

RESOLUTION NO. 2022-13

A Resolution approving the Final Plat of the Mallard Meadows Subdivision Phase I (P22-025).

WHEREAS, Tom Abbott, Agent for Schuler Deneen Family Ranch LLC, and Teanaway Ridge LLC., (hereinafter "Owners"), has submitted an application (P22-025) for a final subdivision plat on two parcels, Kittitas County Assessor's Parcel ID#17825 (64.14 acres), and Parcel ID #17827 (41.18 acres), which are located north of I-90, and East of Bull Road, in the City of Ellensburg, County of Kittitas, State of Washington (hereinafter the "Property"); and

WHEREAS, the Owner submitted to the Hearings Examiner a Preliminary Plat for the proposed Mallard Meadows Subdivision for construction of residential dwellings on the above-referenced tracts of land; and

WHEREAS, in accordance with Chapter 15.260 ECC, the Hearings Examiner held an open record public hearing on January 25, 2022, to review the proposed development, after which the Hearings Examiner forwarded a recommendation of approval with eight conditions to City Council, as evidenced in the adoption of the approved minutes; and

WHEREAS, the Owner submitted the Preliminary Plat to the City for review and consideration by Council at a duly-advertised closed record public hearing held on February 22, 2022; and

WHEREAS, based on the evidence and testimony presented at said public hearing, City Council conditionally approved the subdivision of the property to allow further residential development of said property as evidenced in the approved minutes of the Council meeting of February 22, 2022 and the adoption of Council Resolution No. 2022-07 on February 22, 2022; and

WHEREAS, per RCW 58.17.140, as this preliminary plat was approved after January 1, 2015 and is not subject to the Shoreline Management Act, the applicant has five (5) years to file for final plat approval, or until February 22, 2027; and

WHEREAS, the Owner submitted the Final Plat to the City on February 23, 2022 for review and consideration, and City of Ellensburg staff have found that the conditions of preliminary approval have been satisfied; and

WHEREAS, the applicant has submitted a bond to ensure that all required subdivision improvements will be installed in accordance with the approved improvements plans, and such bond has been approved by the City; and,

WHEREAS, the Final Plat application was reviewed by City Council in a public meeting held on June 21, 2022; and

WHEREAS, the City Council finds that the subdivision conforms to all terms of the City Council's preliminary plat approval, and that the subdivision meets all requirements of chapter 58.17 RCW, other applicable state laws, and all local ordinances adopted under chapter 58.17 RCW that were in effect at the time of preliminary plat approval;

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

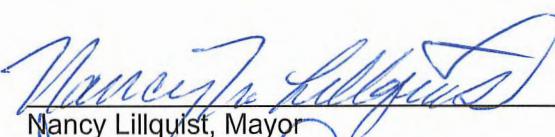
Section 1. The "Whereas" provisions set forth above are hereby incorporated in this Resolution as findings in support of the actions authorized in this Resolution.

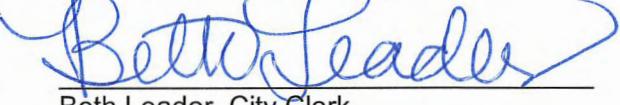
Section 2. The City Council finds that the conditions of preliminary plat approval for the Mallard Meadows final plat have been met and the requirements for recording the phase I final plat have been satisfied.

Section 3. The final plat for the Mallard Meadows Phase I Subdivision is approved and the Mayor, Community Development Director, Public Works & Utilities Director, and City Engineer are hereby authorized to inscribe and execute this approval on the face of the plat, which will then be recorded with the Kittitas County Auditor's Office.

ADOPTED by the City Council of Ellensburg this 21st day of June, 2022.

ATTEST:


Nancy Lillquist, Mayor


Beth Leader, City Clerk