

AGENDA PLANNING COMMISSION March 26, 2026

Hybrid Meeting In-person and via Zoom



Join Zoom Meeting

<https://us02web.zoom.us/j/85333999074?pwd=oDCRa8zmp3cQfztbLAJ9cdK0keN6Na.1>

Meeting ID: 853 3399 9074

Passcode: 707763

Accessibility

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- Members of the public who do not speak English or who have limited proficiency may request an interpreter if they wish to participate in public meetings.
- The City will provide reasonable accommodation for members of the public with disabilities.

Please submit requests for language assistance or reasonable accommodation to the HR Director/ADA Coordinator by calling (509) 962-7222 or by email at ADACoordinator@ellensburgwa.gov. Five (5) business days' notice is appreciated.

**CITY OF ELLENSBURG
PLANNING COMMISSION AGENDA
Council Chambers
501 North Anderson Street
Ellensburg, WA 98926
And remotely via Zoom
Thursday, March 26, 2026
5:45 PM - Regular Meeting**

- 1. Call to Order and Roll Call**
- 2. Approval of Agenda (No Public Comment)**
- 3. Approval of Minutes**
 - 3.A Review of February 12, 2026 Meeting Minutes
- 4. Public Comment**
- 5. New Business**
 - 5.A P25-136 D&N Development LLC Annexation Petition (Public Comment Opportunity)
- 6. Unfinished Business**
- 7. Staff Update/Discussion Items**
- 8. Commission Representative Update**
- 9. Adjournment**



For more information on the Ellensburg Planning Commission, contact Planning Manager, Stacey Henderson, at 509-962-7232.

The Contents of this agenda have been photocopied on recycled paper.



CITY OF ELLENSBURG

Date of Meeting

Time of Meeting

Place of Meeting

Minutes of Planning Commission, Regular Meeting

February 12, 2026

5:45 PM

Council Chambers

501 North Anderson Street

Ellensburg, WA 98926

And remotely via Zoom

1. Call to Order and Roll Call of Members

Commissioner Bisom-Rapp called the meeting to order at 5:45pm

Present: Michael Buehn, Ed Harrell, George Bottcher, Skylar Bisom-Rapp.

Absent: Geraldine O'Mahony, Sathy Rajendaran, Joe Sheeran

Others Present: Stacey Henderson, Planning Manager; Dan Carlson, Community Development Director; David Miller, City Council Liason.

Commissioner Harrell moved to approve the excused absences of commissioners Geraldine, Sathy, and Joe.

2. Approval of Agenda

Commissioner Bisom-Rapp moved to amend the agenda. Motion to add discussion item regarding Ellensburg demographics under unfinished business.

Commissioner Bhuen seconded the amended agenda. Motion passed 4-0

Commissioner Bhuen moved to approve amended agenda

Motion passed 4-0.

3. Approval of Minutes

- 3.A January 8, 2026 joint meeting with Planning Commission minutes
Review of January 8, 2026 meeting minutes from the joint study session with the Affordable Housing Commission.

Commissioner Harrell and Commissioner Botcher pointed out repeated paragraphs towards the end of the minutes as they were provided in the packet, and requested these two errors be amended.

Ed motioned to approve the January 8, 2026 meeting minutes with corrections of the two scrivener's errors.

Motion passed 4-0.

4. New Business

- 4.A Discuss upcoming land use planning and building fee changes
Discussion Item: Community Development Director Dan Carlson presented upcoming land use planning and building fee changes.

Community Development Director Carlson updated the planning commission regarding why we are looking at updating department fees, who is getting to look at updated fees, the last time they were updated, and how the fee updates have been calculated to ensure accuracy and fairness.

Commissioner Bisom-Rapp, Commissioner Harrell, and Commissioner Bhuen commented.

4.B Review: Comprehensive Plan- Chapter 8- Historic Preservation

Discussion Item: Comprehensive Plan- Chapter 8- Historic Preservation.

Planning Manager Henderson updated the commission on discussions with the Landmarks and Design Commission (LDC) regarding Comprehensive Plan Chapter 8, Historic Preservation. Henderson explained the contents of the chapter with the commission, and explained that the only edit the LDC suggested, was to add a land acknowledgment statement either in Chapter 8, or the introduction.

Commissioner Bisom-Rapp commented.

4.C 2026 Community Development Long Range Planning Work Program

Discussion Item: 2026 Community Development Long Range Planning Work Program.

Planning Manager Henderson explained why we developed the Long Range Planning Work plan. Henderson explained the items within the proposed plan and why they are listed. Commissioner Bysom-Rapp commented and asked about possible additional development changes to explore in the future.

5. Unfinished Business

Amended discussion item: January 8, 2026 meeting follow up, community demographics.

5.A Follow Up: LCA proposed zoning changes- discussed at council study session

Planning Manager Henderson updated the commission that the Land Capacity Analysis and proposed zoning changes were well received by Council, and staff will be moving forward with continuing to propose all changes as discussed at the January 8 study session at this time.

6. Public Comment

7. Staff Update/Discussion Items

8. Commission Representative Update

9. Adjournment

Commissioner Bisom-Rapp adjourned at 7:25pm.



Meeting Date: March 26, 2026
City of Ellensburg
Planning Commission Agenda Report

Agenda Subject: P25-136 D&N Development LLC Annexation Petition (Public Comment Opportunity)

Submitted by:

Department: Community Development

Suggested Motion/Action:

Move to recommend approval of the D&N Development LLC Annexation Petition P25-136 to City Council

Background/Summary:

A notice of intent to commence annexation proceedings with required attachments was received by the Community Development Department on November 26, 2025 (**Exhibit 1**), submitted by Brandon Drexler of property owner D&N Development LLC, to consider a Petition for Annexation of Kittitas County Parcel # 631033 located at 1830 Highway 97. The unplatted 7.86-acre parcel is located just south of the BNSF and Old Highway 10 intersections with Hwy 97, with access along Hwy 97 frontage and abutting the BNSF right-of-way (ROW) (**Exhibit 2**). No annexation of the Hwy 97 ROW is proposed in this request.

On December 15, 2025, City Council unanimously made a determination to accept the Notice of Intent, allowing Petitioners to commence annexation proceedings set to the area as shown in an attached map (**Exhibit 3**); for simultaneous adoption of a zoning designation of Light Industrial (I-L) upon annexation; and to require the assumption of existing city indebtedness by the area to be annexed - see **Exhibit 4**.

On January 28, 2026, the Community Development Department received a Revised Petition with Legal Exhibit and Diagram Exhibit indicating the legal boundaries of the subject property (**Exhibit 5**). The Petition includes signatures from all owners with interest in the property. Pursuant to RCW 35A.14.120, City staff forwarded the complete Petition to the Kittitas County Auditor on January 30, 2026 (**Exhibit 6**), and received Certification of Sufficiency from the Kittitas County Assessor on February 3, 2026 (**Exhibit 7**).

Annexation is a Type V Permit under Chapter 15.210 of the Ellensburg City Code (ECC), whose procedures are further regulated by Chapters 15.230 and 15.360 of the ECC, and Chapter 35A.14, RCW. Petitions for Annexation require an Open Record Public Hearing for Recommendation by the Planning Commission to be forwarded to City Council for decision. Annexations must be adopted by Ordinance upon approval of City Council, which may be read upon conclusion of Public Hearings by the Council.

Pursuant to RCW 35A.14.330 and 35A.14.340, where annexation simultaneously adopts zoning, no fewer than thirty (30) days must pass between separate Public Hearings on the

Petition by the legislative body. Because Council's decision is legislative and the Petition is not considered a project permit under Chapter 36.70B RCW, annexation is not subject to closed record hearing procedures of Chapter 15.230 ECC, and any interested persons may appear and voice approval or disapproval of the Petition at any of its public hearings.

A combined notice of Public Hearings before the Planning Commission and City Council was advertised in accordance with Chapter 15.220 ECC. Due to the need for rescheduling the Planning Commission meeting, a revised Notice was circulated. This included posting of the site on March 10, 2026 (**Exhibit 8**), publication in the *Ellensburg Daily Record* on March 7, 2026 (**Exhibit 9**), and notification to property owners within 300 feet of the contiguous property boundaries by mail on March 6, 2026 (**Exhibit 10**).

As of the date of this report's publication, no written comments had been received by the Community Development Department.

Previous Council Action:

City Council Acceptance of Notice of Intent to Commence Annexation Proceedings.

Analysis:

The sole parcel proposed for annexation is at the southeast corner of the intersection of Hwy 97 and the BNSF ROW, near the northwesternmost boundary of the City of Ellensburg's unincorporated Urban Growth Area (UGA) (**Exhibit 11**). The new Lower County Transfer Station is located just south of the property. The property has several existing structures and supports construction-related use. Existing improvements are not currently served by City utilities. Upon annexation, further development of the parcel will necessitate connection to City utilities.

The Growth Management Act calls for logical growth patterns. Annexation of areas in the City's UGA is a valuable tool extending the City's land use regulations, assuring consistent and orderly growth through subdivision regulations, zoning and design standards, and other relevant regulations in the City's Land Development Code and related regulations of Building Codes, and Public Works and Energy Services Development Standards. Annexation of the parcels would be a logical extension of the City contiguous with an incorporated parcel south and east, and ensure any future development in the area is consistent with City standards.

Pursuant to ECC 15.360.010, City Council has set that upon approval of the Petition, a zoning designation of Light Industrial (I-L) will be adopted for the property. This conforms with the City of Ellensburg Comprehensive Plan's Future Land Use Map designation of Light Industrial for the area (**Exhibit 12**), for which the Future Land Use-Zoning Conversion Table's only implementing zoning designation is I-L (**Exhibit 13**).

Financial Impact:

No right-of-way annexation is proposed. Staff anticipate a modest increase in tax revenue, but are awaiting formal review from Finance.

Budget Adjustment: No

Attachments:

1. EXHIBIT 1 - Notice of Intent to Annex
2. EXHIBIT 2 - Vicinity Map
3. EXHIBIT 3 - Property Boundaries
4. EXHIBIT 4 - Ellensburg City Council Minutes 12.15.2025
5. EXHIBIT 5 - Revised Petition for Annexation
6. EXHIBIT 6 - Petition Submission to Auditor 1.30.2026
7. EXHIBIT 7 - Assessor Certification of Petition Sufficiency
8. EXHIBIT 8 - Affidavit of Posting & Photos
9. EXHIBIT 9 - Ellensburg Daily Record Legal Notice 3.7.2026
10. EXHIBIT 10 - Affidavit of Mailing 3.6.2026
11. EXHIBIT 11 - Ellensburg City Limits and Urban Growth Area
12. EXHIBIT 12 - Future Land Use Map
13. EXHIBIT 13 - Future Land Use-Zoning Conversation Table

RECEIVED
NOV 26 2025
COMMUNITY DEVELOPMENT



Notice of Intention to Annex

PF-04
FORM

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:

1830 HWY 97, Ellensburg, WA 98926	
<i>(Street address of property)</i>	<i>(City, State, Zip Code)</i>
631033	7.86 acres
<i>(Parcel Number)</i>	<i>(Acreage)</i>
PTN NW1/4 SE1/4; SEC 28, TWP 18, RGE 18	
<i>(Legal)</i>	

Respectfully submitted:

Brandon Drexler

(Printed Name of Initiator of Annexation)

700 E. Mt. View Ave., Suite 504, Ellensburg, WA 98926

(Petitioner's Address)

(City, State, Zip Code)

509-925-9747

11/26/2025

(Phone number)

(Date Signed)

*** 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.*

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Bob D

(Signature of Petitioner)

BRANDON DREXLER

(Printed Name of Petitioner)

700 E. MT. VIEW AVE, STE #504, ELLENSBURG, WA 98926

(Petitioner's Address)

(City, State, Zip Code)

509-925-9747

(Phone number)

11/26/2025

(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)

(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)

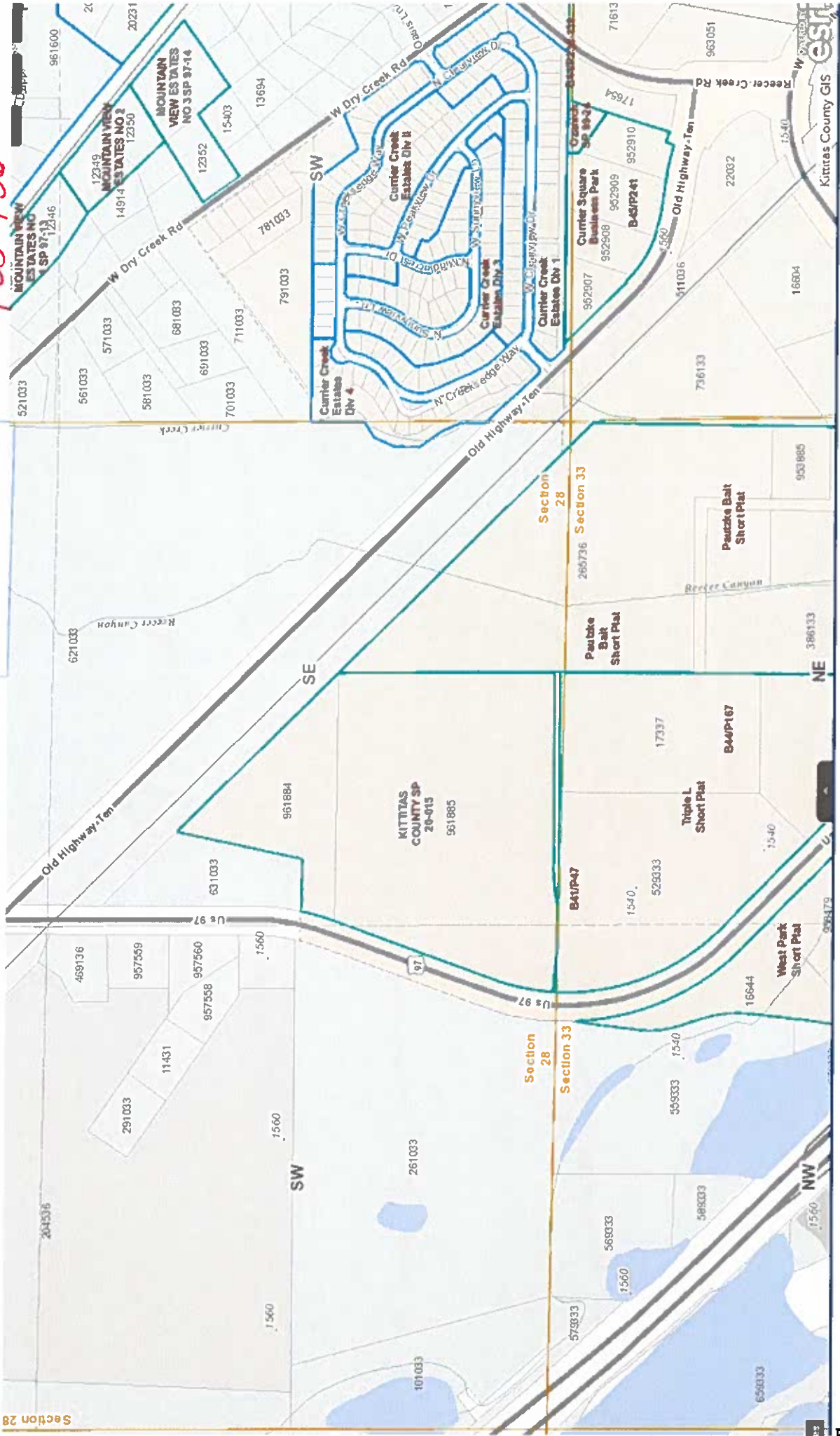
(Date Signed)

RECEIVED

NOV 20 2025

COMMUNITY DEVELOPMENT

P25-136

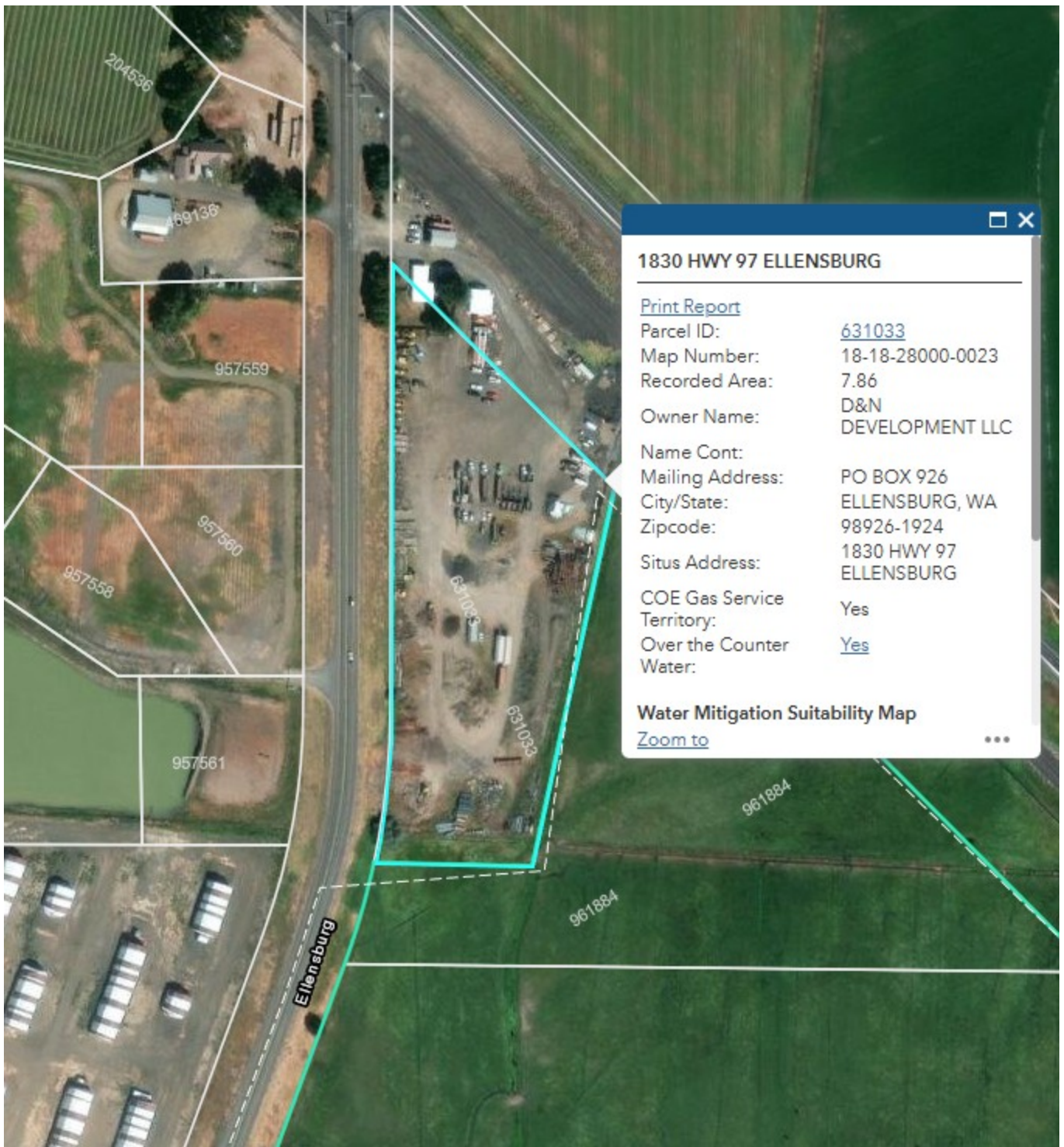


Kititas County GIS

Section 28

Section 33

Section 28





CITY OF ELLENSBURG

Minutes of City Council, Regular Meeting

Date of Meeting

December 15, 2025

Time of Meeting

7:00 PM

Place of Meeting

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

Pledge of Allegiance

The Pledge of Allegiance was led by Councilmember Palmer.

1. Call to Order and Roll Call

Roll Call Present: Sarah Beauchamp, Rich Elliott, Nancy Goodloe, Nancy Lillquist, David Miller, Delano Palmer, Joshua Thompson

Others present in person: City Manager Behrends Cerniwey, City Attorney Horner, City Clerk Leader, Community Development Director Carlson, Planning Manager Henderson, Associate Planner Rud, Housing Program Manager Frey, Water Resources Manager Springer, Public Works Director Lyyski, and approximately eight members of the public

Others present remotely via Zoom: HR Director Young and three members of the public

2. Proclamations

3. Awards and Recognitions

4. Approval of Agenda

Councilmember Palmer moved to approve the Agenda as presented. **Motion Approved 7-0**

5. Consent Agenda

- 5.A Approve Minutes of December 1, 2025 Regular Meeting
- 5.B Approve Minutes of December 1, 2025 Study Session
- 5.C Approval of Special Event Where Alcohol is Served - 2026 Winterhop Brewfest
- 5.D Diversity, Equity & Inclusion Commission 2025 Annual Report
- 5.E Environmental Commission Resignation - Jean Marie Linhart
- 5.F Approve the 2026-2028 Collective Bargaining Agreement with OPEIU Local 8
- 5.G Approve December 15, 2025 Voucher Listing

Councilmember Palmer moved to approve the Consent Agenda as presented. **Motion Approved 7-0**

6. Petitions, Protests, and Communications

- 6.A Affordable Housing Commission Reappointments - John Perrie & Dan Witkowski (Public Comment Opportunity)
Heidi Behrends Cerniwey, City Manager presented the information.

Councilmember Palmer moved to approve reappointment of John Perrie and Dan Witkowski to the Affordable Housing Commission. **Motion Approved 7-0**

7. Public Comment on Non-agenda Issues

Public Comment was heard by the following citizen:
Pat Kelleher, City resident

8. Business Requiring Public Hearings

9. Introduction and Adoption of Ordinances and Resolutions

- 9.A Ordinance 4977 (Second Reading) 2025 Annual Comprehensive Plan Amendments (Public Comment Opportunity)
Stacey Henderson, Planning Manager, presented information in the staff report.

Public comment on the topic was heard from the following citizens:
Pat Kelleher, City resident
Amber Hoefer, Ellensburg resident & DEI Commission member

Councilmember Goodloe moved to conduct second reading and adoption of Ordinance 4977, 2025 Annual Comprehensive Plan Amendments. **Motion Approved 6-1 (Thompson voted no)**

- 9.B Resolution 2025-32 - Fiscal Year 2026 Pay Plan for Non-Represented Employees (Public Comment Opportunity)
Lisa Young (present remotely), HR Director, presented information in the staff report.

Councilmember Palmer moved to approve Resolution 2025-32 adopting the 2026 fiscal year Pay Plan for Non-Represented employees, including the necessary budget adjustments. **Motion Approved 7-0**

10. Unfinished Business

11. New Business

- 11.A Interlocal Agreement Between the City of Ellensburg and Kittitas County for Flood Insurance Rate Map Updates for Whiskey and Mercer Creeks (Public Comment Opportunity)
Rebecca Springer, Water Resources Manager, Arden Thomas with Kittitas

County Flood Control Zone District, and Dan Carlson, Community Development Director, presented information to Council. Council asked questions of staff.

Councilmember Palmer moved to approve the City Manager's signature on an Interlocal Agreement between the City of Ellensburg and Kittitas County for Flood Insurance Rate Map Updates for Whiskey and Mercer Creeks (as attached, or in substantially similar form). **Motion Approved 7-0**

- 11.B Interlocal Agreement between Kittitas County and the City of Ellensburg for Pooling of Opioid Funds Resulting from the Settlement of Claims Against Pharmaceutical Supply Chain Participants (Public Comment Opportunity)
Heidi Behrends Cerniwey, City Manager, presented information in the staff report. Council asked questions of staff.

Councilmember Palmer moved to approve the Interlocal Agreement between Kittitas County and the City of Ellensburg for Pooling of Opioid Funds Resulting from the Settlement of Claims Against Pharmaceutical Supply Chain Participants and necessary budget adjustments and authorize the City Manager to execute the agreement. **Motion Approved 7-0**

- 11.C Notice of Intent to Commence Annexation Proceedings for Parcel 631033 Located at 1830 Hwy 97 (Public Comment Opportunity)
Mark Rud, Associate Planner, presented information in the staff report.

Councilmember Palmer moved to approve the notice of intent to commence annexation proceedings, set annexation area as shown on the attached map, set simultaneous adoption of zoning as provided for in this agenda report, and the City shall require the assumption of all or of any portion of existing city or town indebtedness by the area to be annexed. **Motion Approved 7-0**

12. Miscellaneous

- 12.A Manager's Report (No Public Comment)

The City Manager reviewed the report. City facility holiday hours were announced.

An Executive Session would be held per RCW 42.30.140(4)(B) and was anticipated to last 10 minutes. No action would be taken.

- 12.B Councilmembers' Reports (No Public Comment)

- Councilmember Lillquist attended a County Airport Advisory Committee meeting and a Checkerboard Partnership meeting
- Councilmember Goodloe attended a DEI Commission meeting
- Councilmember Beauchamp attended Library Board
- Councilmember Palmer reported on Affordable Housing
- Councilmember Miller attended Planning Commission
- Mayor Elliott reported on KCCOG, and attended a County Developmental Disabilities Advisory Committee meeting

13. Executive Session

13.A CLOSED SESSION - RCW 42.30.140(4)(B) The OPMA does not apply to that portion of a meeting during which the governing body is planning or adopting the strategy or position to be taken by the governing body during the course of any collective bargaining negotiations, or grievance or mediation proceedings, or reviewing the proposals made in the negotiations or proceedings while in progress.

Council recessed to Executive Session at 8:33 pm.

Council reconvened at 8:39 pm

14. Adjournment

Meeting adjourned at 8:39 pm



Mayor

ATTEST: 

City Clerk

P25-136



Petition For Annexation

RECEIVED
JAN 23 2026
COMMUNITY DEVELOPMENT

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. Exhibit "A" includes the full legal description(s) of each property proposed to be annexed.

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 12/15/2025.

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

5305 50

the City of Ellensburg, and (3) Adoption of the City of Ellensburg Comprehensive Zoning Plan.

 P.O. Box 924 Ellensburg WA 98926
OWNER'S SIGNATURE ADDRESS

Brandon Drexler 1/23/2026
PRINTED NAME DATE SIGNED

➤  1930 Umpquom Rd, Ellensburg, WA 98926
OWNER'S SIGNATURE ADDRESS

BRYAN NELSON 1/23/2026
PRINTED NAME DATE SIGNED

➤ _____
OWNER'S SIGNATURE ADDRESS

_____ DATE SIGNED

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OWNER'S SIGNATURE ADDRESS

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OWNER'S SIGNATURE ADDRESS

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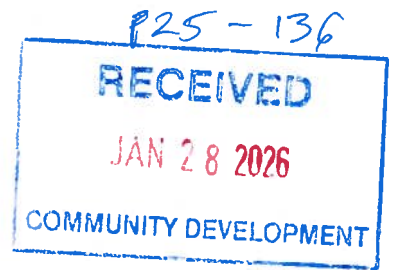


EXHIBIT A

1830 HWY 97, ELLENSBURG, WA

TAX PARCEL NO. 631033

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN COUNTY OF KITTITAS, STATE OF WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE WEST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 973.8 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 9 DEGREES 38' EAST, 785.94 FEET TO THE SOUTH BOUNDARY OF THE RIGHT OF WAY OF THE BURLINGTON NORTHERN RAILROAD; THENCE NORTH 47 DEGREES 58' WEST, 75.00 FEET; THENCE SOUTH 42 DEGREES 02' WEST, 25.00 FEET; THENCE NORTH 47 DEGREES 58' WEST, 507.64 FEET TO THE EAST RIGHT OF WAY LINE OF THE DESMOND ROAD; THENCE SOUTH 2 DEGREES 58.40' EAST ALONG SAID RIGHT OF WAY, 942.94 FEET; THENCE SOUTH 1 DEGREE 33'20" WEST ALONG SAID RIGHT OF WAY, 205.23 FEET; THENCE EAST 273.70 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE RIGHT OF WAY OF THE BURLINGTON NORTHERN RAILROAD.

END OF EXHIBIT A

P25-136

RECEIVED

JAN 28 2026

COMMUNITY DEVELOPMENT

EXHIBIT B

1830 HWY 97, ELLENSBURG, WA
TAX PARCEL NO. 631033

21
28

C/L HWY 97
(WF LINE)

TPN 631033

C/L BNSF RAILROAD

C/L HWY 10

Mark Rud

From: Mark Rud
Sent: Friday, January 30, 2026 2:36 PM
To: bryan.elliott@co.kittitas.wa.us
Subject: Certification of Petition for Annexation - Parcel 631033
Attachments: P25-136 Annexation - Revised Petition.pdf; P25-136 Annexation - Exhibit A Legal.pdf; P25-136 Annexation - Exhibit B Diagram.pdf; Ellensburg City Council Minutes 12.15.2025.pdf

Good afternoon, Mr. Elliott. Attached find a Petition for Annexation to the City of Ellensburg for Kittitas County Parcel ID 631033, a 7.86-acre parcel at 1830 Hwy 97. I have also attached signed Minutes from the City Council’s December 15, 2025 meeting approving commencement of annexation proceedings – see Page 3, Item 11.C.

This is submitted to the Kittitas County Auditor’s office for sufficiency certification pursuant to RCW 35A.01.040(4).

Let me know if you have any questions or need additional information.

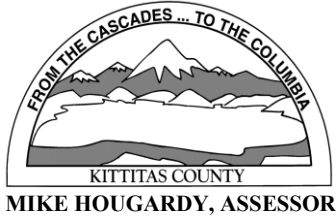
Best,

Mark Rud (*he/him/his*) | **Associate Planner**
(509) 962-7235 | rudm@ellensburgwa.gov
501 N. Anderson St, Ellensburg, WA 98926



Confidentiality Notice: This e-mail may contain confidential and privileged information. If you have received this message by mistake, please notify me immediately by replying to this message or telephoning me, and do not review, disclose, copy or distribute.

Advisory: Please be advised the City of Ellensburg is required to comply with the Public Records Act, Chapter 42.56 RCW. This act establishes a strong state mandate in favor of disclosure of public records. Therefore, the information you submit to the City via email, including personal information, may ultimately be subject to disclosure as a public record.



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 3, 2026

City of Ellensburg
Community Development Department
501 N Anderson St
Ellensburg WA 989256

RE: Proposed Annexation Petition, P25-136
Parcels: 631033

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, P25-136 received by this office 2/2/2026 have been verified regarding legal description and corresponding owner of record.

If you have any questions, please contact Haley Mercer at 509-962-7633
haley.mercer@co.kittitas.wa.us.

Sincerely,

Mike Hougardy
Kittitas County Assessor

Sent via email to:
Mark Rud rudm@ellensburgwa.gov



COMMUNITY DEVELOPMENT DEPARTMENT

501 N. Anderson St., Ellensburg WA 98926
 Land Use Permitting (509) 962-7231 Construction Permitting (509) 962-7239
 comdev@ci.ellensburg.wa.us permits@ci.ellensburg.wa.us

AFFIDAVIT OF POSTING

Per RCW 35A.14.130 and Ellensburg City Code 15.220.050, Petitioners for Annexation are required to have notice boards posted at no fewer than three (3) public places within the territory proposed for annexation. Per ECC 15.220.050, 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. Three (3) signs shall be posted on the property along its frontage with the SR-97 right-of-way in separate locations.
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.

DATE: March 5, 2026	PLANNER: Mark Rud, Associate Planner
PROJECT NAME AND SUMMARY: D&N Development LLC Petition for Annexation	FILE NUMBER: P25-136

PLEASE COMPLETE THE FOLLOWING:

I, BRANDON DREXLER, 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 sign(s) must be posted no later than March 12, 2026 and remain posted until the ending of the appeal period on the final decision by the City Council. **Failure to post the site by March 12, 2026, or to return this form and photographs to Community Development by March 19, 2026, will result in re-issuing the notices for the project.**

Brandon Drexler
 Signature

March 10th, 2026

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



LAND USE ACTION

NOTICE OF PUBLIC HEARINGS FOR AN ANNEXATION PETITION AND ZONING

The City of Ellensburg has received a Petition for Annexation (P25-126) - submitted by Brandon Greiner and Bryan Moser of property owner DM Development LLC. The proposed 7.8-acre parcel is located at 1430 Highway 81, Parcel ID # 01103, just north of the Lewis County Transfer Station and within the unincorporated Union Growth Area. Consistent with the Ellensburg Comprehensive Plan and Ellensburg City Code (ECC) 15.200.010, upon annexation the parcel would be zoned Light Industrial (LI).

Notice is hereby given that the Ellensburg Planning Commission will hold an Open Record Public Hearing during its regular meeting to provide a recommendation on the Petition on Thursday, March 15, 2018 at 10:00 AM at Ellensburg City Hall, 301 N. Appleton St., Room 302, more information is also available via Zoom: <https://zoom.us/j/333299977> (Meeting ID: 333299977; Meeting Password: 1111).

Notice is also hereby given that the Ellensburg City Council will hold two separate Open Record Public Hearings on the Petition and Zoning during subsequent regular meetings, tentatively on Monday, April 9, 2018 at 7:00am, and on Monday May 14, 2018 at 7:00am, both at Ellensburg City Hall, more participation information will be published in interactive meeting agendas prior to the Council meetings, at <http://www.ellensburgwa.gov/1166-Agenda-Book>.

For the Planning Commission hearing on Thursday, March 15, 2018 written comments may be submitted by mail, email, or hand delivered to the City Clerk, 301 N. Appleton St., Ellensburg, WA 98926. For City Council, written comments must be received by 5:00 PM on Monday, April 9, 2018, and on Monday May 14, 2018 at 7:00am, and by 5:00 PM on Wednesday, May 16, 2018 for the May 16, 2018 hearing. Written comments may be obtained at online at www.ellensburgwa.gov/1166-Agenda-Book or by email at communitydevelopment@ellensburgwa.gov (P.O. Box 1000, Ellensburg, WA 98926).

Staff Contact: Mark Ruff, Associate Planner, markruff@ellensburgwa.gov, (509) 962-7229
 Mailing Address: Community Development Dept., 501 S. Anderson St., Ellensburg, WA 98926



**CITY OF ELLENSBURG
NOTICE OF ANNEXATION PETITION & RESCHEDULED PUBLIC HEARINGS**

Notice is hereby given that the City of Ellensburg has received a Petition for Annexation requiring public hearings. You are invited to comment on this proposal. This revised Notice being published to reschedule the Planning Commission hearing on this matter to Thursday, March 26, 2026 at 5:45pm. All other information contained in a previous notice published February 26, 2026 is the same.

Date of Petition: January 28, 2026

Certification of Sufficiency: February 3, 2026

Public Notice of Petition and Hearings: February 26, 2026

Notice of Rescheduled Planning Commission Hearing: March 7, 2026

Comment Due Dates: SEE BELOW

Planning Commission Recommendation: March 26, 2025 at 5:45pm

City Council Decision: Monday, April 6, 2026 at 7:00pm, AND Monday, May 18, 2026 at 7:00pm

Annexation Location: 1830 Highway 97, Parcel ID # 631033 (7.86 acres)

Petitioners: Brandon Drexler and Bryan Nelson of property owner D&N Development LLC

Petition Description: P25-136; Petitioners seek annexation of the property under the direct petition method authorized by Chapter 35A.14, RCW. The unplatted parcel is located just north of the Lower County Transfer Station and within the City of Ellensburg's unincorporated Urban Growth Area. Consistent with the Ellensburg Comprehensive Plan and Ellensburg City Code (ECC) 15.360.010, upon annexation the parcel would be zoned Light Industrial (I-L).

Notice is hereby given that the Ellensburg Planning Commission will hold an Open Record Public Hearing during a regular meeting to provide a recommendation on the Petition on Thursday, March 26, 2026 at 5:45pm, held in a hybrid format both in-person at Ellensburg City Hall (501 N Anderson St) and with virtual participation options via Zoom using this link: <https://us02web.zoom.us/j/85333999074?pwd=oDCRa8zmp3cQfztbLAJ9cdK0keN6Na.1> Meeting ID: 853 3399 9074 / Passcode: 707763

Notice is also hereby given that the Ellensburg City Council will hold two separate Open Record Public Hearings on the Petition and Zoning during subsequent regular meetings, tentatively on Monday, April 6, 2026 at 7:00pm, and on Monday, May 18, 2026 at 7:00pm, both at Ellensburg City Hall. Remote meeting participation is available, and information will be published to interactive meeting agendas prior to the Council meetings, at <https://ci.ellensburg.wa.us/1184/Agendas-Minutes>.

Written comments for the March 26, 2026 Planning Commission Hearing must be received

by mail, email, or hand delivery by 5:00pm on Thursday, March 19, 2026. For City Council, written comments must be received by 5:00pm on Wednesday, March 25, 2026 for the April 6, 2026 Hearing; and by 5:00pm on Wednesday, May 6, 2026 for the May 18, 2026 Hearing.

Petition documents can be obtained from the Community Development Department upon request, and are also available online at <https://www.ci.ellensburg.wa.us/623/Public-NoticesCurrent-Projects>.

Staff contact: Mark Rud, Associate Planner, rudm@ellensburgwa.gov, (509) 962-7235

Mailing & Physical Address: Community Development Dept., 501 N Anderson St, Ellensburg, WA 98926

Please Publish: **Saturday, March 7, 2026**



COMMUNITY DEVELOPMENT DEPARTMENT
501 N. Anderson St., Ellensburg WA 98926
(509) 962-7231 comdev@ci.ellensburg.wa.us

NOTICE OF ANNEXATION PETITION & PUBLIC HEARINGS (Rescheduled)

Notice is hereby given that the City of Ellensburg has received a Petition for Annexation requiring public hearings that may be of interest to you. You are invited to comment on this proposal. **This revised Notice being sent solely to reschedule the Planning Commission hearing on this matter to Thursday, March 26, 2026 at 5:45pm. All other information contained in a previous notice (dated February 26, 2026) is the same.**

Date of Petition: January 28, 2026

Certification of Sufficiency: February 3, 2026

Public Notice of Petition and Hearings: February 26, 2026

Notice of Rescheduled Planning Commission Hearing: March 6, 2026

Comments Due Date: March 19, 2026 at 5:00pm / March 25, 2026 at 5:00pm / May 6, 2026 at 5:00pm (see below)

Planning Commission Recommendation: Thursday, March 26, 2026 at 5:45pm – City Hall & Zoom (info below)

City Council Decision (Tentative): Monday, April 6, 2026 at 7:00pm, AND Monday, May 18, 2026 at 7:00pm – City Hall & Zoom (info below)

Petition Description: P25-136 – D&N Development LLC Annexation

Annexation Location: 1830 Highway 97, Parcel # 631033 (7.86 acres)

Petitioners: Brandon Drexler and Bryan Nelson of property owner D&N Development LLC

Overview: Petitioners seek annexation of the property under the direct petition method authorized by Chapter 35A.14, RCW. The unplatted parcel is located just north of the Lower County Transfer Station and within the City of Ellensburg's unincorporated Urban Growth Area. Consistent with the Ellensburg Comprehensive Plan and Ellensburg City Code (ECC) 15.360.010, upon annexation the parcel would be zoned Light Industrial (I-L).

Notice is hereby given that the Ellensburg Planning Commission will hold an Open Record Public Hearing during its regular meeting to provide a recommendation on the Petition on Thursday, March 26, 2026 at 5:45pm, held in a hybrid format both in-person at Ellensburg City Hall (501 N Anderson St) and with virtual participation options via Zoom using this link: <https://us02web.zoom.us/j/85333999074?pwd=oDCRa8zmp3cQfztbLAJ9cdK0keN6Na.1> Meeting ID: 853 3399 9074 / Passcode: 707763

Notice is also hereby given that the Ellensburg City Council will hold two separate Open Record Public Hearings on the Petition and Zoning during subsequent regular meetings, tentatively on Monday, April 6, 2026 at 7:00pm, and on Monday, May 18, 2026 at 7:00pm, both at Ellensburg City Hall. Remote meeting participation is available, and information will be published to interactive meeting agendas prior to the Council meetings, at <https://ci.ellensburg.wa.us/1184/Agendas-Minutes>.

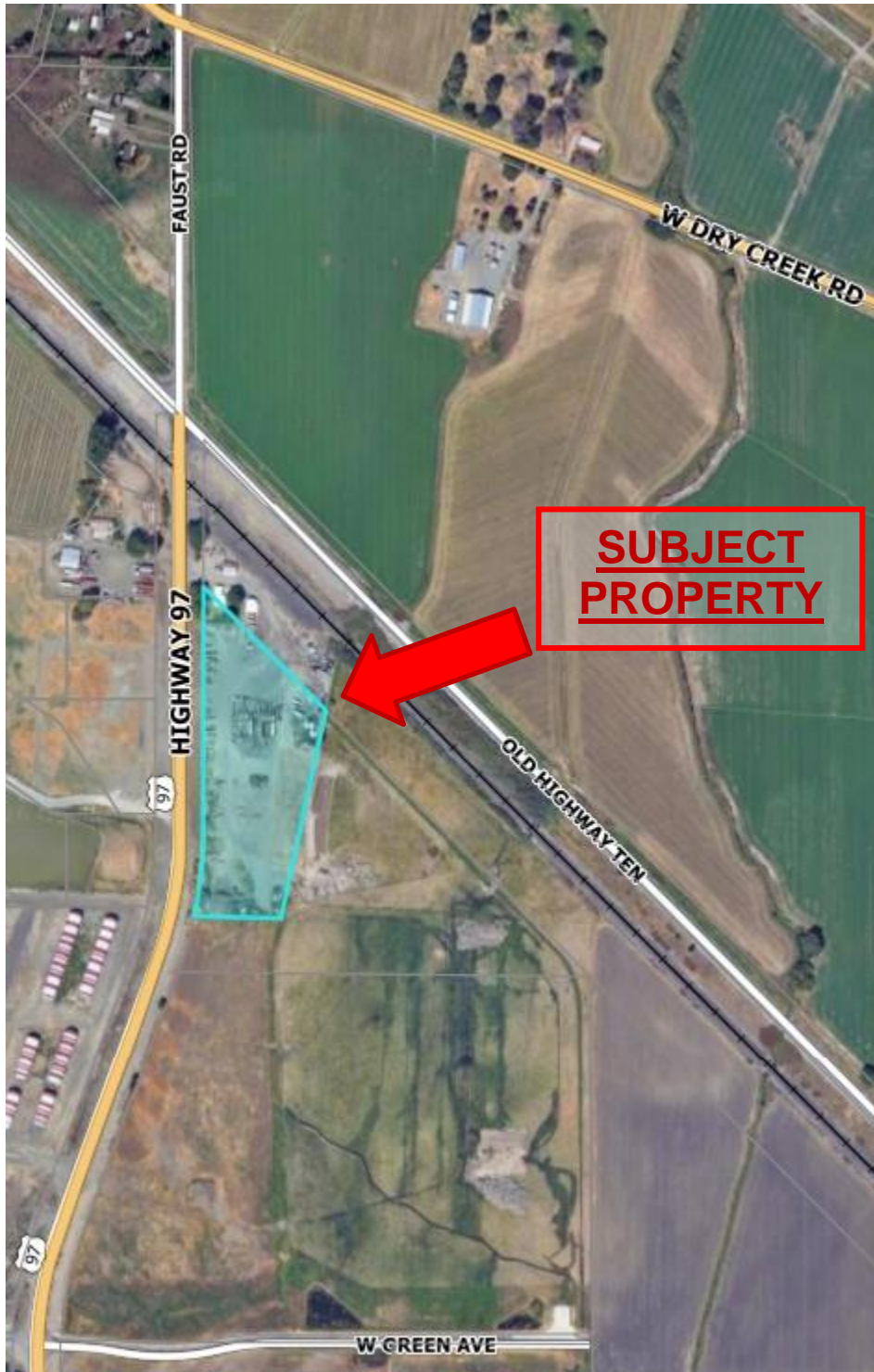
Written comments for the March 26, 2026 Planning Commission Hearing must be received by mail, email, or hand delivery by 5:00pm on Thursday, March 19, 2026. For City Council, written comments must be received by 5:00pm on Wednesday, March 25, 2026 for the April 6, 2026 Hearing; and by 5:00pm on Wednesday, May 6, 2026 for the May 18, 2026 Hearing.

Petition documents can be obtained from the Community Development Department upon request, and are also available online at <https://www.ci.ellensburg.wa.us/623/Public-NoticesCurrent-Projects>.

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

Mailing & Physical Address: Community Development Dept., 501 N Anderson St, Ellensburg, WA 98926




Vicinity Map

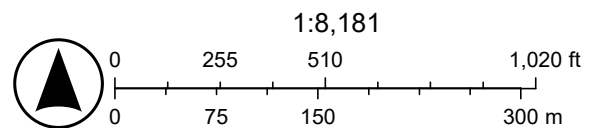


Ellensburg City Limits and Urban Growth Area



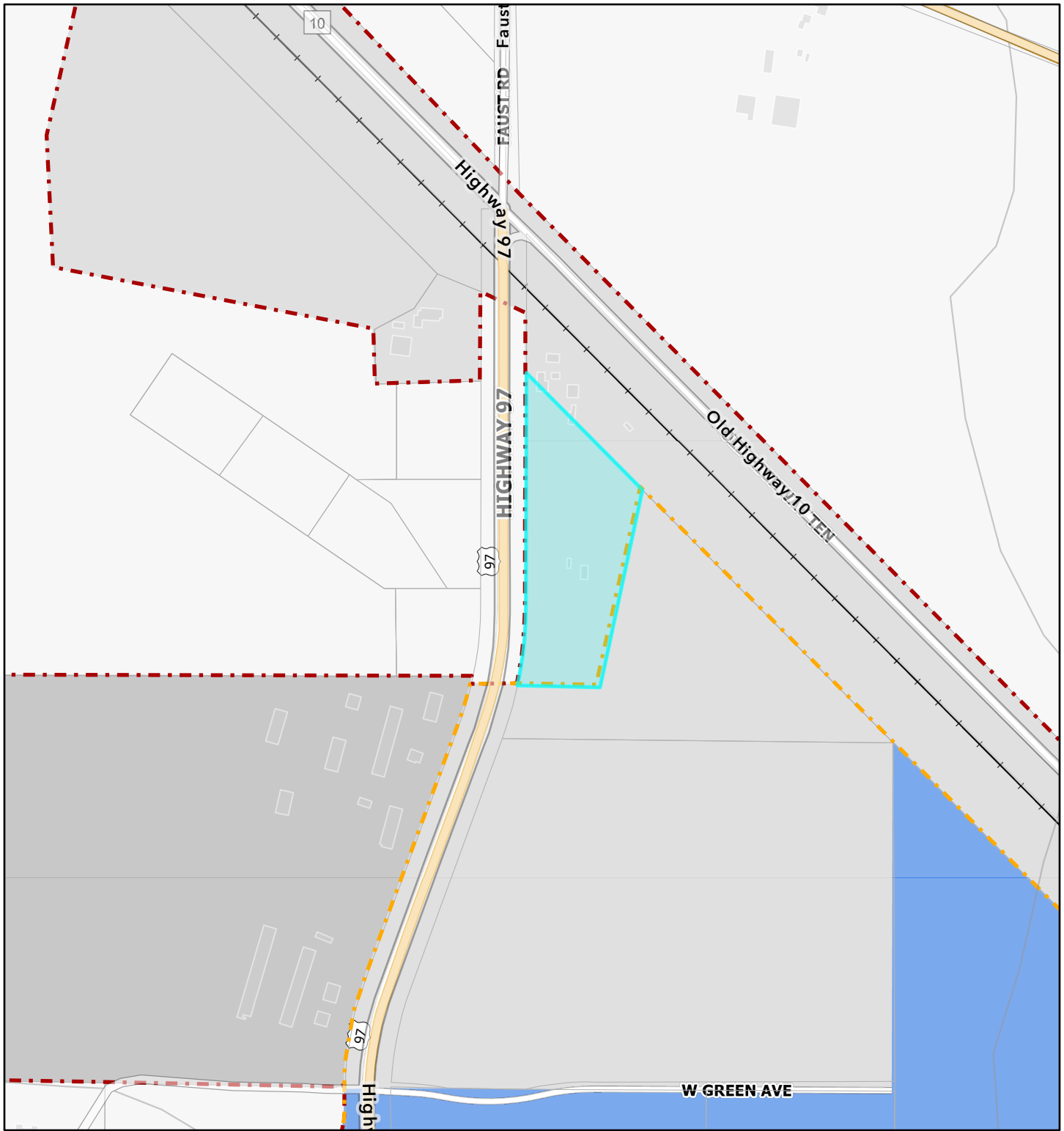
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-  Urban Growth Area
-  Tax Parcel Query (COMPAS)
-  Railroad



Google Maps

Future Land Use Map

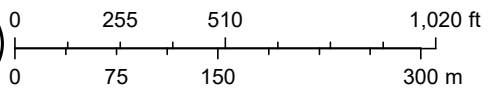


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- Urban Growth Area
- Tax Parcel Query (COMPAS)
- Railroad

Land Use Designations

- Community mixed use
- Light industrial
- Heavy industrial



1:8,181

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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)