

RESOLUTION NO. 2024-21

**A RESOLUTION OF THE CITY COUNCIL OF ELLensburg, WASHINGTON
RELATING TO THE APPROVAL OF THE KATIE MEADOWS - PHASE II PLAT
ALTERATION NO. P24-040 OF PROPERTY LOCATED IN ELLensburg,
WASHINGTON.**

WHEREAS, on May 30, 2024 property owner Tyler Glahn, Crytl Enterprises Inc. filed a plat alteration application in order to add approximately .70 acres of land to alter and increase the size of the original plat which will result in a more cohesive road system, and creation of 14 additional lots for single family housing within the currently undeveloped, unrecorded preliminarily approved phase II portion of the plat for property located on Kittitas County Assessor Parcel ID #'s 781133 & 963631, on the south side of Bender Road, just east of the Bender/Hannah Road intersection in the City of Ellensburg, WA; and

WHEREAS, on July 24, 2024, the City of Ellensburg issued an Addendum to the SEPA Mitigated Determination of Non-Significance (MDNS) for the original Katie Meadows Plat proposal (P21-111) issued October 18, 2021; and

WHEREAS, following a duly noticed open record public hearing held before the City Council on August 5, 2024, to consider the Katie Meadows Phase II plat alteration application, as provided by Chapter 15.260 ECC, the City Council approved the plat alteration subject to certain conditions as set forth herein;

NOW, THEREFORE, the Ellensburg City Council hereby resolves as follows:

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

A. The proposed plat alteration is in conformance with the goals and polices 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 plat alteration 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 58.17.215 if the plat alteration 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 plat alteration if developed in accordance with the conditions stated herein;

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

E. The proposal for the plat alteration conforms to the policies, standards and design principles specified in Chapter 15.260 of the Ellensburg City Code if developed in accordance with the conditions stated herein; and

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

Section 2. The plat alteration involving property located along West Bender Road, commonly referred to as Katie Meadows plat – phase II, and legally described as follows:

Acres 0.70; Portion of the Northwest Quarter of the Southwest Quarter (Parcel 1, B43/P199-200); Section 26, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington; Portion of Parcel 2 of that certain Survey as recorded May 10, 2021, in Book 43 of Surveys, Pages 199 and 200, under Auditor's File No. 202105100003, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 26, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Section 3. The Katie Meadows Phase II plat alteration (P24-040) 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:

A. Fulfillment of all City code required final plat design and construction requirements for on-site and off-site improvements prior to final plat alteration approval.

B. The applicant will meet the requirements of the Energy Services Light Department discussed in its memorandum dated June 26, 2024.

C. The applicant will meet the requirements of the Public Works & Utilities Department discussed in its memorandum dated July 2, 2024.

D. The applicant will meet the requirement of the City of Ellensburg Fire Marshal's memorandum dated April 16, 2024.

E. The applicant will meet the requirements of the SEPA Official's issuance of Mitigated Determination of Non-Significance (MDNS) dated July 24, 2024.

F. The applicant is required to obtain an NPDES Construction Storm Water General Permit from the Washington State Department of Ecology, as well as all other permits (site grading permit, SWPPP, etc.) that may be required as a result of plat development. Subdivision and land development activities shall follow the requirements of the Ellensburg City Code, including the Design Standards.

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. The Findings of Facts and Conclusions of Law, as set forth in this resolution, constitute 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.

Passed this 5th day of August, 2024.



MAYOR

Attest: 

City Clerk