

RESOLUTION NO. 2025-24

A RESOLUTION OF THE CITY COUNCIL OF ELLENSBURG, WASHINGTON
approving the Final Plat of the Katie Meadows Phase II (P25-092).

WHEREAS, on December 15, 2021, Tyler Glahn, Crytl Enterprises, Inc., property owner filed a preliminary plat application (P21-157) for forty (40) lots to be developed on Kittitas County Assessor Parcel ID #791133 (7.32 acres), located at 604 W Bender Road, commonly referred to as the "Katie Meadows Subdivision"; and

WHEREAS, the Owner submitted to the Hearings Examiner a Preliminary Plat for the proposed Katie Meadows Subdivision for construction of residential dwellings on the above-referenced tract of land; and

WHEREAS, in accordance with Chapter 15.260 ECC, the Hearings Examiner held a public hearing on March 25, 2022 to review the proposed development, after which the Hearings Examiner forwarded a recommendation of approval with eight conditions to City Council, as evidenced in the adoption of the approved minutes; and

WHEREAS, the Owner submitted the Preliminary Plat to the City for review and consideration by Council at a duly-advertised closed record public hearing held on May 2, 2022; and

WHEREAS, based on the evidence and testimony presented at said public hearing, City Council conditionally approved the subdivision of the property to allow residential development of said property as evidenced in the approved minutes of the Council meeting of May 2, 2022, and the adoption of Council Resolution No. 2022-14 on May 2, 2022; and

WHEREAS, per RCW 58.17.140, as this preliminary plat was approved after January 1, 2015 and is not subject to the Shoreline Management Act, the applicant has five (5) years to file for final plat approval, or until May 2, 2027; and

WHEREAS, the final plat of Katie Meadows Phase I containing 24 lots was recorded in the Kittitas County Auditor's Office on November 8, 2023; and

WHEREAS, on May 30, 2024 property owner Tyler Glahn, Crytl Enterprises Inc. filed a plat alteration application in order to add approximately .70 acres of land to alter and increase the size of the original plat to allow a more cohesive road system and creation of 14 additional lots for single family housing within the currently undeveloped, unrecorded preliminarily approved phase II portion of the plat for property located on Kittitas County Assessor Parcel ID #'s 781133 & 791133, on the south side of Bender Road, just east of the Bender/Hannah Road intersection in the City of Ellensburg, WA; and

WHEREAS, following a duly noticed open record public hearing held before the City Council on August 5, 2024, to consider the Katie Meadows Phase II plat alteration application, as provided by Chapter 15.260 ECC, the City Council conditionally approved the plat alteration as evidenced in the approved minutes of the Council meeting of August 5, 2024, and the adoption of Council Resolution No. 2024-21 on August 5, 2024; and

WHEREAS, the Owner submitted the Final Plat for Phase II of the Katie Meadows Subdivision to the City for review and consideration, and City of Ellensburg staff have found that the conditions of preliminary approval and plat alteration approval have been satisfied; and

WHEREAS, the applicant has submitted a bond to ensure that all required subdivision improvements will be installed in accordance with the approved improvements plans, and such bond has been approved by the City; and,

WHEREAS, the Final Plat application was reviewed by City Council in a public meeting held on September 15, 2025; and

WHEREAS, the City Council finds that the subdivision conforms to all terms of the City Council's preliminary plat approval and plat alteration approval, and that the subdivision meets all requirements of chapter 58.17 RCW, other applicable state laws, and all local ordinances adopted under chapter 58.17 RCW that were in effect at the time of preliminary plat approval;

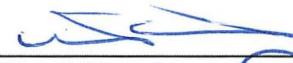
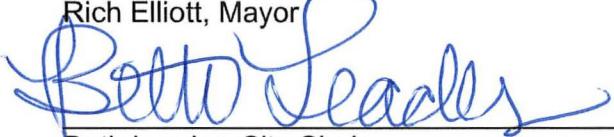
NOW, THEREFORE, the City Council for the City of Ellensburg do resolve as follows:

Section 1. The "Whereas" provisions set forth above are hereby incorporated in this Resolution as findings in support of the actions authorized in this Resolution.

Section 2. The City Council finds that the conditions of preliminary plat approval and plat alteration approval for the Katie Meadows Subdivision final plat have been met and the requirements for recording the Phase II final plat have been satisfied.

Section 3. The final plat for the Katie Meadows Phase II is approved and the Mayor, Community Development Director, Energy Services Director, and City Engineer are hereby authorized to inscribe and execute this approval on the face of the plat, which will then be recorded with the Kittitas County Auditor's Office.

ADOPTED by the City Council of Ellensburg this 15th day of September, 2025.

ATTEST: 
Rich Elliott, Mayor

Beth Leader, City Clerk