



CITY OF ELLENSBURG

Minutes of Planning Commission, Regular Meeting

Date of Meeting

January 11, 2024

Time of Meeting

5:45 PM

Place of Meeting

**Council Chambers
501 North Anderson Street
Ellensburg, WA 98926
And remotely via Zoom**

1. Call to Order and Roll Call of Members

Commissioner Padjen called the meeting to order at 5:45 p.m.

Present: Ed Harrel, Delano Palmer, Fred Padjen, George Bottcher (arrived 5:58 p.m.), Sathy Rajendran, Sigrid Davison (arrived 6:05 p.m.), Geraldine O'Mahoney

Absent:

Also Present: Jeremy Johnston-Planning Manager; Dan Carlson-Community Development Director; Kathy Boots-Planning Technician; David Miller-City Council Liaison

2. Approval of Agenda

Commissioner Rajendran motioned to approve the agenda. Motion passed 5-0.

3. Approval of Minutes

3.A Approval of December 14, 2023 Minutes

Commissioner Harrel motioned to approve December 14, 2023, regular meeting minutes. Motion passed 5-0.

4. New Business

4.A Assignment of Chair and Vice Chair Positions for 2024

Padjen nominated Harrel for Chair. Harrel accepted the nomination.

Harrel nominated Palmer for Vice Chair. Palmer accepted the nomination.

Commissioner Harrel is Chair and Commissioner Palmer is Vice Chair.

Harrel took over as chair for the remainder of the meeting.

4.B Public Hearing to consider a Supportive Housing Ordinance

Carlson read the staff report. ESSHB 1220 was explained. The Commission reviewed the ordinance in November. The Commission had recommended approval to the City Council. The Department of Commerce had changes that were required. The ordinance was revised and presented to the Department of

Commerce, who approved the changes. The changes to the ordinance were reviewed. The permanent supportive housing definition was changed. Permanent Supportive Housing and Transitional Housing were moved to the residential use table. The operation plan was removed, but an example will be available. Spacing requirements were removed. Occupancy standards will be based on zoning maximums, International Building Code and International Fire Code. When a Conditional Use Permit is going to be required, was reviewed. No public comments were received after noticing. The changes are consistent with the Comprehensive Plan goal H-2 & Policy E. Staff recommends approval of Supportive Housing Facilities Code Amendments to be forwarded to the City Council. Public comment opened. No public comment. Public comment closed. Commissioner O'Mahoney inquired about why there is a time limit put on the housing. The housing is transitional. The definitions are from the Growth Management Act and RCW's. Citizen versus resident terms in the ordinance were explored. Commissioner Davison joined meeting at 6:05 p.m. after having connection issues. Public comment reopened. No questions from Commissioner Davison. Public comment closed.

Commissioner O'Mahoney motioned to recommend approval of the Supportive Housing Ordinance and move it forward to the City Council. The commission discussed the motion. Motion passed 7-0.

5. Unfinished Business

None

6. Citizen Comment

None

7. Staff Update/Discussion Items

None

8. Commission Representative Update

David Miller will be the new City Council Liaison for 2024. He introduced himself to the Commission.

9. Adjournment

The meeting was adjourned at 6:12 p.m.



CITY OF ELLENSBURG

Minutes of Planning Commission, Regular Meeting

Date of Meeting

February 8, 2024

Time of Meeting

5:45 PM

Place of Meeting

**Council Chambers
501 North Anderson Street
Ellensburg, WA 98926
And remotely via Zoom**

1. Call to Order and Roll Call of Members

FEBRUARY 8, 2024, MEETING HAS BEEN CANCELED

2. Approval of Agenda

3. Approval of Minutes

4. New Business

5. Unfinished Business

6. Citizen Comment

7. Staff Update/Discussion Items

8. Commission Representative Update

9. Adjournment



COMMUNITY DEVELOPMENT DEPARTMENT
501 North Anderson Street, Ellensburg WA 98926

AGENDA REPORT

To: Planning Commission

THRU: Daniel Carlson, Community Development Director

FROM: Jeremy Johnston, Planning Manager

DATE: March 14, 2024

RE: Public Hearing to Consider Annexation request file number P23-130 for Parcels 166133, 118133, 118836, 278836, 108836, 288133, 850836, and 278133, located approximately .35 miles south-east of the Ellensburg West Interchange along W Dolarway Rd. (legislative)

SUMMARY: A notice of intent to commence annexation was received by the Community Development Department to consider annexation of parcels 166133, 118133, 118836, 278836, 108836, 288133, 850836, and 278133. The Petition to Annex consists of signatures from the owners of the property. This is a Petition to Annex for eight parcels. Three of the parcels are privately owned by the applicant Jeff and Valerie Calaway and the five remaining parcels are owned by the applicant's business; Calaway Trading INC. The owners' signature represents 100% of the total assessed property value. To avoid creating unnecessary unincorporated islands within the Ellensburg UGA, Community Development staff added the following parcels to the annexation proposal: 919333 and 639333. Staff received letters from each of the additional parcel owners stating that they do not contest the annexation (Exhibit 7).

All of the parcels listed are located off of Dolarway Rd. The notice of intent included 8 parcels all under ownership of one landowner, Jeff and Valerie Calaway. To avoid the creation of unincorporated islands, Community Development staff added 2 adjacent parcels to the proposed annexation area as described above. The final proposal includes ten (10) parcels with multiple property owners. The eight (8) original parcels proposed for annexation and owned by the applicant represent more than 96% of the total assessed valuation of the ten (10) parcels. This exceeds the 60% valuation requirement under RCW 35A.14.120. No annexation of Right-of-Way is proposed in this request, as all of the existing adjacent ROW is already in City jurisdiction.

The initial meeting with Council was held on February 5, 2024, and Council unanimously determined the following: accept the proposed annexation as geographically proposed in the notice of intent; require the simultaneous adoption of

Light Industrial (I-L) zoning for the original eight (8) parcel and Commercial Highway (C-H) zoning for the two added parcels (919333 and 639333); and require the assumption of existing City indebtedness by the area.

Following the initial meeting with City Council the applicant submitted a Petition to Annex application (Exhibit 2). After Council's determination to accept the annexation proposal this petition for annexation was filed with the Kittitas County Assessor. On February 23, 2024, the Assessor determined the petition for annexation to be sufficient with regard to legal description and corresponding owners of record (Exhibit 4).

This public hearing was advertised in accordance with ECC 15.220. This includes posting of the site (Exhibit 10), Publication in the Daily Record (Exhibit 9), and notification to property owners within 300 feet of the contiguous property boundaries (Exhibit 8)

BACKGROUND: The original Intention to Annex application only included parcel 166133 and was submitted on December 21, 2023. An amended Intention to Annex application was submitted for parcels 166133, 118133, 118836, 278836, 108836, 288133, 850836, and 278133 on January 24, 2024 (Exhibit 1) following discussion with Community Development staff. Two additional properties, parcel 919333 owned by Kristen Gibson and parcel 639333 owned by Tom Luft, were added to the proposal by City staff to avoid the creation of unincorporated islands. Both property owners were notified by the City and responded stating that they will not contest the annexation (Exhibit 7).

Upon the Planning Commission's recommendation, Council will schedule a public hearing to formally consider and act upon the proposed annexation. A decision to approve the annexation is implemented by ordinance, which may be given first reading at the conclusion of the Council's public hearing.

ANALYSIS: The eight parcels proposed for annexation border I-90 with several commercial uses to the west and City owned property to the east and south. The northern border includes Dolarway Rd and various commercial uses. Four of the proposed parcels to be annexed are currently served by City utilities. Upon annexation, further development of the parcels not currently serviced by City utilities will necessitate connection to City utilities.

The Growth Management Act calls for logical growth patterns. Annexation of areas in the City's urban growth area a valuable tool that will extend the City's land use regulations assuring consistent and orderly growth through subdivision regulations, design standards, and other relevant regulations in the City's Land Development Code. The annexation of these parcels would be a logical extension of the city and ensure new development remains consistent with City standards.

Staff recommends Light Industrial (I-L) zoning for the eight original parcels proposed to be annexed. These parcels are designated as Light Industrial in the Comprehensive

Plan Future Land Use Map (Exhibit 4). The Future Land Use- Zoning conversion table in the Comprehensive Plan prescribes I-L zoning as the only compatible zone (Exhibit 5).

Staff recommends Commercial Highway (C-H) zoning for the two additional parcels (939333, 639333) proposed to be annexed. These parcels are designated in the City of Ellensburg's Future Land Use Map as General Commercial and Services in the Comprehensive Plan (Exhibit 4). All surrounding City parcels within this Future Land Use Designation carry a Commercial Highway Zoning designation. Staff is recommending a Commercial Highway designation for parcels 939333 and 639333 to provide continuity with zoning in the area. The Future Land Use- Zoning conversion table in the Comprehensive Plan prescribes C-H zoning as a compatible zone (Exhibit 5).

FISCAL IMPACT: No ROW annexation is being proposed. Staff anticipate a moderate increase in tax revenue, but are awaiting formal review from Finance.

RECOMMENDATIONS: Forward a recommendation to City Council to adopt an ordinance annexing parcels 166133, 118133, 118836, 278836, 108836, 288133, 850836, and 278133 with a Light Industrial Zoning designation and parcels 939333 and 639333 with a Commercial Highway zoning designation.

EXHIBITS:

1. Petition for Annexation
2. Amended Notice of Intent to Annex
3. Boundary Map
4. Future Land Use Map
5. Future Land Use – Zoning Conversion Table
6. Kittitas County Assessor Determination of Sufficiency
7. Additional Parcel Owners Signatures
8. Affidavit of Mailing
9. Affidavit of Publication of Legal Notice for Planning Commission Public Hearing
10. Affidavit of posting Land Use Action sign and photos of Land Use Action sign



Petition For Annexation

PF-02
FORM

Community Development Department

501 N. Anderson, Ellensburg, WA 98926 (509) 962-7239 (Building) (509) 962-7231 (Planning) permits@ci.ellensburg.wa.us

PETITION FOR ANNEXATION TO THE CITY OF ELLENSBURG, WASHINGTON

TO: The City Council
City of Ellensburg
501 North Anderson
Ellensburg, Washington

WE, the undersigned, being the owners of not less than sixty percent in value (according to the assessed valuation for general taxation), of the real property described on Exhibit "A" attached hereto, lying contiguous to the City of Ellensburg, Washington, do hereby petition that such territory be annexed to and made a part of the City of Ellensburg under the provisions of RCW 35A.14.120, et seq., and any amendments thereto, of the State of Washington.

The territory proposed to be annexed is within Kittitas County, Washington, and is described in Exhibit "A", attached hereto.

WHEREFORE, the undersigned respectively petition the Honorable City Council and ask:

(a) That appropriate action be taken to entertain this petition, fixing a date for a public hearing, causing notice to be published and posted, specifying the time and place of such hearing, and inviting all persons interested to appear and voice approval or disapproval of such annexation; and

(b) That following such hearing, the City Council determine by Ordinance that such annexation shall be effective; and that property so annexed shall become a part of the City of Ellensburg, Washington, subject to its laws and ordinances then and thereafter in force.

The Petitioners subscribing hereto agree "...that all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as property within the City of Ellensburg for any now outstanding indebtedness of said City, including assessments or taxes in payments of any bonds issued or debts contracted, prior to or existing at the date of annexation, and that simultaneous adoption of proposed zoning regulations be required" in accordance with the requirements of the City Council of said City, and as quoted herein from the minute entry of the records of said City Council meeting of _____.

This petition is accompanied and has attached hereto as Exhibit "B" a diagram, which outlines the boundaries of the property sought to be annexed.

These pages are a group of pages containing an identical text and prayer intended by the signers of this petition to be presented and considered as one petition and may be filed with other pages containing additional signatures which cumulatively may be considered as a single petition.

WARNING: Every person who signs this petition with any other than his true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he is not a legal voter, or signs a petition when he is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

PRAYER OF PETITION: (1) Annexation of area described in Exhibits "A" and "B", and (2) Assumption of indebtedness of the City of Ellensburg, and (3) Adoption of the City of Ellensburg Comprehensive Zoning Plan.



OWNER'S SIGNATURE

PO Box 1142, Ellensburg WA 98926
ADDRESS

Jeff Calaway (Calaway Trading Inc.)
PRINTED NAME

1-24-24
DATE SIGNED

➤ 

OWNER'S SIGNATURE

PO Box 1142, Ellensburg WA 98926
ADDRESS

Jeff Calaway
PRINTED NAME

1-24-24
DATE SIGNED

➤ 

OWNER'S SIGNATURE

PO Box 1142, Ellensburg WA 98926
ADDRESS

Valerie Calaway
PRINTED NAME

1-24-24
DATE SIGNED

➤

OWNER'S SIGNATURE

ADDRESS

PRINTED NAME

DATE SIGNED

➤

OWNER'S SIGNATURE

ADDRESS

PRINTED NAME

DATE SIGNED

Calaway Annexation Legal Description of Parcels

Parcel # 166133

ACRES 24.16; PTN SW1/4 & PTN SE1/4 SEC 34 & PTN NE1/4 SEC 03(TRACT 1, B46/P27-29); SEC 34, TWP 18, RGE 18

Parcel #118133

ACRES 17.43; PTN SW1/4 & NE1/4 SEC 03 & PTN SW1/4 SEC 34 (TRACT 2, B46/P27-29); SEC 03, TWP 17, RGE 18

Parcel # 278133

ACRES 9.37, CD 7947; SEC 3; TWP 17; RGE 18; PTN NW1/4 NW1/4; PTN GOV LOTS 3 & 4; LESS 4.60@ 1-90

Parcel # 288133

ACRES 35.56, CD. 7944-A; SEC. 3; TWP. 17; RGE. 18; PTN. NW1/4, PTN. SW1/4;

Parcel # 118836

ACRES 0.91; PTN SE1/4 SEC 34 & PTN NE1/4 SEC 03 (TRACT 3, B46/P27-29); SEC 34, TWP 18, RGE 18

Parcel # 278836

ACRES .35, CD.#8932-1; SEC. 34; TWP. 18; RGE. 18; PTN. SE1/4 SW1/4 (PTN. PARCEL C, SURVEY #513568)

Parcel # 108836

ACRES .19, CD.#7939-1; SEC. 3; TWP. 17; RGE. 18; PTN. NE1/4 NW1/4 (P TN. PARCEL C, SURVEY #513568)

Parcel # 850836

ACRES .78, CD.#7947-1; SEC. 03; TWP. 17; RGE. 18; PTN. NW1/4 (PARCEL B, SURVEY#513568)

Additional parcels added to proposal under RCW 35A.14.120

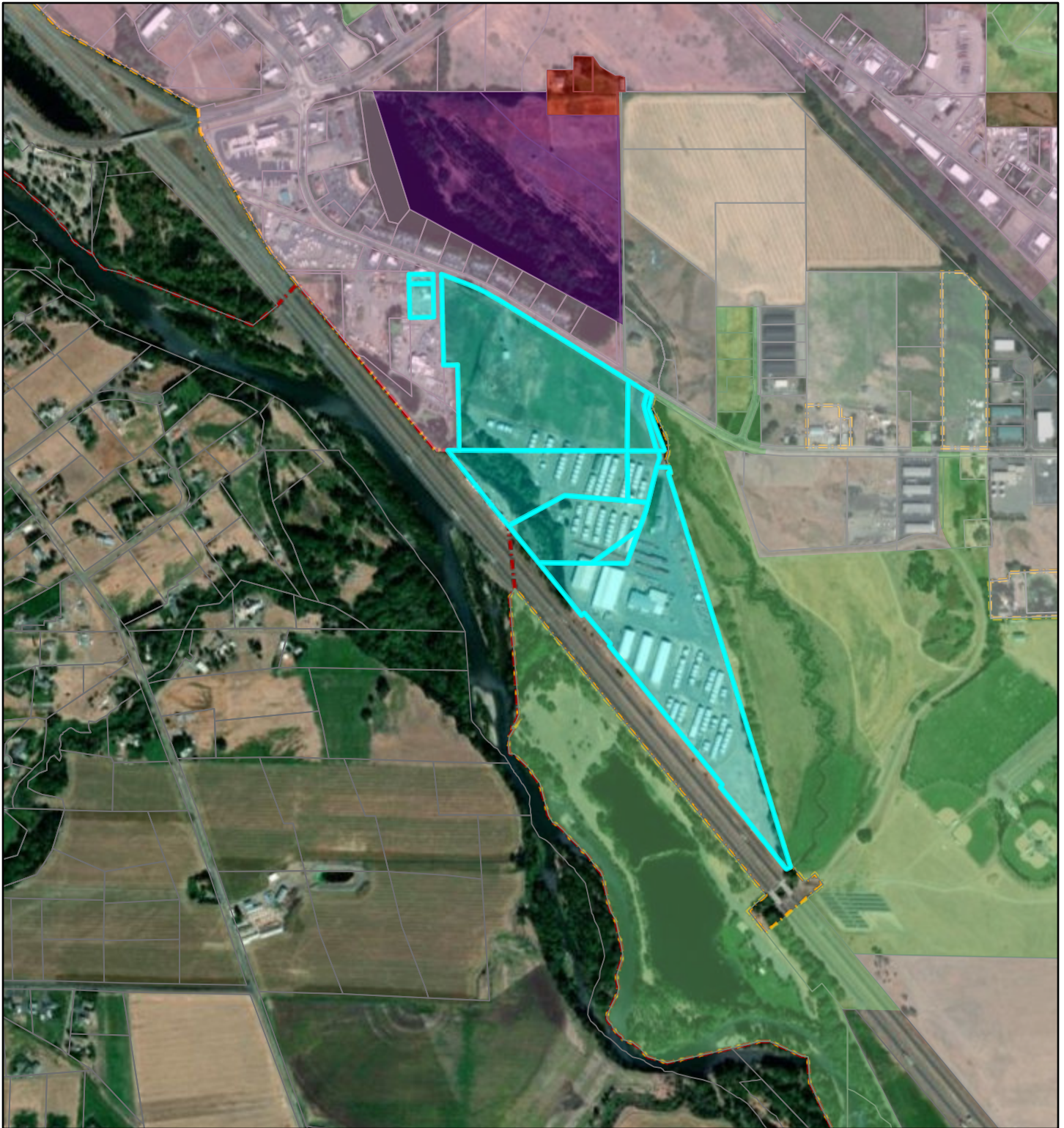
Parcel # 919333

ACRES 1.00, CD. 8894; SEC. 33; TWP. 18; RGE. 18; SE1/4 SE1/4 TAX NO. 21

Parcel # 639333

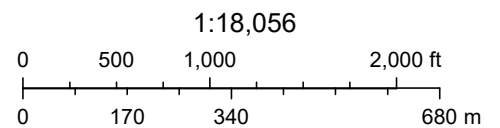
ACRES .24, CD. 8895; SEC. 33; TWP. 18; RGE. 18; SE1/4 SE1/4 TAX NO. 23 & PTN S1/2 VAC CASCADE RD

Annexation Expanded Boundary Map



2/5/2024, 4:02:07 PM

Road Names	CH	U-INC
Zoning	MHP	<all other values>
RS	IL	County Parcels
RM	IH	City Limits
PUD	PR	Urban Growth Area



COE GIS, Maxar

Jeremy Johnston

Hexagon, WaTech, Kittitas County GIS | Kittitas County Public Works | COE GIS | Kittitas County Auditor | Esri Community Maps Contributors, City Of Ellensburg GIS, City of Yakima, County of

P23-130

	Notice of Intention to Annex	PF-04 FORM
	RECEIVED JAN 24 2024	
Community Development Department 501 N. Anderson, Ellensburg, WA 98926 (509) 962-7239 (Building) (509) 962-7231 (Planning) permits@ci.ellensburg.wa.us		

NOTICE OF INTENTION TO COMMENCE ANNEXATION TO THE CITY OF ELLENSBURG, WASHINGTON

TO: THE CITY COUNCIL OF THE CITY OF ELLENSBURG, WASHINGTON

The undersigned, representing the ownership of more than ten percent of the acreage of the real property for which annexation is sought, as more particularly described below, hereby gives notice to the City Council of the City of Ellensburg, Washington, of their intent to commence annexation proceedings.

The City Council of the City of Ellensburg is hereby requested to set a date not later than 60 days after the date this NOTICE OF INTENTION is filed with the Community Development Department for a meeting with the initiating party to determine whether the city will accept, reject, or geographically modify the proposed annexation, whether it will require the simultaneous adoption of a proposed zoning regulation, and whether it will require the assumption of all or any portion of existing city indebtedness by the area sought to be annexed.

Information regarding real property for which annexation is sought:

<u>2106 W Dolarway Rd,</u> <i>(Street address of property)</i>	<u>Ellensburg, WA 98926</u> <i>(City, State, Zip Code)</i>
Parcel Numbers: 166133 (24.16 acres), 118133 (17.43 acres), 278133 (9.37 acres), 288133 (35.56 acres), 118836 (.91 acres), 278836 (.35 acres), 108836 (.19 acres), & 850836 (.78 acres), all per Kittitas County Assessors Database.	
<u>(Parcel Number)</u>	<u>Total Acreage: 88.75 acres</u> <i>(Acreage)</i>

See Attachments for supporting information
(Legal)

Respectfully submitted:

	<u>Jeff & Valerie Calaway & Calaway Trading Inc.</u> <i>(Printed Name of Initiator of Annexation)</i>
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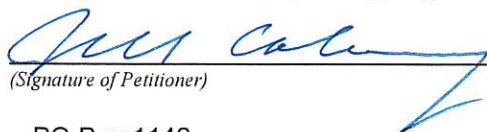
<u>PO Box 1142</u> <i>(Petitioner's Address)</i>	<u>Ellensburg, WA 98926</u> <i>(City, State, Zip Code)</i>
---	---

<u>509-607-6007 (Jeff Calaway)</u> <i>(Phone number)</i>	<u>1-24-24</u> <i>(Date Signed)</i>
---	--

Note: amendment to original application to include additional parcels per City of Ellensburgs request.

**** List this same information for all signers representing the ownership of at least 10% of the most recent assessed valuation of the real property for which annexation is sought. Attach additional sheets, as necessary.**

**** Provide a location map identifying the area you are requesting to be annexed.**


(Signature of Petitioner)

Jeff Calaway, Calaway Trading Inc.

(Printed Name of Petitioner)

PO Box 1142,
(Petitioner's Address)

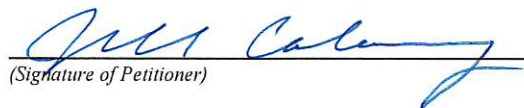
Ellensburg, WA 98926

(City, State, Zip Code)

509-607-6007
(Phone number)

1-24-24

(Date Signed)


(Signature of Petitioner)

Jeff Calaway

(Printed Name of Petitioner)

PO Box 1142
(Petitioner's Address)

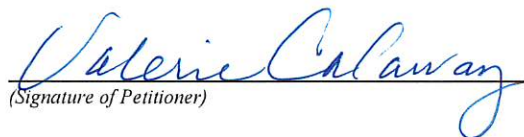
Ellensburg WA 98926

(City, State, Zip Code)

(Phone number)

1-24-24

(Date Signed)


(Signature of Petitioner)

Valerie Calaway

(Printed Name of Petitioner)

PO Box 1142
(Petitioner's Address)

Ellensburg WA 98926

(City, State, Zip Code)

(Phone number)

1-24-24

(Date Signed)

(Signature of Petitioner)

(Printed Name of Petitioner)

(Petitioner's Address)

(City, State, Zip Code)

(Phone number)

(Date Signed)

(Signature of Petitioner)

(Printed Name of Petitioner)

(Petitioner's Address)

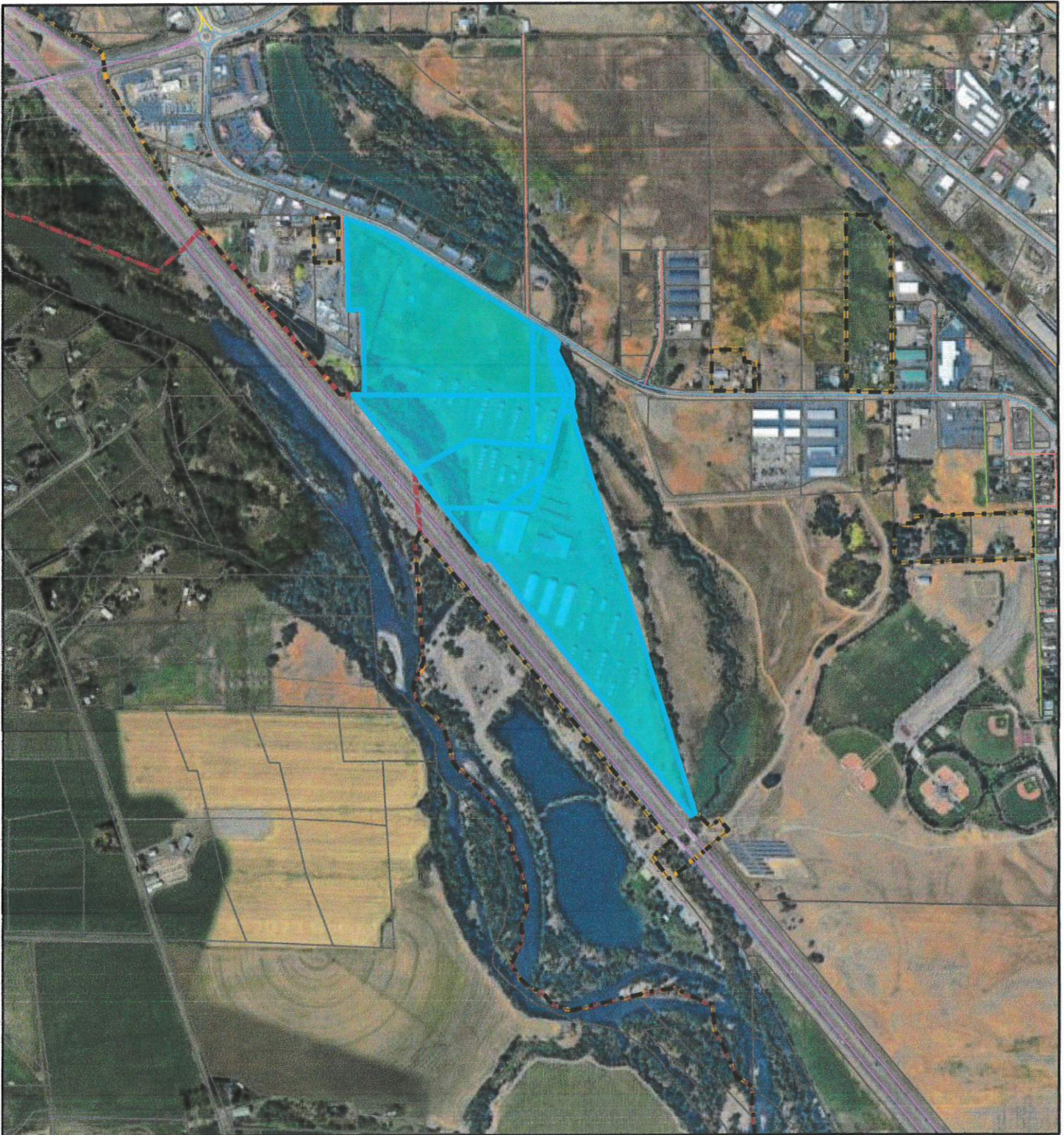
(City, State, Zip Code)

(Phone number)

(Date Signed)

Calaway Annexation

P23-130



12/28/2023, 9:40:15 AM

Road Classifications

- Road
- Major Arterial
- Alley
- US Interstate
- Railroad
- US Highway
- Road Names
- City Limits
- Urban Growth Area

County Parcels

City Limits

Urban Growth Area

Parcels

COE GIS, Google Maps

1:18,056

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

JAN 24 2024

COMMUNITY DEVELOPMENT

P23-130

RECEIVED

JAN 24 2024

COMMUNITY DEVELOPMENT

Calaway Annexation Legal Description of Parcels

Parcel # 166133

ACRES 24.16; PTN SW1/4 & PTN SE1/4 SEC 34 & PTN NE1/4 SEC 03(TRACT 1, B46/P27-29); SEC 34, TWP 18, RGE 18

Parcel #118133

ACRES 17.43; PTN SW1/4 & NE1/4 SEC 03 & PTN SW1/4 SEC 34 (TRACT 2, B46/P27-29); SEC 03, TWP 17, RGE 18

Parcel # 278133

ACRES 9.37, CD 7947; SEC 3; TWP 17; RGE 18; PTN NW1/4 NW1/4; PTN GOV LOTS 3 & 4; LESS 4.60@ I-90

Parcel # 288133

ACRES 35.56, CD. 7944-A; SEC. 3; TWP. 17; RGE. 18; PTN. NW1/4, PTN. SW1/4;

Parcel # 118836

ACRES 0.91; PTN SE1/4 SEC 34 & PTN NE1/4 SEC 03 (TRACT 3, B46/P27-29); SEC 34, TWP 18, RGE 18

Parcel # 278836

ACRES .35, CD.#8932-1; SEC. 34; TWP. 18; RGE. 18; PTN. SE1/4 SW1/4 (PTN. PARCEL C, SURVEY #513568)

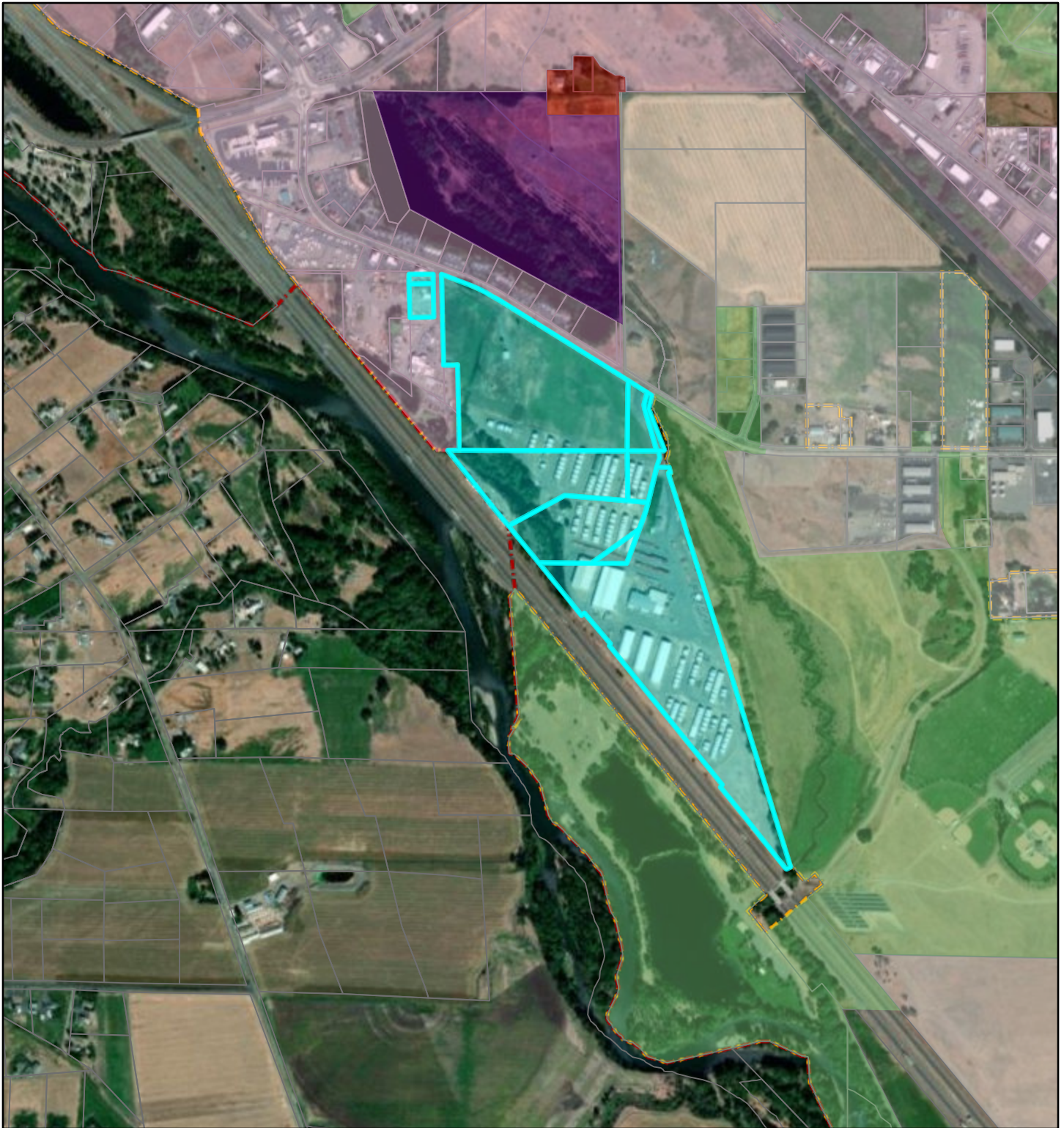
Parcel # 108836

ACRES .19, CD.#7939-1; SEC. 3; TWP. 17; RGE. 18; PTN. NE1/4 NW1/4 (P TN. PARCEL C, SURVEY #513568)

Parcel # 850836

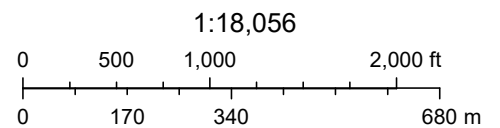
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Annexation Expanded Boundary Map



2/5/2024, 4:02:07 PM

Road Names	CH	U-INC
Zoning	MHP	<all other values>
RS	IL	County Parcels
RM	IH	City Limits
PUD	PR	Urban Growth Area



COE GIS, Maxar

Jeremy Johnston

Figure 1. Future Land Use Map

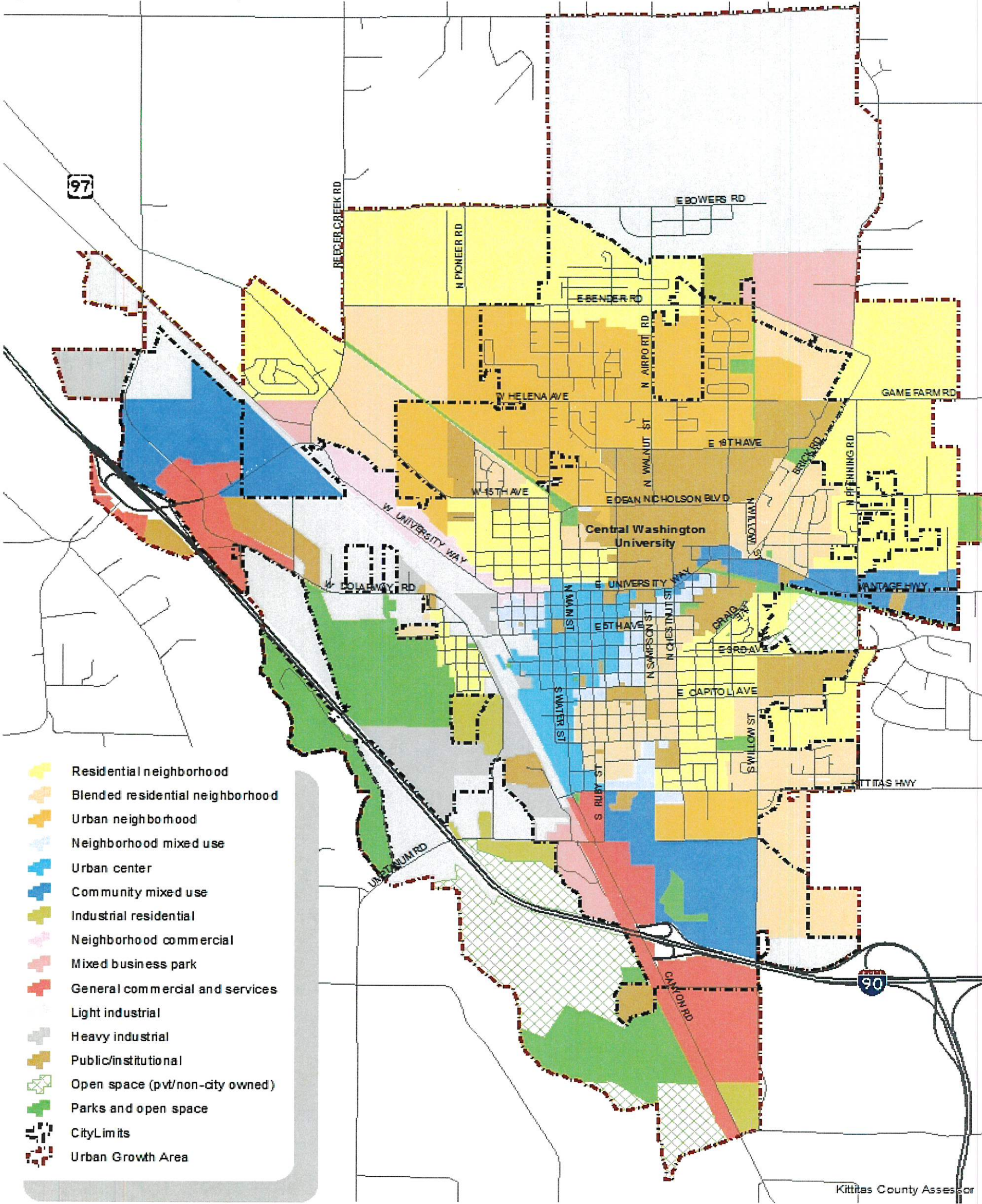
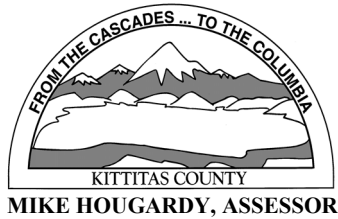


Exhibit 5

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)



Kittitas County Assessor

205 W 5th Avenue, Suite 101 • Ellensburg, WA 98926-2887

Phone (509) 962-7501

Upper County Toll-Free 674-2584

www.co.kittitas.wa.us/assessor

February 23, 2024

City of Ellensburg
Community Development Department
Attn: Jeremy Johnston
501 N Anderson St
Ellensburg WA 989256

RE: Proposed Annexation Petition, P23-130 Calaway

Parcels: 166133; 118133; 278133; 288133; 118836; 278836; 108836; 850836; 919333; 639333

To whom it may concern,

I, Mike Hougardy, as Assessor of Kittitas County, Washington, Hereby Certify that the parcels legally described and mapped in the proposed annexation, P23-130 received by this office February 7th, 2024, have been verified regarding legal description and corresponding owner of record.

Please feel free to contact me if I can be of any further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "M Hougardy", is written over a light blue horizontal line.

Mike Hougardy
Kittitas County Assessor

Emailed: Jeremy Johnston 2-23-2024

**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**RECEIVED**

FEB 15 2024

COMMUNITY DEVELOPMENT

February 6, 2024

Kristin A Gibson
1221 Thorp Hwy S
Ellensburg, WA 98926

RE: Annexation into City of Ellensburg

Dear Mrs. Gibson:

On January 24, 2024, Jeff and Valerie Calaway, submitted a Notice of Intention to Annex in the city limits of Ellensburg. City Council reviewed the Notice of Intention to Annex at the February 5, 2024, council meeting and approved the suggested boundary that included two additional parcels. Staff suggested the boundaries of the annexation be expanded to include the additional two parcels as a logical extension of the City and to eliminate islands of unincorporated areas within the Urban Growth Area boundaries. A map of the suggested boundary has been enclosed.

Your property (parcel 919333) was among the additional suggested parcels to be annexed. Below is a prepared form you can sign and return to the address or email address in the letterhead if you support the annexation proposal. Please note that under RCW 35A.14.120, the City can choose to pursue annexation of your property without this written consent. There will be public hearings throughout the annexation process that includes the opportunity for public comment. You will receive a Notice of Public Hearing via mail when these hearings have been scheduled.

If you have questions, please do not hesitate to contact me at johnstonj@ci.ellensburg.wa.us or 509-962-7232.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Johnston".

Jeremy Johnston
Planning Manager

Encl (1)

cc: P23-130 Calaway Annexation Expanded Map

P23-130

Jeremy Johnston
Community Development Department
501 N Anderson Street
Ellensburg, WA 98926



RE: Petition to Commence Annexation to the City of Ellensburg

Mr. Johnston:

I own tax parcel number 919333, which is included on the map of the potential annexation area I have received from the City.

My property is currently in the City's designated Urban Growth Area and is eligible for annexation to the City of Ellensburg.

I request that the City commence the process needed to have the Ellensburg City Council consider annexation of my property as referred to above.

Very Truly Yours,

Kristin Gibson Kristin Gibson 2/12/24
Property Owner Signature Printed Name Date

Property Owner Signature Printed Name Date

P23-130

Jeremy Johnston
Community Development Department
501 N Anderson Street
Ellensburg, WA 98926



RE: **Petition to Commence Annexation to the City of Ellensburg**

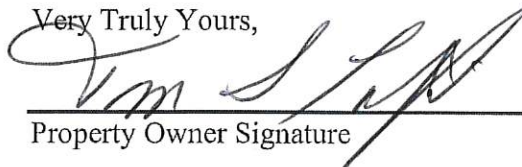
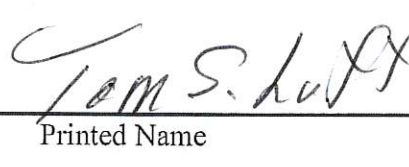
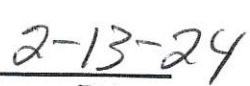
Mr. Johnston:

I own tax parcel number 639333, which is included on the map of the potential annexation area I have received from the City.

My property is currently in the City's designated Urban Growth Area and is eligible for annexation to the City of Ellensburg.

I request that the City commence the process needed to have the Ellensburg City Council consider annexation of my property as referred to above.

Very Truly Yours,

		
Property Owner Signature	Printed Name	Date

Property Owner Signature

Printed Name

Date



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

February 28, 2024

RE: Notice of Open Record Public Hearings for Annexation request, case # P23-130, submitted by Jeff and Valerie Calaway.

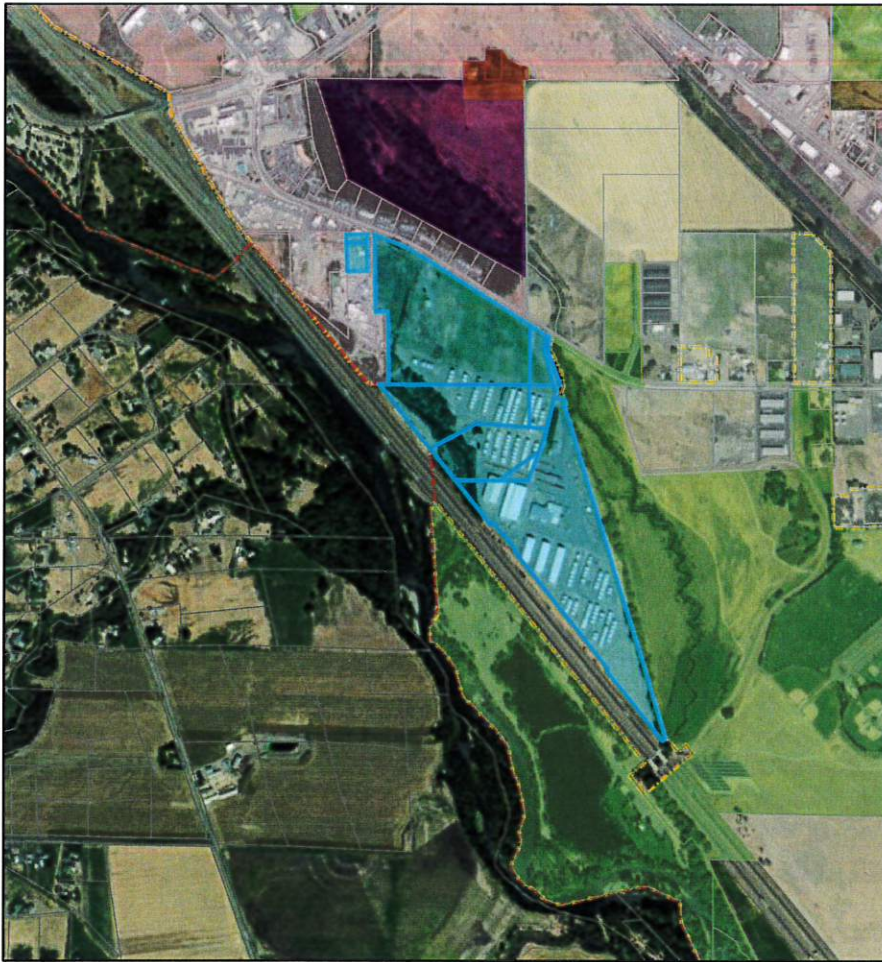
NOTICE IS HEREBY GIVEN that the City of Ellensburg Planning Commission will hold two open record public hearings on **Thursday, March 14, 2024 at 5:45 pm** remotely via zoom and in person, to consider an annexation request (P23-130) submitted by Jeff and Valerie Calaway., property owners. The annexation proposal includes parcel numbers 166133, 118133, 118836, 278836, 108836, 288133, 850836, 278133, 919333, and 639333 into the City of Ellensburg. Consistent with Ellensburg City Code and the Ellensburg Comprehensive Plan, upon annexation eight of the parcels will be zoned light industrial. The remaining two parcels, 919333 and 639333, will be zoned Commercial Highway. The submitted application and related documents are available for review online at <https://ci.ellensburg.wa.us/623/Public-NoticesCurrent-Projects> or at the City of Ellensburg Community Development Department, 501 North Anderson Street, Ellensburg, WA. Anyone wishing to receive a copy of the annexation request is invited to call (509) 962-7232.

Project Location: The parcels are located off of Dolarway Rd, Ellensburg, Washington 98926. Kittitas County Assessor's Parcel Numbers 166133, 118133, 118836, 278836, 108836, 288133, 850836, 278133, 919333, and 639333.

NOTICE IS FURTHER GIVEN that all persons interested in this matter may participate in this remote meeting by contacting staff no later than 5:00 pm on Thursday March 14, 2024. An email link, text link, or phone number will be provided which will allow for electronic participation in the public hearing. Written comments may be filed with the Community Development Department, 501 North Anderson Street, or via email at johnstonj@ci.ellensburg.wa.us. **To be considered during the public hearing, written comments must be submitted by 5:00 pm on Thursday, March 14, 2024.**

The City of Ellensburg strives to make our services, programs, and activities readily accessible and usable by individuals with disabilities. A "Request for Accommodation" form may be obtained from City Clerk Beth Leader (First Floor - City Hall) or by calling 509-925-8614.

Annexation Expanded Boundary Map



2/5/2024, 4:02:07 PM

Road Names	CH	U-INC
Zoning	MHP	<all other values>
RS	IL	County Parcels
RM	IH	City Limits
PUD	PR	Urban Growth Area

1:18,056
0 500 1,000 2,000 ft
0 170 340 680 m

COE GIS, Maxar

Hexagon, WaTech, Kittitas County GIS | Kittitas County Public Works | COE GIS | Kittitas County Auditor | Esri Community Maps Contributors, City Of Ellensburg GIS, City of Yakima, County of

Jeremy Johnston

If you have any questions regarding this matter, please contact me at 509-962-7232 or via the e-mail listed above.

Sincerely,

Jeremy Johnston
Planning Manager
johnstonj@ci.ellensburg.wa.us

EAST RETINA REAL ESTATE LLC
22232 17TH AVE SE SUITE 308
BOTHELL, WA 98021

LUFT TRAILER SALES INC
907 HIBBS RD
ELLENSBURG, WA 98926

CALAWAY TRADING INC
PO BOX 1142
ELLENSBURG, WA 98926-1901

GIBSON, KRISTIN A
1221 THORP HWY S
ELLENSBURG, WA 98926-8010

MJF INVESTMENTS LLC
6280 BADGER POCKET RD
ELLENSBURG, WA 98926-8698

CONFEDERATED TRIBES AND BANDS
PO BOX 1158
TOPPENISH, WA 98948-0137

CALAWAY, JEFF & VALERIE
PO BOX 1142
ELLENSBURG, WA 98926-1901

M&B DOLARWAY LLC
208 W 9TH AVE STE 5
ELLENSBURG, WA 98926-2480

RODEO CITY INVESTMENTS LLC
41 BYNUM RD
ELLENSBURG, WA 98926

CITY OF ELLENSBURG
501 N ANDERSON ST
ELLENSBURG, WA 98926-3147

VALLEY VISION ASSOC
2201 DOLARWAY RD
ELLENSBURG, WA 98926

KITTITAS COUNTY CONSERVATION
DISTRICT
2211 W DOLARWAY RD STE 4
ELLENSBURG, WA 98926-8227

LUFT, TOM ETUX
907 N HIBBS RD
ELLENSBURG, WA 98926

P23-130
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 *2/28/24*

Signed

Hetty Boots

ADVERTISING RECEIPT

401 N Main St,
 Ellensburg, WA 98926
Ph. (509) 204-8237 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
02/22/24	50080

CITY OF ELLENSBURG-CITY CLERK
 501 N. ANDERSON
 ELLENSBURG, WA 98926

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
483851	N/PUBLIC HEARING ANN	02/28/24	02/28/24	2	\$134.24

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount: **\$0.00**
 Surcharge: **\$0.00**
 Credits: **\$0.00**

Gross: **\$134.24**
 Paid Amount: **\$0.00**

Amount Due: **\$134.24**

We Appreciate Your Business!

**NOTICE OF A PUBLIC HEARING
ANNEXATION REQUEST**

NOTICE IS HEREBY GIVEN that the City of Ellensburg Planning Commission will hold an open record public hearing on **Thursday, March 14, 2024 at 5:45 pm** remotely via zoom and in person, to consider an annexation request (P23-130) submitted by Jeff and Valerie Calaway., property owners. The annexation proposal includes parcel numbers 166133, 118133, 118836, 278836, 108836, 288133, 850836, 278133, 919333, and 639333 into the City of Ellensburg. Consistent with Ellensburg City Code and the Ellensburg Comprehensive Plan, upon annexation eight of the parcels will be zoned Light Industrial. The remaining two parcels, 919333 and 639333, will be zoned Commercial Highway. The submitted application and related documents are available for review online at <https://ci.ellensburg.wa.us/623/Public-NoticesCurrent-Projects> or at the City of Ellensburg Community Development Department, 501 North Anderson Street, Ellensburg, WA. Anyone wishing to receive a copy of the annexation request is invited to call (509) 962-7232.

Project Location: The parcels are located off of Dolarway Rd, Ellensburg, Washington 98926. Kittitas County Assessor's Parcel Numbers 166133, 118133, 118836, 278836, 108836, 288133, 850836, 278133, 919333, and 639333.

NOTICE IS FURTHER GIVEN that all persons interested in this matter may participate in this remote meeting by contacting staff no later than 5:00 pm on Thursday March 14, 2024. An email link, text link, or phone number will be provided which will allow for electronic participation in the public hearing. Written comments may be filed with the Community Development Department, 501 North Anderson Street, or via email at johnstonj@ci.ellensburg.wa.us. **To be considered during the public hearing, written comments must be submitted by 5:00 pm on Thursday, March 14, 2024.**

The City of Ellensburg strives to make our services, programs, and activities readily accessible and usable by individuals with disabilities. A "Request for Accommodation" form may be obtained from City Clerk Beth Leader (First Floor - City Hall) or by calling 509-925-8614.

PUBLISH: Daily Record: February 28, 2024 /
LEGAL #:483851



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

As per Revised Code of Washington (RCW) 35A.14.130, Ellensburg City Code requires that all public hearings pertaining to annexation requests shall have a notice posted in **three** publicly accessible places within the territory proposed for annexation. Per ECC 15.220.050, the following shall apply:

1. The posting of a weather-resistant sign posted 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. The responsibility for the posting of the sign shall be upon the project applicant.
3. The sign shall be at least two feet by three feet in size, have a written description of the proposal, include a site drawing which shows the proposed project, have the date listed when comments are due, and where comments are to be mailed.

DATE: February 6, 2024	PLANNER: Jeremy Johnston, Planning Manager
PROJECT NAME: Calaway Annexation	FILE NUMBER: P23-130

PLEASE COMPLETE THE FOLLOWING:

I, Jeff Calaway, 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 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. **Please post the site and return this form to the Community Development Department in a timely manner.**

Jeff Calaway
Signature

February 8, 2024
Date

Please return the above affidavit and a photograph of the posted sign(s) to Jeremy Johnston, Planning Manager, by email: johnstonj@ci.ellensburg.wa.us; Fax 509-962-8653; mail; or deliver to: Community Development Dept., City Hall, 501 N. Anderson St., Ellensburg, WA 98926.

LAND USE ACTION

NOTICE OF PUBLIC HEARING FOR AN ANNEXATION REQUEST

NOTICE IS HEREBY GIVEN that the City of Ellensburg Planning Commission will hold an open record public hearing on **Thursday, March 14, 2024, at 5:45 p.m.** in the City Council Chambers, 501 N. Anderson St. to consider an annexation request (P23-130) submitted by property owner Jeff and Valerie Calaway to annex parcel ID# 166133, 118133, 118836, 278836, 108836, 268133, 850636, and 278133 into the City of Ellensburg. City Council included 2 additional parcels in the proposal (R19333 and 639333). Consistent with Ellensburg City Code and the Ellensburg Comprehensive Plan, upon annexation the original 8 parcels will be zoned Light Industrial (I-L) and the 2 additional parcels Commercial Highway (C-H). Written Comments: The public is encouraged to review and comment on the proposed project. Written comments must be received via email, or Community Development Office, by 5:00 pm on Thursday, March 14, 2024.



All interested persons may appear at the public hearing and be heard for or against the matter. Written Comments: The public is encouraged to review and comment on the proposed project. Written comments must be received via email jeff@ellensburgwa.gov, or Community Development Office, by 5:00 pm on Thursday, March 14, 2024. To review the application and the documents visit the City of Ellensburg Community Development Department website at PublicInput.CouncilProcess.com/ID/130

Welcome To Ellensburg
Farmers Market
May-October
Every Saturday



LAND USE ACTION

NOTICE OF PUBLIC HEARING FOR AN ANNEXATION REQUEST

NOTICE IS HEREBY GIVEN that the City of Elbertsburg Planning Commission will hold an open house public hearing on Thursday, March 14, 2024, at 6:00 p.m., in the City Council Chambers, 501 N. Anderson St., to consider an annexation request 7703-730, submitted by property owner Jeff and Valerie Calaway to annex parcels 164-170, 170-171, 171-172, 172-173, 173-174, 174-175, 175-176, 176-177, 177-178, 178-179, 179-180, 180-181, 181-182, and 182-183 into the City of Elbertsburg. City Council included 2 additional parcels in the proposal 183-184 and 184-185. Consistent with Elbertsburg City Code and the Elbertsburg Comprehensive Plan, upon annexation the original 9 parcels will be zoned Light Industrial (LI) and the 2 additional parcels Commercial Highway (CH-1). Written Comments: The public is encouraged to review and comment on the proposed project. Written comments must be received in person, at Community Development Office, by 5:00 p.m. on Thursday, March 14, 2024.



At the public hearing, the public is encouraged to speak in support of the project, or to express concerns. Written Comments: The public is encouraged to review and comment on the proposed project. Written comments must be received in person, at Community Development Office, by 5:00 p.m. on Thursday, March 14, 2024. To receive the application and the documents, visit the City of Elbertsburg Planning Commission website at www.elbertsburgcity.com.



NOTICE OF PUBLIC HEARING FOR AN AMMENDATION TO CLUES

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