

**P25-115: 2011 Old Hwy 10 Rezone Record**

Submitted to:

Andrew Kottkamp, City of Ellensburg Hearings Examiner

Submitted by:

Mark Rud, Associate Planner

Public Hearing Date:

December 16, 2025



**COMMUNITY DEVELOPMENT DEPARTMENT**  
501 N. Anderson St., Ellensburg WA 98926

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**STAFF REPORT**

**TO:** Andrew Kottkamp, City of Ellensburg Hearings Examiner

**FROM:** Mark Rud, Associate Planner  
City of Ellensburg Community Development Department

**RE:** Open Record Public Hearing for Site-Specific Rezone Application P25-115,  
from Commercial Highway (C-H) to Light Industrial (I-L)

**DATE:** Tuesday, December 16, 2025, 1:00pm via Zoom

**I. GENERAL INFORMATION**

**Applicant:** Joel Greear for property owner Solar Dolar LLC

**Requested Action:** The applicant seeks to rezone the subject property from Commercial Highway (C-H) to Light Industrial (I-L) for the purpose creating zoning conformance for an existing use and potential future development of similar uses.

**Location:** The property is located at 2011 Old Hwy 10 near the intersection of Reecer Creek Rd; Kittitas County Assessor's Parcel ID #952909 & 952910 were recently combined into a single parcel via Boundary Line Adjustment (BLA) under City File # P25-045 recorded as Kittitas County Survey document # 202506160017 (**Exhibit A**).

**II. BACKGROUND AND SITE INFORMATION**

**Site History:** The property is in the C-H zone, with 5 commercial storage unit buildings ("miniwarehouse facility"). Applicant has recently requested final inspections for occupancy.

**Site Characteristics:** The site topography is relatively flat except for on-site stormwater retention swales along north and south property line, and a large on-site floodplain compensatory storage pond at the east of the property. The Old Hwy 10 frontage is largely unimproved outside the road pavement section. A previous plat was approved with a deferral of street improvements (sidewalks, etc.). See **Exhibit B**.

**Surrounding Properties:** A zoning map of the surrounding properties is attached as **Exhibit C** and further described below:

**North:** Zoned Residential Suburban (R-S): consisting of detached single-family homes (Currier Creek Estates subdivision)

**South:** Zoned I-L and C-H: consisting of mixed uses including open-air aggregate storage between Old Hwy 10, Reecer Creek Rd, and W University Way; and unimproved agricultural lands south of the BNSF right-of-way (ROW) and W University Way

**East:** Zoned C-H, Commercial Neighborhood (C-N), and R-S: consisting of “miniwarehouse facilities” and open-air storage; and low-density residential and agricultural lands

**West:** Zoned C-H and Regional Center Mixed Use (RCMU): consisting of light industrial use northeast of Old Hwy 10 and the BNSF ROW; and unimproved agricultural lands southwest of the BNSF ROW

**Access:** Access to the property is from Old Hwy 10, designated a Minor Arterial, with secondary legal emergency access via existing thirty-foot (30') wide easement established by the Currier Square Business Park short plat as shown on BLA P25-045.

**Zoning and Development Standards, ECC Title 15:** Ellensburg City Code (ECC) Table 15.310.040, “Nonresidential Uses,” indicates that “miniwarehouse facilities” are not permitted in current C-H zoning, and are permitted as a Conditional Use in the proposed I-L zone.

**Comprehensive Plan:** See the map attached as **Exhibit D**. The Ellensburg Comprehensive Plan’s Future Land Use Designation of the property is Mixed Business Park, intended to accommodate a range of commercial and industrial activities typified by office uses, low impact light industrial uses, businesses that may include several uses such as manufacturing, research and development, warehousing, distribution, office, retail customer service, or showrooms. Mixed Business Park Zoning Options include I-L, C-H and RCMU – see **Exhibit E**. The proposed I-L zoning is consistent with parcels south, and the Mixed Business Park Future Land Use designation is also consistent with the same south parcel, and those immediately east and west of the subject property.

**Public Comments:** Community Development issued a Notice Public of Application and Rezone hearing on November 6, 2025 via publication in the Ellensburg *Daily Record*, initiating a 21-day comment period that concluded November 27, 2025 (**Exhibit F**). The site was posted with a land use action sign on November 6, 2025 (**Exhibit G**). Notice of the Rezone was mailed to property owners within 300 feet of the proposed site on November 6, 2025 (**Exhibit H**).

As of the date of this staff report, no public comments have been received. The City of Ellensburg Public Works Department submitted comments on November 13, 2025 stating that future development applications will require consistency with Public Works

development standards (**Exhibit I**). These general requirements will apply absent any specific conditions pursuant to approval of the proposal.

### III. ENVIRONMENTAL (SEPA) REVIEW

Structures have been established on the property as part of the site's development for "miniwarehouse facilities." This development was previously subject to SEPA Mitigated Determination of Non-Significance (MDNS) P22-027 (**Exhibit J**). No project is currently subject to review except the rezone's land use decision.

Rezones are exempt from SEPA if in an Urban Growth Area for jurisdictions planning under the Growth Management Act (RCW 36.70A.040), the proposal is consistent with and does not require an amendment to the jurisdiction's Comprehensive Plan, and the Plan was previously subjected to an Environmental Impact Statement prior to its adoption that adequately addressed environmental impacts of the rezone. Ellensburg is part of a Kittitas County Urban Growth Area as a fully planning jurisdiction under the Growth Management Act. The rezone is consistent with the Ellensburg Comprehensive Plan, which has not required an amendment for the rezone and was subject to a Supplemental EIS prior to adoption of its Future Land Use Map and Zoning Conversion Table.

Because the preceding apply, the rezone is categorically exempt from SEPA pursuant to WAC 197-11-800(6)(a),(c) and ECC 15.270.110(A).

### IV. PROJECT ANALYSIS

#### A. Ellensburg City Code Requirements for Site-Specific Rezone

Per Ellensburg City Code, site-specific rezone applications are subject to the Type IV review process, and the Hearings Examiner provides a recommendation to City Council after holding an open record public hearing. The Hearings Examiner must find that the application is in compliance with decision criteria of ECC 15.250.060(C). The applicant has the burden of establishing all the following criteria apply to the proposed rezone:

1. Conditions have changed since the imposition of the zoning classification on the property;
2. The proposed rezone bears a substantial relationship to the public health, safety, morals, and general welfare;
3. The proposed rezone is consistent with the comprehensive plan;
4. The proposed rezone to a particular zoning district shall be consistent with the development standards in the Land Development Code for the zoning district.

#### B. Analysis of Criteria for a Site-Specific Rezone

The applicant has submitted an application, a narrative with Comprehensive Plan attachments, and a site plan (**Exhibits K, L & M**) addressing the rezone criteria. Information submitted by the applicant is followed by staff analysis.

1. Conditions have changed since the imposition of the zoning classification on the property.

**Applicant narrative:** *At the time of permitting the existing self storage facility, the use of “miniwarehouse facility” was allowed via a conditional use process in the Commercial Highway zone. A conditional use was approved by the City of Ellensburg per project #P22-029 on 7/20/2022 to allow the development and vesting of the existing self storage facility. Since then, the City Of Ellensburg development code has changed and the allowed use of miniwarehouse facility via Conditional Use Process is no longer allowed as a conditional use in the C-H zone. The applicant desires to rezone the property from Commercial Highway to Industrial Light to more closely conform the existing use with current allowed uses. Miniwarehouse facility is currently an allowed use via Conditional Use Process in the Industrial Light zone.*

**Staff analysis:** Previous property owners applied for a Conditional Use Permit (CUP) on March 8, 2022 (File # P22-029) to develop storage units. At the time, “miniwarehouse facilities” were a Conditional Use in the C-H zone, and the application vested the proposal as submitted. Ellensburg City Council adopted Ordinance No. 4887 on May 16, 2022, which thereafter prohibited “miniwarehouse facilities” in the C-H zone; the existing use on the property would have no longer been permitted in the current C-H zoning district but for the vested CUP. CUP P22-029 was approved by the Ellensburg Planning Commission on July 20, 2022, with no expiration; concurrent SEPA MDNS P22-027 limited project evaluation to a set square footage of storage building space.

Solar Dolar LLC subsequently took ownership of the property, and applied for storage unit building permits on February 2, 2025. Applicant’s intent is to align the existing property entitlement (via CUP) with a zone that permits the use (as a Conditional Use). Following second reading of Ordinance No. 4975 on November 17, 2025, the I-L zone is the only Ellensburg zoning district that permits “miniwarehouse units,” and only as a Conditional Use.

The requested site-specific rezone to I-L is consistent with the Mixed Business Park and Zoning Options outlined in the Comprehensive Plan, and implementing development regulations under ECC Title 15 have since been revised several times to impact zones that permit the existing use of the subject property. Conditions have thus changed on the property since the imposition of its existing zoning.

2. The proposed rezone bears a substantial relationship to the public health, safety, morals, and general welfare.

**Applicant narrative:** *Rezoning this parcel to Industrial Light will promote a safer, healthier, and more vibrant community. The parcel is served by City of Ellensburg infrastructure to enhance public health and safety. There are ample off-street parking spaces to accommodate a variety of commercial, retail and service opportunities. The existing structure will conform to the Ellensburg City Code and will meet the goal of encouraging Industrial Light development as supported by the Comprehensive Plan without increasing an unexpected demand on utilities and services.*

**Staff analysis:** The purpose of ECC Title 15 is in part “for the conservation, protection and enhancement of the public health, safety and general welfare” per ECC 15.110.020. The rezone of the subject property to I-L zoning would permit existing “miniwarehouse facilities” as a Conditional Use such as already entitled via CUP and developed, as well as permit other uses identified for the I-L zone by ECC 15.310.040. I-L is a commercial and industrial zone “intended to accommodate certain industrial structures and uses and having physical and operational characteristics which might adversely affect the economic welfare of adjoining residential and commercial uses” per ECC 15.300.050(C), purposes accomplished in part by “allowing a range of general service and light industrial uses which can be operated in a relatively clean, quiet and safe manner compatible with adjoining industrial uses and without serious effect, danger or hazard to nearby residential uses” per ECC 15.300.050(C)(1). The applicant will be responsible for meeting all standards in ECC Title 15 as applicable for any future development proposals or establishing any new uses. The proposed rezone thus bears a substantial relationship to the public health, safety, morals and general welfare of the City of Ellensburg as regulated by ECC Title 15.

3. The proposed rezone is consistent with the comprehensive plan.

**Applicant narrative:** *The proposed rezone to Industrial Light is consistent with the comprehensive plan. The comprehensive plan land use category of this parcel is “mixed business park” (see attached “Exhibit A”). According to the COW “Future Land Use-Zoning Conversion Table (Exhibit B), Industrial Light (I-L) is an allowed zoning option in the Mixed Business Park future land use category. The comprehensive plan outlines goals for sustainable development, efficient land use, and vibrant neighborhoods. Rezoning to Industrial Light aligns with these objective by promoting consistent and compact growth patterns, maximizing land use efficiency, and facilitating convenient access to amenities and services for residents. In addition,*

Staff Note: Applicant's documents are included as Narrative attachments under this packet's Exhibit L; referenced information is also found in packet Exhibits D & E.

**Staff analysis:** The Comprehensive Plan's Future Land Use Designation for the parcel is Mixed Business Park, concentrated in 3 areas: at and near the subject property; south of Bowers Field airport on the north side of East Sanders Road; and on either side of West Umptanum Road near its South industrial Way intersection. This Future Land Use designation is intended to accommodate a range of commercial and industrial activities typified low impact light industrial uses such as currently on the property (among others), often as a transitional area between other uses, and whose scale and intensity of implement zoning districts should be compatible with adjacent developments. This applies to the subject property and parcels immediately east and west, and that south across Old Hwy 10.

The Plan's Future Land Use-Zoning Conversation Table also indicates the rezone request to I-L is consistent with the Future Land Use Map.

In addition, the request for I-L zoning is consistent with the following goals, policies and action items in the Comprehensive Plan:

- **Goal LU-5:** Plan for commercial and industrial areas that serve the community, are attractive, and have long-term economic vitality.
  - **Policy A:** Provide a diversity of commercial and industrial lands to provide an array of businesses and development opportunities that serve the community.
- **Goal T-2:** Prioritize connection with state highway routes and removal of bottlenecks that delay the movement of people and goods.
  - **Policy G:** Focus industrial growth along specific transportation corridors that are designed to accommodate heavy vehicles and other industrial users.
- **Goal ED-2:** Stimulate and diversify Ellensburg's economic.
  - **Policy D:** Encourage development of light industrial uses within the City of Ellensburg.
    - **Action Item:** *Increase usable industrial zoned property.* Review the industrial land inventory and identify and implement steps within the City's control to make more light industrial land available in less constrained areas.

Based on the preceding, the proposed rezone is consistent with the Comprehensive Plan.

4. The proposed rezone to a particular zoning district shall be consistent with the development standards in the LDC [ECC Title 15, "Land Development Code"] for the zoning district.

**Applicant narrative:** *The proposed rezoning to Industrial Light adheres to the specific development standards outlined in the Land Development Code (LDC) of the zoning district. The applicant will ensure any future development complies with regulations regarding building heights, setbacks, lot coverage, and other relevant criteria, maintaining the character and quality of the area while accommodating Industrial Light development. The proposed rezone shall be consistent with the development standards in the LDC for the Light Industrial.*

**Staff analysis:** The property is developed with existing "miniwarehouse facility" use from previously obtained entitlement via CUP P22-029. "Miniwarehouse facilities" have since been prohibited in the property's current C-H zone, and permitted as a Conditional Use in the proposed I-L zoning designation. For any future uses, the applicant will be responsible for meeting all use permissions and development standards in ECC Title 15, as well as Public Works, Energy Services and building code standards as applicable for a project. The proposed rezone to I-L is thus consistent with ECC Title 15 regulations and related development and construction standards as applicable.

**Staff Conclusion:** Based on the assessment above, Community Development finds the proposal to be consistent with rezone evaluation criteria of ECC 15.250.060(C).

## **V. RECOMMENDATION**

Based on Community Development's evaluation, Staff recommends that the Hearing Examiner forward a recommendation of approval for Ellensburg Rezone Request P25-115, from C-H to I-L on Parcel # 952909 and 952910, to the Ellensburg City Council.

*Staff have no recommended conditions associated with approval of this request.*

### **EXHIBITS:**

- A.** Recorded Boundary Line Adjustment Survey P25-045
- B.** Location Map
- C.** Current Zoning Map
- D.** Comprehensive Plan Future Land Use Map
- E.** Comprehensive Plan Future Land Use-Zoning Conversion Table
- F.** Affidavit of Publication, *Ellensburg Daily Record*
- G.** Affidavit and Evidence of Posted Land Use Action Sign
- H.** Affidavit of Mailed Notice & Buffer Map
- I.** City of Ellensburg Public Works Comments
- J.** SEPA P22-027 MDNS
- K.** Rezone Application
- L.** Applicant's Narrative & Comprehensive Plan Attachments
- M.** Applicant's Site Plan

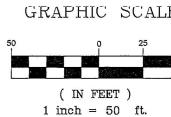
# EXHIBIT A

## PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.



### LEGEND

- SET 5/8" REBAR W/ CAP  
—“CRUSE 36815”
- FOUND PIN & CAP AS NOTED
- x— FENCE



### LEGAL DESCRIPTIONS

#### ORIGINAL PARCELS

PARCELS 3A AND 4A OF THAT CERTAIN SURVEY RECORDED OCTOBER 13, 2023, IN BOOK 45 OF SURVEYS AT PAGE 241, UNDER AUDITOR'S FILE NO. 202310130011, RECORDS OF KITTITAS COUNTY WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### NEW PARCEL DESCRIPTION

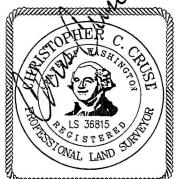
##### PARCEL G

PARCEL G OF THAT CERTAIN SURVEY RECORDED JUNE 16, 2025, IN BOOK 47 OF SURVEYS AT PAGE 22, UNDER AUDITOR'S FILE NO. 20250616\_0017, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### SURVEYOR'S CERTIFICATE

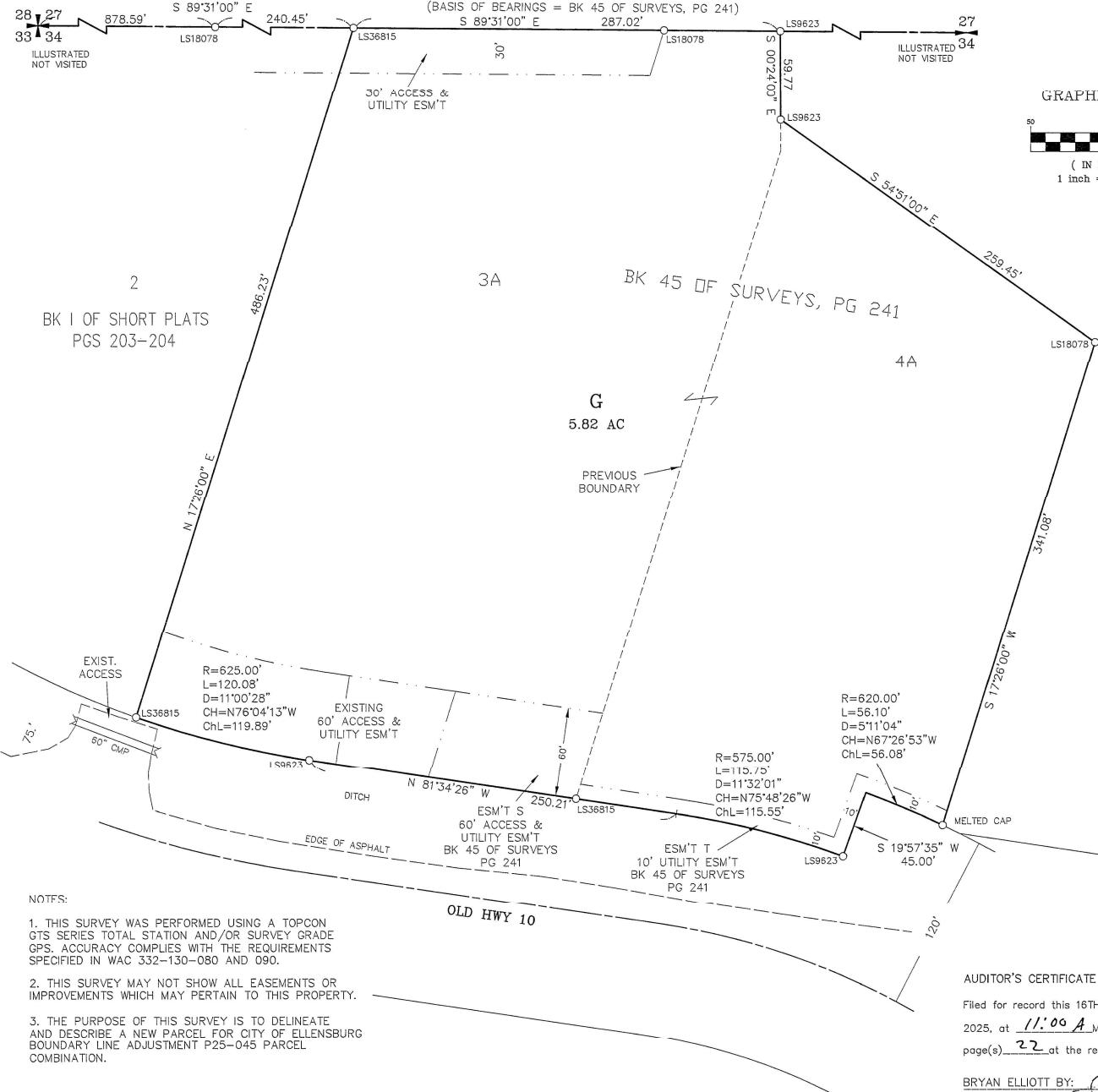
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of SOLAR DOLAR LLC in MARCH of 2025.

*Christoph C. Cruse*  
CHRISTOPHER C. CRUSE  
Professional Land Surveyor  
License No. 36815



6/16/2025  
DATE

**CRUSE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
217 East Fourth Street P.O. Box 959  
Ellensburg, WA 98926 (509) 962-8242  
SOLAR DOLAR PROPERTY



AUDITOR'S CERTIFICATE 2025 0616 0017

Filed for record this 16TH day of JUNE,  
2025, at 11:00 A.M., in Book 47 of Surveys at  
page(s) 22 at the request of Cruse & Associates.

BRYAN ELLIOTT BY: *[Signature]*  
KITTITAS COUNTY AUDITOR

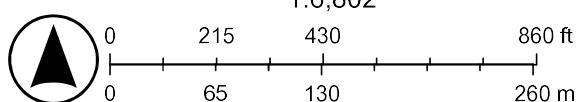
## LOCATION MAP



12/8/2025, 2:41:03 PM

1:6,802

City Parcels



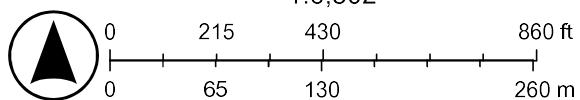
Railroad

## ZONING MAP



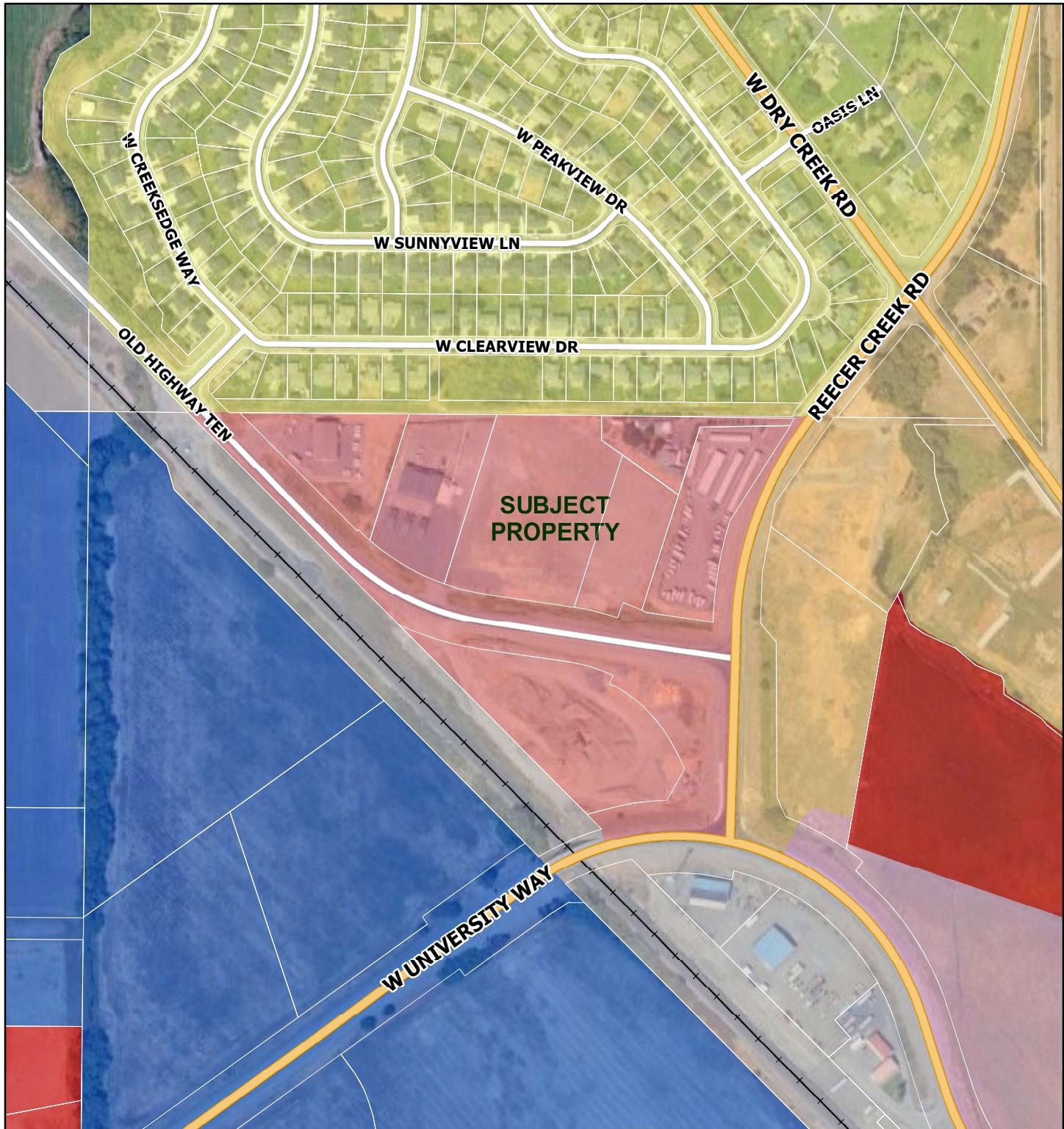
12/8/2025, 4:12:23 PM

1:6,802



City Parcels	Zoning	RCMU
Major Arterial	CH	RS
Road	CN	All Other Values
Railroad	IL	

## COMPREHENSIVE PLAN FUTURE LAND USE MAP



12/8/2025, 4:17:06 PM

1:6,802



City Parcels	Blended residential neighborhood
Major Arterial	Community mixed use
Road	Neighborhood commercial
Railroad	Mixed business park
Land Use Designations	General commercial and services
Residential neighborhood	Light industrial

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**EXHIBIT E****Table 7. Future Land Use- Zoning Conversion Table**

Future Land Use	Zoning Options
Residential Neighborhood	Residential Suburban (R-S) Residential Low (R-L) Residential Medium (R-M) Residential High (R-H) Residential Office (R-O) Commercial Neighborhood (C-N)
Blended Residential Neighborhood	Residential Low (R-L) Residential Medium (R-M) Residential High (R-H) Commercial Neighborhood (C-N)
Urban Neighborhood	Residential High (R-H) Residential Office (R-O) Commercial Neighborhood (C-N)
Neighborhood Mixed Use	Residential Medium (R-M) Residential High (R-H) Residential Office (R-O) Commercial Neighborhood (C-N)
Community Mixed Use	Residential Medium (R-M) Residential High (R-H) Residential Office (R-O) Neighborhood Center (NCMU) Regional Center Mixed Use (RCMU) Commercial Highway (C-H)
Neighborhood Commercial	Commercial Neighborhood (C-N) Residential Office (R-O)
Mixed Business Park	Industrial Light (I-L) Commercial Highway (C-H) Regional Center Mixed Use (RCMU)
Urban Center	Central Commercial (C-C) Central Commercial II (C-CII)
General Commercial and Services	Commercial Highway (C-H)
Light Industrial	Industrial Light (I-L)
Heavy Industrial	Industrial Heavy (I-H)
Industrial Residential	Industrial Light (I-L)
Public Institutional	Public Reserve (P-R)
Open Space (Private)	Public Reserve (P-R)
Parks and Open Space (Public)	Public Reserve (P-R)

RECEIVED

NOV 17 2025

P25-115

COMMUNITY DEVELOPMENT

State of Washington, County of Kittitas, ss: The undersigned being first duly sworn on oath, deposes and says: That he/she is the representative of The Daily Record, a daily newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the County in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a newspaper in Ellensburg, Kittitas County, Washington, and it is now and during all of said time printed in an true copy of

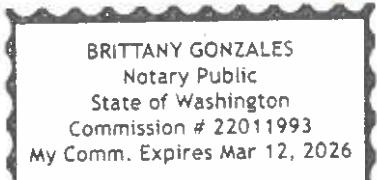
City of Ellensburg Community Development  
NOS: Site Specific Request P25-115

is published in regular issues (and not in supplement form) of said newspaper once a week for a period of 1 consecutive week(s), commencing on the following days.

11/06/25

All dates inclusive and that such newspaper were regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$189.76 the rate of \$13.75 per column inch for each insertion.

Subscribed to me this date: 11/06/25



Printed Name  
Notary Public in and for  
The State of Washington  
(SEAL)

  
Signed Name

**NOTICE OF APPLICATION AND PUBLIC HEARING  
SITE-SPECIFIC REZONE REQUEST P25-115**

NOTICE IS HEREBY GIVEN that the City of Elensburg has received a site specific rezone request (P25-115) that may be of interest to you, and you are invited to comment on the proposal. NOTICE IS FURTHER GIVEN that Hearing Examiner for the City of Elensburg will hold an Open Record Public Hearing at 1:00pm on Tuesday, December 16, 2025 to consider Rezone application P25-115, submitted by Joe Gresser behalf of property owner Sofie Doer LLC

**PROJECT DESCRIPTION:** The request is for a Site-Specific Rezone of Lot G of Kittitas County document # 202006160007, a recent combination of Parcel #s 652009 & 652101 at 2007-2001 Old Hwy 19 into a single lot (record 5.82 acres), from Commercial Highway (C-14) to Light Industrial (I-1), to conform with existing uses and future development on the site and potentially permit future development of additional buildings. The proposed rezone is categorically exempt from SEPA under WAC 197-11-000(6)(e), (c) and Elensburg City Code 15.270.110(B)(3).

Date of application: October 9, 2025  
Notice of Complete Application: November 6, 2025  
Comments Due Date: November 27, 2025  
Public Hearing Date: Tuesday, December 16, 2025, 1:00pm - City Hall (501 N Anderson St)  
Request Location: 2007-2001 Old Hwy 19 in Elensburg

Materials Available for Review: City of Elensburg Community Development Department webpage at: <https://www.cleensburg.wa.us/623/Public-Notices>  
Current Projects

Written Comments: Written comments must be received via hand delivery, email or postmarked, by 6:00 pm on Thursday, November 27, 2025.

Mailing Address: Community Development Dept., 501 N. Anderson St., Elensburg, WA 98926.

Staff contact: Mark Rud, Associate Planner, (509) 982-7235

**Open Record Public Hearing:** All persons interested in these matters may attend the hearing in person or remotely. Written comments may be filed with the Community Development Dept., City Hall, 501 N Anderson St., Elensburg, WA 98926, attn. Associate Planner Mark Rud, or to his email: [rudm@elensburgwa.gov](mailto:rudm@elensburgwa.gov). Comments must be submitted in writing by 6:00 pm on Thursday, November 27, 2025, in order to be included in the staff report provided to the Hearings Examiner in advance of the hearing. Any comments received after this date and time will be provided to the Hearings Examiner at the hearing itself.

Hearing Zoom Link: <https://us02web.zoom.us/j/83545314517?pwd=6fK4laWxSUJGBD6Jy7Oxv2F#hj>

The City of Elensburg strives to make our meetings and activities readily accessible by individuals with disabilities. Please furnish your request in sufficient time for the City to provide a reasonable accommodation by calling the City of Elensburg ADA Coordinator at (509) 982-7222 or email [ADAcoordinator@elensburgwa.gov](mailto:ADAcoordinator@elensburgwa.gov).

PUBLISH: Daily Record: November 6, 2025 /  
LEGAL # 689607

**PUBLIC HEARING NOTICE  
KITITAS VALLEY FIRE & RESCUE**

Kittitas Valley Fire & Rescue's Board of Fire Commissioners has established a public hearing date for 7:00 p.m. on Thursday, November 13, 2025, at 400 E Mountain View Avenue. Public testimony will be heard regarding the 2026 budget adoption including revenue sources and expenditures.

Information regarding the 2026 proposed budget can be obtained by calling Kittitas Valley Fire & Rescue, at 506-933-7231 or by visiting the station at 400 E. Mountain View Avenue in Elensburg.

PUBLISH: Daily Record: November 6, B, & H, 2025/  
LEGAL # 689603

**ROAD CLOSURE NOTICE**

University Way will be closed from Recar Creek Road to Currier Street for bridge repair work the week of November 10, 2025.

A signed detour will direct people from the roundabout at Colman Road/State Route 57 to Old Highway 10 to Recar Creek Road/University Way.

The work is expected to take three or four days depending on weather conditions. For questions, contact Bessie & Smith Construction at (509) 825-0747.

PUBLISH: Daily Record: November 1, 4, 6, 8, & 11, 2025 /  
LEGAL # 689635

**CITY OF ELENBURG PUBLIC NOTICE**

This notice is for Waste Management customers who have service within the Elensburg City limits. Waste Management operates under an agreement with the City of Elensburg. Per RCW 35A.22.152, Waste Management is providing notice of a rate increase for solid waste and recycling collection services, because of the state's introduction of a new surcharge of 0.5%, effective January 1, 2025. For more information regarding this rate change, please visit Waste Management's website at [www.wm.com](http://www.wm.com) or call 1-877-465-6688.

PUBLISH: Daily Record November 6 & 13, 2025/  
LEGAL # 690037

The South Central Workforce Full Board of Directors Meeting is scheduled for Tuesday, November 15, 2025, at 4:00 p.m. at SCH 1205 Mountain Ridge Dr., Suite 8, Union Gap, WA or via Zoom: <https://us02web.zoom.us/j/83410601898?pwd=LZQbaXZ3Z2xPYGh0g2CNU41J71>

PUBLISH: Daily Record: November 6, 2025 /  
LEGAL # 689957

FRIDAY MORNING NOVEMBER 7, 2025												
6 AM	6:30	7 AM	7:30	8 AM	8:30	9 AM	9:30	10 AM	10:30	11 AM	11:30	
1440	1441	1442	1443	1444	1445	1446	1447	1448	1449	1450	1451	
1452	1453	1454	1455	1456	1457	1458	1459	1460	1461	1462	1463	
1464	1465	1466	1467	1468	1469	1470	1471	1472	1473	1474	1475	
1476	1477	1478	1479	1480	1481	1482	1483	1484	1485	1486	1487	
1488	1489	1490	1491	1492	1493	1494	1495	1496	1497	1498	1499	
1500	1501	1502	1503	1504	1505	1506	1507	1508	1509	1510	1511	
1512	1513	1514	1515	1516	1517	1518	1519	1520	1521	1522	1523	
1524	1525	1526	1527	1528	1529	1530	1531	1532	1533	1534	1535	
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## COMMUNITY DEVELOPMENT DEPARTMENT

501 N. Anderson St., Ellensburg WA 98926

Land Use Permitting (509) 962-7231  
comdev@ci.ellensburg.wa.us

Construction Permitting (509) 962-7239  
permits@ci.ellensburg.wa.us

### AFFIDAVIT OF POSTING

The Ellensburg City Code requires that all projects requiring review under Type IV permit processes shall have a notice sign posted at the site of the project prior to a decision on the permit. Per ECC 15.270.140, the following shall apply:

1. The posting of a weather-resistant sign or signs on the subject property, visible to members of the public who may be passing on nearby public rights-of-way and free from obstructions.
2. If the project abuts more than one public right-of-way (ROW), more than one sign will be required; one per ROW, as determined by the responsible official.
3. **The responsibility for the posting of the sign or signs shall be upon the project applicant or his or her agent.**
4. The sign matrix provided by Planning Dept. Staff, shall be made into a sign or signs at least two feet by three feet (2' x 3') in size.

<b>DATE:</b> November 4, 2025	<b>PLANNER:</b> Mark Rud, Associate Planner
<b>PROJECT NAME AND SUMMARY:</b> 2007-2011 Old Hwy 10, Site-Specific Rezone	<b>FILE NUMBER:</b> P25-115

#### PLEASE COMPLETE THE FOLLOWING:

I, Joel Greear, certify that I am the landowner and/or authorized agent responsible for the posting of this land use project site and further certify that the site has been posted as required by Ellensburg City Code. I understand that the posting period begins immediately and ends after the ending of the appeal period on the final decision by the City Council and the sign(s) will be posted at the site until this time. **Failure to post the site and return this form to Community Development in a timely manner will result in a delay of the application review for the project.**

A handwritten signature of "Joel Greear" in blue ink.

Signature

November 6th, 20 25

Please return the above **affidavit and photograph(s) of the posted notice sign board(s)** to: Mark Rud, Associate Planner 509-962-7235, via email: [rudm@ellensburgwa.gov](mailto:rudm@ellensburgwa.gov); Fax: 509-962-8655; or mail to: Community Development Dept., City Hall, 501 N. Anderson St., Ellensburg, WA 98926.

# LAND USE ACTION

Notice of Site-Specific REZONE Public Comment Period and Open Record Public Hearing:

**NOTICE IS HEREBY GIVEN** that the City of Ellensburg has received site-specific rezone request (application P25-115) for 2007-2011 Old Hwy 10. The applicant seeks a site-specific rezone of Lot G of Kittitas County document # 2025015901 (a recent combination of Parcels 952909 & 952910 into a single lot of record), from Commercial Highway (C-H) to Light Industrial (I-L). The City of Ellensburg Hearing Examiner will hold an **OPEN RECORD PUBLIC HEARING** at 1:00pm on **Tuesday, December 16, 2014**, in the City Hall Council Chambers at 501 N Anderson St in Ellensburg, to consider the rezone application. The property is currently under development, and future plans potentially include development of additional buildings. The rezone proposal is categorically exempt from SEPA under Washington Administrative Code (WAC) 197-11-800(b)(a)(c) and Ellensburg City Code (ECC) 15.270.110(B)(3). A subsequent Closed Record Public Hearing with decision on the proposal will be held by Ellensburg City Council during a regularly scheduled meeting.



Interested persons may obtain a copy of the application materials from the Community Development Dept. website at <http://tiny.cc/meyarw> or by mail. This may be your only opportunity to comment on this proposal.

Written comments must be received, or postmarked, by **3:00pm Thursday, November 27, 2014** by mail, or by email. Staff Contact: Mark Ried, Associate Planner – [mrudi@ellensburgwa.gov](mailto:mrudi@ellensburgwa.gov); (509) 962-7235.

Mailing Address: Community Development Dept., 601 N Anderson St, Ellensburg, WA 98920

## EXHIBIT H

1808 CLEARVIEW DR ELLensburg LLC PO BOX 10592 YAKIMA, WA 98909	ARIAS BARAJAS, UBALDO 1900 W CLEARVIEW DR ELLENSBURG, WA 98926-2327	BARNESLEY, JEFFREY & SCHELAINE 2003 W CLEARVIEW DR ELLENSBURG, WA 98926-2329
BASTIAN, BRADLEY D & BROOKE MARIE 1907 W CLEARVIEW DR ELLENSBURG, WA 98926-2327	BNSF RAILWAY COMPANY PO BOX 961089 FORT WORTH, TX 76161-0089	CAPITAL PARTNERS LLC PO BOX 9070 PORTLAND, OR 97207-9070
DNC HOLDINGS LLC PO BOX 237 ROYAL CITY, WA 99357-0237	HALL, GREGORY & CARRIE J 1906 W CLEARVIEW DR ELLENSBURG, WA 98926-2327	JAMES, CHRISTOPHER 1902 W CLEARVIEW DR ELLENSBURG, WA 98926-2327
JLE PERSONAL ENTERPRISES LLC & 1457 130TH AVE NE BELLEVUE, WA 98005-2253	KELLEY, BERYL 1391 REECER CREEK RD ELLENSBURG, WA 98926	KITTITAS CO TAX DEED (AUDITOR) 205 W 5TH AVE STE 105 ELLENSBURG, WA 98926
LAUKALA LIVING TRUST PO BOX 128 ELLENSBURG, WA 98926	MACE, KIMBERLY L & RYAN L 1810 W CLEARVIEW DR ELLENSBURG, WA 98926-2325	MCKEE, CHRISTIANNE L & 1909 CLEARVIEW DR ELLENSBURG, WA 98926
MCMULLIN-MESSIER, PAMELA A 2006 W CLEARVIEW DR ELLENSBURG, WA 98926-2329	MORA-VILLANUEVA, IVONNE 2008 W CLEARVIEW DR ELLENSBURG, WA 98926-2329	PHANITCHOB, SOMPHOB 1912 W CLEARVIEW DR ELLENSBURG, WA 98926-2327
PRECIADO, MARTIN ETAL 2009 W CLEARVIEW DR ELLENSBURG, WA 98926-2329	RCE LEASING LLC 1710 W UNIVERSITY WAY ELLENSBURG, WA 98926	REECER CREEK STORAGE LLC 405 N ANDERSON STREET ELLENSBURG, WA 98926
RODEO CITY INVESTMENTS TWO LLC 41 BYNUM RD ELLENSBURG, WA 98926	ROSE, WILLIAM V & ANDREA L 1908 W CLEARVIEW DR ELLENSBURG, WA 98926	SMITH, DANIEL ELDRIDGE & REBEKAH G 24451 NANEUM RD ELLENSBURG, WA 98926
SOLAR DOLAR LLC 1410 W DOLARWAY RD STE 301 ELLENSBURG, WA 98926	STOCKYARD DEVELOPMENT GROUP LLC PO BOX 1191 ELLENSBURG, WA 98926-1901	SWANSON, BRYAN & ELIZABETH 1903 W CLERVIEW DR ELLENSBURG, WA 98926
THOMPSON, JORDAN 1913 W CLEARVIEW DR ELLENSBURG, WA 98926-2327	VILLWOCK, MATTHEW J 1201 15TH AVE SW PUYALLUP, WA 98371	WALES, RYAN PO BOX 445 ELLENSBURG, WA 98926-1914

XU, YUMING  
8295 5TH AVE NE  
SEATTLE, WA 98115-4116

ZHOU, ZOE S  
2401 N CREEKSEdge WAY  
ELLENSBURG, WA 98926-2342

P25-115

**CERTIFICATE OF TRANSMITTAL**

On this day, the undersigned sent to  
the addressee(s) the original  
document(s) by U.S. Mail.

I certify under penalty of perjury  
under the laws of the State of WA  
that the forgoing is true and correct.

Date **11/6/25**

Signed

*KathyBoots*



## COMMUNITY DEVELOPMENT DEPARTMENT

501 N. Anderson St., Ellensburg WA 98926

Land Use Permitting (509) 962-7231  
comdev@ci.ellensburg.wa.us

Construction Permitting (509) 962-7239  
permits@ci.ellensburg.wa.us

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November 6, 2025

**Notice of Application and Open Record Public Hearing for a Site-Specific Rezone P25-115, to rezone one lot at 2007-2011 Old Hwy 10 from Commercial Highway (C-H) to Light Industrial (I-L).**

Dear Property Owner,

**NOTICE IS HEREBY GIVEN** that the City of Ellensburg has received a site-specific rezone request (City File # P25-115) for the following proposal that may be of interest to you. As a property owner within three hundred feet (300') of this proposal, you are invited to comment.

**NOTICE IS FURTHER GIVEN** that an **Open Record Public Hearing** has been scheduled before the City of Ellensburg Hearings Examiner **Tuesday, December 16, 2025, at 1:00 pm**, to consider Rezone Application P25-115 submitted by Joel Greear on behalf of property owner Solar Dolar LLC. The hearing will be held in person and remotely via Zoom.

**Hearing Zoom Link:** <https://us02web.zoom.us/j/83545314517?pwd=6NK4feiWkSIJnGDBaJvp7Oxw2FxK2j.1>

**Project Description:** The applicant seeks a site-specific rezone of Lot G of Kittitas County document # 202506160017, a recent combination of Parcels 952909 & 952910 into a single lot of record at 2007-2011 Old Hwy 10 (5.82 acres), from Commercial Highway (C-H) to Light Industrial (I-L). The property is currently under development, and future plans potentially include development of additional buildings. The rezone proposal is categorically exempt from SEPA under Washington Administrative Code (WAC) 197-11-800(6)(a),(c) and Ellensburg City Code (ECC) 15.270.110(B)(3).

**Project Information:**

**Date of application:** October 9, 2025

**Notice of Complete Application:** November 4, 2025

**Public Notice of Application:** November 6, 2025

**Comments due date:** November 27, 2025

**Public Hearing Date:** Tues Dec 16, 2025, 1:00pm, Ellensburg City Hall (501 N Anderson) & Zoom

**Project Location:** 2007-2011 Old Hwy 10, Ellensburg

Materials are available for review on the City of Ellensburg Community Development Department webpage at: <https://www.ci.ellensburg.wa.us/623/Public-NoticesCurrent-Projects>.

Written comments must be received via hand delivery, email, or postmarked, by **5:00pm Thu., Nov 27, 2025**.  
**Mailing Address:** Community Development Dept., 501 N. Anderson St., Ellensburg, WA 98926.

**Staff Contact:** Mark Rud, Associate Planner, (509) 962-7235, [rudm@ellensburgwa.gov](mailto:rudm@ellensburgwa.gov)



**Open Record Hearing:** All persons interested in these matters may attend the open record hearing in person at City Hall or remotely via zoom. **Comments must be submitted in writing by 5:00 pm on Thursday, November 27, 2025 in order to be included in the staff report provided to the Hearing Examiner in advance of the hearing. Any comments received after this date and time will be provided to the Hearing Examiner at the meeting itself.**

Subsequent decision on the proposal will be made by City Council in a Closed Record Public Hearing during regularly scheduled meetings, dates to be determined.

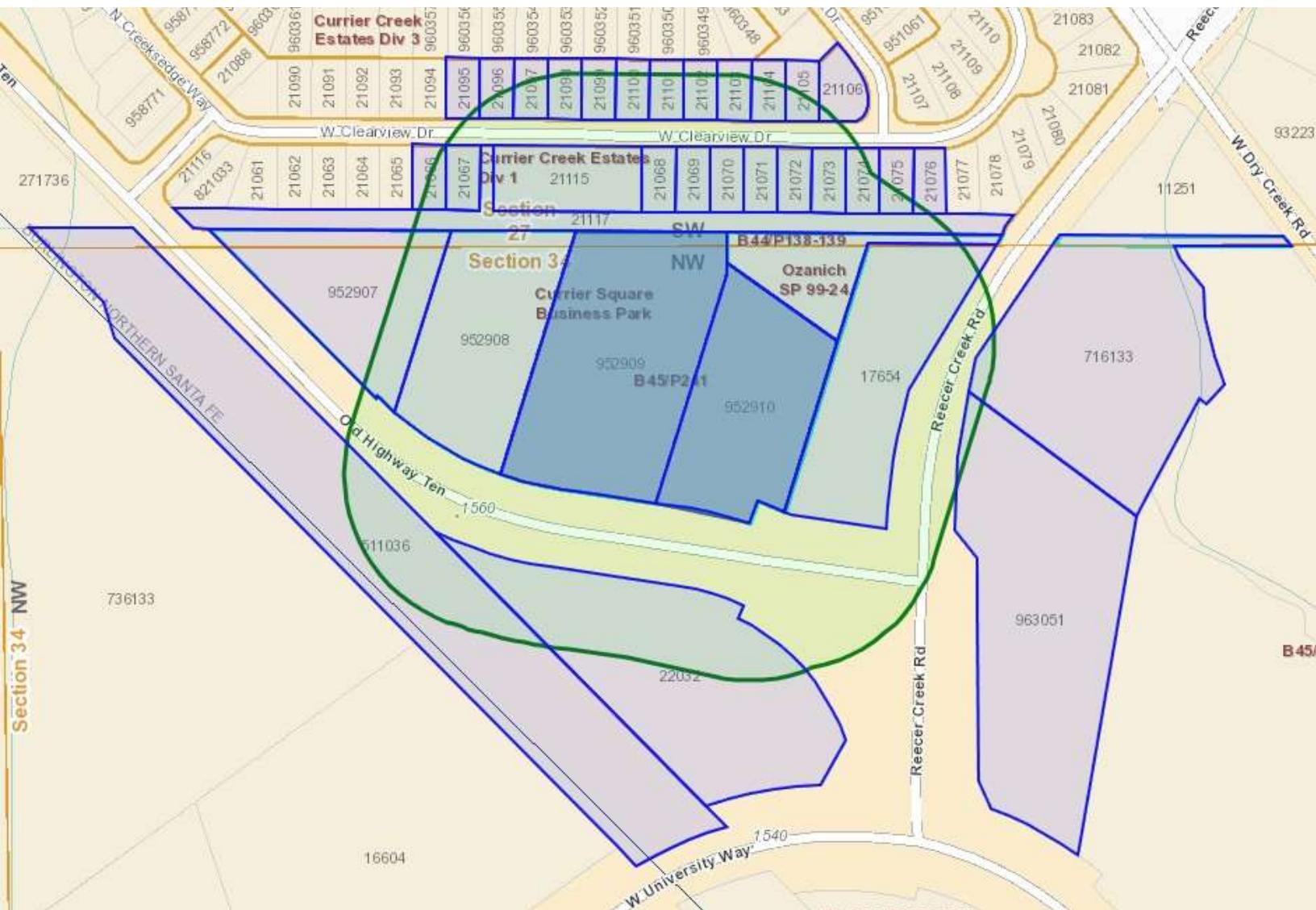
The City of Ellensburg strives to make our meetings and activities readily accessible by individuals with disabilities. Please furnish your request in sufficient time for the City to provide a reasonable accommodation by calling the City of Ellensburg ADA Coordinator at (509) 962-7222 or email [ADACoordinator@ellensburgwa.gov](mailto:ADACoordinator@ellensburgwa.gov).

**Appeal Process:** The issuance of a decision on a rezone may be appealed as provided by Ellensburg City Code (ECC) 15.210.040.

Questions about this rezone may be directed to the Community Development Department, 501 North Anderson Street, or via email: [rudm@ellensburgwa.gov](mailto:rudm@ellensburgwa.gov).

Sincerely,

Mark Rud  
Associate Planner





# CITY OF ELLENSBURG

Public Works Department

501 North Anderson Street; Ellensburg, WA 98926

Ph: (509) 962-7230 Fax: (509) 962-7127

RECEIEVED  
11/13/2025  
COMMUNITY  
DEVELOPMENT  
P25-115

## Memorandum

**Date:** August 21, 2025

**To:** Chace Pedersen, Planner

**From:** Craig Jones, Development Coordinator *CJ*

**Thru:** Derek Mayo, City Engineer *DKM*

**Re:** 2011 Old Hwy 10 – Re-Zone – P25-081

The Public Works Department has no direct comment at this time on the Re-Zone of the parcel located at 2011 Old Hwy 10 from C-H to I-L. Applicant is cautioned that any development on the property may trigger improvements consistent with Public Works Development Standards. Including but not limited to frontage improvements, water sewer storm upgrades, parking lot, and traffic impact analysis. Public Works will comment on all future development of the property at time of development.

Cc: File 25-031





**COMMUNITY DEVELOPMENT DEPARTMENT  
501 N. Anderson St., Ellensburg, WA 98926**

**State Environmental Policy Act (SEPA)  
MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)**

**Proponent:** Greg Singer, Property Owner

**Description:** A SEPA Environmental Checklist for the proposed new construction of 6 ministorage buildings, located on two adjacent vacant lots north of Old Highway 10, parcel ID #952909 (2.34 acres) and ID #952910 (3.48 acres). The proposed buildings total approximately 75,000 sf of new building storage space, and the applicant has proposed to pave most of the site with exception of some landscaped areas. Zoning for these parcels is Commercial Highway (C-H), and main access to the new storage buildings would be off Old Highway 10.

**Location:** The proposed project is located north of Old Highway 10 and east of Reecer Creek Rd, on adjacent vacant lots Parcel ID #952909 and ID #952910.

**Lead Agency:** City of Ellensburg

**File #:** P22-027

The City of Ellensburg acting as lead agency for this proposal, has determined that the proposal, as mitigated, does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

The lead agency for this proposal has determined that certain **mitigation measures** shall be necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with the mitigation measures herein will result in the issuance of a Determination of Significance (DS) for this project. **The mitigation measures include the following conditions which shall apply based on project specific analysis:**

1. The applicant shall comply with all requirements outlined in the City of Ellensburg Public Works division memo, dated 5/10/2022, regarding roadway and access, water, sewer, stormwater and traffic.
2. The applicant shall comply with all requirements outlined in the City of Ellensburg Fire Marshall division memo, dated 4/25/2022, regarding IFC and City of Ellensburg code requirements.
3. The applicant shall develop civil and building plans that address the storm water requirements of both the City of Ellensburg and the State Department of Ecology. These shall address any potential for flooding as may be required by Ellensburg City Code Chapter 15.630. Such plans shall be approved by City Staff prior to construction.
4. The applicant shall comply with all requirements included in the Critical Area Determination, P22-028.

5. The applicant shall comply with all requirements outlined in the Washington Department of Ecology memo, dated 5/10/2022, regarding water quality.
6. Per the request of the Department of Archaeology and Historic Preservation memo, dated 5/4/2022, and the email from the Yakama Nation Archaeologist, dated 5/3/2022, the applicant shall complete an archaeological survey of the property and send the completed report to all requesting parties, including the City, for review and approval prior to project implementation.
7. In the event that previously unknown cultural resources or human remains are encountered during the implementation of the project, work in the vicinity of the discovery shall be halted and a professional archaeologist, the Washington State DAHP, and all affected tribes should be consulted before proceeding.
8. Requirements of all City Departments, the Fire District, all utility providers, and affected agencies must be satisfied, as outlined in adopted City Codes and other regulatory documents.
9. If the applicant wishes to add to, or change, the proposed scope of work included in this application, a new SEPA proposal and/or addendum will need to be submitted to address any changes.

This **Mitigated Determination of Non-significance (MDNS)** is issued using the standard MDNS process under WAC 197-11-350.

**Responsible Official:** Jamey Ayling  
**Title:** Interim Community Development Director  
**Address:** City of Ellensburg  
Community Development Dept.  
501 N. Anderson St.  
Ellensburg WA 98926  
Phone: (509) 962-7232 Fax: (509) 925-8655

Date: 5-24-22

Signature: 

**Appeals:** Following the issuance of this MDNS, is a 14-day appeal period. Pursuant to ECC 15.270.200, appeals must be submitted as required by the City of Ellensburg's administrative appeal procedures for Type II permits per ECC 15.230.040(B), and shall be made to the Hearing Examiner and meet all requirements contained in Chapter 15.230 ECC.



# Site Specific Rezone Permit Application Form

PA-04  
APPLICATION

REVED

## Community Development Department

501 N. Anderson, Ellensburg, WA 98926

(509) 962-7239 (Building) permits@ci.ellensburg.wa.us (509) 962-7231 (Planning) comdev@ci.ellensburg.wa.us

OCT 09 2025

A pre-application meeting is required prior to submitting a Rezone application. Site-specific rezones to change the current zoning of a property to a new zoning category that is consistent with the comprehensive plan land use designation for the property are reviewed as Type IV processes. Type V reviews involve the legislative revisions to the zoning map for area-wide changes including comprehensive plan updates and those proposed to implement subarea plans.

Application Fee: \$1200 (Pre-App Fee: \$500 may be applied here also) See breakdown of fees required at submittal and prior to issuance of a decision.

In addition to the existing application fee, the applicant shall be required to pay a \$600 Hearing Examiner fee. If the Hearing Examiner fee is less than \$600, the difference shall be returned to the applicant. If the Hearing Examiner fee exceeds \$600, the additional cost shall be billed to and paid by the applicant.

The Planning Division will be unable to accept your Rezone Application if you fail to provide ALL of the following required material.

## OFFICIAL USE ONLY:

Staff Person:	KB
Date Submitted:	10/9/25
Due at Submittal	\$1440.00
Due prior to issuance	\$360.00
FILE #:	P25-115
Associated Permit File #:	P25-070

## PROPERTY OWNER: (Note: If the Applicant is not the Owner, attach written authorization from the legal owner(s).)

Legal Owner Name(s):	Solar Dolar, LLC - Joel Greear			Day Phone:	509-899-7371
Mailing Address:	1410 W Dolarway Road, Suite 301, Ellensburg, WA 98926				
E-mail:	joel@centralpavingllc.com			Cell Phone:	509-899-7371
*APPLICANT:	<input type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other				
Name:	Solar Dolar, LLC - Joel Greear			Day Phone:	509-899-7371
Mailing Address:	1410 W Dolarway Road, Suite 301, Ellensburg, WA 98926				
E-mail:	joel@centralpavingllc.com			Cell Phone:	509-899-7371
CONTACT PERSON:	<input type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other				
Name:	Solar Dolar, LLC - Joel Greear			Day Phone:	509-899-7371
Mailing Address:	1410 W Dolarway Road, Suite 301, Ellensburg, WA 98926				
E-mail:	joel@centralpavingllc.com			Cell Phone:	509-899-7371

## PROJECT INFORMATION:

Parcel Number(s) of Site:	952909		
Site Address (if any):	2011 Old Hwy 10, Ellensburg, WA 98926		
Current City Zoning Designation:	Commercial Highway (C-H)	Requested City Zoning Designation:	Industrial Light (I-L)

## PROJECT INFORMATION:

Ellensburg City Code 15.250.060 requires that application for site specific rezone amendments to the zoning district map may only be approved if/all the following criteria are satisfied. Please include responses as an attachment.

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

**1. Narrative project description (include as attachment):** Please include at a minimum the following information in your description: describe project size, location, and all qualitative features of the proposal; include every element of the proposal in the description.

**2. Applicant for rezone must demonstrate that the following criteria are met (attach additional sheets as necessary):**

- A. Conditions have changed since the imposition of the zoning classification on the property.
- B. The proposed rezone bears a substantial relationship to the public health, safety, morals, and general welfare.
- C. The proposed rezone is consistent with the comprehensive plan; and
- D. The proposed rezone to a particular zoning district shall be consistent with the development standards in the LDC for the zoning district.

Applicants may propose conditions to be imposed on the site-specific rezone in order to mitigate any detrimental effect the rezone might have on uses or property in the immediate vicinity of the proposed rezone. Any conditions imposed by the city on the rezone shall be incorporated in a development agreement executed by the city council and the property owners(s), under the procedures set forth in RCW 36.70B.170 through 36.70B170 through 36.70B.200 and ECC Chapter 15.380 (Development Agreements)

The burden of this demonstration is on the rezone applicant.

**3. Site Plan Requirements:**

The proposed project and dimensions in relation to the property boundaries. Show how the property is located in reference to existing streets, alleys and sidewalks.

The proposed project and dimensions in relation to all existing and proposed development on the property. Show all existing buildings or structures on subject property and those proposed to be located on property with setback dimensions and distances between buildings.

Show present and additional "off-street" parking, if required.

(The site plan shall be legibly drawn to a minimum scale of 1:20 on substantial paper a minimum 11" x 17" size)

## SIGNATURE OF LEGAL OWNER or REPRESENTATIVE AS AUTHORIZED BY THE LEGAL OWNER:

I, Joel Greear, (print name) affirm that the above responses are made truthfully and to the best of my knowledge. I hereby apply for this permit application and acknowledge that I have read this application and state that the information is correct and that I agree to comply with all city ordinances pertaining to this permit if granted.

I further affirm that I am the owner of record of the area proposed for the above-identified land use action or, if not the owner, attached here within is written permission from the owner(s) authorizing my actions on his/her/their behalf.

Signature of Legal Owner: (or Authorized Agent)	<i>Joel Greear</i>	Date:	10/7/2025
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## Ellensburg Rezone Application Narrative for 2011 OLD HWY 10 EMC 15.250.060

This application is requesting a site-specific rezone of parcel #952909 located at 2011 Old Hwy 10, Ellensburg from Commercial Highway (C-H) to Industrial Light (I-L). The parcel is wholly owned by Solar Dolar, LLC and is currently being developed as a self storage facility. The parcel is approximately 5.82 acres in size. It is bordered to the West by a commercial property also zoned C-H, to the East a self storage facility zoned C-H, and to the North vacant land zoned C-H. It is currently served by city utilities.

A. Conditions have changed since the imposition of the zoning classification on the property:

At the time of permitting the existing self storage facility, the use of "miniwarehouse facility" was allowed via a conditional use process in the Commercial Highway zone. A conditional use was approved by the City of Ellensburg per project #P22-029 on 7/20/2022 to allow the development and vesting of the existing self storage facility. Since then, the City Of Ellensburg development code has changed and the allowed use of miniwarehouse facility via Conditional Use Process is no longer allowed as a conditional use in the C-H zone. The applicant desires to rezone the property from Commercial Highway to Industrial Light to more closely conform the existing use with current allowed uses. Miniwarehouse facility is currently an allowed use via Conditional Use Process in the Industrial Light zone.

B. The proposed rezone bears a substantial relationship to the public health, safety, morals, and general welfare:

Rezoning this parcel to Industrial Light will promote a safer, healthier, and more vibrant community. The parcel is served by City of Ellensburg infrastructure to enhance public health and safety. There are ample off-street parking spaces to accommodate a variety of commercial, retail and service opportunities.

The existing structures will conform to the Ellensburg City Code and will meet the goal of encouraging Industrial Light development as supported by the Comprehensive Plan without increasing an unexpected demand on utilities and services.

C. The proposed rezone is consistent with the comprehensive plan:

The proposed rezone to Industrial Light is consistent with the comprehensive plan. The comprehensive plan land use category of this parcel is "mixed business park" (see attached "Exhibit A"). According to the COE "Future Land Use-Zoning Conversion Table" (Exhibit B), Industrial Light (I-L) is an allowed zoning option in the Mixed Business Park future land use category.

The comprehensive plan outlines goals for sustainable development, efficient land use, and vibrant neighborhoods. Rezoning to Industrial Light aligns with these objectives by promoting consistent and compact growth patterns, maximizing land use efficiency, and facilitating convenient access to amenities and services for residents.

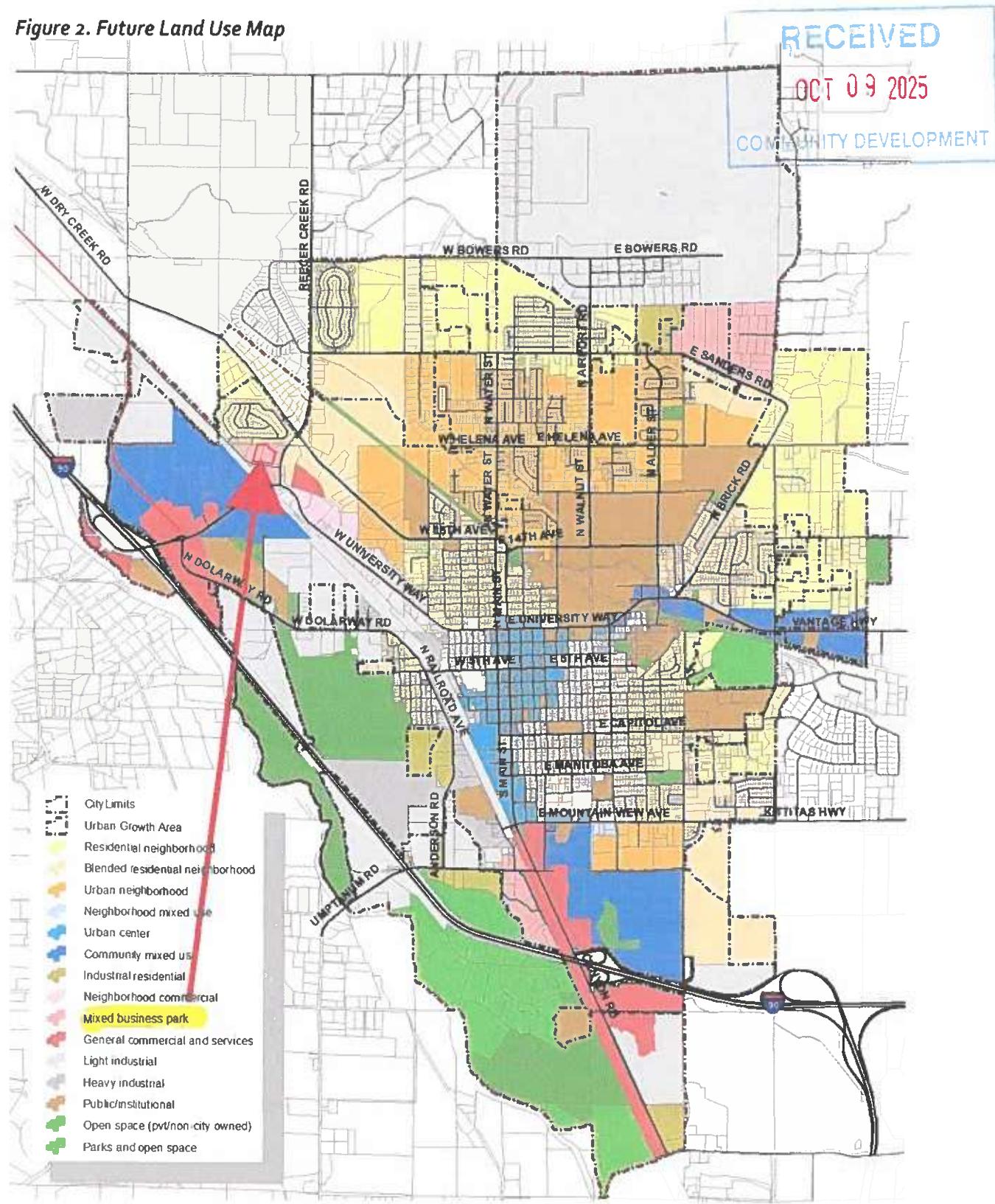
In addition, the site-specific rezone request is consistent with the goals, policies and programs of the current Comprehensive Plan:

- D. The proposed rezone to a particular zoning district shall be consistent with the development standard in the LDC for the zoning district

The proposed rezoning to Industrial Light adheres to the specific development standards outlined in the Land Development Code (LDC) of the zoning district. The applicant will ensure any future development complies with regulations regarding building heights, setbacks, lot coverage, and other relevant criteria, maintaining the character and quality of the area while accommodating Industrial Light development.

The proposed rezone shall be consistent with the development standards in the LDC for the Light Industrial.

Figure 2. Future Land Use Map



**Exhibit B**

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**Table 7. Future Land Use- Zoning Conversion Table**

Future Land Use	Zoning Options
Residential Neighborhood	Residential Suburban (R-S) Residential Low (R-L) Residential Medium (R-M) Residential High (R-H) Residential Office (R-O) Commercial Neighborhood (C-N)
Blended Residential Neighborhood	Residential Low (R-L) Residential Medium (R-M) Residential High (R-H) Commercial Neighborhood (C-N)
Urban Neighborhood	Residential High (R-H) <span style="color: red;">Residential Medium (R-M)</span> Residential Office (R-O) Commercial Neighborhood (C-N)
Neighborhood Mixed Use	Residential Medium (R-M) Residential High (R-H) Residential Office (R-O) Commercial Neighborhood (C-N)
Community Mixed Use	Residential Medium (R-M) Residential High (R-H) Residential Office (R-O) Neighborhood Center (NCMU) Regional Center Mixed Use (RCMU) Commercial Highway (C-H)
Neighborhood Commercial	Commercial Neighborhood (C-N) Residential Office (R-O) <span style="background-color: yellow;">Industrial Light (I-L)</span> <span style="background-color: yellow;">Commercial Highway (C-H)</span> <span style="background-color: yellow;">Regional Center Mixed Use (RCMU)</span>
Mixed Business Park	<span style="background-color: yellow;">Industrial Light (I-L)</span> <span style="background-color: yellow;">Commercial Highway (C-H)</span> <span style="background-color: yellow;">Regional Center Mixed Use (RCMU)</span>
Urban Center	<span style="background-color: yellow;">Central Commercial (C-C)</span> <span style="background-color: yellow;">Central Commercial II (C-CII)</span>
General Commercial and Services	Commercial Highway (C-H)
Light Industrial	Industrial Light (I-L)
Heavy Industrial	Industrial Heavy (I-H)
Industrial Residential	Industrial Light (I-L)
Public Institutional	Public Reserve (P-R)
Open Space (Private)	Public Reserve (P-R)
Parks and Open Space (Public)	Public Reserve (P-R)

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