the applicant, and the applicant's heirs, successors in interest and assigns:

1. The applicant shall adhere to any requirements related to any future development approvals including meeting all requirement of utility providers, City departments, and affected districts, as outlined in adopted City Codes and other regulatory documents.
2. The applicant shall comply with all conditions of approval set forth in the mitigated determination of non-significance dated September 13, 2019.

**Section 4.** The Ellensburg City Council makes the following conclusions of law:

A. As conditioned, the proposed use is consistent with the intent, purposes and regulations of the Ellensburg City Code and Comprehensive Plan.

B. As conditioned, the proposal does conform to the standards specified in Ellensburg City Code.

C. As conditioned, the use will comply with all required performance standards as specified in the Ellensburg City Code.

D. As conditioned, the proposed use will not be contrary to the intent or purposes and regulations of the Ellensburg City Code or the Comprehensive Plan.

E. As conditioned, this proposal does comply with Comprehensive Plan, the zoning code and other land use regulations, and SEPA.

F. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

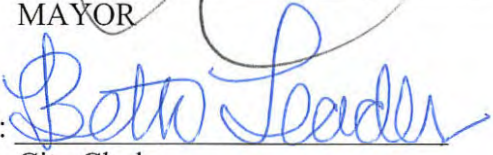
**Section 5.** This resolution is the final decision of the City of Ellensburg upon this matter.

**Section 6.** Notice is hereby given that appeal of the land use decision shall be barred unless a petition requesting review is filed in the Superior Court of the State of Washington and properly served within twenty-one (21) days after passage of this resolution in accordance with Chapter 36.70C of the Revised Code of Washington.

Adopted this 4<sup>th</sup> day of November, 2019.

  
MAYOR

Attest:

  
City Clerk