

ORDINANCE NO. 4848

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELLensburg, WASHINGTON, 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 LIGHT INDUSTRIAL (I-L).

**WHEREAS**, on October 28, 2019 the City received an application (P19-122) from Terra Design Group Inc., agent for property owner Teanaway Ridge LLC, requesting a rezone on 41.18 acres located off of Bull Road, Parcel ID Number 17827 (“application”); and

**WHEREAS**, the application proposed to rezone the parcels from Residential-Suburban (R-S) to Light Industrial (I-L); 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 City SEPA official issued a Determination of Non-Significance (DNS), on September 13, 2019 for the site-specific rezone; and

**WHEREAS**, the Hearing Examiner held a duly noticed open record hearing on December 12, 2019, received evidence and heard testimony regarding the proposed rezone; and

**WHEREAS**, on December 17, 2019 the Hearing Examiner issued Recommended Findings of Fact, Conclusions of Law, Decision and Conditions of Approval for the rezone request from R-S to I-L; and

**WHEREAS**, the Ellensburg City Council held a duly noticed closed record hearing on January 21, 2020 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 the subject property from R-S to I-L;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ELLensburg, WASHINGTON DO HEREBY 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 located on Bull Road, with Parcel ID Number 17827, as set forth in the Hearing Examiner’s “Recommended Findings of Fact, Conclusions of Law, Decision and Conditions of Approval,” dated December 17, 2019.

**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 Light Industrial (I-L):

**PARCEL 17827:** Parcel B-4 of that certain survey as recorded August 30, 2002, in book 28 of surveys, page 9. Under Auditor's File No. 200208300001. Records of Kittitas County, Washington, being a portion of the southeast quarter of section 12, Township 17 North, Range 18 East, W.M., Kittitas County, Washington.

**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 zoning changes 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.

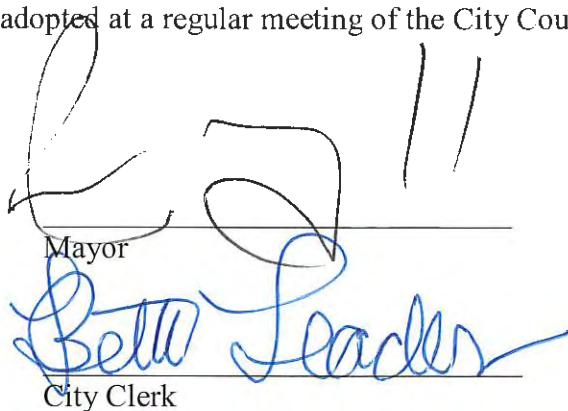
**Section 5.** Severability. If any portion of this ordinance is declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance.

**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 3rd day of February, 2020.

Attest:



Handwritten signatures of the Mayor and City Clerk. The Mayor's signature is in black ink, and the City Clerk's signature is in blue ink. Both signatures are cursive and appear to be on a separate line below the main text.

Approved as to form:

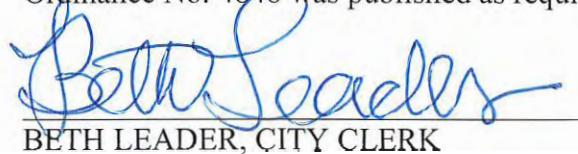


Handwritten signature of the City Attorney in blue ink, appearing to be a stylized 'G' or similar mark.

City Attorney

Publish: 2-6-2020

I, Beth Leader, City Clerk of said City, do hereby certify that Ordinance No. 4848 is a true and correct copy of said Ordinance of like number as the same was passed by said Council, that Ordinance No. 4848 was published as required by law.



Beth Leader  
BETH LEADER, CITY CLERK