

**AGENDA
ELLENSBURG PLANNING COMMISSION
PUBLIC HEARING**

June 8, 2023, 5:45 pm

Hybrid Meeting In-person and via Zoom



Members of the public who wish to participate in this meeting may do so either in person or remotely via video conferencing by following this link:

<https://us02web.zoom.us/j/86835256115?pwd=Nm9RVGdDYWpGd3ZEdlIHRmREb0V0dz09>

Meeting ID: 868 3525 6115

347244

**AGENDA OF THE REGULAR MEETING OF THE
ELLENSBURG PLANNING COMMISSION**

June 8, 2023, 5:45 pm

**Hybrid Meeting
City Council Conference Room
City Hall, 501 N. Anderson St.
Ellensburg, WA 98926**

**OR
Zoom (Preferred)**

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES

- a. Minutes of May 11, 2023, Planning Commission Meeting

5. NEW BUSINESS

- a. Public Hearing for Annexation Request P23-022 MTA Holdings
- b. Public Hearing for Annexation Request P23-018 Solar Dolar

6. OLD BUSINESS

7. CITIZEN COMMENT

8. STAFF UPDATE/DISCUSSION ITEMS

9. COMMISSION REPRESENTATIVE UPDATE

10. ADJOURNMENT



For more information on the Planning Commission, contact the Department of Community Development at 509-962-7232 or e-mail address:
aylingj@ci.ellensburg.wa.us

The City of Ellensburg strives to make our services, programs, and activities readily accessible and usable by individuals with disabilities. Reasonable accommodations will be made upon request. Please furnish the ADA Coordinator with your request in sufficient time for the City to provide a reasonable accommodation.



CITY OF ELLENSBURG

Date of Meeting

Time of Meeting

Place of Meeting

Minutes Planning Commission, Regular Meeting

May 11, 2023

5:45 PM

Council Conference Rm 501 North Anderson Street

Ellensburg, WA 98926

And remotely via Zoom

1. Call to Order

Chair Padjen called the meeting to order at 5:50 p.m.

2. Roll Call

Roll Call Present In-Person: George Bottcher, Ed Harrel, Fred Padjen, Delano Palmer, Sathy Rajendran

Roll Call Present-Via Zoom: Sigrid Davison

Absent: Geraldine O'Mahony

Also Present: Jeremy Johnston, Community Development Planning Manager, Kathy Boots, Planning Technician

Also, Present Via Zoom: Rich Elliott

3. Approval of Agenda

Commissioner Harrel moved to Approve the Agenda. **Motion Passed 6-0.**

4. Approval of the Minutes

A. Minutes of the March 9, 2023, Planning Commission Meeting

Commissioner Rajendran made a motion to approve the minutes from March 9, 2023. **Motion Passed 6-0.**

5. New Business

A. Staff Introduction

B. OPMA Refresher

Johnston reviewed the OPMA criteria which is mandatory.

6. Old Business

None

7. Citizen Comment

None

8. Staff update/Discussion Items

A. HB 1110

House Bill 1110 does not apply to the City of Ellensburg due to its population.

A. Housing Action Plan Implementation

Johnston stated that the \$75,000 grant from the Department of Commerce will not be obtained. There is not enough time to meet the requirements of the deliverables. He would like to apply in 2023 if the grant becomes available. Johnston stated that the Affordable Housing Commission will look for innovative approaches, ordinances, or incentives to increase affordable housing. Those items will then be presented to the Planning Commission for refinement. He would like the Affordable Housing Commission to work in conjunction with the Planning Commission. Developers and the public would give input. Elliott stated there needs to be more flexibility by having multi-family in all zones as it may eventually become.

9. Commission Representative Update

None

10. Adjournment

Chairman Padjen adjourned the meeting at 6:43 p.m.

Next meeting June 8, 2023, 5:45 p.m. Palmer will be absent at the next meeting.



COMMUNITY DEVELOPMENT DEPARTMENT
501 North Anderson Street, Ellensburg WA 98926

AGENDA REPORT

To: Planning Commission

THRU: Charles Doan, Community Development Interim Director

FROM: Jeremy Johnston, Planning Manager

DATE: June 8, 2023

RE: Public Hearing to Consider Annexation request file number P23-022 for
Parcels 12364, 448533, 13144, 525136, 548633, 956844, 558633,
136833, 688633, 668633, 858633, 658633, 538633, 086833, 096833,
296833, 838633, 848633, 408533, 428533, 418533, 438533, 728633, and
718633 located at Umptanum Road and Anderson Road (legislative)

SUMMARY: A notice of intent to commence annexation was received by the Community Development Department to consider annexation of parcels 12364, 448533, 13144, 525136, 548633, 956844, 558633, 136833, 688633, 668633, 858633, 658633, and 538633. To avoid creating unnecessary unincorporated islands within the Ellensburg UGA, Community Development staff added the following parcels to the annexation proposal: 086833, 096833, 296833, 838633, 848633, 408533, 428533, 418533, 438533, 728633, and 718633.

All of the parcels listed are located off of Umptanum Road and Anderson Road near Interstate 90. The notice of intent included 13 parcels all under ownership of one landowner, MTA Holdings. To avoid the creation of unincorporated islands, Community Development staff added 11 adjacent parcels to the proposed annexation area. The final proposal includes twenty-four parcels with multiple property owners. The thirteen (13) original parcels proposed for annexation and owned by the applicant represent more than 87% of the total assessed valuation of the twenty-four (24) parcels. This exceeds the 60% valuation requirement under RCW 35A.14.120.

The initial meeting with Council was held on March 20, 2023, 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; and require the assumption of existing City indebtedness by the area.

After Council's determination to accept the annexation proposal a petition for annexation was filed with the Kittitas County Assessor. On April 26, 2023, the Assessor

determined the petition for annexation to be sufficient with regard to legal description and corresponding owner of record (Exhibit 4).

BACKGROUND: The original 13 parcels included in the petition for annexation are owned by MTA Holdings and include lands utilized for Anderson Hay & Grain Co Inc for business purposes as well as some undeveloped parcels. The 11 parcels added to the annexation area include; 1 undeveloped parcel owned by the City of Ellensburg, 1 parcel owned by Jerel Brown with a single family residence, 1 parcel owned by Marlin Dykman containing a duplex, 2 parcels owned by Charles Fischer each with a single family residence, and 6 parcels owned by Les Bonke including one residence and several appurtenant and storage structures located on the other parcels. Community Development sent notification letters to all property owners once the annexation boundary was established by City Council on March 20, 2023. None of the parcels proposed to be annexed are connected to City Utilities nor do they have Utility Extension Agreements. All of these parcels are located north of Umptanum Road just east of I-90. A map of the parcels proposed to be annexed is attached to this report as Exhibit 1. Per Ellensburg City Code, annexation requests are a Type V process and therefore require a public hearing before the Planning Commission to make a recommendation, with the City Council as the final decision maker.

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 proposed parcels to be annexed are not currently served by City utilities nor do any of the properties have Utility Extension Agreements. Once the property is annexed, further development will necessitate connection to City utilities. City utilities are in close proximity to the proposed annexation area and would be available to service the parcels should the annexation request be approved. Upon annexation, further development would be required to meet the Ellensburg Public Works Standards, the Ellensburg Land Development Code standards, and fire code requirements.

The parcels are bordered by City limits on the north and west sides, property which is zoned Light Industrial (I-L). Land to the south and east is unincorporated property, and is zoned by Kittitas County as Industrial. Annexation of this parcel would be a logical extension of the City.

Staff recommends Light Industrial (L-I) zoning for the parcels proposed to be annexed. These parcels are designated in the City of Ellensburg's Future Land Use Map as Industrial and Industrial Residential in the Comprehensive Plan (Exhibit 2), ECC 15.300.050(c)(6) prescribes zoning of Light Industrial for these Future Land Use designations.

FISCAL IMPACT: No fiscal impact at this time.

RECOMMENDATIONS: Forward a recommendation to City Council to adopt an ordinance annexing parcels 12364, 448533, 13144, 525136, 548633, 956844, 558633, 136833, 688633, 668633, 858633, 658633, 538633, 086833, 096833, 296833, 838633, 848633, 408533, 428533, 418533, 438533, 728633, and 718633 located at Umptanum Road and Anderson Road and simultaneous adoption of Light Industrial zoning.

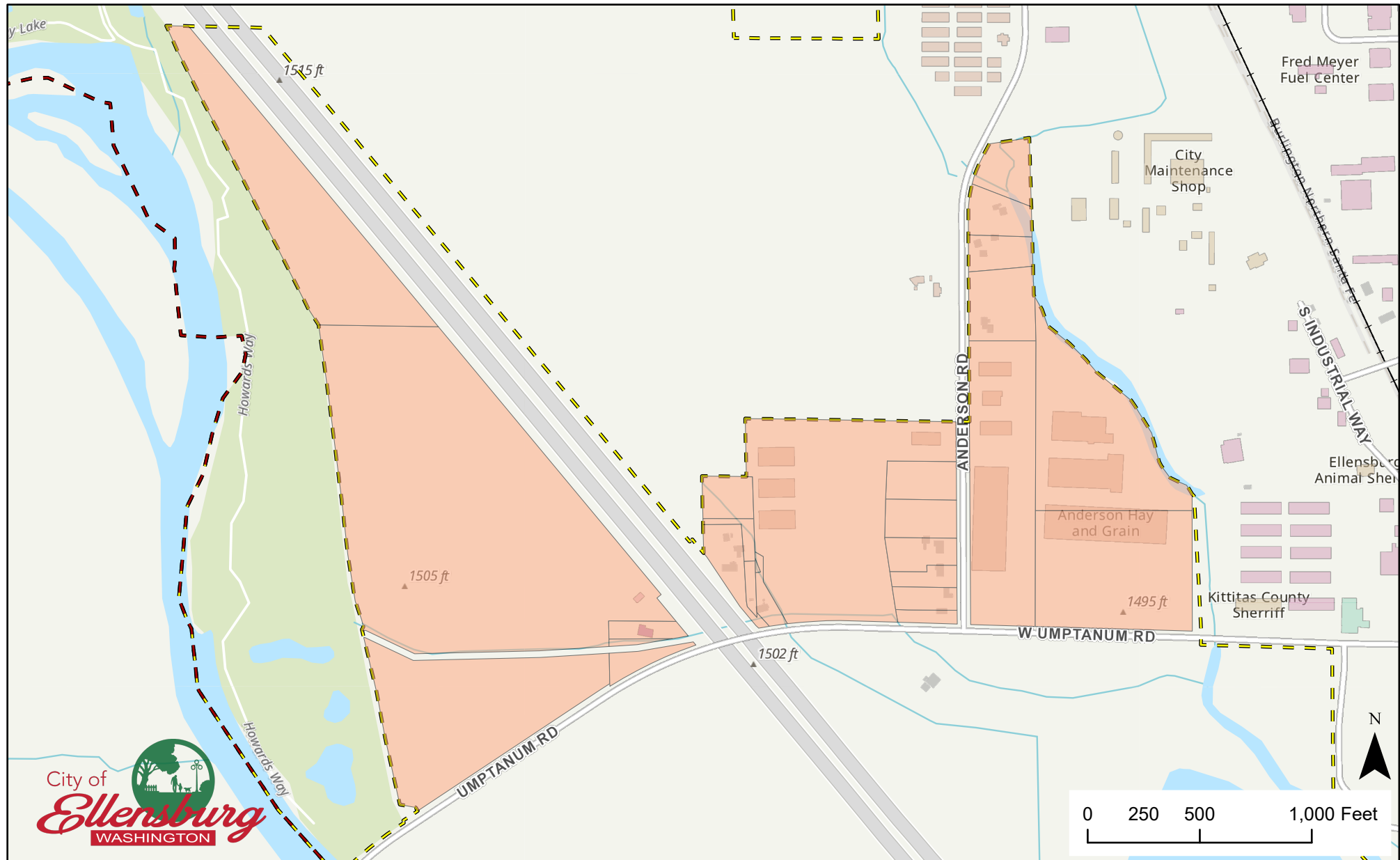
EXHIBITS:

1. Map of proposed annexation area
2. Future Land Use Designation Map
3. Signed Petition to Annex
4. Kittitas County Assessor Determination of Sufficiency
5. Affidavit of Publication of Legal Notice for Planning Commission Public Hearing
6. 300 foot buffer mailing
7. Affidavit of posting Land Use Action sign and photos of Land Use Action sign

ATTACHMENT

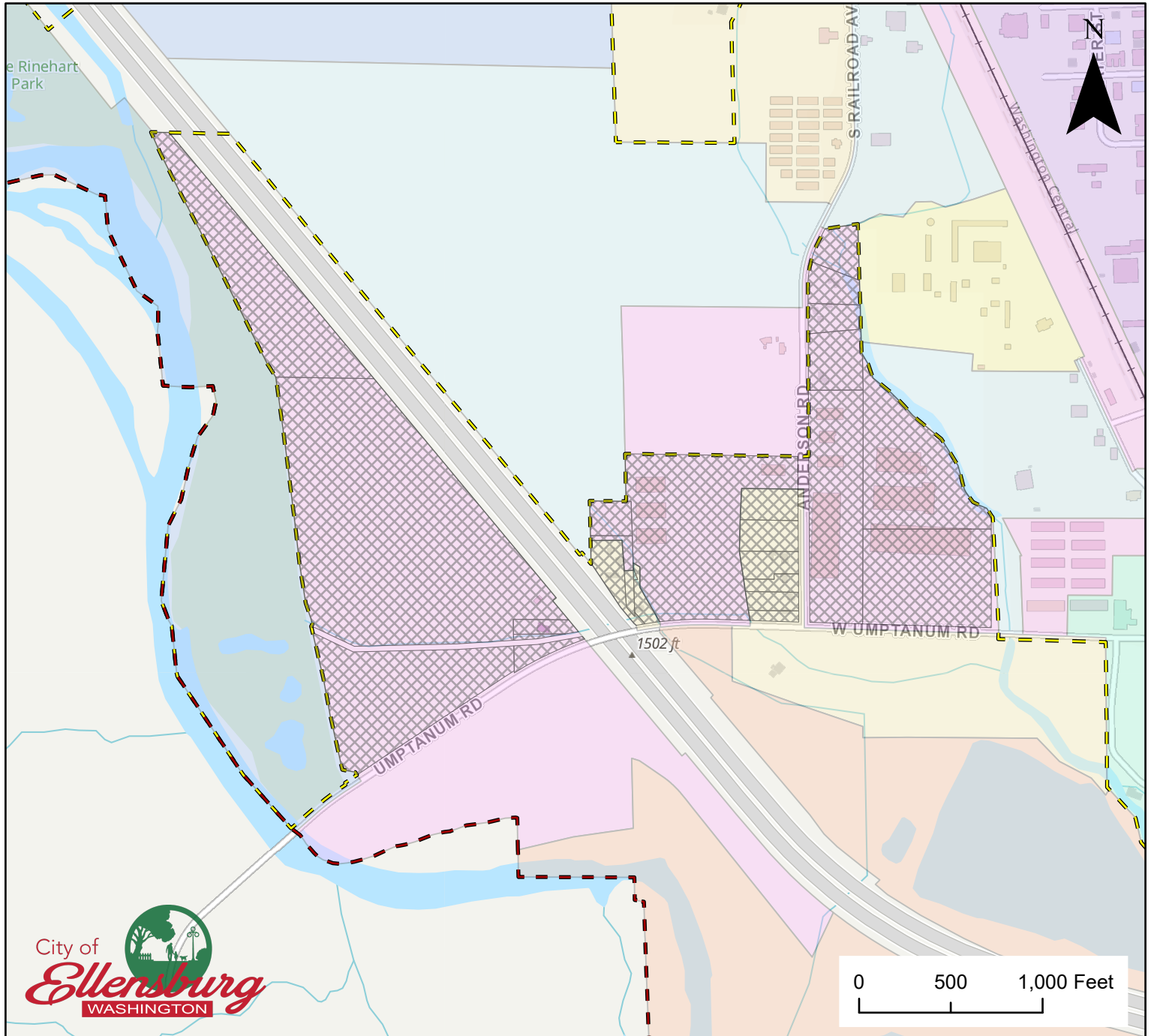
Draft Ordinance

Proposed Map of Annexation Area



- | | |
|--|--|
|  Urban_Growth_Area |  Road |
|  CityLimits |  Major Arterial |
|  Proposed Parcels |  Railroad |

Future Land Use



Parcels

Urban_Growth_Area

CityLimits

Major Arterials

Road

Major Arterial

Railroad

Land Use

Blended residential neighborhood

Community mixed use

General commercial and services

Heavy industrial

Industrial residential

Light industrial

Mixed business park

Neighborhood commercial

Neighborhood mixed use

Open space (pvt/non-city owned)

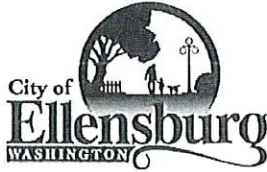
Parks and open space

Public/institutional

Residential neighborhood

Urban center

Urban neighborhood



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 March 20, 2023

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 99, Ellensburg WA 98926

ADDRESS

Mark T. Anderson

PRINTED NAME

2/21/2023

DATE SIGNED

>

OWNER'S SIGNATURE

ADDRESS

PRINTED NAME

DATE SIGNED

>

OWNER'S SIGNATURE

ADDRESS

PRINTED NAME

DATE SIGNED

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OWNER'S SIGNATURE

ADDRESS

PRINTED NAME

DATE SIGNED

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OWNER'S SIGNATURE

ADDRESS

PRINTED NAME

DATE SIGNED

EXHIBIT A: Proposed Annexation Area – Parcel #'s 12364, 448533, 13144, 525136, 548633, 956844, 558633, 136833, 688633, 668633, 858633, 658633, 538633, 086833, 096833, 296833, 838633, 848633, 408533, 428533, 418533, 438533, 728633, 718633

The following corrected information describes the proposed annexation area as affirmed by Ellensburg City Council on March 20, 2023.

Parcel Number:	12364
Acres:	7.66
Legal Description:	ACRES 7.66, CD. 7955-1; SEC. 3, TWP. 17, RGE. 18, PTN. S ½ SE ¼ LYING SWLY OF I-90
Parcel Number:	448533
Acres:	51.17
Legal Description:	ACRES 51.17, CD. 8075; SEC. 10, TWP. 17, RGE. 18; PTN NW ¼ NE ¼ ; NE ¼ TAX #7, 8, & PTN 9 LESS .26 RD R/W; NE ¼ PTN TAX #1 & 2; LESS 9.70 @ INTERSTATE 90; LESS .26 @ CO RD
Parcel Number:	13144
Acres:	.73
Legal Description:	Acres .73. CS/ 8075-3; SEC. 10, TWP. 17, RGE. 18; PTN NE ¼ PTN TAX #1 & 2 (MUST BE SOLD WITH PARCEL 17-18-10010-0024)
Parcel Number:	525136
Acres:	1.53
Legal Description:	Acres 1.53, CD. 8075-1; PTN SE ¼ NE ¼ LYING NLY DAMMAN RD (MUST BE SOLD WITH PARCEL 17-18-10010-00026) SEC. 10, TWP. 17, RGE. 18
Parcel Number:	548633
Acres:	8.2
Legal Description:	Acres 8.2, CD. 8152; SEC. 11; TWP. 17; RGE. 18; NW ¼ TAX NO. 6

Parcel Number: 956844
Acres: 7.84
Legal Description: Acres 7.84; PTN SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SEC 2 & PTN NE $\frac{1}{4}$ NW $\frac{1}{4}$ SEC 11, T17R18; SEC 11, TWP 17, RGE 18

Parcel Number: 558633
Acres: 9.25
Legal Description: Acres 9.25; CD. 8149; PTN NE $\frac{1}{4}$ NW $\frac{1}{4}$; SECT 11, TWP 17, RGE 18

Parcel Number: 136833
Acres: 1.86
Legal Description: Acres 1.86, CD. 7898; SEC. 2; TWP. 17; RGE. 18; SW $\frac{1}{4}$ TAX NO. 32 (OUT OF TAX 11)

Parcel Number: 688633
Acres: 13.42
Legal Description: Acres 13.42, CD. 8150; SEC. 11, TWP 17, RGE. 18; PTN. NW $\frac{1}{4}$ NW $\frac{1}{4}$

Parcel Number: 668633
Acres: .39
Legal Description: Acres 0.39; CD # 8155; NW $\frac{1}{4}$ TAX NO 10; SEC 11, TWP 17, RGE 18

Parcel Number: 858633
Acres: .67
Legal Description: Acres .67, TEETER SHORT PLAT 78-12 LOT 3; SEC. 11; TWP. 17; RGE 18

Parcel Number: 658633
Acres: 1.25
Legal Description: Acres 1.25, CD. 8158; SEC. 11; TWP. 17; RGE. 18; NW $\frac{1}{4}$ TAX NO. 15 (OUT OF TAX 13)

Parcel Number: 538633
Acres: 1.25
Legal Description: Acres 1.25, CD. 8157; SEC. 11; TWP. 17; RGE. 18; PTN. NW ¼ (TAX 13)

Parcel Number: 086833
Acres: 1.25
Legal Description: ACRES 1.25, CD. 7897; SEC. 2; TWP. 17; RGE. 18; SW ¼ TAX NO. 30 (OUT OF TAX 11)

Parcel Number: 096833
Acres: 1.16
Legal Description: ACRES 1.16, CD. 7888; SEC. 2; TWP. 17; RGE. 18; SW ¼ SW ¼ TAX 36

Parcel Number: 296833
Acres: 1.1
Legal Description: ACRES 1.10, CD # 7887; SEC. 2; TWP. 17; RGE. 18; SW 1/4 SW 1/4 TAX NO. 11

Parcel Number: 838633
Acres: 1.00
Legal Description: ACRES 1.00, TEETER SHORT PLAT 78-12 LOT 1 SEC. 11; TWP. 17; RGE. 18

Parcel Number: 848633
Acres: .60
Legal Description: ACRES .60, TEETER SHORT PLAT 78-12 LOT 2 SEC. 11; TWP. 17; RGE. 18

Parcel Number: 408533
Acres: .80
Legal Description: ACRES .80, CD. 8084; SEC. 10; TWP. 17; RGE. 18; NE ¼ TAX NO. 20

Parcel Number: 428533
Acres: .08
Legal Description: ACRES .08, CD. 8085-A; SEC. 10; TWP. 17; RGE. 18; NE ¼ TX 22 (OUT OF TX 21)

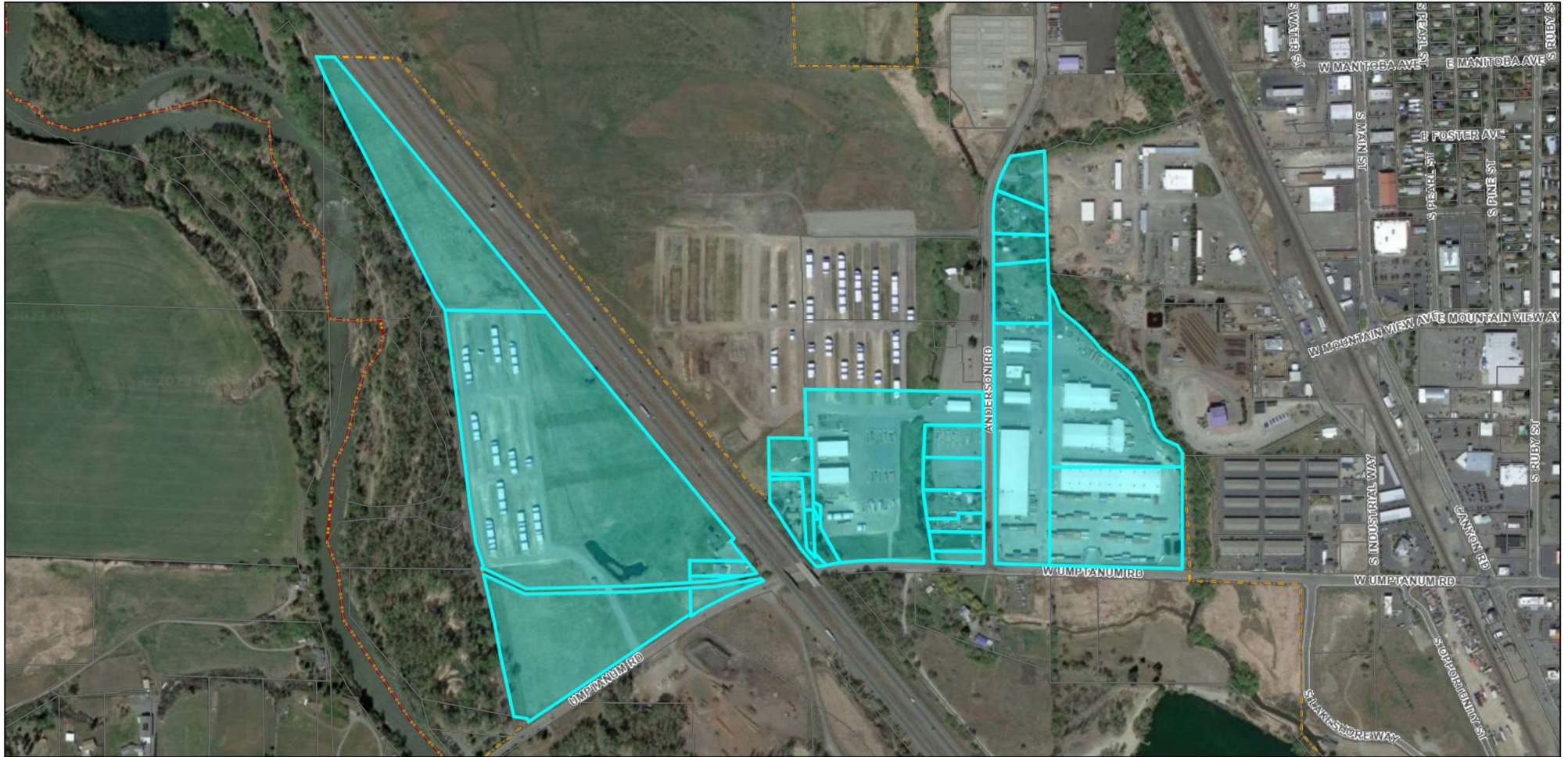
Parcel Number: 418533
Acres: 1.13
Legal Description: ACRES 1.13, CD. 8082; SEC. 10, TWP. 17, RGE. 18; NE ¼ TAX NO. 17; LESS .97 S.R. 90

Parcel Number: 438533
Acres: .16
Legal Description: ACRES .16; CD 8085; SEC 10; TWP 17; RGE 18; NE ¼ TAX NO. 21 LESS TAX 22 LESS .16 S.R. 90

Parcel Number: 728633
Acres: .03
Legal Description: ACRES .03, CD # 8153-1; SEC. 11; TWP. 17; RGE. 18 PTN. NW ¼

Parcel Number: 718633
Acres: .46
Legal Description: ACRES .46, CD. 8153; SEC. 11; TWP. 17; RGE. 18; NW ¼ TAX NO. 7

EXHIBIT B: Map of proposed annexation area

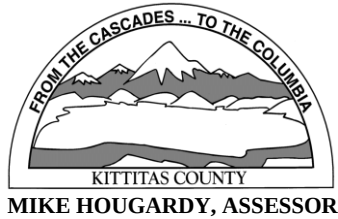


4/11/2023, 1:52:59 PM

 County Parcels
  Major Arterial Road
  Urban Growth Area
  City Limits
  Parcels

1:9,028

Google Maps



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

April 26, 2023

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

RE: Proposed Annexation Petition, P23-022 Anderson

Parcels: 12364, 448533, 13144, 525136, 548633, 956844, 558633, 136833, 688633, 668633, 858633, 658633, 538633, 086833, 096833, 296833, 838633, 848633, 408533, 428533, 418533, 438533, 728633 & 718633

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, P23-022 received by this office April 19th, 2023 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 that reads "Mike Hougardy".

Mike Hougardy
Kittitas County Assessor



ADVERTISING PROOF

401 N Main St,
 Ellensburg, WA 98926
Ph. (509) 204-8250 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
05/19/23	50080

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
375432	NOTICE OF A PUBLIC H	05/24/23	05/24/23	2	\$139.25

Payments:

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

Gross: **\$139.25**
 Paid Amount: **\$0.00**

Amount Due: **\$139.25**

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, June 8, 2023 at 5:45 pm** remotely via zoom and in person, to consider an annexation request (P23-022) submitted by MTA Holdings LLC., property owner. The applicant seeks to annex parcel numbers 12364, 448533, 13144, 525136, 548633, 956844, 558633, 136833, 688633, 668633, 858633, 658633, 538633, 086833, 096833, 296833, 838633, 848633, 408533, 428533, 418533, 438533, 728633, and 718633 into the City of Ellensburg. Consistent with Ellensburg City Code and the Ellensburg Comprehensive Plan, upon annexation the parcels will be zoned light industrial and residential-medium. 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 Anderson Road and W Umptanum Road, Ellensburg, Washington 98926. Kittitas County Assessor's Parcel Numbers 12364, 448533, 13144, 525136, 548633, 956844, 558633, 136833, 688633, 668633, 858633, 658633, 538633, 086833, 096833, 296833, 838633, 848633, 408533, 428533, 418533, 438533, 728633, and 718633.

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 June 8, 2023. 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, June 8, 2023.**

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: May 24, 2023 / LEGAL #: 375432

CITY OF ELLENSBURG
501 N ANDERSON ST
ELLENSBURG WA98926-3147

MTA HOLDINGS LLC
PO BOX 99
ELLENSBURG WA98926-1909

USA (BOR)
1917 MARSH RD
YAKIMA WA98907

BROWN, JEREL D
1109 ANDERSON RD
ELLENSBURG WA98926-9695

BONKE, LES
1083 W UMPTANUM RD
ELLENSBURG WA98926-8960

FISCHER, CHARLES R ETUX
PO BOX 228
THORP WA98946

MRM CONSTRUCTION INC
PO BOX 838
ELLENSBURG WA98926-1922

ELLEVEST LLC
4621 RADER RD
ELLENSBURG WA98926-6942

OBRIEN, WILLIAM P ETUX
4801 VIEW DR
EVERETT WA98203-2428

DYKMAN, MARLIN
1113 ANDERSON RD #2
ELLENSBURG WA98926-9695

PUGET SOUND ENERGY INC
PO BOX 97034
BELLEVUE WA98009-9734

SOLAR DOLAR LLC
1410 W DOLARWAY ROAD STE 301
ELLENSBURG WA98926

CENTRAL STORAGE AND OFFICE LLC
PO BOX 858
ELLENSBURG WA98926-1923

KITTITAS CO (AUDITOR)
205 W 5TH AVE STE 105
ELLENSBURG WA98926-2891

BELLO, MICHAEL C & CAMI A
2601 E 3RD AVE
ELLENSBURG WA98926

STATE OF WASH WILDLIFE
600 CAPITOL WAY N
OLYMPIA WA98501-1076

BELL, JAMES P II
820 W UMPTANUM RD
ELLENSBURG WA98926-8958

FAGALDE, DANA S &
200 S ELLIOTT ST
ELLENSBURG WA98926

P23-022

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 5/24/23 Signed

Hatthy Boots



COMMUNITY DEVELOPMENT DEPARTMENT

501 N. Anderson St., Ellensburg WA 98926

Land Use Permitting (509) 962-7231 Construction Permitting (509) 962-7239

Chuck Doan, Interim Director

Phone: (509) 925-8663 Fax: (509) 925-8655 E-Mail: doanc@ci.ellensburg.wa.us

May 24, 2023

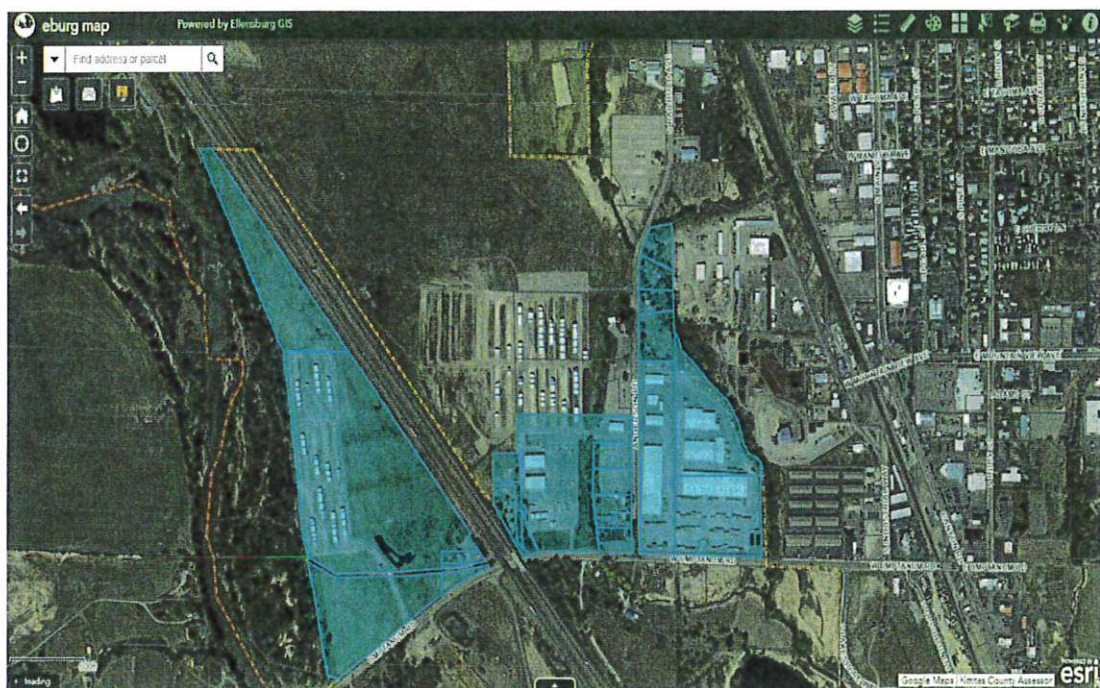
RE: Notice of Petition to Annex and Open Record Public Hearing for Annexation request, case # P23-022, submitted by MTA Holdings LLC.

NOTICE IS HEREBY GIVEN that the City of Ellensburg Planning Commission will hold an open record public hearing on **Thursday, June 8, 2023 at 5:45 pm** remotely via zoom and in person, to consider an annexation request (P23-022) submitted by MTA Holdings LLC., property owner. The applicant seeks to annex parcel numbers 12364, 448533, 13144, 525136, 548633, 956844, 558633, 136833, 688633, 668633, 858633, 658633, 538633, 086833, 096833, 296833, 838633, 848633, 408533, 428533, 418533, 438533, 728633, and 718633 into the City of Ellensburg. Consistent with Ellensburg City Code and the Ellensburg Comprehensive Plan, upon annexation the parcels will be zoned light industrial and residential-medium. 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 Anderson Road and W Umptanum Road, Ellensburg, Washington 98926. Kittitas County Assessor's Parcel Numbers 12364, 448533, 13144, 525136, 548633, 956844, 558633, 136833, 688633, 668633, 858633, 658633, 538633, 086833, 096833, 296833, 838633, 848633, 408533, 428533, 418533, 438533, 728633, and 718633

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 June 8, 2023**. 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, June 8, 2023.**

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.



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

[illegible]



COMMUNITY DEVELOPMENT DEPARTMENT

501 N. Anderson St, Ellensburg WA 98926

Land Use Permitting (509) 962-7231 Construction Permitting (509) 962-7239

Chuck Doan, Interim Director

Phone: (509) 925-8663 Fax: (509) 925-8655 E-Mail: doanc@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. If the project abuts more than one public right-of-way, more than one sign may be required as determined by the responsible official.
3. The responsibility for the posting of the sign shall be upon the project applicant.
4. 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: May 19, 2023	PLANNER: Jeremy Johnston, Planning Manager
PROJECT NAME: Annexation of parcels into the City of Ellensburg	FILE NUMBER: P23-022

PLEASE COMPLETE THE FOLLOWING:

I, Alan Fife / Facilities Mgr, 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.**

Alan Fife - Fac Mgr
Signature

5/24/23 20_____
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.

CAND USE ACTION
Notice of Public Hearing for an
Annexation Request

CITY OF BROWARD COUNTY
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
1000 N. W. 15th Avenue, 10th Floor
Fort Lauderdale, FL 33311
Phone: (954) 356-2000
Fax: (954) 356-2001
Website: www.broward.org
City of Broward County
Planning and Community Development Department
1000 N. W. 15th Avenue, 10th Floor
Fort Lauderdale, FL 33311
Phone: (954) 356-2000
Fax: (954) 356-2001
Website: www.broward.org



2009

LAND USE ACTION Notice of Public Hearing for an Annexation Request

NOTICE IS HEREBY GIVEN that the City of Ellensburg Planning Commission will hold a public hearing on **Thursday, June 8, 2023 at 5:45 p.m.**, remotely via Zoom, to consider an annexation request (P23-022) submitted by MTA Holdings LLC, to annex 24 parcels into the City of Ellensburg. Consistent with Ellensburg City Code and the Ellensburg Comprehensive Plan, upon annexation the parcels will be zoned Light Industrial (L-1).



All interested persons may participate in the public hearing and be heard for or against the matter, or written comments may be filed with Comments, Development, 101 N. Ardmore St., Ellensburg, WA or via email development@ellensburgwa.gov via us to 8:00 pm on Thursday, June 8, 2023.
Project Planner - Jenny Johnson, 509-523-8833

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, June 8, 2023 at 5:45 p.m.** remotely via Zoom, to consider an annexation request (P23-022) submitted by MTA Holdings LLC., to annex 24 parcels into the City of Ellensburg. Consistent with Ellensburg City Code and the Ellensburg Comprehensive Plan, upon annexation the parcels will be zoned Light-Industrial (I-L).



All interested persons may participate in the public hearing and be heard for or against the matter, or written comments may be filed with Community Development, 501 N. Anderson St., Ellensburg, WA or via email: johnson@cityofellensburg.wa.us by 5:00 pm on Thursday, June 8, 2023.
Project Planner – Jeremy Johnson, 509-925-6653

ORDINANCE NO. ****

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELLENSBURG, WASHINGTON ANNEXING PARCELS 12364, 448533, 13144, 525136, 548633, 956844, 558633, 136833, 688633, 668633, 858633, 658633, 538633, 086833, 096833, 296833, 838633, 848633, 408533, 428533, 418533, 438533, 728633, and 718633 TO THE CITY OF ELLENSBURG, WASHINGTON, ASSIGNING LIGHT INDUSTRIAL ZONING CLASSIFICATION, PROVIDING FOR THE ASSUMPTION OF EXISTING CITY INDEBTEDNESS AND FIXING A TIME WHEN THE SAME SHALL BE EFFECTIVE.

WHEREAS, on March 6, 2023, the City of Ellensburg, Washington received a notice of intention to commence annexation proceedings pursuant to the “direct petition” method of RCW 35A.14.120 for parcels 12364, 448533, 13144, 525136, 548633, 956844, 558633, 136833, 688633, 668633, 858633, 658633, and 538633, as more fully described in Section 1 of this Ordinance and depicted in Exhibit A, attached hereto; and

WHEREAS, to avoid creation of new unincorporated islands within the City of Ellensburg’s Urban Growth Area, Community Development Staff added eleven (11) adjacent parcels to the proposal. These parcel numbers include 086833, 096833, 296833, 838633, 848633, 408533, 428533, 418533, 438533, 728633, and 718633; and

WHEREAS, on March 20, 2023, the City Council of the City of Ellensburg, Washington held a public meeting with the annexation initiators pursuant to RCW 35A.14.120. and determined that the initiators could proceed to acquire a 60% petition for annexation pursuant to RCW 35A.14.120; and

WHEREAS, at its March 20, 2023, public meeting the City Council set the annexation area and further determined that five (5) parcels, 408533, 428533, 418533, 438533, and 718633 would be designated at a Residential-Medium zoning designation, and the remaining parcels subject to annexation would be zoned Light Industrial and all parcels would assume the annexation area’s share of City indebtedness; and

WHEREAS, the owners of not less than 60% in value, according to the assessed valuation for general taxation of the property hereinafter described, signed the petition pursuant to RCW 35A.14.120 for the annexation of said area to the City of Ellensburg, Washington; and

WHEREAS, the petition for annexation was certified as sufficient by the Kittitas County Assessor, on April 26, 2023, having determined that the petition signatures have a combined total assessed value for general taxation of not less than 60% of the total assessed value for general taxation of all property in the proposed annexation area, in compliance with RCW 35A.01.040; and

WHEREAS, the City provided public notice of the petition for annexation and has provided an opportunity for comment thereon by all interested citizens at a duly called and noticed public hearing; and

WHEREAS, on June 8, 2023, pursuant to proper notice given in accordance with RCW 35A.14.130, the Planning Commission conducted a public hearing on the proposed annexation, and following such hearing recommended City Council approve/deny the annexation request; and

WHEREAS, on _____ and _____, pursuant to proper notice given in accordance with RCW 35A.14.130, the City Council received and reviewed all of the documentation associated with this annexation proposal, conducted public hearings on the proposed annexation in accordance with RCW 35A. 14.140 and RCW 35A.14.330-.340, and following such hearings determined to effect the annexation of the territory described in Section 1 of this ordinance, finding that the petition for annexation met/did not meet the applicable requirements, and that the best interests of the City of Ellensburg, Washington, will /will not be served by the annexation and that it is appropriate/inappropriate to good government of the City of Ellensburg, Washington, and therefore accepted/rejected the petition for annexation pursuant to RCW 35A.14.120 and Chapter 15.360 of the Ellensburg City Code; and

WHEREAS, the territory described in Section 1 of this ordinance is contiguous to the City of Ellensburg, Washington and entirely within the City of Ellensburg Urban Growth Area established pursuant to RCW 36.70A.110,

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF ELLENSBURG, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Annexation. The following described parcel and rights-of-ways are hereby annexed to and made a part of the City of Ellensburg, Washington, to wit:

1. Parcel Number: 12364
Acres: 7.66
Legal Description: ACRES 7.66, CD. 7955-1; SEC. 3, TWP. 17, RGE. 18, PTN. S $\frac{1}{2}$ SE $\frac{1}{4}$ LYING SWLY OF I-90
2. Parcel Number: 448533
Acres: 51.17
Legal Description: ACRES 51.17, CD. 8075; SEC. 10, TWP. 17, RGE. 18; PTN NW $\frac{1}{4}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ TAX #7, 8, & PTN 9 LESS .26 RD R/W; NE $\frac{1}{4}$ PTN TAX #1 & 2; LESS 9.70 @ INTERSTATE 90; LESS .26 @ CO RD
3. Parcel Number: 13144
Acres: .73

Legal Description: Acres .73. CS/ 8075-3; SEC. 10, TWP. 17, RGE. 18; PTN NE $\frac{1}{4}$ PTN TAX #1 & 2
(MUST BE SOLD WITH PARCEL 17-18-10010-0024)

4. Parcel Number: 525136
Acres: 1.53
Legal Description: Acres 1.53, CD. 8075-1; PTN SE $\frac{1}{4}$ NE $\frac{1}{4}$ LYING NLY DAMMAN RD (MUST BE
SOLD WITH PARCEL 17-18-10010-00026) SEC. 10, TWP. 17, RGE. 18

5. Parcel Number: 548633
Acres: 8.2
Legal Description: Acres 8.2, CD. 8152; SEC. 11; TWP. 17; RGE. 18; NW $\frac{1}{4}$ TAX NO. 6

6. Parcel Number: 956844
Acres: 7.84
Legal Description: Acres 7.84; PTN SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SEC 2 & PTN NE $\frac{1}{4}$ NW $\frac{1}{4}$ SEC 11, T17R18;
SEC 11, TWP 17, RGE 18

7. Parcel Number: 558633
Acres: 9.25
Legal Description: Acres 9.25; CD. 8149; PTN NE $\frac{1}{4}$ NW $\frac{1}{4}$; SECT 11, TWP 17, RGE 18

8. Parcel Number: 136833
Acres: 1.86
Legal Description: Acres 1.86, CD. 7898; SEC. 2; TWP. 17; RGE. 18; SW $\frac{1}{4}$ TAX NO. 32 (OUT OF TAX
11)

9. Parcel Number: 688633
Acres: 13.42
Legal Description: Acres 13.42, CD. 8150; SEC. 11, TWP 17, RGE. 18; PTN. NW $\frac{1}{4}$ NW $\frac{1}{4}$

10. Parcel Number: 668633
Acres: .39
Legal Description: Acres 0.39; CD # 8155; NW $\frac{1}{4}$ TAX NO 10; SEC 11, TWP 17, RGE 18

11. Parcel Number: 858633
Acres: .67
Legal Description: Acres .67, TEETER SHORT PLAT 78-12 LOT 3; SEC. 11; TWP. 17; RGE 18

12. Parcel Number: 658633
Acres: 1.25
Legal Description: Acres 1.25, CD. 8158; SEC. 11; TWP. 17; RGE. 18; NW $\frac{1}{4}$ TAX NO. 15 (OUT OF
TAX 13)

13. Parcel Number: 538633
Acres: 1.25
Legal Description: Acres 1.25, CD. 8157; SEC. 11; TWP. 17; RGE. 18; PTN. NW $\frac{1}{4}$ (TAX 13)

14. Parcel Number: 086833
Acres: 1.25
Legal Description: ACRES 1.25, CD. 7897; SEC. 2; TWP. 17; RGE. 18; SW $\frac{1}{4}$ TAX NO. 30 (OUT OF TAX 11)

15. Parcel Number: 096833
 Acres: 1.16
 Legal Description: ACRES 1.16, CD. 7888; SEC. 2; TWP. 17; RGE. 18; SW $\frac{1}{4}$ SW $\frac{1}{4}$ TAX 36

16. Parcel Number: 296833
 Acres: 1.1
 Legal Description: ACRES 1.10, CD # 7887; SEC. 2; TWP. 17; RGE. 18; SW $\frac{1}{4}$ SW $\frac{1}{4}$ TAX NO. 11

17. Parcel Number: 838633
 Acres: 1.00
 Legal Description: ACRES 1.00, TEETER SHORT PLAT 78-12 LOT 1 SEC. 11; TWP. 17; RGE. 18

18. Parcel Number: 848633
 Acres: .60
 Legal Description: ACRES .60, TEETER SHORT PLAT 78-12 LOT 2 SEC. 11; TWP. 17; RGE. 18

19. Parcel Number: 408533
 Acres: .80
 Legal Description: ACRES .80, CD. 8084; SEC. 10; TWP. 17; RGE. 18; NE $\frac{1}{4}$ TAX NO. 20

20. Parcel Number: 428533
 Acres: .08
 Legal Description: ACRES .08, CD. 8085-A; SEC. 10; TWP. 17; RGE. 18; NE $\frac{1}{4}$ TX 22 (OUT OF TX 21)

21. Parcel Number: 418533
 Acres: 1.13
 Legal Description: ACRES 1.13, CD. 8082; SEC. 10, TWP. 17, RGE. 18; NE $\frac{1}{4}$ TAX NO. 17; LESS .97 S.R. 90

22. Parcel Number: 438533
 Acres: .16
 Legal Description: ACRES .16; CD 8085; SEC 10; TWP 17; RGE 18; NE $\frac{1}{4}$ TAX NO. 21 LESS TAX 22 LESS .16 S.R. 90

23. Parcel Number: 728633
 Acres: .03
 Legal Description: ACRES .03, CD # 8153-1; SEC. 11; TWP. 17; RGE. 18 PTN. NW $\frac{3}{4}$

24. Parcel Number: 718633
 Acres: .46
 Legal Description: ACRES .46, CD. 8153; SEC. 11; TWP. 17; RGE. 18; NW $\frac{1}{4}$ TAX NO. 7

Section 2. Assessment and Taxation. All property within the territory so annexed shall be assessed and taxed at the same rate and on the same basis as other property of the City of Ellensburg, Washington is assessed and taxed to pay for any outstanding indebtedness of the City of Ellensburg, Washington as presently adopted or as is hereafter amended.

Section 3. Comprehensive Plan Designation. All property within the territory so annexed shall be subject to and a part of the Comprehensive Plan of the City of Ellensburg, Washington as presently adopted or as is hereinafter amended.

Section 4. Land Use Designation and Zoning. All property within the territory so annexed shall be hereby zoned as follows: Kittitas County Assessor Parcel Numbers 12364, 448533, 13144, 525136, 548633, 956844, 558633, 136833, 688633, 668633, 858633, 658633, 538633, 086833, 096833, 296833, 838633, 848633, 408533, 428533, 418533, 438533, 728633, and 718633 shall be zoned Light Industrial (LI).

Section 5. Transmittal and Filing. The Ellensburg City Clerk is directed to file a certified copy of this ordinance with the Kittitas County Board of County Commissioners.

Section 6. Severability. If any portion of this ordinance is declared invalid of unconstitutional by any court of competent jurisdiction, such holding shall not affect the validity of the remaining portion(s) of this ordinance.

Section 7. Corrections. Upon the approval of the City Attorney, the City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance, including but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, sections/subsections numbers and any references thereto.

Section 8. Effective Date. This ordinance shall take effect and be in full force five (5) days after its passage, approval and publication.

The foregoing ordinance was passed and adopted at a regular meeting of the City Council on the ____ day of August, 2023.

MAYOR

ATTEST:

CITY CLERK

Approved as to form:

CITY ATTORNEY

Publish:

I, Beth Leader, City Clerk of said City, do hereby certify that Ordinance No. ***** is a true and correct copy of said Ordinance of like number as the same was passed by said Council, and that Ordinance No. ***** was published as required by law.

EXHIBIT 1: ANNEXATION PARCELS



COMMUNITY DEVELOPMENT DEPARTMENT
501 North Anderson Street, Ellensburg WA 98926

STAFF REPORT

To: Planning Commission

THRU: Jeremy Johnston, Planning Manager

FROM: Laura Wilson, Planner

DATE: June 8, 2023

RE: Public Hearing to Consider Annexation request (P23-018) for Parcel 946133 located 1501 W Dolarway Road. (legislative)

SUMMARY: A notice of intent to commence annexation (P23-018) was received by the Community Development Department on February 10, 2023, from property owner SolarDolar LLC, to consider annexation of parcel 946133, located at 1501 W Dolarway Road. The notice of intent for one parcel with one property owner, therefore the owner's signature is 100% of the total assessed property value.

The initial meeting with City Council was held on March 20, 2023, the item was tabled until April 3, 2023. Staff returned to the April 3rd meeting, noting the proposed parcel to be annexed is served by city utilities. Council unanimously determined the following: accept the proposed annexation as geographically proposed in the notice of intent; require the simultaneous adoption of Regional Center Mixed Use (RCMU) zoning; and require the assumption of existing City indebtedness by the area.

After the City Council's determination to accept the annexation proposal, a petition for annexation was filed with the Kittitas County Assessor (**Exhibit 3**). On April 26, the Assessor determined the petition for annexation to be sufficient with regard to legal description and corresponding owner of record (**Exhibit 4**).

BACKGROUND: This parcel is located on the north side of W Dolarway Road. The property has a residence and several accessory buildings on the southern portion of the property adjacent to W Dolarway Road. A map of the parcel proposed to be annexed is attached to this report as **Exhibit 1**. Per Ellensburg City Code, annexation requests are a Type V process and therefore require a public hearing before the Planning Commission to make a recommendation, with City Council as the final decision maker.

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: 1501 W Dolarway Road is a 17.67-acre parcel and is currently served by City utilities. At the time of this report, no comments have been received by city departments. The majority of the parcel is in the 100-year floodplain. Upon annexation, further development of the parcels would be required to meet the Ellensburg Public Works Standards, the Ellensburg Land Development Code standards, and fire code requirements.

This parcel, along with two other parcels to the west along W Dolarway Road, are part of an unincorporated island. The property owners were contacted by staff and neither property owner was interested in joining the annexation. The property value did not favor the 60% rule to force annexation.

The parcels are currently zoned by Kittitas County as Urban Residential. Staff recommends city zoning of Regional Center Mixed Use (RCMU) for the parcel proposed to be annexed. This parcel is designated as Community Mixed Use in the Comprehensive Plan (**Exhibit 2**) and is adjacent to Light Industrial (I-L) zoning to the east and west, and Heavy Industrial (I-H) to the north. The proposed RCMU zone is consistent with the Comprehensive Plan designation.

In compliance with ECC 15.210 and RCW 35A.14.130, notice of the public hearing was mailed to the property owners within 300 feet (**Exhibit 5**) of the proposed site on Wednesday, May 24, 2023. The site was posted with the land use action sign on May 24, 2023 (**Exhibit 6**). Notice of Public Hearing was also published in the legal section of the Daily Record on Tuesday, May 24, 2023 (**Exhibit 7**).

At the time of this report, no public comments have been received.

FISCAL IMPACT: No fiscal impact at this time.

RECOMMENDATIONS: Forward a recommendation to City Council to adopt an ordinance annexing parcels 946133 located at 1501 W Dolarway Road and simultaneous adoption of Regional Center Mixed Use (RCMU) zoning.

EXHIBITS:

1. Map of proposed annexation area – parcel 943166
2. Future Land Use Designation Map
3. Signed Petition to Annex
4. Kittitas County Assessor Determination of Sufficiency
5. Map of 300-foot buffer mailing
6. Affidavit of posting Land Use Action sign and photos

7. Affidavit of Publication of Legal Notice for Planning Commission Public Hearing

ATTACHMENT:

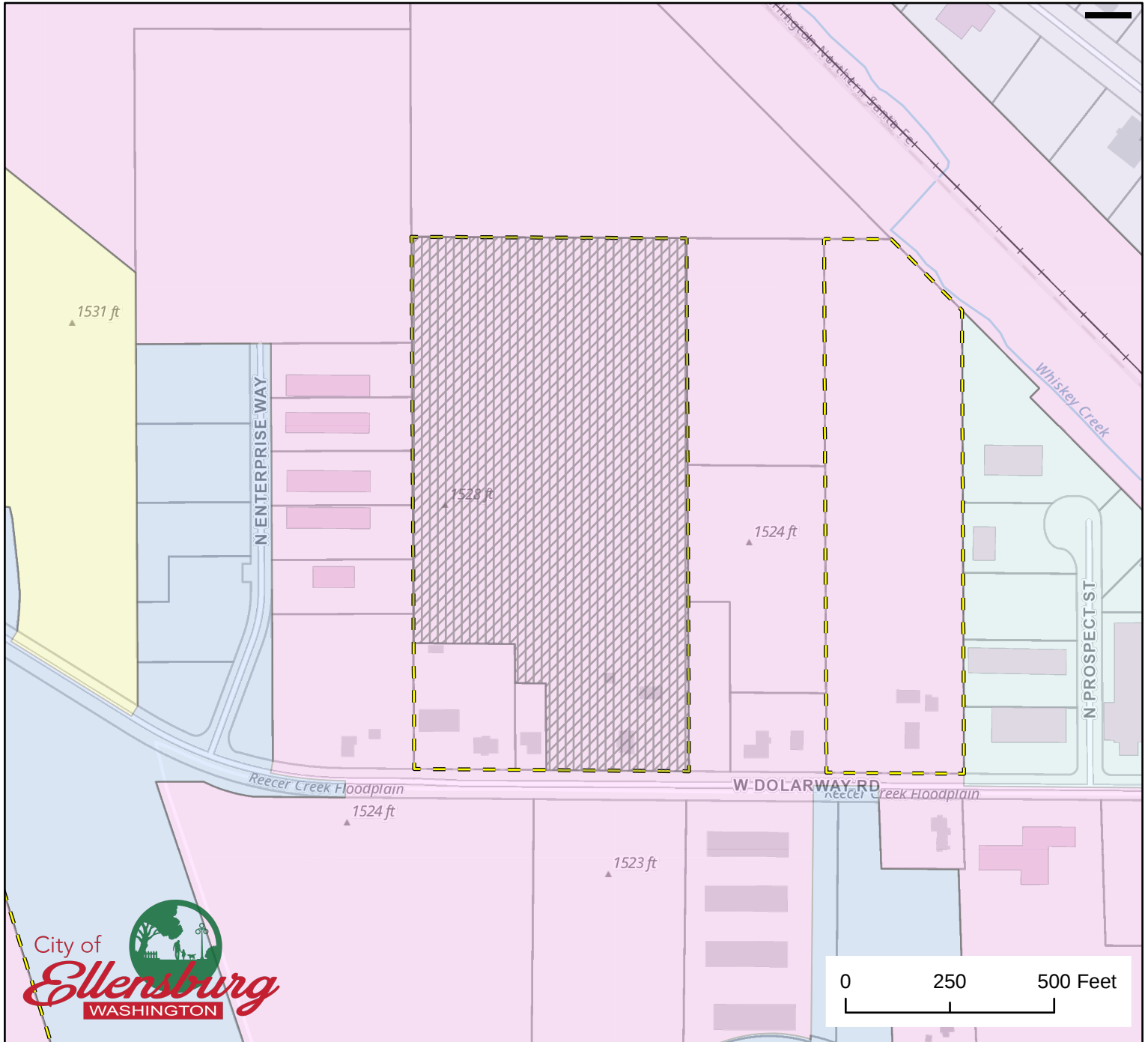
Draft Ordinance

Proposed Annexation Area for Parcel



- Urban_Growth_Area
- CityLimits
- Proposed Parcel
- Road
- Major Arterial
- Railroad

Future Land Use



- Proposed Parcel
- City Limits
- Urban_Growth_Area
- Road
- Major Arterial
- Railroad

Land Use

- Blended residential neighborhood
- Community mixed use
- General commercial and services
- Heavy industrial

- Industrial residential
- Light industrial
- Mixed business park
- Neighborhood commercial
- Neighborhood mixed use

- Open space (pvt/non-city owned)
- Parks and open space
- Public/institutional
- Residential neighborhood
- Urban center
- Urban neighborhood



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 MARCH 20, 2023

APRIL 3, 2023

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.

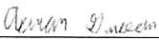
	1410 W Dolarway Road, Suite 301 Ellensburg, WA 98926
OWNER'S SIGNATURE	ADDRESS
Solar Dolar, LLC - Joel Greear	02/10/2023
PRINTED NAME	DATE SIGNED
➤ 	1410 W Dolarway Road, Suite 301 Ellensburg, WA 98926
OWNER'S SIGNATURE	ADDRESS
Solar Dolar, LLC - Jeff Greear	02/10/2023
PRINTED NAME	DATE SIGNED
➤ 	1410 W Dolarway Road, Suite 301 Ellensburg, WA 98926
OWNER'S SIGNATURE	ADDRESS
Solar Dolar, LLC - Aaron Greear	02/10/2023
PRINTED NAME	DATE SIGNED
➤	
OWNER'S SIGNATURE	ADDRESS
PRINTED NAME	DATE SIGNED
➤	
OWNER'S SIGNATURE	ADDRESS
PRINTED NAME	DATE SIGNED

EXHIBIT A
TO
NOTICE OF INTENT TO COMMENCE ANNEXATION

TRACT A:

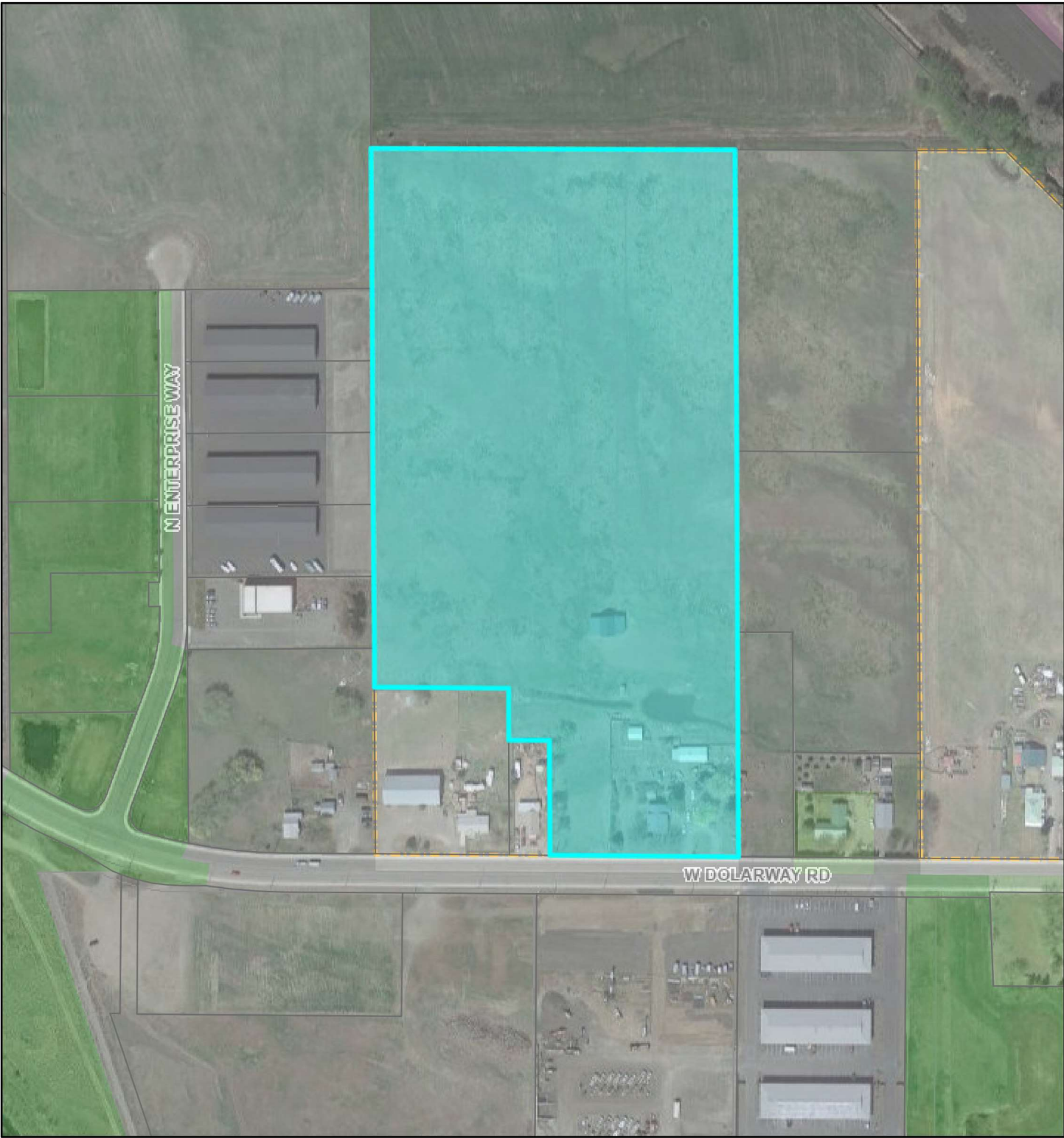
The West Half of the Southwest Quarter of the Southeast Quarter of Section 34, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, EXCEPT:

1. Beginning at the Southwest corner of the Southwest Quarter of the Southeast Quarter of said Section, and running thence North, along the West boundary line thereof, 330 feet; thence East 264 feet; thence 330 feet to the South boundary line of said Quarter of Quarter section; and thence West, along said South boundary line, 264 feet to the point of beginning;
2. Beginning 30 feet North of a point on the South section line which is 264 feet East of the South Quartercorner of said Section 34; thence North, parallel to the Quarter section line, 200 feet; thence East 72 feet; thence South 200 feet to the North right of way of the County road; thence West along said right of way 72 feet to the point of beginning;
3. Right of way of Dollarway County Road along the South boundary thereof.

TRACT B:

~~Lot 2 of SANDERS SHORT PLAT, of Kittitas County Short Plat No. 83-07, as recorded December 4, 1984, in Book B of Short Plats, page 79, under Auditor's File No. 484573, records of Kittitas County, Washington; being a portion of the West Half of the East Half of the Southwest Quarter of the Southeast Quarter of Section 34, Township 18 North, Range 18 East, W.M., Kittitas County, State of Washington.~~

EXHIBIT B: Map of proposed annexation area



4/11/2023, 11:49:55 AM

County Parcels

Zoning

RS

CH

IL

IH

PR

U-INC

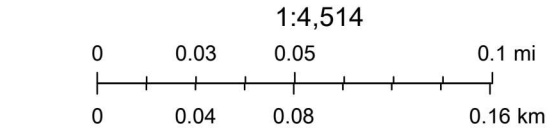
Road

Major Arterial

City Limits

Urban Growth Area

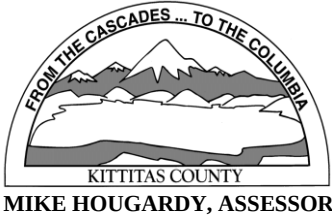
Parcels



Google Maps

W.LONGMIRE

EXHIBIT 4: Kittitas Count Assessor Determination of Sufficiency



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

April 26, 2023

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

RE: Proposed Annexation Petition, P23-018 Solar Dolar LLC
Parcel 946133

To whom it may concern,

I, Mike Hougardy, as Assessor of Kittitas County, Washington, Hereby Certify that the parcel legally described and mapped in the proposed annexation, P23-018 received by this office April 24th, 2023 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 that reads "Mike Hougardy". The signature is written in a cursive, flowing style.

Mike Hougardy
Kittitas County Assessor

EXHIBIT 5: Affidavit of Mailing

SOLAR DOLAR LLC
940 SOUTHRIDGE DR
ELLENSBURG WA 98926-5049

SOLAR DOLAR LLC
1410 W DOLARWAY ROAD STE 301
ELLENSBURG WA 98926

ELLENSBURG COLD STORAGE BLDG LLC
4405 7TH AVE SE STE 301
LACEY WA 98503-1055

SINGER, GREGORY E & SARA A
2340 E 3RD AVE
ELLENSBURG WA 98926-8175

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

DOYLE, LEONARD G
1405 W DOLARWAY RD
ELLENSBURG WA 98926-9314

BIRDWELL, LARRY G
1511 W DOLARWAY RD
ELLENSBURG WA 98926-9313

RINGEL, MELVIN L ETUX
1515 W DOLARWAY RD
ELLENSBURG WA 98926-9313

LINDSAY, DEBORAH S ETVIR
1908 LIGHTHOUSE ON NE
TACOMA WA 98422-3473

TAJ LLC
902 N ENTERPRISE WAY
ELLENSBURG WA 98926-8233

KITTITAS COUNTY
411 N RUBY ST STE 1
ELLENSBURG, WA 98926

KITTITAS COUNTY
411 N RUBY ST STE 2
ELLENSBURG, WA 98926

WEEKS, ISABELLE B
1315 W DOLARWAY RD
ELLENSBURG WA 98926-9324

MCCULLUGH, JEFFREY D
1314 W DOLARWAY RD
ELLENSBURG WA 98926

LARSON, DALE E ETUX
1316 W DOLARWAY RD
ELLENSBURG WA 98926

P23-018 946133

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 *5/24/23*

Signed

Kathy Boots



COMMUNITY DEVELOPMENT DEPARTMENT

501 N. Anderson St., Ellensburg WA 98926

Land Use Permitting (509) 962-7231 Construction Permitting (509) 962-7239

Chuck Doan, Interim Director

Phone: (509) 925-8663 Fax: (509) 925-8655 E-Mail: doanc@ci.ellensburg.wa.us

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, June 8, 2023 at 5:45 pm** remotely via zoom and in person, to consider an annexation request (**P23-018**) submitted by Solar Dolar LLC., property owner. The applicant seeks to annex parcel number 946133 into the City of Ellensburg. Consistent with Ellensburg City Code and the Ellensburg Comprehensive Plan, upon annexation the parcels will be zoned Regional Center Mixed Use (RCMU). The submitted application and related documents are available for review online at <https://ci.ellensburg.wa.us/623/Public-NoticesCurrent-Projects>, at the City of Ellensburg Community Development Department, 501 North Anderson Street, Ellensburg, Washington. Anyone wishing to receive a copy of the annexation request is invited to call (509) 962-7231 or visit the Community Development Department.

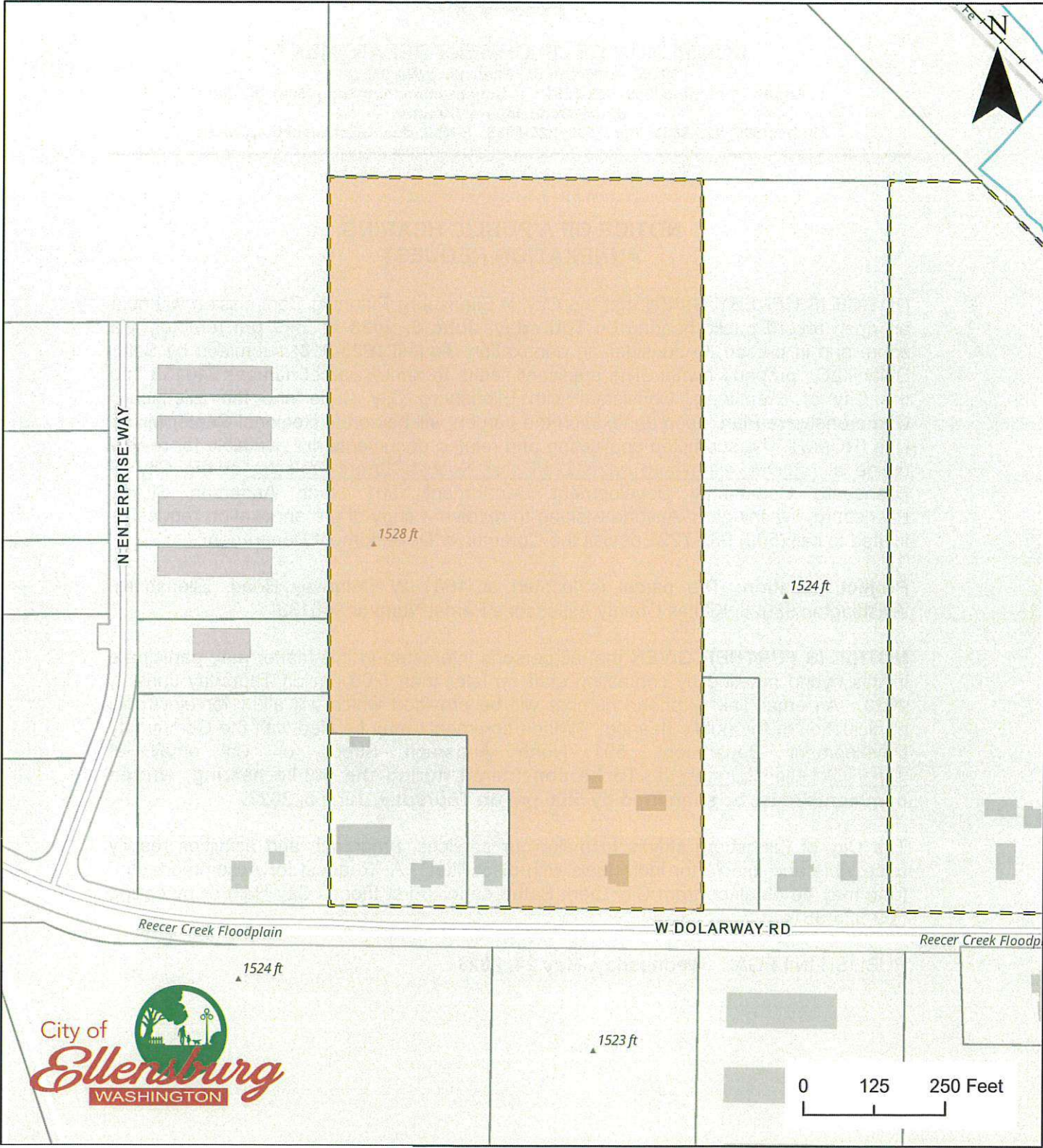
Project Location: The parcel is located at 1501 W Dolarway Road, Ellensburg, Washington 98926. Kittitas County Assessor's Parcel Number 946133.

NOTICE IS FURTHER GIVEN that all persons interested in this matter may participate in this hybrid meeting by contacting staff no later than 5:00 pm on Thursday June 8, 2023. An email 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 wilsonl@ci.ellensburg.wa.us. **To be considered during the public hearing, written comments must be submitted by 5:00 pm on Thursday, June 8, 2023.**

The City of Ellensburg strives to make our services, programs, and activities readily accessible and usable for 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 IN LEGAL: Wednesday, May 24, 2023

Proposed Annexation Area for Parcel



- | | | | |
|--|-------------------|--|----------------|
| | Urban_Growth_Area | | Road |
| | CityLimits | | Major Arterial |
| | Proposed Parcel | | Railroad |

EXHIBIT 6: Affidavit of Posting



COMMUNITY DEVELOPMENT DEPARTMENT

501 N. Anderson St, Ellensburg WA 98926

Land Use Permitting (509) 962-7231 Construction Permitting (509) 962-7239

Chuck Doan, Interim Director

Phone: (509) 925-8663 Fax: (509) 925-8655 E-Mail: doanc@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. If the project abuts more than one public right-of-way, more than one sign may be required as determined by the responsible official.
3. The responsibility for the posting of the sign shall be upon the project applicant.
4. 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: May 19, 2023	PLANNER: Laura Wilson, Planner
PROJECT NAME: Annexation of parcel into the City of Ellensburg	FILE NUMBER: P23-018

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 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.**

Joel Greear

Signature

May 22nd 20 23

Date

Please return the above affidavit and a photograph of the posted sign(s) to Laura Wilson, Planner, by email: wilsonl@ci.ellensburg.wa.us; Fax 509-962-7235; mail; or deliver to: Community Development Dept., City Hall, 501 N. Anderson St., Ellensburg, WA 98926.



LAND USE ACTION
Notice of Public Hearing for
P23-018 SolarDolar LLC Annexation

NOTICE IS HEREBY GIVEN that the City of Ellensburg will hold an open record public hearing on June 8, 2023 at 5:45 pm in the City Council Chambers, to consider an annexation request (P23-018) submitted by SolarDolar LLC, to annex parcel number 943160, into the City of Ellensburg. Consistent with Ellensburg City Code and the Ellensburg Comprehensive Plan, upon annexation the parcel will be zoned Regional Center Mixed Used (RCMU).



All interested persons may participate in the public hearing and be heard for or against the matter, or written comments may be filed with Community Development, 501 N. Jackson St. Ellensburg, WA 98926, at least 5 business days prior to the public hearing, on or before Thursday, June 8, 2023, by 5:00 pm on Thursday, June 8, 2023.
Project Planner - Laura Wilson, 509-963-1235

EXHIBIT 7: Affidavit of Publication

AFFIDAVIT OF PUBLICATION

RECEIVED

MAY 30 2023

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
N/PUBLIC NOTICE: P23-018

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.

05/24/23

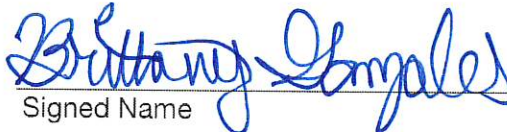
All dates inclusive and that such newspaper were regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$119.25 the rate of \$9.00 per column inch for each insertion.



Subscribed to me this date: 05/24/23



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



Signed Name

Legals

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, June 8, 2023 at 5:45 pm remotely via zoom and in person, to consider an annexation request (P23-022) submitted by MTA Holdings LLC, property owner. The applicant seeks to annex parcel numbers 12364, 448533, 13144, 525136, 548633, 556644, 558633, 136833, 688633, 688633, 858633, 858633, 538633, 088633, 098633, 298633, 838633, 848633, 408633, 428633, 418633, 438633, 728633, and 718633 into the City of Ellensburg. Consistent with Ellensburg City Code and the Ellensburg Comprehensive Plan, upon annexation the parcels will be zoned light industrial and residential-medium. The submitted application and related documents are available for review online at <https://ci.ellensburg.wa.us/823/Public-Notices/Current-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) 962-7231 or visit the Community Development Department.

Project Location: The parcels are located off Anderson Road and W Umpqua Road, Ellensburg, Washington 98926. Kittitas County Assessor's Parcel Numbers 12364, 448533, 13144, 525136, 548633, 556644, 558633, 136833, 688633, 688633, 858633, 858633, 538633, 088633, 098633, 298633, 838633, 848633, 408633, 428633, 418633, 438633, 728633, and 718633.

NOTICE IS FURTHER GIVEN that all persons interested in this matter may participate in this hybrid meeting by contacting staff no later than 5:00 pm on Thursday, June 8, 2023. 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 johnson@ci.ellensburg.wa.us. To be considered during the public hearing, written comments must be submitted by 5:00 pm on Thursday, June 8, 2023.

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 Loader (First Floor - City Hall) or by calling 509-925-8614.

PUBLISH: Daily Record: May 24, 2023 / LEGAL #: 375432

Legals

Legals

Our office will be closed on
Monday, May 29th
for Memorial Day.

Please observe the following
deadlines for advertising.

CLASSIFIEDS

For classified submissions, please contact:
classifieds@kvnnews.com

LEGAL NOTICES

For legal notice submissions, please contact:
legals@kvnnews.com

OBITUARIES & DEATH NOTICES

For obit submissions, please visit:
www.dailyrecordnews.com

AVAILABLE PUBLISH DATES	FINAL APPROVAL DEADLINE **Submission deadline is 2 business days prior**
SAT, MAY 27, 2023	FRI, MAY 26, 2023 @ 10:30AM
TUE, MAY 30, 2023	FRI, MAY 26, 2023 @ 10:30AM
WED, MAY 31, 2023	TUE, MAY 30, 2023 @ 10:30AM
THU, JUN 1, 2023	WED, MAY 31, 2023 @ 10:30AM

DISPLAY ADVERTISING

For display ad submissions, please contact:
mbrckenridge@kvnnews.com

AVAILABLE PUBLISH DATES	FINAL SPACE RESERVATION DEADLINE
SAT, MAY 27, 2023	THU, MAY 26, 2023 @ 12:00PM
TUE, MAY 30, 2023	THU, MAY 26, 2023 @ 12:00PM
WED, MAY 31, 2023	THU, MAY 26, 2023 @ 12:00PM
THU, JUN 1, 2023	TUE, MAY 30, 2023 @ 12:00PM

Legals

Legals

The Board of Commissioners of Kittitas Valley Healthcare will be conducting a Special Board meeting on Saturday, June 3rd, 2023, at 9:00 a.m. at the Canyon River Ranch, located at 14700 WA-821, Ellensburg, WA 98926. Masking is recommended.

You can find meeting agendas and minutes on the KVH website at www.kvhhealthcare.org or on Facebook.

PUBLISH: Daily Record: May 24, 2023 / LEGAL #: 378073

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DAILY RECORD
Serving the Community

Legals

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, June 8, 2023 at 5:45 pm remotely via zoom and in person, to consider an annexation request (P23-016) submitted by Solar Dolar LLC, property owner. The applicant seeks to annex parcel number 946133 into the City of Ellensburg. Consistent with Ellensburg City Code and the Ellensburg Comprehensive Plan, upon annexation the parcels will be zoned Regional Center Mixed Use (RCMU). The submitted application and related documents are available for review online at <https://ci.ellensburg.wa.us/823/Public-Notices/Current-Projects> or at the City of Ellensburg Community Development Department, 501 North Anderson Street, Ellensburg, Washington. Anyone wishing to receive a copy of the annexation request is invited to call (509) 962-7231 or visit the Community Development Department.

Project Location: The parcel is located at 1501 W Dolarway Road, Ellensburg, Washington 98926. Kittitas County Assessor's Parcel Number 946133.

NOTICE IS FURTHER GIVEN that all persons interested in this matter may participate in this hybrid meeting by contacting staff no later than 5:00 pm on Thursday, June 8, 2023. An email 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 johnson@ci.ellensburg.wa.us. To be considered during the public hearing, written comments must be submitted by 5:00 pm on Thursday, June 8, 2023.

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PUBLISH: Daily Record: May 24, 2023 / LEGAL #: 375527

THURSDAY



Simu Liu stars in "Shang-Chi and the Legend of the Ten Rings"

Shang-Chi and the Legend of the Ten Rings

KAPP KOMO 8:00 p.m.

This 2021 film sees the MCU expanding into the world of martial-artist Shang-Chi (Simu Liu), who must confront the past he's been desperately trying to avoid when drawn into the web of the mysterious Ten Rings organization. Awkwafina also stars.

Top Chef

BRAVO 9:00 p.m.

It's time to say goodbye to London as the chefs get one final shot at culinary stardom in a country known for fish, chips and warm beer. Will Charles, William or Kate help Padma, Tom and Gail decide the winner or will it end up a Piccadilly Circus?

The Patient

FX 10:00 p.m.

In the first of two new episodes, Dr. Strauss (Steve Carell) leaves nothing unsaid, and Sam (Domhnall Gleeson) gives it another shot with Mary (Emily Davis). In the second episode, an unexpected decision shows Sam's progress, but Dr. Strauss demands more.

Ads with a price
always generate more
qualified calls.

Many buyers won't leave
a message give a best
time to call

THURSDAY MORNING MAY 25, 2023

Channel	Time	Program	Channel	Time	Program	Channel	Time	Program	Channel	Time	Program
KAPP	6:30	News (N)	LocalNews	6:30	Good Morning America (G)	Kelly and Mark (K)	10:00	The View (V)	Access Daily (A)	11:00	Access Daily (A)
KCTV	6:30	News (N)	LocalNews	6:30	Good Morning America (G)	Kelly and Mark (K)	10:00	The View (V)	Access Daily (A)	11:00	Access Daily (A)
KNDU	6:30	News (N)	LocalNews	6:30	Good Morning America (G)	Kelly and Mark (K)	10:00	The View (V)	Access Daily (A)	11:00	Access Daily (A)
KING	6:30	News (N)	LocalNews	6:30	Good Morning America (G)	Kelly and Mark (K)	10:00	The View (V)	Access Daily (A)	11:00	Access Daily (A)
KIMA	6:30	News (N)	LocalNews	6:30	Good Morning America (G)	Kelly and Mark (K)	10:00	The View (V)	Access Daily (A)	11:00	Access Daily (A)
KIRO	6:30	News (N)	LocalNews	6:30	Good Morning America (G)	Kelly and Mark (K)	10:00	The View (V)	Access Daily (A)	11:00	Access Daily (A)
KYVE	6:30	News (N)	LocalNews	6:30	Good Morning America (G)	Kelly and Mark (K)	10:00	The View (V)	Access Daily (A)	11:00	Access Daily (A)
KIMZ	6:30	News (N)	LocalNews	6:30	Good Morning America (G)	Kelly and Mark (K)	10:00	The View (V)	Access Daily (A)	11:00	Access Daily (A)
KUNW	6:30	News (N)	LocalNews	6:30	Good Morning America (G)	Kelly and Mark (K)	10:00	The View (V)	Access Daily (A)	11:00	Access Daily (A)

THURSDAY AFTERNOON MAY 25, 2023

Channel	Time	Program	Channel	Time	Program	Channel	Time	Program	Channel	Time	Program
KAPP	12:30	News (N)	LocalNews	12:30	Good Morning America (G)	Kelly and Mark (K)	2:30	The View (V)	Access Daily (A)	3:30	Access Daily (A)
KCTV	12:30	News (N)	LocalNews	12:30	Good Morning America (G)	Kelly and Mark (K)	2:30	The View (V)	Access Daily (A)	3:30	Access Daily (A)
KNDU	12:30	News (N)	LocalNews	12:30	Good Morning America (G)	Kelly and Mark (K)	2:30	The View (V)	Access Daily (A)	3:30	Access Daily (A)
KING	12:30	News (N)	LocalNews	12:30	Good Morning America (G)	Kelly and Mark (K)	2:30	The View (V)	Access Daily (A)	3:30	Access Daily (A)
KIMA	12:30	News (N)	LocalNews	12:30	Good Morning America (G)	Kelly and Mark (K)	2:30	The View (V)	Access Daily (A)	3:30	Access Daily (A)
KIRO	12:30	News (N)	LocalNews	12:30	Good Morning America (G)	Kelly and Mark (K)	2:30	The View (V)	Access Daily (A)	3:30	Access Daily (A)
KYVE	12:30	News (N)	LocalNews	12:30	Good Morning America (G)	Kelly and Mark (K)	2:30	The View (V)	Access Daily (A)	3:30	Access Daily (A)
KIMZ	12:30	News (N)	LocalNews	12:30	Good Morning America (G)	Kelly and Mark (K)	2:30	The View (V)	Access Daily (A)	3:30	Access Daily (A)
KUNW	12:30	News (N)	LocalNews	12:30	Good Morning America (G)	Kelly and Mark (K)	2:30	The View (V)	Access Daily (A)	3:30	Access Daily (A)

THURSDAY PRIME TIME MAY 25, 2023

Channel	Time	Program	Channel	Time	Program	Channel	Time	Program	Channel	Time	Program
KAPP	6:30	News (N)	LocalNews	6:30	Good Morning America (G)	Kelly and Mark (K)	10:00	The View (V)	Access Daily (A)	11:00	Access Daily (A)
KCTV	6:30	News (N)	LocalNews	6:30	Good Morning America (G)	Kelly and Mark (K)	10:00	The View (V)	Access Daily (A)	11:00	Access Daily (A)
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KING	6:30	News (N)	LocalNews	6:30	Good Morning America (G)	Kelly and Mark (K)	10:00	The View (V)	Access Daily (A)	11:00	Access Daily (A)
KIMA	6:30	News (N)	LocalNews	6:30	Good Morning America (G)	Kelly and Mark (K)	10:00	The View (V)	Access Daily (A)	11:00	Access Daily (A)
KIRO	6:30	News (N)	LocalNews	6:30	Good Morning America (G)	Kelly and Mark (K)	10:00	The View (V)	Access Daily (A)	11:00	Access Daily (A)
KYVE	6:30	News (N)	LocalNews	6:30	Good Morning America (G)	Kelly and Mark (K)	10:00	The View (V)	Access Daily (A)	11:00	Access Daily (A)
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KUNW	6:30	News (N)	LocalNews	6:30	Good Morning America (G)	Kelly and Mark (K)	10:00	The View (V)	Access Daily (A)	11:00	Access Daily (A)

CLASSIFIEDS

small ads BIG deals

ORDINANCE NO. ****

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELLENSBURG, WASHINGTON ANNEXING PARCEL 946133 TO THE CITY OF ELLENSBURG, WASHINGTON, ASSIGNING REGIONAL CENTER MIXED USE ZONING CLASSIFICATION, PROVIDING FOR THE ASSUMPTION OF EXISTING CITY INDEBTEDNESS AND FIXING A TIME WHEN THE SAME SHALL BE EFFECTIVE.

WHEREAS, on February 10, 2023, the City of Ellensburg, Washington received a notice of intention to commence annexation proceedings pursuant to the “direct petition” method of RCW 35A.14.120 for parcel 946133, as more fully described in Section 1 of this Ordinance and depicted in Exhibit A, attached hereto; and

WHEREAS, on April 3, 2023, the City Council of the City of Ellensburg, Washington held a public meeting with the annexation initiators pursuant to RCW 35A.14.120 and determined that the initiators could proceed to acquire a 60% petition for annexation pursuant to RCW 35A.14.120; and

WHEREAS, at its April 3, 2023 public meeting the City Council set the annexation area and further determined that the property subject to annexation would be zoned Regional Center Mixed Use, and assume the annexation area’s share of City indebtedness; and

WHEREAS, the owners of not less than 60% in value, according to the assessed valuation for general taxation of the property hereinafter described, signed the petition pursuant to RCW 35A.14.120 for the annexation of said area to the City of Ellensburg, Washington; and

WHEREAS, the petition for annexation was certified as sufficient by the Kittitas County Assessor, on April 26, 2023, having determined that the petition signatures have a combined total assessed value for general taxation of not less than 60% of the total assessed value for general taxation of all property in the proposed annexation area, in compliance with RCW 35A.01.040; and

WHEREAS, the City provided public notice of the petition for annexation and has provided an opportunity for comment thereon by all interested citizens at a duly called and noticed public hearing; and

WHEREAS, on June 8, 2023, pursuant to proper notice given in accordance with RCW 35A.14.130, the Planning Commission conducted a public hearing on the proposed annexation, and following such hearing recommended City Council approve/deny the annexation request; and

WHEREAS, on _____ and _____, pursuant to proper notice given in accordance with RCW 35A.14.130, the City Council received and reviewed all of the documentation associated with this annexation proposal, conducted public hearings on the proposed annexation in accordance with RCW 35A. 14.140 and RCW 35A.14.330-.340, and following such hearings determined to effect the annexation of the territory described in Section 1 of this ordinance, finding that the petition for annexation met/did not meet the applicable requirements, and that the best interests of the City of Ellensburg, Washington, will /will not be served by the annexation and that it is appropriate/inappropriate to good government of the City of Ellensburg, Washington, and therefore accepted/rejected the petition for annexation pursuant to RCW 35A.14.120 and Chapter 15.360 of the Ellensburg City Code; and

WHEREAS, the territory described in Section 1 of this ordinance is contiguous to the City of Ellensburg, Washington and entirely within the City of Ellensburg Urban Growth Area established pursuant to RCW 36.70A.110,

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF ELLENSBURG, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Annexation. The following described parcel and rights-of-ways are hereby annexed to and made a part of the City of Ellensburg, Washington, to wit:

TRACT A:

The West Half of the Southwest Quarter of the Southeast Quarter of Section 34, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, EXCEPT:

1. Beginning at the Southwest corner of the Southwest Quarter of the Southeast Quarter of said Section, and running thence North, along the West boundary line thereof, 330 feet; thence East 264 feet; thence 330 feet to the South boundary line of said Quarter of Quarter section; thence West, along said South boundary line, 264 feet to the point of beginning;
2. Beginning 30 feet North of a point on the South section line which is 264 feet East of the South Quartercorner of said Section 34; thence North, parallel to the Quarter section line, 200 feet; thence East 72 feet; thence South 200 feet to the North right of way of the County road; thence West along said right of way 72 feet to the point of beginning;
3. Right of way of Dolarway County Road along South boundary thereof.

Section 2. Assessment and Taxation. All property within the territory so annexed shall be assessed and taxed at the same rate and on the same basis as other

property of the City of Ellensburg, Washington is assessed and taxed to pay for any outstanding indebtedness of the City of Ellensburg, Washington as presently adopted or as is hereafter amended.

Section 3. Comprehensive Plan Designation. All property within the territory so annexed shall be subject to and a part of the Comprehensive Plan of the City of Ellensburg, Washington as presently adopted or as is hereinafter amended.

Section 4. Land Use Designation and Zoning. All property within the territory so annexed shall be hereby zoned as follows: Kittitas County Assessor Parcel Numbers 946133 shall be zoned Regional Center Mixed Use (RCMU).

Section 5. Transmittal and Filing. The Ellensburg City Clerk is directed to file a certified copy of this ordinance with the Kittitas County Board of County Commissioners.

Section 6. Severability. If any portion of this ordinance is declared invalid of unconstitutional by any court of competent jurisdiction, such holding shall not affect the validity of the remaining portion(s) of this ordinance.

Section 7. Corrections. Upon the approval of the City Attorney, the City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance, including but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, sections/subsections numbers and any references thereto.

Section 8. Effective Date. This ordinance shall take effect and be in full force five (5) days after its passage, approval and publication.

The foregoing ordinance was passed and adopted at a regular meeting of the City Council on the ____ day of August, 2023.

MAYOR

ATTEST:

CITY CLERK

Approved as to form:

CITY ATTORNEY

Publish:

I, Beth Leader, City Clerk of said City, do hereby certify that Ordinance No. **** is a true and correct copy of said Ordinance of like number as the same was passed by said Council, and that Ordinance No. **** was published as required by law.

EXHIBIT A: ANNEXATION PARCELS

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Proposed Annexation Area for Parcel

