



COMMUNITY DEVELOPMENT DEPARTMENT

501 North Anderson Street, Ellensburg WA 98926

Land Use Permitting (509) 962-7231

comdev@ellensburgwa.gov

Construction Permitting (509) 962-7239

permits@ellensburgwa.gov

DESIGN REVIEW DETERMINATION

FINAL DECISION:

Approved with Conditions- For the proposed development of an automatic car wash and associated improvements at S Opportunity St., Parcel ID #956115.

PERMIT INFORMATION:

Date of Review Request: 11/13/25

Date of Final Decision: 2/10/2026

Project Applicant: Helix Design Group, authorized agent of property owner

Project File: P25-129

Project Description: The applicant has proposed development of an automatic car wash and associated improvements. The applicant has provided plans for all building development and site improvements.

Project Location: This proposed work is located at S Opportunity Street, Parcel ID #956115.

Associated Permits: Departure: P25-130 - Approved
Critical Area: P25-128 - Approved
SEPA: P25-132 – DNS Issued

STAFF REVIEW:

1. Per ECC 15.250.030- Design Reviews are a Type II Review Process.
2. The proposed project is considered a Major Design Review, and therefore was held to the decision criteria as found in Divisions III through V of the Ellensburg City Code.

Zoning and Land Use:

3. ECC 15.310.040 - The proposed project was found to be an allowed use in the Commercial Highway (CH) zone.
4. ECC 15.320.070 - Proposal meets setback requirements.
5. ECC 15.320.120 - Proposal shall meet fencing requirements.

Site Planning and Design:

6. ECC 15.510.060 - S Opportunity Street and S Lakeshore Way are considered Secondary Streets and can meet landscaped street standards.
 - a. Proposed project was found to meet Landscape Street standards including entry, weather protection, transparency, and landscaping requirements.
7. ECC 15.520.020 - Applicant received approval for a departure regarding side yard design options.
8. ECC 15.520.030 - Proposed project complies with open space requirements.
9. ECC 15.520.040 - Internal Pedestrian requirements are satisfied, per the provided landscaping plan, site plan, and narrative.
10. ECC 15.520.060 - The proposed service area shall meet code standards.
11. ECC 15.520.070 - Applicant received approval for a departure regarding surface parking lot screening standards.

Building Design:

12. ECC 15.530.030 - Proposed design complies with Architectural Scale requirements.
13. ECC 15.530.040 - Proposed design complies with Building Elements and Detail requirements.
14. ECC 15.530.050 - Proposed design complies with material requirements.
15. ECC 15.530.060 - Proposed design complies with blank wall treatment requirements.
16. ECC 15.550.040 - Bike parking is verified as compliant as currently proposed. Per code requirements, 16 off-street parking spaces are required, and 20 spaces are provided on the current site plan.

CONDITIONS OF APPROVAL:

The Glacier Car Wash development, as proposed, is approved with conditions as outlined herein:

1. Applicant shall provide required off-street parking and bike parking per ECC 15.550.040. Parking will be verified by on-site inspection before final Certificate of Occupancy is issued.
2. The applicant shall install all landscaping in accordance with the approved landscaping plan prior to final Certificate of Occupancy. Minor changes to the plan may be allowed, subject to approval by planning staff.
3. Applicant shall provide lighting plan during building permit review. Building permit will not be approved until lighting plan is reviewed and approved by City staff.

4. Per ECC 15.520.060, *Service Areas and Mechanical*, the sides and rear of enclosure must be screened with Type A, B, or C landscaping at least five feet deep in locations visible from the street, dwelling units, customer parking areas, or pathways.


Chace Pedersen, Associate Planner

February 10, 2026