

AGENDA
ELLENSBURG CITY PLANNING COMMISSION
Special Meeting
Thursday May 7, 2020 (Special Day)
5:45 P.M.

Remote Meeting via Zoom

1. CALL TO ORDER
2. APPROVAL OF THE AGENDA
3. PUBLIC HEARING
 - a. Open Record Public Hearing (QUASI-JUDICIAL) to consider a Conditional Use Permit Request (P19-133) submitted by the Ellensburg School District #401 in order to construct a new Elementary School at 2100 N. Cora Street (parcel # 11711), in the Residential Suburban (R-S) zone on property owned by the District
4. STAFF UPDATE/DISCUSSION ITEMS
5. ADJOURNMENT



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

The Contents of this agenda have been photocopied on recycled paper. ♻️
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. A "Request for Accommodation" form may be obtained from the City Clerk (First Floor - City Hall) or by calling the City of Ellensburg ADA Coordinator at 509-962-7204.



DEPARTMENT OF COMMUNITY DEVELOPMENT
501 N. Anderson St., Ellensburg WA 98926

AGENDA REPORT

MEETING DATE: May 7, 2020

TO: Planning Commission

THRU: Kirsten Sackett, Director of Community Development

FROM: Shannon Johnson, Senior Planner

SUBJECT: Open Record Public Hearing (QUASI-JUDICIAL) to consider a Conditional Use Permit Request (P19-133) submitted by the Ellensburg School District #401 in order to construct a new Elementary School at 2100 N. Cora Street (parcel # 11711), in the Residential Suburban (R-S) zone on property owned by the District

SUMMARY

The Ellensburg School District (ESD) has submitted a conditional use permit application in order to construct an approximate 55,000 sf, 500-student new elementary school on a 15.29-acre site located north of Cora Street (**Exhibits 1 and 2**). The application was deemed complete by Staff on January 16, 2020 (**Exhibit 4**). The facility will house general classrooms, secure entry, a gymnasium, interactive educational/outdoor learning and play areas, a warming kitchen, cafeteria, administrative and counseling offices/spaces. Site improvements include landscaping, new utility services, pedestrian, traffic, and life safety circulation and parking. The property is currently zoned Residential Suburban (R-S). Per Ellensburg City Code (ECC) Table 15.310.040, schools may be permitted within the R-S zone through the granting of a conditional use permit when approved by the Planning Commission at a public hearing, in accordance with the procedures set forth in ECC 15.250.040.

A SEPA Mitigated Determination of Non-Significance (MDNS) was issued on March 20, 2020 (**Exhibit 5**), along with a Critical Area Determination of Approval with conditions (**Exhibit 6**), issued on the same day.

BACKGROUND

The Ellensburg School District (ESD) is requesting authorization to construct a new elementary school on the Cora Street property they purchased on June 28, 2018. The district received bond approval for its capital improvement program in the November 6, 2018 general election. The bond addressed several projects to be completed within district priorities, one of which was to construct this new elementary school.

The school district held a public meeting on September 18, 2019 concerning the placement of the school. The public input from this meeting resulted in the district working collaboratively with the City of Ellensburg to explore alternate options for the placement of the new school on the subject property. After consideration of alternatives, the district submitted a boundary line adjustment application on October 31, 2019. This boundary line adjustment was finalized and recorded on February 11, 2020, resulting in the new lot configurations as depicted in **Exhibit 1**.

The subject property lies within close proximity of the district's existing Mt. Stuart Elementary School campus as shown on the site map. The Mt. Stuart Elementary School has been in operation for over 50 years, since the original 34,100 sf building was built in 1967. The subject property for the new school is located to the north of the Palouse to Cascades trail, and generally south of the Helena Street right-of-way. Primary access to the school will be via Cora Street which will be constructed to extend to the north.

The most recent use of the subject property was that of unoccupied, fallow, pasture land. Aerial photos indicate that the property has been vacant since at least 1956 and has not been utilized as operational farm land other than livestock grazing. In addition to the school building facility itself, the applicant proposes that the site will include playfields, playgrounds of hard and soft surfaces, fire/emergency access, bus lanes, student drop off lanes, and parking typical to a school facility (70 parking spaces). Cora Street will be extended north and bisect the property along the existing street right-of-way across the property. The Cora Street extension/improvement will stop 112 feet south of the center line of the Helena Street right-of-way. A copy of the application materials are attached to this report for review and consideration as **Exhibit 3**.

The proposed site plan is included as **Exhibit 3c**. Also, please note that the applicant participated in the required pre-application meeting in which City Departments conducted an initial review to outline all necessary code requirements. When the departments were again contacted to review the conditional use permit, some city departments referred back to the original comments from the SEPA application review and or pre-application meeting, while others submitted additional comment letters for the conditional use permit review. These department review comment letters are attached as **Exhibits 7a. thru 7h**.

ANALYSIS

ECC Section 15.130.030 defines Conditional Use as:

A use which may be appropriate on a specific parcel of land within a given zoning district under certain conditions, but which is not appropriate on all parcels within the same zoning district. Such conditional uses may be permitted in such zoning district, but only if specific provision for such is made in this title.

Per ECC Table 15.310.040, schools are allowed in the R-S zone subject to the conditional use review procedures specified in ECC 15.250.040 and the general requirements of the code.

In compliance with ECC 15.220.040(C)(1), notice of the conditional use application was mailed to property owners within 300 feet (**Exhibits 9 & 10**) of the proposed site, on Thursday, April 16, 2020. Notice of the Public Hearing was published in the legal section of the Daily Record on Thursday, April 16, 2020 (**Exhibit 11**), and the site was also posted with land use action signs on April 16, 2020 (**Exhibits 12**).

At the time of this report, one public comment has been received (**Exhibit 8**).

Pursuant to ECC Table 15.210.050(C), a conditional use permit application is considered a Type III permit, which is considered in a quasi-judicial open record public hearing. The Planning Commission has been designated as the final decision-maker on Type III projects.

Conditional use permits are governed by ECC 15.250.040 which gives the Planning Commission authority to hear conditional uses; to decide such questions as are necessarily involved in determining whether a conditional use should be granted; and to grant such conditional use permits with such conditions and safeguards as are appropriate. The Planning Commission may prescribe appropriate conditions and safeguards, in conformity with the zoning code, and shall prescribe a time limit within which any conditional use shall commence or be complete, or both.

ECC 15.250.040(C) states that the city may approve, or approve with conditions, a conditional use permit only if the applicant demonstrates that the project complies with the 13 decision criteria. The following analysis addresses whether this project complies with these criteria:

- 1. The size of the site is adequate for the proposed use, including all facilities and amenities that are required by this title or desired by the applicant.**

Applicant narrative and supporting application materials: *The proposed school, along with its parking and amenities occupy approximately 8.8 acres of the boundary adjusted 15.88 acre parcel. See submitted site plan.*

Staff Analysis: Staff agrees with the applicant that the size of the project site is adequate for the proposed new elementary school including all facilities and amenities. The applicant participated in a formal pre-application meeting in which City Departments conducted an initial review to ensure the proposal can meet code requirements on the site.

2. The proposed use will not be detrimental to the public health, safety, and general welfare of the community and will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties.

Applicant narrative and supporting application materials: *The proposed school will be beneficial to public health, safety, and the general welfare of the community and will not include any hazardous condition on the site. The school construction will meet all applicable development codes as well as the requirements of the health department and department of ecology.*

Staff Analysis: The existing Mount Stuart School campus located southwest of this site has been in operation for over 5 decades with no demonstrable problems or code complaints with the City or surrounding neighbors. All properties within 300 feet of the site were notified and at the time of this report, one public comments has been received. The project has been through the standard SEPA review process which resulted in a Mitigated Determination of Non-Significance (MDNS) (**Exhibit 5**) for the proposed new elementary school including all facilities and amenities.

3. The topography, soils, and other physical characteristics of the site are appropriate for the use and potential problems due to weak foundations soils can be eliminated or reduced to the extent necessary to avoid hazardous situations.

Applicant narrative and supporting application materials: *The physical characteristics of the site present some challenges including on-site wetlands and difficult soils which can be overcome by appropriate site design. The planned civil, wetland design and building structural design will account for these challenges including wetland protection and mitigation, and soil mitigation for structural support. The wetlands designer will work with the Department of Ecology and Corps of Engineer to determine the appropriate mitigation for disturbed wetland areas. The amount of wetland disturbance will be limited to less than one half acre. Refer to the SEPA application submitted for this site for more information.*

Staff Analysis: The Critical Area Report dated January 15, 2020 submitted by Senior Associate Wetland Scientist Jim Shannon on behalf of Hart

Crowser, Inc. included a detailed civil grading and storm water plan, calculated and designed from their field site investigation of the topography, soils and other physical characteristics of the site. Additionally, the construction plans for the site and the building will be reviewed as necessary by Public Works Engineer and the Building Official to ensure that they meet the requirements of the adopted 2015 International Building Code.

4. The proposed use will not be injurious to, or adversely affect the uses, property, or improvements adjacent to, or in the vicinity of the site upon which the proposed use is to be located.

Applicant narrative and supporting application materials: *The use will not adversely affect adjacent uses or improvement. Appropriate setbacks and fencing from adjacent properties will provide separation to minimize visual and auditory disturbance and for the protection of private property. The proposed use is similar to the existing Mount Stuart Elementary located near the site.*

Staff Analysis: The existing Mount Stuart School campus located within close proximity to the site has been in place since 1967 and has not been injurious to, or adversely affected the uses, property, or improvements adjacent to, or in the vicinity of the site upon which the proposed use is to be located. As such, staff anticipates that the proposed addition will meet this same standard.

5. The proposed use is compatible with adjacent land uses and consistent with the character of the surrounding area.

Applicant narrative and supporting application materials: *The adjacent land uses are predominately residential. The Ellensburg comprehensive plan indicates schools should be incorporated into residential areas to complement the residential use.*

Staff Analysis: The existing Mount Stuart School property southwest of this site has been in operation for over five decades and is an established part of the neighborhood. The expansion to construct a new elementary school on this site serves to bring a cohesive purpose to the neighborhood by adding a much needed facility within an area which has previously proven to be a successful community location.

6. The proposed use will be supported by adequate water, sewer, storm drainage, schools, electrical, police, fire protection facilities and services.

The use will not overburden or adversely affect said public facilities and services.

Applicant narrative and supporting application materials: *The proposed school will be served by new and/or existing public utilities and services as required and coordinated with the City of Ellensburg and its department of public works.*

Staff Analysis: The required Pre-Application, SEPA and Critical Areas reviews for the proposed use determined that, as proposed, the use will not overburden or adversely affect said public facilities and services. If any expansion of this use is proposed in the future, another conditional use permit application will be required, which will include review by all City Departments and the Planning Commission. At such time, any necessary adjustments shall be addressed.

7. The traffic generated by the proposed use will not unduly burden the traffic circulation system in the vicinity.

Applicant narrative and supporting application materials: *A Traffic Impact Analysis has been completed and shows the traffic circulation in the vicinity is adequate to support the school. The applicant will work with the city's department of public works to design appropriate road and non-motorized access. The development frontage will increase pedestrian connectivity in this area. The applicant will work with the City to provide Safe Routes to School. Refer to the submitted Traffic Impact Analysis for mitigation or improvements necessary to improve vehicular and non-motorized access to the site. This includes proposed staggering of school start and end times to reduce congestion at Cora St and 15th Ave.*

Staff Analysis: The Public Works Department has reviewed the proposed project from the initial pre-application meeting, through the SEPA/Critical Area applications, and additionally for this conditional use permit application to ensure that the proposed use will not unduly burden the traffic circulation system in the vicinity. Additionally, the Public Works & Utilities Engineer will review and assess traffic impact fees for construction and civil plans at the time of building permit review.

8. An adequate site layout is proposed for on-site circulation and transportation activities.

Applicant narrative and supporting application materials: *On-site circulation design is intended to keep school traffic on-site and minimize curb cuts and traffic congestion or confusion at entries and egress locations on site. The design team will continue coordinating with the school district*

transportation and maintenance team, fire marshal, City of Ellensburg, and Waste Management to provide safe access for all users and apparatus which must access the site. Pedestrian and bicycle access and circulation will be extended from adjacent frontages to provide safe travel routes to the new facility. See submitted site plan.

Staff Analysis: The facility will include 73 off-street parking spaces for staff and visitors, along with a separated bus loop, and an additional drive lane of approximately 1000 linear feet of vehicle queuing for on-site student drop off, as shown in the project site plan (**Exhibit 3c.**). Thorough review of the site plan, including necessary parking and on-site circulation, will be completed by the Planning Department at the time of building permit review. The traffic plans and related improvements will be required to meet the Public Works Standards and will be completed in conjunction with future project permits.

9. The proposal will cause no unreasonably adverse effects to wetlands, shorelands, wildlife habitat, and other critical area.

Applicant narrative and supporting application materials: *The proposed project will mitigate any impacts to existing wetlands and critical areas as defined in the critical areas report submitted through SEPA. The applicant's wetlands engineer is coordinating with the department of ecology and Corps of Engineers to determine the appropriate quantity and quality of wetlands that will mitigate any disturbance on-site.*

Staff Analysis: A full SEPA and Critical Areas review was conducted including a required Critical Areas Report for the wetlands on site. Additionally, the City considered the report and issued a coordinated SEPA Mitigated Determination of Non-Significance (MDNS) (**Exhibit 5**) and Critical Area Determination on March 20, 2020 (**Exhibit 6**), which contain several conditions that must be adhered to prior to issuance of building permits. These environmental Determinations issued by the City include conditions to fully comply with permitting requirements of the Department of Ecology and the Army Corps of Engineer, specific to construction within wetlands. These outside agency permits will specify the mitigation measures for appropriately addressing the environmental impacts associated with construction in the wetlands.

10. Buffering devices such as fencing, landscaping or topographic characteristics adequately protect adjacent properties from adverse effects of the proposed use; including adverse visual or auditory effect.

Applicant narrative and supporting application materials: *Appropriate setbacks, fencing, landscaping and grading from adjacent properties will*

provide separation to minimize visual and auditory disturbance and for the protection of private property. Noise-generating playground areas will be located away from the property line and be buffered by landscaping. The development will meet the City's requirements and development standards for required buffering of development such as parking.

Staff Analysis: The project has undergone a formal pre-application review which included requirements for landscape screening and buffer requirements outlined in the City Code. These requirements will be reviewed during the building permit review process whereby the proposed project will complete the standard development review process under the City's Land Development Code, the 2015 International Building Code, and the City's Public Works & Utilities Standards.

11. The granting of the conditional use is consistent and compatible with the intent of the goals, objectives and policies of the comprehensive plan.

Applicant narrative and supporting application: *The proposed project fits in the institutional/public use category described in the comprehensive plan and will contribute to the completion of street infrastructure in the plan. The proposed school is in a zoned residential area, defined as "complimentary" in the comprehensive plan.*

Staff Analysis: The proposed project is in conformance with the current Comprehensive Plan. The Comprehensive Plan specifies that the Future Land Use Designation for this property is Urban Residential. In addition, page 22 of the Land Use Chapter states the following:

Residential land use designations are areas in the City where the primary activity is residential dwellings. Uses that complement residences should be incorporated into these areas, such as: parks, low-intensity home based occupations, fire stations, churches, small-scale neighborhood commercial services, **schools**, and other public facilities.

Furthermore, staff finds the conditional use request to be in keeping with the following goals, policies and programs of the Comprehensive Plan:

Goal LU-1: "Encourage development that creates a variety of housing, shopping, entertainment, recreation, gathering spaces, employment, and services that are accessible to neighborhoods.

Goal LU-2: "Establish land use patterns that promote walking, biking and using transit to access goods, services, education, employment, and recreation."

12. The proposed use complies with the appropriate development and performance and all other applicable provisions of the City of Ellensburg development standards.

Applicant narrative and supporting application: *The proposed use and project will meet all applicable development and performance standards as required by the city of Ellensburg.*

Staff Analysis: The proposed project is required to complete the standard development review process under the City's Land Development Code, the 2015 International Building Code, and the City's Public Works & Utilities Standards. Many of the development standards within the Land Development Code have already been met through the processing of the pre-application review, the SEPA and the critical area review. If the Conditional Use Permit is approved, additional development standards will be required and reviewed as part of the building permit review process, including landscaping, site buffering, building design and façade, and parking circulation, etc.

13. All conditions necessary to lessen any impacts of the proposed use have been included in the project.

Applicant narrative and supporting application: *The project will include all conditions necessary to lessen impacts of the development as arranged between the city of Ellensburg and Ellensburg School District. The project will undergo additional SEPA review and will follow any determinations and requirements of that process.*

Staff Analysis: The proposal has undergone a formal pre-application review, and will undergo all necessary Building, Public Works, and Utilities permit reviews. This combined extensive review process will ensure all necessary requirements and improvements identified will be made a part of the relevant permits issued for the project.

Pursuant to ECC 15.250.040(D), when reviewing a conditional use permit, if the above decision criteria have been met, and the planning commission is considering approval, they may impose conditions as outlined below:

D. Appropriate Conditions for Approval. In approving a conditional use, the planning commission may impose conditions including, but not limited to, any of the following conditions:

1. Limit the manner in which the use is conducted, including restricting the time an activity may take place and imposing restraints to minimize environmental effects such as noise, vibration, air pollution, glare and odor;

2. Establish a special yard or other open space, lot area or dimension;
3. Limit the height, size or location of a building or other structure;
4. Designate the size, number or nature of vehicle access points;
5. Increase the amount of street dedication, roadway width or improvements within the street right-of-way;
6. Designate the size, location, screening, drainage, surfacing or other improvements of off-street parking or truck loading areas;
7. Limit or otherwise designate the number, size, location, and height of lighting of signs;
8. Limit the number and intensity of outdoor lighting or require its shielding;
9. Require screening, landscaping or another facility to protect adjacent or nearby property and designate standards for installation or maintenance of the facility;
10. Require and establish the size, height, location or materials for a fence;
11. Protect existing trees, vegetation, water resources, wildlife habitat or other significant natural resources;
12. Impose special conditions on the proposed development to ensure that it is in conformance with the surrounding neighborhood and the intent and purpose of the zoning district classification; and/or
13. Require such financial guarantees and evidence that any applied conditions will be complied with.

Staff has reviewed the conditional permit application and finds it to be in keeping with the decision criteria of ECC 15.250.040(C). As such, Staff recommends that the conditional use permit be **granted** by the Commission for the proposed construction of a new school to be located at 2100 N. Cora Street which lies northwest of the existing Ellensburg School District Mount Stuart Elementary School campus as submitted. Staff is not recommending any additional conditions beyond those already required, which will be required, through the various permitting and review processes. Staff would further recommend that the Commission review the application materials and staff report, and weigh any evidence presented at the public hearing to determine what, if any, conditions should be applied.

RECOMMENDATION:

- 1) Hold an open record quasi-judicial public hearing; and
- 2) Consider approving the Conditional Use Permit to build a new Elementary School at 2100 N. Cora Street (parcel # 11711), in the Residential Suburban (R-S) zone on property owned by the district, as submitted by the Ellensburg School District #401, including adoption of Findings of Facts and Conclusions of Law, as set forth below.

When making the final motion, the Commission may also include any conditions of approval that are deemed appropriate to this specific application.

If the Planning Commission should choose to follow the recommendation of Staff and approve the conditional use permit, Staff would also advise the Commission that the following Findings of Fact and Conclusions of Law are applicable to this project:

Findings of Fact

1. Application 19-133 for a Conditional Use Permit was submitted by Ellensburg School No. 401 on November 20, 2019.
2. The Applicant is an agent for the owner of this property, addressed as 2100 N. Cora Street (Parcel ID# 11711), located in the R-S zoning district, and can pursue this action.
3. Notice of Public Hearing was made known to the general public as required by ECC 15.230.020.
4. Per ECC Sections 15.210.050 and 15.250.040, the Planning Commission has jurisdiction to review this project.
5. A public hearing on P19-133 has been held on May 7, 2020.
6. It is in the interest of the City of Ellensburg to utilize vacant and underutilized infill lots with safe and compatible uses. This proposal, if approved would not negatively alter the character of the neighborhood.

Conclusions of Law

1. As proposed, the conditional use permit application has been reviewed and found to be consistent with the decision criteria listed in ECC 15.250.040(C).
2. As proposed, the conditional use permit should not have a significant adverse impact on public welfare and safety.

After the close of the public hearing, if it is determined that additional findings of fact are pertinent, they should consist of concise statements of the underlying facts in support of the decision made by the Planning Commission. Findings of Fact should be made by the Commission, regardless of whether the project is approved or denied.

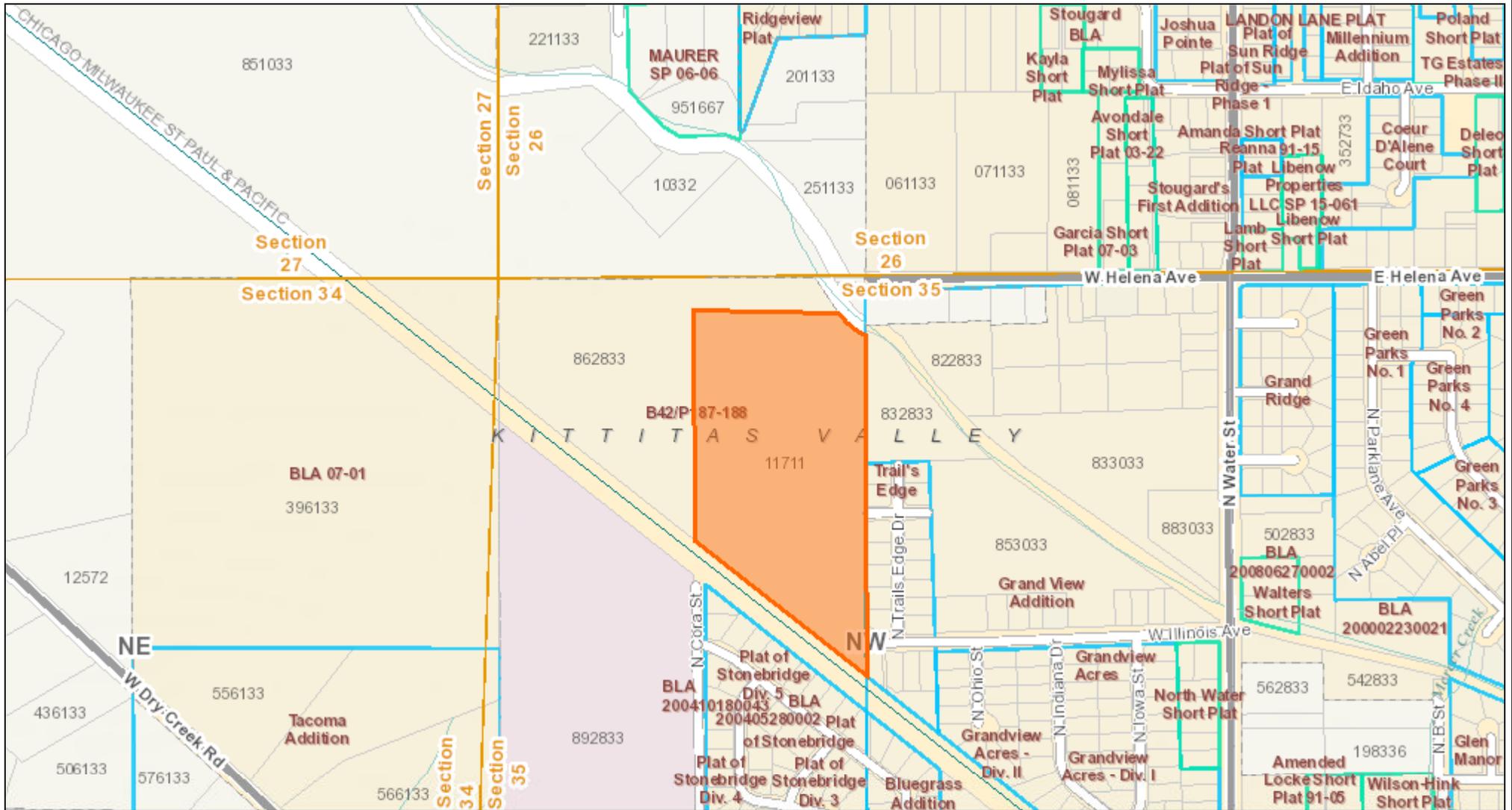
EXHIBITS:

1. Kittitas County Assessor's Site Map
2. Aerial Vicinity map
3. Conditional Use Permit Application Materials Submitted by Applicant, including:
 - a. P19-133 Conditional Use Application (CUP)

- b. November 20, 2019 Applicant's Narrative Attachment to CUP Application
 - c. November 20, 2019 Site Plan Attachment to CUP Application
 - d. Building Plans
4. January 16, 2020 Letter - Determination of Complete Application
 5. March 20, 2020 SEPA Mitigated Determination of Non-Significance
 6. March 20, 2020 Critical Areas Determination
 7. Department Review Comments, Including:
 - a. P19-132 Pre-App Report Page
 - b. December 19, 2019 Utilities Department Gas Memo Comments
 - c. December 20, 2019 Energy Services Department Light Memo Comments
 - d. December 23, 2019 Community Development Planning Memo Comments
 - e. December 27, 2019 Public Works Department Memo Comments
 - f. April 21, 2020 Public Works Department CUP Memo Referring to Their Previous SEPA Comments
 - g. February 25, 2020 Public Works Department SEPA Memo Comments
 - h. April 29, 2020 Energy Services Department Light CUP Memo Comments
 8. Public comment received as of the date this report was submitted to the Commission, as follows:
 - a. April 30, 2020 email from Janine Graves
 9. Legal Notice mailed to property owners within 300 feet
 10. Area Notification Map with 300-foot buffer notification list
 11. Legal Notice Advertised in *Daily Record*
 12. Photos of Notice of Signs posted on the Property
 13. Signed Affidavit - Notice of Sign Posting

Kittitas County COMPAS Map

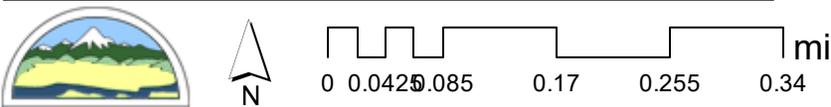
EXHIBIT 1



Date: 4/13/2020

1 inch = 752 feet
Relative Scale 1:9,028

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Aerial Vicinity Map

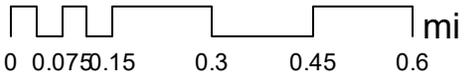
EXHIBIT 2

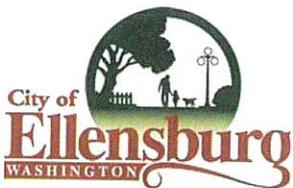


Date: 5/1/2020

1 inch = 1,505 feet
Relative Scale 1:18,056

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Conditional Use Permit Application Form

RECEIVED PA-03
APPLICATION
NOV 20 2019

COMMUNITY DEVELOPMENT

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

The City of Ellensburg Planning Commission reviews Conditional Use Permits. The Planning Commission is required to hold a Public Hearing for a Conditional Use Permit. Please complete the attached application. City Staff will assist you if needed. A \$346 filing and processing fee is required for Conditional Uses. The application will be routed to different City of Ellensburg departments for review and comment. A "Public Hearing Notice" will be sent to all property owners within 300 feet of the proposed Conditional Use request, and a legal ad will appear in the Daily Record at least 10 days prior to the Planning Commission meeting. The applicant will be notified by mail, of the Planning Commission's Public Hearing date. The applicant, or his/her representative, must attend the Public Hearing, or no determination will be issued. **(The Planning Commission's determination is final.)**

The Planning Division will be unable to accept your Conditional Use Permit Application Form if you fail to provide ALL of the following required material.

OFFICIAL USE ONLY:	
Staff Person:	(km)
Date Submitted:	11.20.19
Fee Total:	\$346.00
CUP FILE #:	P19-133
Associated Permit File #:	P19-132

PROPERTY OWNER: (Note: If the Applicant is not the Owner, attach written authorization from the legal owner(s).)

Legal Owner Name(s):	Ellensburg School District	Day Phone:	509-925-8014
Mailing Address:	1300 E 3rd Avenue, Ellensburg WA, 98926		
E-mail:	brian.aiken@esd401.org	Cell Phone:	509-991-4456

***APPLICANT:** Owner Contractor Tenant Other

Name:	Brian Aiken	Day Phone:	509-925-8014
Mailing Address:	1300 E. 3rd Avenue, Ellensburg WA, 98926		
E-mail:	brian.aiken@esd401.org	Cell Phone:	

CONTACT PERSON: Owner Contractor Tenant Other Architect

Name:	Steven Clark	Day Phone:	509-838-8681
Mailing Address:	10 S Cedar St, Spokane, WA 99201		
E-mail:	sclark@integrusarch.com	Cell Phone:	208-771-5253

PROJECT INFORMATION:

Parcel Number(s) of Site:	11711
Site Address (if any):	NKA - Cora Street
City Zoning Designation:	R-S

PROJECT INFORMATION:

Please describe, in detail, the requested conditional use, attach additional pages if needed:		
1.	Construction of new 55,000SF Elementary School building, parking, access, and associated playfields. See attached for detail.	
2.	What is the present occupancy type i.e. single-family, commercial of the property?	None, Pasture
	Will the Granting of the Conditional Use Permit Change the type of Occupancy?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	If the granting of the conditional use permit will change the type of occupancy, please describe what type it will be changed to:	Non-residential, E Occupancy
	What percentage of the subject property will be left open space, free from buildings or structures?	93.4%
3.	When do you wish to commence the use for which you are requesting the conditional use?	Construction to begin Spring 2020, Occupancy in Summer 2021
4.	How long do you wish to operate the use for which you are requesting the conditional use permit?	In perpetuity
5.	Are there are any restrictive covenants on the property? If so, please attach a copy of said covenants	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SITE PLAN REQUIREMENTS:

Provide A General Site Plan That Shows:

1. The proposed project and dimensions in relation to the property boundaries. Show how the property is located in reference to existing streets, alleys and sidewalks.
2. The proposed project and dimensions in relation to all existing and proposed development on the property. Show all existing buildings or structures on subject property and those proposed to be located on property with setback dimensions and distances between buildings.
3. Show present and additional "off-street" parking, if required.

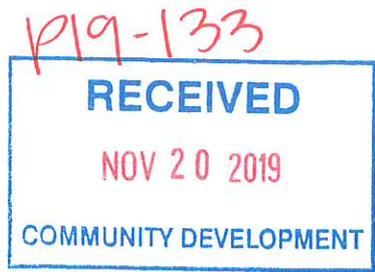
(The site plan shall be legibly drawn to a minimum scale of 1:20 on substantial paper a minimum 11" x 17" size)

SIGNATURE OF LEGAL OWNER or REPRESENTATIVE AS AUTHORIZED BY THE LEGAL OWNER:

I, Steven Clark, (print name) affirm that the above responses are made truthfully and to the best of my knowledge. I hereby apply for this permit application and acknowledge that I have read this application and state that the information is correct and that I agree to comply with all City ordinances pertaining to this permit if granted. *[*NOTE: Conditional Use Permits are issued for the address or site identified in the project information site address space on this application. If the address is changed, an application must be submitted for the new location.]*

I further affirm that I am the owner of record of the area proposed for the above-identified land use action or, if not the owner, attached herewithin is written permission from the owner(s) authorizing my actions on his/her/their behalf.

Signature of Legal Owner: (or Authorized Agent)		Date:	11/08/19
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November 18, 2019

Shannon Johnson
Community Development Department
City of Ellensburg
501 N. Anderson
Ellensburg, WA 98926

RE: *CUP Application*
Ellensburg New Elementary School
Integrus Project No. 21849.00

117 S. Main St., Suite 100
Seattle, WA 98104
206.628.3137 | office
206.628.3138 | fax

10 S. Cedar Street
Spokane, WA 99201
PO Box 1482 (99210)
509.838.8681 | office
509.838.2194 | fax

Dear Ms. Johnson:

Below is the project description for the new elementary school which addresses the criteria for CUP approval.

The new elementary school is planned to be constructed on a portion of the 29.12-acre parcel owned by the Ellensburg School District. The facility will include an approximately 55,000SF, max 34 ft-high building, off-street parking for staff and visitors to include a minimum of 70 parking spaces. A separated bus loop will allow for bussing of students, food service and commercial delivery. An additional drive loop for student drop-off will provide approximately 1000 linear feet of vehicle queuing on-site.

1. The size of the site is adequate for the proposed use, including all facilities and amenities that are required by this title or desired by the applicant;
 - a. The proposed school, along with its parking and amenities occupy approximately 8.8 acres of the boundary adjusted 15.88 acres parcel. See submitted site plan.
2. The proposed use will not be detrimental to the public health, safety, and general welfare of the community and will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties;
 - a. The proposed school will be beneficial to public health, safety and the general welfare of the community and will not include any hazardous conditions on the site. The school construction will meet all applicable development codes as well as the requirements of the health department and department of ecology.
3. The topography, soils, and other physical characteristics of the site are appropriate for the use and potential problems due to weak foundations soils can be eliminated or reduced to the extent necessary to avoid hazardous situations;
 - a. The physical characteristics of the site present some challenges including on-site wetlands and difficult soils which can be overcome by appropriate site design. The planned civil, wetland design and building structural design will account for these challenges including wetland protection and mitigation, and soil mitigation for structural support. The wetlands designer will work with the Department of Ecology and Corps of Engineer to determine the appropriate mitigation for

Ms. Johnson
Page 2
November 18, 2019

disturbed wetland areas. The amount of wetland disturbance will be limited to less than one half acre. Refer to the SEPA application submitted for this site for more information.

4. The proposed use will not be injurious to, or adversely affect the uses, property, or improvements adjacent to, or in the vicinity of the site upon which the proposed use is to be located;
 - a. The use will not adversely affect adjacent uses or improvement Appropriate setbacks and fencing from adjacent properties will provide separation to minimize visual and auditory disturbance and for the protection of private property. The proposed use is similar to the existing Mount Stuart Elementary located near the site.
5. The proposed use is compatible with adjacent land uses and consistent with the character of the surrounding area;
 - a. The adjacent land uses are predominately residential. The Ellensburg comprehensive plan indicates schools should be incorporated into residential areas to complement the residential use.
6. The proposed use will be supported by adequate water, sewer, storm drainage, schools, electrical, police, fire protection facilities and services. The use will not overburden or adversely affect said public facilities and services;
 - a. The proposed school will be served by new and/or existing public utilities and services as required and coordinated with the City of Ellensburg and its department of public works.
7. The traffic generated by the proposed use will not unduly burden the traffic circulation system in the vicinity;
 - a. A Traffic Impact Analysis has been completed and shows the traffic circulation in the vicinity is adequate to support the school. The applicant will work with the city's department of public works to design appropriate road and non-motorized access. The development frontage will increase pedestrian connectivity in this area. The applicant will work with the City to provide Safe Routes to School. Refer to the submitted Traffic Impact Analysis for mitigation or improvements necessary to improve vehicular and non-motorized access to the site. This includes proposed staggering of school start and end times to reduce congestion at Cora St and 15th Ave.
8. An adequate site layout is proposed for on-site circulation and transportation activities, considering the potential impacts of the proposed use on traffic flow and control, emergency vehicle movements and safety associated with the suitability of access points, on-site drives, parking, loading and unloading areas, refuse collection and disposal points, sidewalks, bike paths, or other transportation facilities required by this title or desired by the applicant;
 - a. On-site circulation design is intended to keep school traffic on-site and minimize curb cuts and traffic congestion or confusion at entries and egress locations on site. The design team will continue coordinating with the school district transportation and maintenance team, fire marshal, City of Ellensburg, and

Ms. Johnson
Page 3
November 18, 2019

Waste Management to provide safe access for all users and apparatus which must access the site. Pedestrian and bicycle access and circulation will be extended from adjacent frontages to provide safe travel routes to the new facility. See submitted site plan.

9. The proposal will cause no unreasonably adverse effects to wetlands, shorelands, wildlife habitat, and other critical areas;
 - a. The proposed project will mitigate any impacts to existing wetlands and critical areas as defined in the critical areas report submitted through SEPA. The applicant's wetlands engineer is coordinating with the department of ecology and Corps of Engineers to determine the appropriate quantity and quality of wetlands that will mitigate any disturbance on-site.
10. Buffering devices such as fencing, landscaping or topographic characteristics adequately protect adjacent properties from adverse effects of the proposed use, including adverse visual or auditory effects;
 - a. Appropriate setbacks, fencing, landscaping and grading from adjacent properties will provide separation to minimize visual and auditory disturbance and for the protection of private property. Noise-generating playground areas will be located away from the property line and be buffered by landscaping. The development will meet the City's requirements and development standards for required buffering of development such as parking.
11. The granting of the conditional use is consistent and compatible with the intent of the goals, objectives and policies of the comprehensive plan;
 - a. The proposed project fits in the institutional/public use category described in the comprehensive plan and will contribute to the completion of street infrastructure in the plan. The proposed school is in a zoned residential area, defined as "complimentary" in the comprehensive plan.
12. The proposed use complies with the appropriate development and performance and all other applicable provisions of the city of Ellensburg development standards; and
 - a. The proposed use and project will meet all applicable development and performance standards as required by the city of Ellensburg.
13. All conditions necessary to lessen any impacts of the proposed use have been included in the project design or will be required as conditions of approval.
 - a. The project will include all conditions necessary to lessen impacts of the development as arranged between the city of Ellensburg and Ellensburg School District. The project will undergo additional SEPA review and will follow any determinations and requirements of that process.



Ms. Johnson
Page 4
November 18, 2019

Sincerely,

INTEGRUS ARCHITECTURE, P.S.

A handwritten signature in black ink, appearing to read "Steven Clark".

Steven Clark, AIA
Project Manager

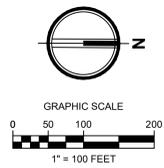
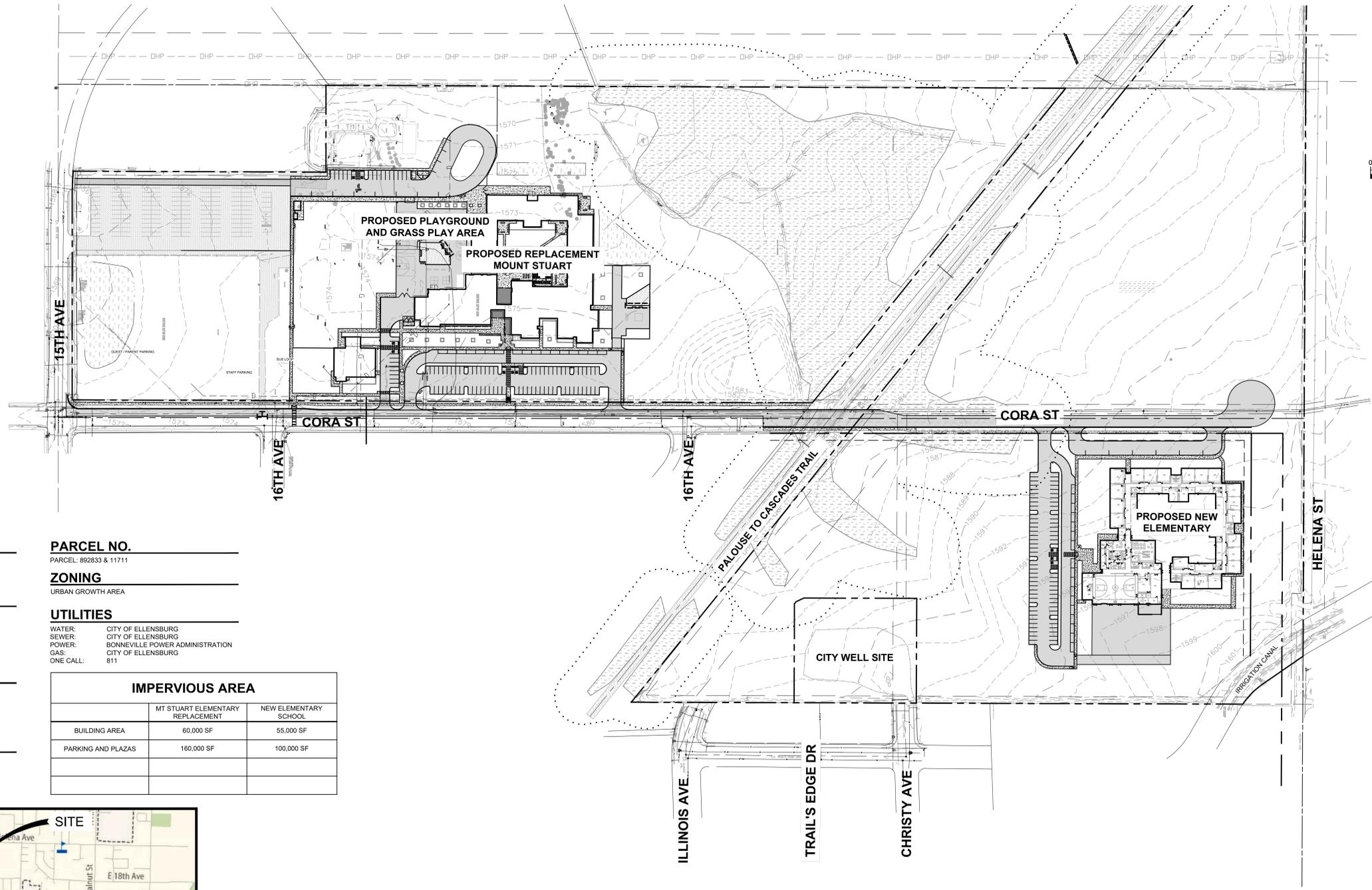
j:\2018\21849.00 new elementary school\ca\8.11 building permit\cup - project description 19_1108.docx

pc: Brian Aiken -Ellensburg School District, Damon Gardella, Kristine Keller - OAC Services.



Know what's below.
Call before you dig.

NEW ELEMENTARY SCHOOL REPLACEMENT



OWNER

ELLENSBURG SCHOOL DISTRICT
1300 EAST 3RD AVENUE
ELLENSBURG, WA 98926

ARCHITECT

INTEGRUS ARCHITECTURE
10 SOUTH CEDAR STREET
SPOKANE, WA 99201
PH: (509) 850-3698
CONTACT: STEVEN CLARK, AIA,
NCARB, LEED AP

CIVIL ENGINEER

AHBL INC
827 WEST 1ST AVENUE, STE 220
SPOKANE, WA 99201-0518
PH: (509) 252-5019
CONTACT: ERICK FITZPATRICK, PE

SURVEYOR

CRUSE AND ASSOCIATES
217 EAST 4TH AVENUE
ELLENSBURG, WA 98926
PH: (509) 962-8242
CONTACT: CHRIS CRUSE, PLS

PARCEL NO.

PARCEL: 892833 & 11711

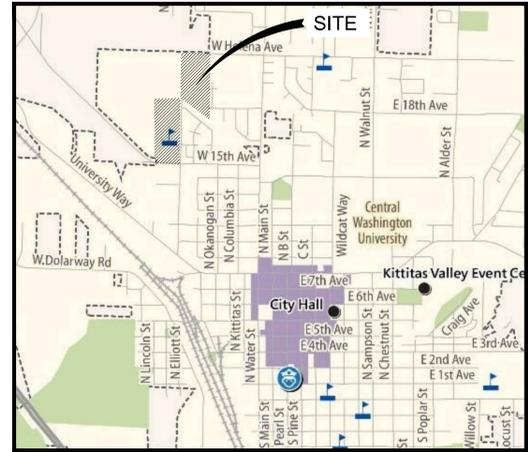
ZONING

URBAN GROWTH AREA

UTILITIES

WATER: CITY OF ELLENSBURG
SEWER: CITY OF ELLENSBURG
POWER: BONNEVILLE POWER ADMINISTRATION
GAS: CITY OF ELLENSBURG
ONE CALL: 811

	IMPERVIOUS AREA	
	MT STUART ELEMENTARY REPLACEMENT	NEW ELEMENTARY SCHOOL
BUILDING AREA	60,000 SF	55,000 SF
PARKING AND PLAZAS	160,000 SF	100,000 SF



VICINITY MAP
NOT TO SCALE

SURFACE LEGEND

EXISTING	DESCRIPTION	PROPOSED
[Pattern]	CONCRETE	[Pattern]
[Pattern]	ASPHALT	[Pattern]
[Pattern]	WETLAND	[Pattern]
[Pattern]	GRASS FIELD	[Pattern]

Integrus ARCHITECTURE
10 SOUTH CEDAR STREET, SPOKANE, WA 99201
TEL: (509) 850-3698 FAX: (509) 850-3699



AHBL Project No 2180971.11

Ellensburg School District
New Elementary School
N Cora Street
Ellensburg, WA 98926

Date: 10/14/2019
Job No.: 2180971.11
Drawn By: FAK
Checked by: EMF

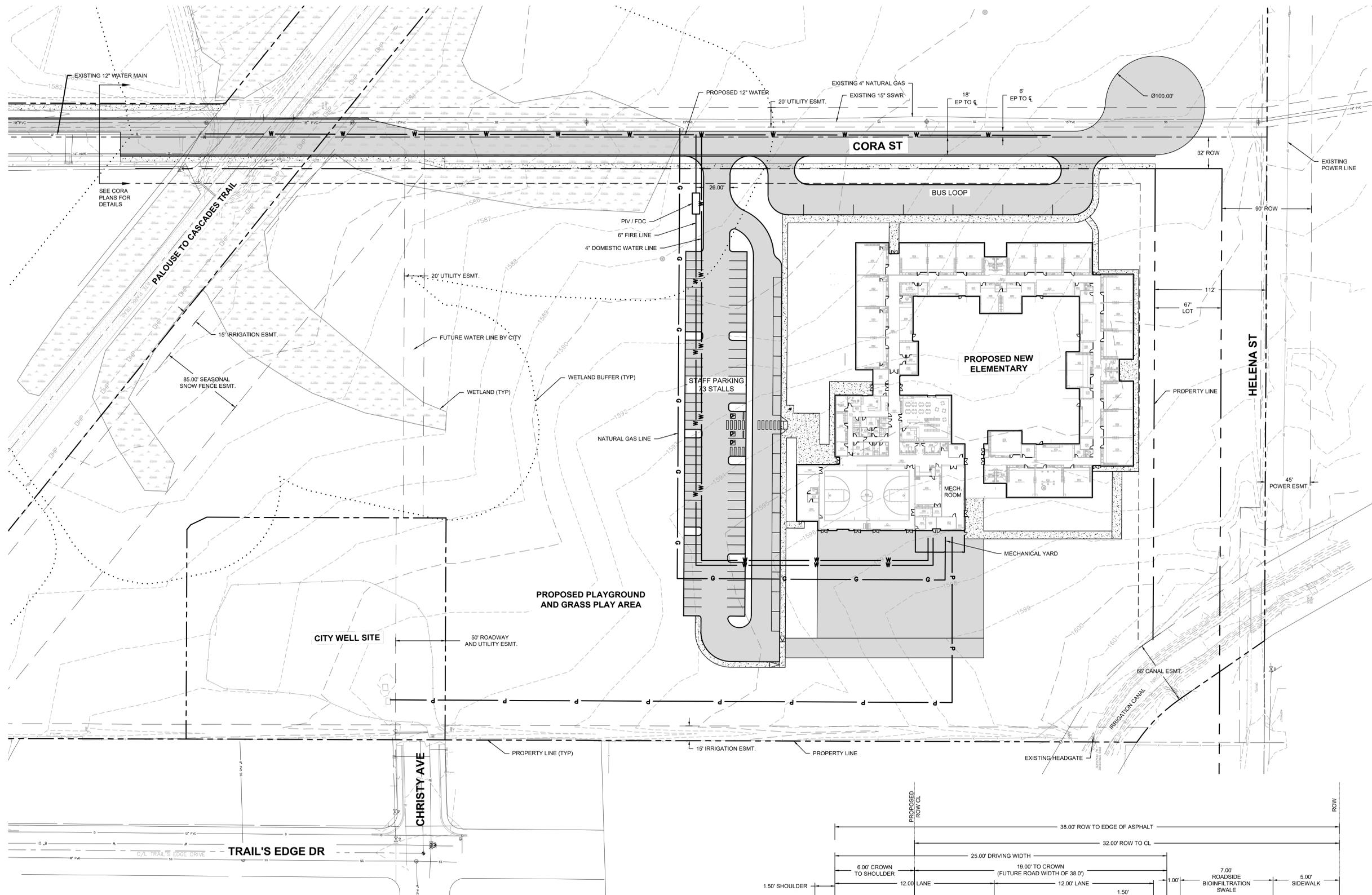
OVERALL SITE PLAN

C101



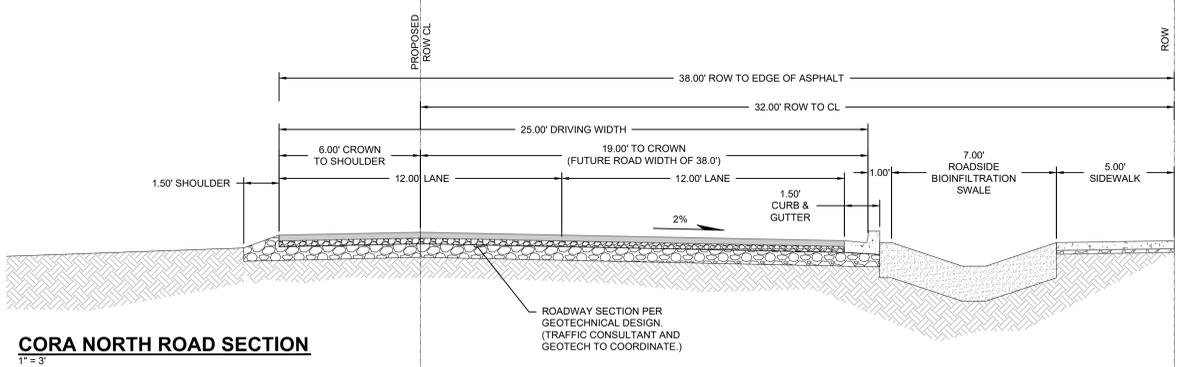
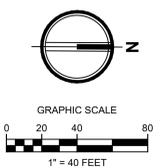
Know what's below.
Call before you dig.

NEW ELEMENTARY SCHOOL REPLACEMENT



SURFACE LEGEND

EXISTING	DESCRIPTION	PROPOSED
	CONCRETE	
	ASPHALT	
	WETLAND	
	GRAVEL TRAIL	



2180971-EXHIBES-PREAPP.DWG-NES

Integrus ARCHITECTURE



AHBL Project No 2180971.11

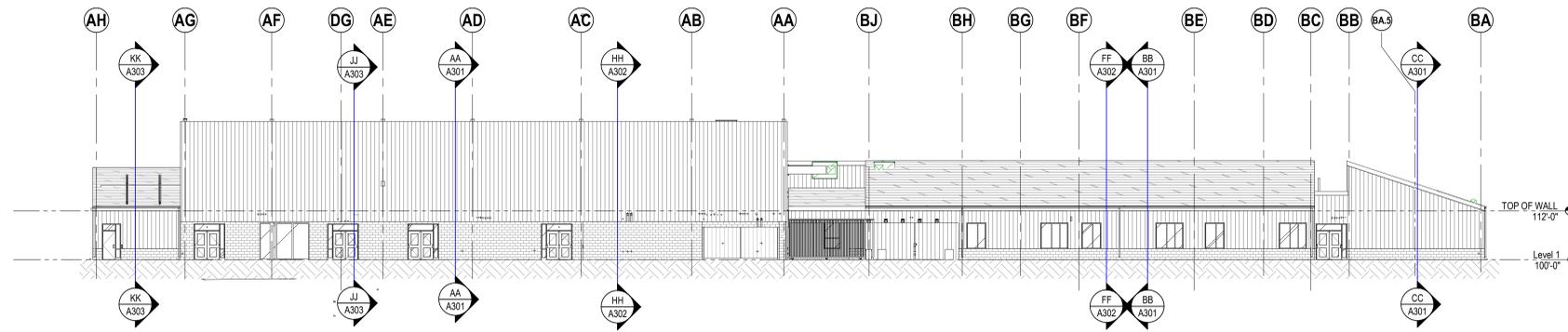
Ellensburg School District
New Elementary School

N Cora Street
Ellensburg, WA 98926

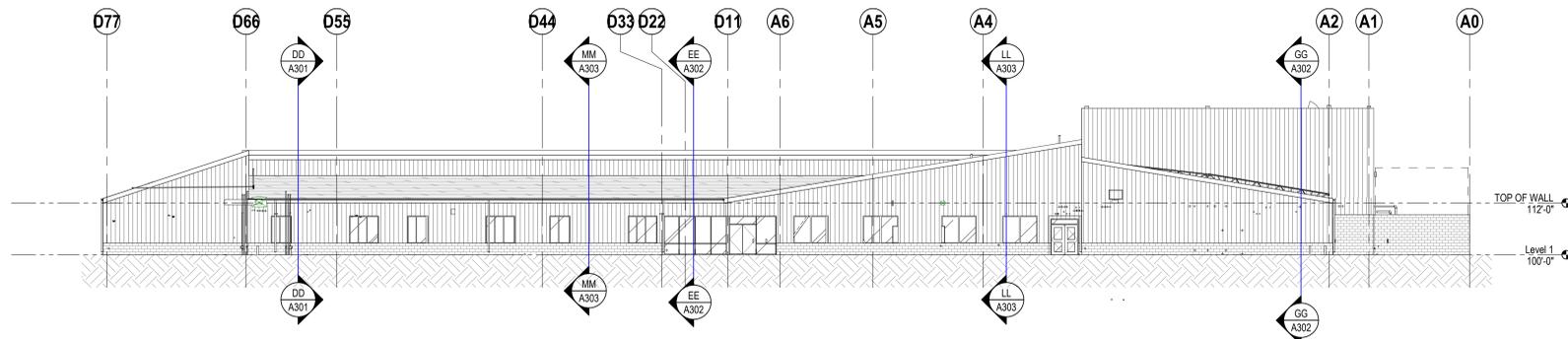
Date: 10/14/2019
 Job No.: 2180971.11
 Drawn By: FAK
 Checked by: EMF

NEW ELEMENTARY SCHOOL SITE PLAN

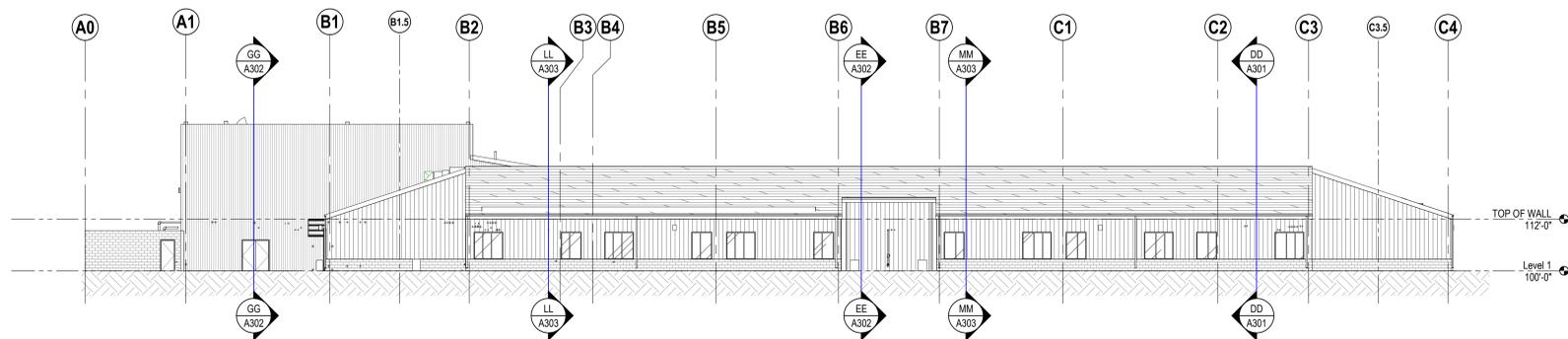
C102



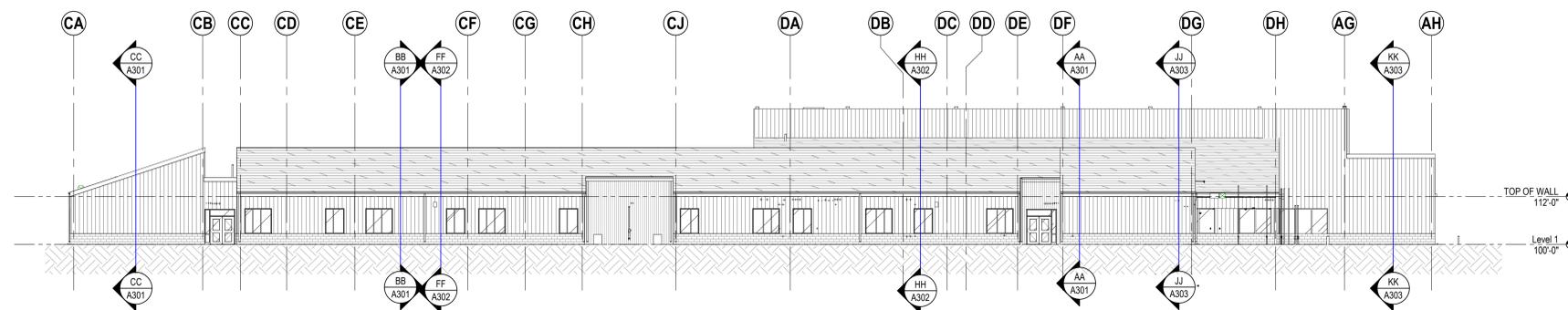
1 NORTH ELEVATION OVERALL
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION OVERALL
SCALE: 1/16" = 1'-0"



3 WEST ELEVATION OVERALL
SCALE: 1/16" = 1'-0"



4 SOUTH ELEVATION OVERALL
SCALE: 1/16" = 1'-0"

GENERAL ELEVATION NOTES

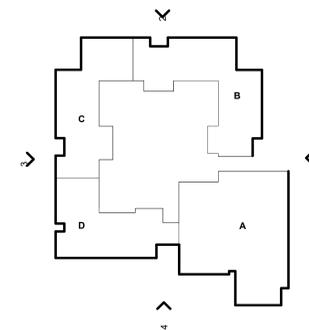
1. SEE OVERALL PLANS FOR STOREFRONT FRAMING SYSTEM TYPE AND LOCATION.
2. EXTERIOR GLAZING TO BE (IG-1) UNLESS INDICATED OTHERWISE ON DRAWINGS.
3. PROVIDE OPERABLE WINDOWS AS SHOWN ON ELEVATIONS.
4. SEE MECHANICAL FOR LOUVER TYPES.

ELEVATION LEGEND

-  FC1-Hardi Plank
-  FC2-Metal Panel
-  INDICATES CMU-2
-  R

**ELLENSBURG SCHOOL DISTRICT
NEW ELEMENTARY SCHOOL**

Date:	11/19/19	
Job No.:	21849.00	
Drawn By:	Author	
Checked by:	Checker	
Revisions		
#	Date	Description



EXTERIOR
ELEVATIONS -
OVERALL

A201

CODE REVIEW

PROJECT DATA

- PROJECT NAME: NEW ELLENSBURG ELEMENTARY SCHOOL
- PROJECT ADDRESS: ### CORA STREET, ELLENSBURG, WA 98926
- ACTUAL PROPOSED BUILDING AREA 53,074 SF - E OCCUPANCY, SINGLE STORY
- TYPE II-B, FULLY SPRINKLERED

CODE TYPE	CODE TITLE	TECHNICAL BASIS
BUILDING	2015 INTERNATIONAL BUILDING CODE (IBC) & WASHINGTON STATE AMENDMENTS, EFFECTIVE JULY 1, 2017	WAC 51-50
ACCESSIBILITY	ICC ANS1 A117.1-2009 ACCESSIBLE & USABLE BUILDINGS & FACILITIES	WAC 51-50
MECHANICAL	2015 INTERNATIONAL MECHANICAL CODE (IMC)	WAC 51-52
FIRE	2015 INTERNATIONAL FIRE CODE (IFC)	WAC 51-54A
PLUMBING	2015 UNIFORM PLUMBING CODE	WAC 51-56
ELECTRICAL	NATIONAL ELECTRICAL CODE, NFPA 70	WAC 296-46B
ENERGY	2015 WASHINGTON STATE ENERGY CODE	WAC 51-11R
INDOOR AIR QUALITY	WASHINGTON STATE VENTILATION & INDOOR AIR QUALITY CODE	WAC 51-13
CIVIL		WSDOT 2000
FIRE SPRINKLERS	NFPA 13	
FIRE ALARM	NFPA 72	

USE AND OCCUPANCY CLASSIFICATION

SECTION 302 CLASSIFICATION

302.1 GENERAL
STRUCTURES OR PORTIONS OF STRUCTURES SHALL BE CLASSIFIED WITH RESPECT TO OCCUPANCY IN ONE OR MORE OF THE GROUPS LISTED IN THIS SECTION. A ROOM OR SPACE THAT IS INTENDED TO BE OCCUPIED AT DIFFERENT TIMES FOR DIFFERENT PURPOSES SHALL COMPLY WITH ALL OF THE REQUIREMENTS THAT ARE APPLICABLE TO EACH OF THE PURPOSES FOR WHICH THE ROOM OR SPACE WILL BE OCCUPIED. STRUCTURES WITH MULTIPLE OCCUPANCIES OR USES SHALL COMPLY WITH SECTION 508 WHERE A STRUCTURE IS PROPOSED FOR A PURPOSE THAT IS NOT SPECIFICALLY PROVIDED FOR IN THIS CODE. SUCH STRUCTURE SHALL BE CLASSIFIED IN THE GROUP THAT THE OCCUPANCY MOST NEARLY RESEMBLES, ACCORDING TO THE FIRE SAFETY AND RELATIVE HAZARD INVOLVED.

GROUP(S)	GROUP "A"	ASSEMBLY (SEC 303) - OCCUPANCY INCLUDES, AMONG OTHER, THE USE OF A BUILDING OR STRUCTURE, OR A PORTION THEREOF, FOR THE GATHERING OF PERSONS FOR PURPOSES SUCH AS CIVIC, SOCIAL OR RELIGIOUS FUNCTIONS, RECREATION, FOOD OR DRINK CONSUMPTION OR AWAITING TRANSPORTATION.
	GROUP "A"	ASSEMBLY (SEC 303) - OCCUPANCY INCLUDES, AMONG OTHER, THE USE OF A BUILDING OR STRUCTURE, OR A PORTION THEREOF, FOR THE GATHERING OF PERSONS FOR PURPOSES SUCH AS CIVIC, SOCIAL OR RELIGIOUS FUNCTIONS, RECREATION, FOOD OR DRINK CONSUMPTION OR AWAITING TRANSPORTATION.
	GROUP "B"	BUSINESS (SEC 304) - B - OCCUPANCY INCLUDES, AMONG OTHERS, THE USE OF A BUILDING OR STRUCTURE, OR A PORTION THEREOF, FOR OFFICE, PROFESSIONAL OR SERVICE-TYPE TRANSACTIONS, INCLUDING STORAGE OF RECORDS AND ACCOUNTS.
	GROUP "E"	EDUCATIONAL (SEC 305) - E - OCCUPANCY INCLUDES, AMONG OTHERS, THE USE OF A BUILDING OR STRUCTURE, OR A PORTION THEREOF, BY SIX OR MORE PERSONS AT ANY ONE TIME FOR EDUCATIONAL PURPOSES THROUGH THE 12TH GRADE.
	GROUP "S"	STORAGE (SEC 311) - S - OCCUPANCY INCLUDES, AMONG OTHERS, THE USE OF A BUILDING OR STRUCTURE, OR A PORTION THEREOF, FOR STORAGE THAT IS NOT CLASSIFIED AS A HAZARDOUS OCCUPANCY.
	311.1.1 ACCESSORY STORAGE SPACES	A ROOM OR SPACE USED FOR STORAGE PURPOSED THAT IS LESS THAN 100 SQUARE FEET IN AREA AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS PART OF THAT OCCUPANCY. THE AGGREGATE AREA OF SUCH ROOMS OR SPACES SHALL NOT EXCEED THE ALLOWABLE ARE LIMITS OF SECTION 508.2
	311.2 MODERATE-HAZARD STORAGE, GROUP S-1	STORAGE GROUP S-1 OCCUPANCIES ARE BUILDINGS OCCUPIED FOR STORAGE USES THAT ARE NOT CLASSIFIED AS GROUP S-2 INCLUDING, BUT NOT LIMITED TO STORAGE OF THE FOLLOWING: BOOKS AND PAPER, FURNITURE, CARDBOARD AND CARDBOARD BOXES, GLUES AND PASTES, SOAPS, ...

SPECIAL DETAILED REQUIRED BASED ON USE AND OCCUPANCY

SECTION 410 STAGES, PLATFORMS AND TECHNICAL PRODUCTION AREAS

410.1 APPLICABILITY
THE PROVISIONS OF SECTION 410.1 THROUGH 410.8 SHALL APPLY TO ALL PART SO BUILDINGS AND STRUCTURE THAT CONTAINS STAGE OR PLATFORMS AND SIMILAR APPURTENANCES...

410.4 PLATFORM CONSTRUCTION
PERMANENT PLATFORMS SHALL BE CONSTRUCTED OF MATERIAL AS REQUIRED FOR THE TYPE OF CONSTRUCTION OF THE BUILDING IN WHICH THE PERMANENT PLATFORM IS LOCATED. PERMANENT PLATFORMS ARE PERMITTED TO BE CONSTRUCTED OF FIRE-RETARDANT-TREATED WOOD FOR TYPES I, II AND IV CONSTRUCTION WHERE THE PLATFORMS ARE ARE NOT MORE THAN 30" ABOVE THE MAIN FLOOR, AND NOT MORE THAN ONE-THIRD OF THE ROOM FLOOR AREA AND NOT MORE THAN 3,000 SQUARE FEET IN AREA. WHERE THE SPACE BENEATH THE PERMANENT PLATFORM IS USED FOR STORAGE OR ANY PURPOSE OTHER AND EQUIPMENT, WIRING OR PLUMBING THE FLOOR ASSEMBLY SHALL BE NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION. WHERE THE SPACE THE PERMANENT PLATFORM IS USED ONLY FOR EQUIPMENT, WIRING OR PLUMBING THE UNDERSIDE OF THE PERMANENT PLATFORM NEED NOT BE PROTECTED.

ACTUAL PLATFORM AREA = 863 SF < 3,000 SF [COMPLIES]
ACTUAL PLATFORM HEIGHT = 18" < 30" [COMPLIES]

GENERAL BUILDING HEIGHTS AND AREAS

SECTION 504 BUILDING HEIGHTS AND NUMBER OF STORIES

504.1 GENERAL
THE HEIGHT, IN FEET AND THE NUMBER OF STORIES OF A BUILDING SHALL BE DETERMINED BASED ON THE TYPE OF CONSTRUCTION, OCCUPANCY CLASSIFICATION AND WHETHER THERE IS AN AUTOMATIC SPRINKLER SYTEM INSTALLED THROUGH THE BUILDING.

504.2 MIXED OCCUPANCY
IN A BUILDING WITH MIXED OCCUPANCIES IN ACCORDANCE WITH SECTION 508, NO INDIVIDUAL OCCUPANCY SHALL EXCEED THE HEIGHT AND NUMBER OF STORY LIMITS SPECIFIED IN THIS SECTION FOR THE APPLICABLE OCCUPANCIES.

504.3 HEIGHT IN FEET
THE MAXIMUM HEIGHT, IN FEET, OF A BUILDING SHALL NOT EXCEED THE LIMITS SPECIFIED IN TABLE 504.3

TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION	TYPE OF COSNTRUCTION	ALLOWABLE BUILDING HEIGHT	ACTUAL BUILDING HEIGHT ABOVE GRADE PLANE
A, B, E, S	TYPE II B - S	75 FT.	34 FT - 0 IN.

504.4 NUMBER OF STORIES
THE MAXIMUM NUMBER OF STORIES OF A BUILDING SHALL NOT EXCEED THE LIMITS SPECIFIED IN TABLE 504.4

TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE

OCCUPANCY	TYPE OF COSNTRUCTION	TOTAL NUMBER OF STORIES ABOVE GRADE	ACTUAL BUILDING FLOORS
"A-3"	TYPE II B - S	3 STORIES	1 STORY ABOVE GRADE
"B"	TYPE II B - S	4 STORIES	
"E"	TYPE II B - S	3 STORIES	
"S"	TYPE II B - S	3 STORIES	

SECTION 505 MEZZANINES AND EQUIPMENT PLATFORMS

505.1 GENERAL
MEZZANINES SHALL COMPLY WITH SECTION 505.2. EQUIPMENT PLASFHORMS SHALL COMPLY WITH SECTION 505.3

505.3 EQUIPMENT PLATFORMS
EQUIPMENT PLATFORMS IN BUILDINGS SHALL NOT BE CONSIDERED AS A PORTION OF THE FLOOR BELOW. SUCH EQUIPMENT PLATFORMS SHALL NOT CONTRIBUTE TO EITHER THE BUILDING AREA OR THE NUMBER OF STORIES AS REGULATED BY SECTION 503.1. THE AREA OF THE EQUIPMENT PLATFORM SHALL NTO BE INCLUDED IN DETERMINING THE FIRE AREA IN ACCORDANCE WITH SECTION 503. EQUIPMENT PLATFORMS SHALL NOT BE A PART OF ANY MEZZANINE AND SUCH PLATFORMS AND WALKWAYS, STAIRWAYS, ALTERNATING TREAD DEVICES AND LADDERS PRVIGN ACCESS TO AN EQUIPMTN PLACTFORM SHALL NOT SERVE AS A PART OF THE MEANS OF EGRESS FROM THE BUILDING.

SECTION 506 BUILDING AREA

506.1 GENERAL
THE FLOOR AREA OF A BUILDING SHALL BE DETERMINED BASED ON THE TYPE OF CONSTRUCTION, OCCUPANCY CLASSIFICATION, WHETHER THERE IS AN AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT THE BUILDING AND THE AMOUNT OF BUILDING FRONTAGE ON PUBLIC WAY OR OPEN SPACE.

TYPE II B S1 CONSTRUCTION

506.2 ALLOWABLE AREA DETERMINATION
THE ALLOWABLE AREA OF A BUILDING SHALL BE DETERMINED IN ACCORDANCE WITH THE APPLICABLE PROVISION OF SECTION 506.2.1 THROGH 506.2.4 AND SECTION 506.3

TABLE 506.2 ALLOWABLE AREA FACTOR (A₁=NS, S1, S13R, OR SM, AS APPLICABLE) IN SQUARE FEET

OCCUPANCY CLASSIFICATION	TYPE OF COSNTRUCTION	ALLOWABLE AREA	ACTUAL BUILDING AREA
"A-3"	TYPE II B - S1	38,000	53,074
"B"	TYPE II B - S1	92,000	
"E"	TYPE II B - S1	58,000	
"S"	TYPE II B - S1	70,000	

506.2.2 MIXED OCCUPANCY, ONE STORY BUILDINGS
THE ALLOWABLE AREA OF A MIXED-OCCUPANCY BUILDING WITH NO MORE THAN ONE STORY ABOVE GRADE PLANE SHALL BE DETERMIND IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 508.1 BASE ON EQUATION S-1 FOR EACH APPLICABLE OCCUPANCY.

EQUATION S-1:
A₁ = A + (NS x I)
A₁ = ALLOWABLE AREA (SQUARE FEET)
A = TABULAR ALLOWABLE AREA FACTOR (NS, S1, OR S13R VALUE, AS APPLICABLE) IN ACCORDANCE WITH TABLE 506.2
NS = TABULAR ALLOWABLE AREA FACTOR IN ACCORDANCE WITH TABLE 506.2 FOR NONSPRINKERED BUILDING (REGARDLES OF WHETHER THE BUILDING IS SPRINKLED)
I = AREA FACTOR INCREASE DUE TO FRONTAGE (PERCENT) AS CALCULATED IN ACCORDANCE WITH SECTION 506.3.

506.3 FRONTAGE INCREASE
EVERY BUILDING SHALL JOIN OR HAVE ACCESS TO A PUBLIC WAY TO RECEIVE AN AREA FACTOR INCREASE BASED ON FRONTAGE. AREA FACTOR INCREASE SHALL BE DETERMIND IN ACCORDANCE WITH SECTION 506.3.1 THROUGH 506.3.3.

506.3.1 MINIMUM PERCENTAGE OF PERIMETER
TO QUALIFY FOR AN AREA FACTOR INCREASE BASED ON FRONTAGE, A BUILDING SHALL HAVE NOT LESS THAN 25 PERCENT OF ITS PERIMETER ON A PUBLIC WAY OR OPEN SPACE. SUCH OPEN SPACE SHALL BE EITHER ON THE SAME LOT OR DEDICATED FOR PUBLIC USE AND SHALL BE ACCESSED FORM A STREET OR APPROVED FIRE LANE.

F = 2,421.2 FT - BUILDING PERIMETER THAT FRONT ON A PUBLIC WAY OR OPEN SPACE HAVING MINIMUM DISTANCE OF 20 FT.
P = 2,439.7 FT - PERIMETER OF ENTIRE BUILDING
99.2% OF PERIMETER AJJOINING PUBLIC WAY OR OPEN SPACE

506.3.2 MINIM FRONTAGE DISTRANCE
TO QUALIFY FOR AN AREA FACTOR INCREASE BASED ON FRONTAGE, THE PUBLIC WAY OR OPEN SPACE AJACENT TO THE BUILDING PERIMETER SHALL HAVE A MINIMUM DISTANCE (W) OF 20 FT MEASURED AT RIGHT ANGLES FROM THE BUILDING FACE TO ANY OF THE FOLLOWING:

1. THE CLOSEST INTERIOR LOT LINE
 2. THE ENTIRE WIDE OF A STREET, OR ALLY OR PUBLIC WAY
 3. THE EXTERIOR FACE OF AN ADJACENT BUILDING ON THE SAME PROPERTY.
- WHERE THE VALUE OF W IS GREATER THAN 30FEET, A VALUE OF 30 FEET SHALL BE USED IN CALCULATING THE BUILDING AREA INCREASE BASED ON FRONTAGE, REGARDLESS OF THE ACTUAL WIDTH OF THE PUBLIC WAY OR OPEN SPACE. WHERE THE VALUE OF W VARIES ALONG THE PERIMETER OF THE BUILDING, THE CALCULATION PERFORMED IN ACCORDANCE WITH EQUATION S-5 SHALL BE WEIGHED AVERAGE CALCULATED IN ACCORDANCE WITH EQUATION S-4.

506.3.3 AMOUNT OF INCREASE
THE AREA FACTOR INCREASE BASED ON FRONTAGE SHALL BE DETERMIND DIN ACCORDANCE WITH EQUATION S-5
EQUATION S-4
W = (L₁ x w₁ + L₂ x w₂ + L₃ x w₃...) / F

(31.5 x 28.3) + (28.3 x 30) + (16.8 x 28.3) + (14.7 x 30) + (36.3 x 30) + (21.0 x 30) + (4.0 x 30) + (38.1 x 30) + (17.0 x 30) + (4.5 x 0) + (4.5 x 0) + (21.3 x 30) + (38.7 x 30) + (38.7 x 30) + (47.0 x 30) + (33.8 x 30) + (2.7 x 0) + (7.0 x 30) + (2.7 x 0) + (12.0 x 30) + (33.8 x 30) + (39.7 x 30) + (12 x 30) + (39.7 x 30) + (12 x 30) + (4.3 x 0) + (9.9 x 30) + (4.3 x 0) + (86.0 x 30) + (11.6 x 22) + (22.0 x 30) + (11.6 x 22) + (86.0 x 30) + (32 x 30) + (41.3 x 30) + (86.0 x 30) + (11.6 x 22) + (22.0 x 30) + (11.6 x 22) + (86.0 x 30) + (41.3 x 30) + (32.0 x 30) + (86.0 x 30) + (11.6 x 30) + (22.4 x 30) + (42.4 x 20.3) + (3.8 x 30) + (13.3 x 30) + (34.6 x 30) + (13.3 x 30) + (57.7 x 30) + (56.3 x 30) + (13.6 x 30) + (37.3 x 30) + (13.6 x 30) + (56.3 x 30) + (57.7 x 30) + (17.6 x 30) + (43.9 x 30) + (17.6 x 30) + (73.7 x 30) + (12.0 x 30) + (45.3 x 30) + (59.2 x 30) + (38.8 x 30) + (53.5 x 30) + (42.4 x 20.3) + (24.1 x 30) + (32.0 x 30) + (80.0 x 30) + (14.3 x 30) + (28.0 x 30) + (49.3 x 30) + (12.0 x 30) + (13.7 x 30) + (13.7 x 30) + (42.3 x 30) + (4.3 x 30) + (108.0 x 30) / 2,421.2

W = 71,225.12/2,421.2 = 29.4

EQUATION S-5

I = [F / P - 0.25] / W30
I = [2,421.2 / 2,439.7] - 0.25] / (29.4/30)
I = [0.65] / 1.0
I = 0.73 → 73% INCREASE FOR FRONTAGE

OCCUPANCY	BASIC ALLOWABLE AREA NS	ALLOWABLE AREA FOR AUTOMATIC SPRINKLERS SINGLE STORY S1	AREA INCREASE FOR FRONTAGE (73%) (NS x I)	ALLOWABLE BUILDING AREA TOTALS A ₁ = A ₁ + (NS x I)	ACTUAL AREA
"E"	14,500 SF	58,000 SF	(14,500 x 0.73) = 10,585 SF	(58,000 + 10,585) 68,585 SF	53,074 SF

SECTION 508 MIXED USE AND OCCUPANCY

508.1 GENERAL
EACH PORTION OF A BUILDING SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1. WHERE A BUILDING CONTAINS MORE THAN ONE OCCUPANCY GROUP, THE BUILDING OR PORTION SHALL COMPLY WITH THE APPLICABLE PROVISION OF SECTION 508.2, 508.3 OR 508.4, OR A COMBINATION OF THESE SECTIONS

508.2 ACCESSORY OCCUPANCIES:
ACCESSORY OCCUPANCIES ARE THOSE OCCUPANCIES THAT ARE ANCILLARY TO THE MAIN OCCUPANCY OF THE BUILDING OR PORTION THEREOF. ACCESSORY OCCUPANCIES SHALL COMPLY WITH PROVISIONS OF SECTION 508.2.1 THROUGH 508.2.4.

S-1 OCCUPANCY (LESS THAN 100 SFT) 311.1.1 SHALL BE ACCESSORY OCCUPANCIES TO THE MAIN E OCCUPANCY

508.2.1 OCCUPANCY CLASSIFICATION
ACCESSORY OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1. THE REQUIREMENTS OF THIS CODE SHALL APPLY TO EACH PORTION OF THE BUILDING BASED ON THE OCCUPANCY CLASSIFICATION OF THAT SPACE

508.2.2 ALLOWABLE BUILDING HEIGHT
ALLOWABLE HEIGHT AND NUMBER OF STORIES OF THE BUILDING CONTAINING ACCESSORY OCCUPANCIES SHALL BE IN ACCORDANCE WITH SECTION 504 FOR THE MAIN OCCUPANCY OF THE BUILDING

ACTUAL BUILDING HEIGHT 34 FT - 0 IN < 75 FT ALLOWED

508.2.3 ALLOWABLE BUILDING AREA
THE ALLOWABLE AREA OF THE BUILDING SHALL BE BASED ON THE APPLICABLE PROVISIONS OF SECTION 506 FOR THE MAIN OCCUPANCY OF THE BUILDING AGGREGATE ACCESSORY OCCUPANCY SHALL NOT OCCUPY MORE THAN 10 PERCENT OF THE FLOOR AREA OF THE STORY IN WHICH THEY ARE LOCATED AND SHALL NOT EXCEED THE TABULAR VALUES FOR NONSPRINKERED BUILDING IN TABLE 506.2 FOR EACH SUCH ACCESSORY OCCUPANCY.

B OCCUPANCY ACTUAL AREA 3,751 S.F. < MAX AREA ALLOWED 5,745 S.F. (10% OF 57,451) < 23,000 S.F.
S-1 OCCUPANCY AGGREGATE ACTUAL AREA 260 SF < MAX AREA ALLOWED 5,745 S.F. (10% OF 57,451) < 17,500 S.F.

509.1 GENERAL
INCIDENTAL USES LOCATED WITHIN SINGLE OCCUPANCY OR MIXED OCCUPANCY BUILDINGS SHALL COMPLY WITH THE PROVISION SOF THIS SECTION. INCIDENTAL USES ARE ANCILLARY FUNCTIONS ASSOCIATED WITH AGIVEN OCCUPANCY THAT GENERALLY POSE A GREATER LEVEL OF RISK TO THAT OCCUPANCY AND ARE LIMITED TO THOSE USES LISTED IN TABLE 509.

CONSTRUCTION TYPE

(CHAPTER 6)

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE II - B
PRIMARY STRUCTURAL FRAME (SEE SECTION 202)	
BEARING WALLS EXTERIOR INTERIOR	0 0
NONBEARING WALLS AND PARTITIONS EXTERIOR	SEE TABLE 602
NONBEARING WALLS AND PARTITIONS INTERIOR	0
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS (SEE SECTION 202)	0
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS (SEE SECTION 202)	0

601.1 SCOPE
THE PROVISIONS OF THIS CHAPTER SHALL CONTROL THE CLASSIFICATION OF BUILDINGS AS TO TYPE OF CONSTRUCTION

TYPE II-B, FULLY SPRINKLED

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE = X (FEET)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP E
X < 5	ALL	1
5 ≤ X < 10	IA, OTHERS	1
10 ≤ X < 30	IA, IB, IB, IBL, OTHERS	1 0 1
X ≥ 30	ALL	

602.1 GENERAL
BUILDINGS AND STRUCTURES ERRECTED OR TO BE ERRECTED, ALTERED OR EXTENDED IN HEIGHT OR AREA SHALL BE CLASSIFIED IN ONE OF THE FIVE CONSTRUCTION TYPES DEFINED IN SECTIONS 602.2 THROUGH 602.5. THE BUILDING ELEMENTS SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THAT SPECIFIED IN TABLE 602. WHERE REQUIRED TO HAVE A FIRE-RESISTANCE RATING BY TABLE 601, BUILDING ELEMENTS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF SECTION 703.2 PROTECTION OF OPENINGS, DUCTS, AND AIR TRANSFER OPENINGS IN BUILDING ELEMENTS SHALL NOT BE REQUIRED UNLESS REQUIRED BY OTHER PROVISIONS OF THIS CODE.

BUILDINGS AND STRUCTURES SHALL BE TYPE II-B, FULLY SPRINKLEED

602.2 TYPES I AND II
TYPE I AND II CONSTRUCTION ARE THOSE TYPES OF CONSTRUCTION IN WHICH THE BUILDING ELEMENTS LISTED IN TABLE 601 ARE OF NONCOMBUSTIBLE MATERIALS, EXCEPT AS PERMITTED IN SECTION 603 AND ELSEWHERE IN THIS CODE.

FIRE PROTECTION SYSTEM

(CHAPTER 9)

903.1 GENERAL
AUTOMATIC SPRINKER SYSTEMS SHALL COMPLY WITH THIS SECTION

903.2.1 GROUP A
AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT BUILDINGS AND PORTIONS THEREOF USED AS GROUP A OCCUPANCIES AS PROVIDED IN THIS SECTION. FOR GROUP A-1, A-2, A-3 AND A-4 OCCUPANCIES, THE AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT THE SOTYR WHERE THE FIRE AREA CONTAINING THE GROUP A-1, A-2, A-3 OR A-4 OCCUPANCY IS LOCATED. ADIN THROUGHOUT ALL SOTRIES FROM THE GROUP A OCCUPANCY TO AND INCLUDING THE LEVELS OF EXIT DISCHARGE SERVING THE GROUP A OCCUPANCY. FOR GROUP A-5 OCCUPANCIES, THE AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDE IN THE SPACED INDICATED IN SECTION 903.2.1.5.

903.2.3 GROUP E
AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED FOR GROUP E OCCUPANCIES AS FOLLOWS

1. THROUGHOUT ALL GROUP E FIRE AREAS GREATER THAN 12,000 SF IN AREA
2. THROUGHOUT EVERY PORTION OF EDUCATINAL BUILDINGS BELOW THE LOWEST LEVEL OF EXIT DISCHARGE SERVING THAT PORTION OF THE BUILDING

906.2 GENERAL REQUIREMENTS
PORTABEL FIRE EXTINGUISHERS SHALL BE SELECTED AND INSTALLED IN ACCORDANCE WITH THIS SECTION AND NFPA 10.

MEANS OF EGRESS

(CHAPTER 10)

1003.1 APPLICABILITY
THE GENERAL REQUIREMENTS SPECIED IN SECTIONS 1003 THROUGH 1015 SHALL APPLY TO ALL THREE ELEMENTS OF THE MEANS OF EGRESS SYSTEM, IN ADDITION TO THOSE SPECIFIED REQUIREMENTS FOR THE EXIT ACCESS, THE EXIT AND THE EXIT DISCHARGE DETAILED ELSEWHERE IN THIS CHAPTER.

1003.2 CEILING HEIGHT
THE MEANS OF EGRESS SHALL AHVE A CEILIGN HEIGHT OF NOT LESS THAN 7 FEET 6 INCHES.

ACTUAL MINIMUM CEILING HEIGHT THROUGHT = 9 FEET 0 INCHES A.F.F.

1003.6 MEANS OF EGRESS CONTINUITY
THE PATH OF EGRESS TAVEL ALONG A MEAN SO EGRESS SHALL NOT B INTERRUPTED BY A BUILDING ELEMINT OTHER THAN A MEANS OF EGRESS COMPONENT AS SPECIFIED IN THIS CHAPTER. OBSTRUCTIONS SHALL NOT BE PLACED IN THE MINIMUM WIDTH OR REQUIRED CAPACITY OF A MEANS OF EGRESS COMPONENT EXCEPT PROJECTION PERMITTED BY THIS CHAPTER. THE MINIMUM WIDTH OR REQUIRED CAPACITY OF A MEANS OF EGRESS SYSTEM SHALL NOT BE DIMINISHED ALONG THE PATH OF EGRES TRAVEL.

1004 OCCUPANT LOAD

1004.1 DESIGN OCCUPATN LOAD
IN DETERMINING MEANS OF EGRESS REQUIREMENTS, THE NUMBER OF OCCUPANTS FOR WHOM MEANS OF EGRESS FACILITIES ARE PROVIDED SHALL BE DETERMIND IN ACCORDANCE WITH THIS SECTION.

TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR
ACCESSORY STORAGE AREAS, MECHANICAL, EQUIPMENT ROOM	300 GROSS
ASSEMBLY WITHOUT FIXED SEATS : CONCENTRATED (CHAIRS ONLY- NOT FIXED) STANDING SPACE UN-CONCENTRATED (TABLES AND CHAIRS)	7 NET 5 NET 15 NET
BUSINESS AREA	100 GROSS
EDUCATIONAL: CLASSROOM AREA SHOPS AND OTHER VOCATIONAL ROOM	20 NET 50 NET
LIBRARY: READING ROOMS LIBRARY STACK AREA LOCKER ROOMS STAGES AND PLATFORMS	50 NET 100 GROSS 50 GROSS 15 NET
STAGES AND PLATFORMS	15 NET

ELLENSBURG SCHOOL DISTRICT
NEW ELEMENTARY SCHOOL



Date:	11/19/19
Job No.:	21849.00
Drawn By:	Author
Checked by:	Checker
Revisions	
#	Date Description

CODE ANALYSIS

G004

1004.3 POSTING OF OCCUPANT LOAD

EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE EXPOSED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OF THE OWNER'S AUTHORIZED AGENT.

1004.5 OUTDOOR AREAS

YARDS, PATIOS, COURTS AND SIMILAR OUTDOOR AREAS ACCESSIBLE TO AND USABLE BY THE BUILDING OCCUPANTS SHALL BE PROVIDED WITH MEANS OF EGRESS REQUIRED BY THIS CHAPTER. THE OCCUPANT LOAD OF SUCH OUTDOOR AREAS SHALL BE ASSIGNED BY THE BUILDING OFFICIAL IN ACCORDANCE WITH THE ANTICIPATED USES. WHERE OUTDOOR AREAS ARE TO BE USED BY PERSONS IN ADDITION TO THE OCCUPANTS OF THE BUILDING, AND THE PATH OF EGRESS TRAVEL FROM THE OUTDOOR AREAS PASSES THROUGH THE BUILDING, MEANS OF EGRESS REQUIREMENTS FOR THE BUILDING SHALL BE BASED ON THE SUM OF THE OCCUPANT LOADS OF THE BUILDING PLUS THE OUTDOOR AREAS.

1005.3 REQUIRED CAPACITY BASED ON OCCUPANT LOAD

THE CAPACITY, IN INCHES, OF MEANS OF EGRESS FOR ANY ROOM, AREA, SPACE OR STORY SHALL BE NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH SECTIONS 1005.3.1 AND 1005.3.2.

1005.3.2 OTHER EGRESS COMPONENTS

THE CAPACITY, IN INCHES, OR MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOADS SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH PER OCCUPANT.

SECTION 1006 NUMBER OF EXITS AND EXIT ACCESS DOORWAYS

1006.2 EGRESS FROM SPACES

ROOMS, AREAS OR SPACES, INCLUDING MEZZANINES, WITHIN A STORY OR BASEMENT SHALL BE PROVIDED WITH THE NUMBER OF EXIT OR ACCESS TO EXITS IN ACCORDANCE WITH THIS SECTION.

1006.2.1 EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE

TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1

TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	WITH SPRINKLER SYSTEM (FEET)
A, E	49	75
B	49	100
S	29	100

1006.2.1.1 THREE OR MORE EXITS OR EXIT ACCESS DOORWAYS

THREE EXITS OR EXIT ACCESS DOORWAYS SHALL BE PROVIDED FROM ANY SPACE WITH AN OCCUPANT LOAD OF 501 TO 1,000. FOUR EXITS OR EXIT ACCESS DOORWAYS SHALL BE PROVIDED FROM ANY SPACE WITH AN OCCUPANT LOAD GREATER THAN 1,000

SECTION 1017 EXIT ACCESS TRAVEL DISTANCE

1017.2 LIMITATIONS

EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED THE VALUES GIVEN IN TABLE 1017.2

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITH SPRINKLER SYSTEM (FEET)	ACTUAL MAXIMUM TRAVEL DISTANCE (FEET)
A, E, S-1	250	155' - 8"
B	300	

1017.3 MEASUREMENT

EXIT TRAVEL DISTANCE SHALL BE MEASURED FROM THE MOST REMOTE POINT WITH A STORY ALONG THE NATURAL AND UNOBSTRUCTED PATH OF HORIZONTAL AND VERTICAL EGRESS TRAVEL TO THE ENTRANCE TO AN EXIT.

SECTION 1020 CORRIDORS

1020.1 CONSTRUCTION

CORRIDORS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH TABLE 1020.1. THE CORRIDOR WALLS REQUIRED TO BE FIRE-RESISTANCE RATED SHALL COMPLY WITH SECTION 708 FOR FIRE PARTITIONS

TABLE 1020.1 CORRIDOR FIRE-RESISTANCE RATING

OCCUPANCY	OCCUPANT LOAD SERVED BY CORRIDOR	REQUIRED FIRE-RESISTANCE RATING WITH SPRINKLER SYSTEM
A, B, E, S	GREATER THAN 30	0

1020.2 WIDTH AND CAPACITY

THE REQUIRED CAPACITY OF CORRIDORS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT THE MINIMUM WIDTH SHALL NOT BE LESS THAN THAT SPECIFIED IN TABLE 1020.2

TABLE 1020.2 MINIMUM CORRIDOR WIDTH

OCCUPANCY	MINIMUM WIDTH (INCHES)	ACTUAL MINIMUM WIDTH (INCHES)
IN GROUP E WITH A CORRIDOR HAVING AN OCCUPANT LOAD OF 100 OR MORE	72	89

1020.1 DEAD ENDS

WHERE MORE THAN ONE EXIT ACCESS DOORWAY IS REQUIRED, THE EXIT ACCESS SHALL BE ARRANGED SUCH THAT THERE ARE NO DEAD ENDS IN CORRIDORS MORE THAN 20 FEET IN LENGTH.

EXCEPTIONS:

2. IN OCCUPANCIES IN GROUP B, E, S WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1. THE LENGTH OF THE DEAD-END CORRIDORS SHALL NOT EXCEED 50 FEET.

ACTUAL DEAD-END CORRIDOR LENGTH = 34' - 8"

ACCESSIBILITY

(CHAPTER 11)

1101.2 DESIGN

BUILDINGS AND FACILITIES SHALL BE DESIGN AND CONSTRUCTED TO BE ACCESSIBLE IN ACCORDANCE WITH THIS CODE AND ICC A117.1.

PLUMBING SYSTEMS

(CHAPTER 29)

2902.1 MINIMUM NUMBER OF FIXTURES

PLUMBING FIXTURES SHALL BE PROVIDED IN THE MINIMUM NUMBER SHOWN IN TABLE 2902.1 BASED ON THE ACTUAL USE OF THE BUILDING SPACE. USES NOT SHOWN IN TABLE 2902.1 SHALL BE CONSIDERED INDIVIDUALLY BY THE CODE OFFICIAL. THE NUMBER OF OCCUPANTS SHALL BE DETERMINED BY THIS CODE.

TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

IBC CHAPTER 29: PLUMBING SYSTEMS (IBC 2015 IFC WASHINGTON AMENDMENTS 2017)

NO.	CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	OTHER
				MALE	FEMALE	MALE	FEMALE		
1	ASSEMBLY	A-3	GYMNASIUM/PLATFORM	1 PER 125	1 PER 65	1 PER 200		1 PER 500	1 SERVICE SINK
2	BUSINESS	B	ADMINISTRATION	1 PER 25 FIRST 50		1 PER 40 FIRST 80		1 PER 100	1 SERVICE SINK
3	EDUCATION	E	EDUCATIONAL FACILITIES	1 PER 35*	1 PER 25*	1 PER 85*	1 PER 50*	1 PER 100	1 SERVICE SINK
8	STORAGE	S-1	STORAGE LOW AND MODERATE	1 PER 100		1 PER 100		1 PER 1,000	1 SERVICE SINK

*FOR GROUP E OCCUPANCIES THE NUMBER OF OCCUPANTS SHALL BE DETERMINED BY USING A CALCULATION OF 100 SQUARE FEET GROSS BUILDING AREA PER STUDENT FOR THE MINIMUM NUMBER OF PLUMBING FIXTURES. (WASHINGTON AMENDMENTS 2017)

*FOR A-3, B, AND S-1 OCCUPANCIES SEE SCHEDULE SHEET G004.

OCCUPANCY LOAD

A-3	OCCUPANTS	=	972 OCCUPANTS	=	MALE	FEMALE
					486	486
B	OCCUPANTS	=	32 OCCUPANTS			
E	OCCUPANTS	=	44,401 / 100 = 445 OCCUPANTS	=	MALE	FEMALE
					223	223
S-1	OCCUPANTS	=	4 OCCUPANTS			

REQUIRED FIXTURES

OCCUPANCY	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	OTHER
	MALE	FEMALE	MALE	FEMALE		
A-3	4	8		5	2	1 SERVICE SINK
B		2		1	1	1 SERVICE SINK
E	7	9	3	5	5	1 SERVICE SINK
S-1		1		1	1	1 SERVICE SINK

TOTAL FIXTURES REQUIRED:

WATER CLOSETS = 31
LAVATORIES = 15
DRINKING FOUNTAINS = 9
SERVICE SINK = 4

TOTAL FIXTURES PROVIDED:

WATER CLOSETS = 43 (35 WC + 8 U)
LAVATORIES = 18 (13 LAV + 5 GANG)
DRINKING FOUNTAINS = 8
SERVICE SINK = 4

Date: 11/19/19

Job No.: 21849.00

Drawn By: Author

Checked by: Checker

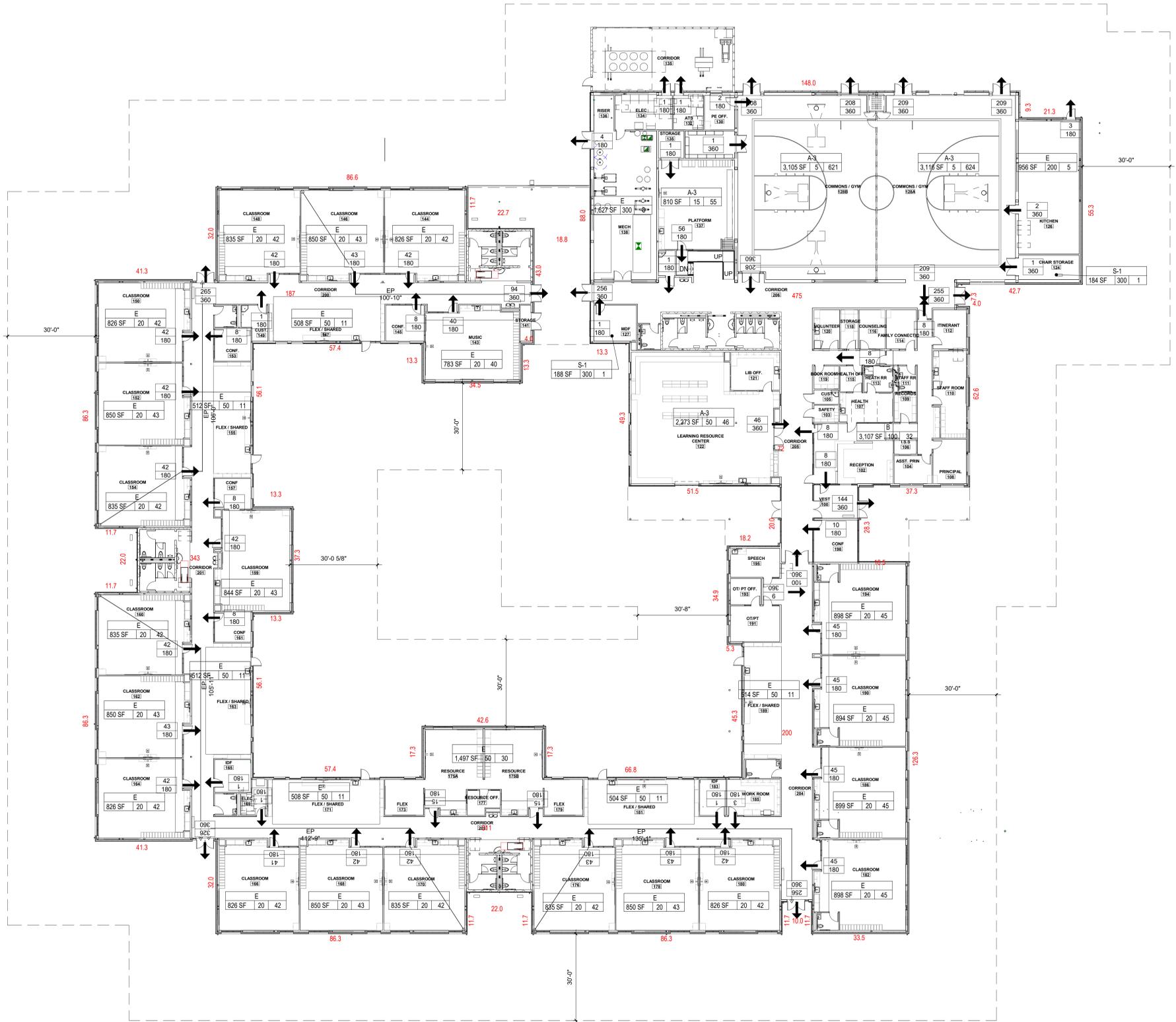
Revisions

#	Date	Description
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CODE ANALYSIS

G005

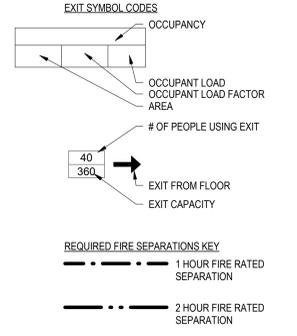
ELLENSBURG SCHOOL DISTRICT
 NEW ELEMENTARY SCHOOL



Arch LIFE SAFETY SCHEDULE

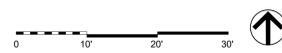
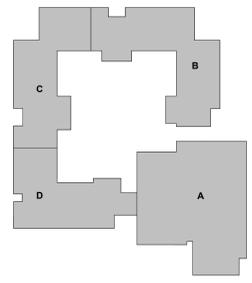
NAME	AREA	TYPE	OCCUPANCY	
			FACTOR	LOAD
Level 1				
PLATFORM	810 SF	A-3	15	55
GYM	3,105 SF	A-3	5	621
COMMONS/GYM	3,116 SF	A-3	5	624
LEARNING RESOURCE CENTER	2,273 SF	A-3	50	46
ADMINISTRATION	3,107 SF	B	100	32
CLASSROOM	826 SF	E	20	42
CLASSROOM	850 SF	E	20	43
CLASSROOM	835 SF	E	20	42
FLEX/SHARED	508 SF	E	50	11
MUSIC	783 SF	E	20	40
CONFERENCE	163 SF	E	20	9
CLASSROOM	826 SF	E	20	42
CLASSROOM	850 SF	E	20	43
FLEX/SHARED	512 SF	E	50	11
CUST	95 SF	E	300	1
CLASSROOM	835 SF	E	20	42
CONFERENCE	130 SF	E	100	2
CLASSROOM	844 SF	E	20	43
CONFERENCE	130 SF	E	20	7
FLEX/SHARED	512 SF	E	50	11
CLASSROOM	835 SF	E	20	42
FLEX/SHARED	508 SF	E	50	11
CLASSROOM	835 SF	E	20	42
CLASSROOM	850 SF	E	20	43
CLASSROOM	826 SF	E	20	42
CLASSROOM	826 SF	E	20	42
CLASSROOM	850 SF	E	20	43
IDF	141 SF	E	300	1
ELECTRICAL	93 SF	E	300	1
CLASSROOM	835 SF	E	20	42
CLASSROOM	850 SF	E	20	43
CLASSROOM	826 SF	E	20	42
CLASSROOM	898 SF	E	20	45
CLASSROOM	899 SF	E	20	45
FLEX/SHARED	504 SF	E	50	11
IDF	111 SF	E	300	1
OT/PT OFFICE	101 SF	E	100	2
WORK ROOM	227 SF	E	100	3
CONFERENCE	217 SF	E	50	5
OT/PT	217 SF	E	50	5
MECHANICAL	1,627 SF	E	300	6
KITCHEN	956 SF	E	200	5
STAGE STORAGE	82 SF	E	50	2
PE OFFICE	128 SF	E	100	2
CUST	50 SF	E	300	1
SPEECH	175 SF	E	100	2
RESOURCE	1,497 SF	E	50	30
CLASSROOM	898 SF	E	20	45
CLASSROOM	894 SF	E	20	45
CONFERENCE	140 SF	E	20	8
FLEX/SHARED	514 SF	E	50	11
STORAGE	45 SF	E	300	1
CHAIR STORAGE	184 SF	S-1	300	1
PE STORAGE	159 SF	S-1	300	1
MDF	188 SF	S-1	300	1

LIFE SAFETY LEGEND



LEVEL 1 - LIFE SAFETY

SCALE: 1/16" = 1'-0"



50% DESIGN DEVELOPMENT

Date: 11/19/19
 Job No.: 21849.00
 Drawn By: BEP
 Checked by: BEP

Revisions	
#	Description

CODE PLAN

G006



COMMUNITY DEVELOPMENT DEPARTMENT

501 N. Anderson St., Ellensburg WA 98926

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

Kirsten Sackett, Director

Phone: (509) 962-7232 Fax: (509) 925-8655 E-Mail: sackettk@ci.ellensburg.wa.us

January 16, 2020

Integrus Architecture
Attn: Steven Clark
10 S Cedar St
Spokane, WA 99201

RE: Determination of Complete Application– P19-133 Conditional Use Permit Application for the New Elementary School Project Proposed to be Built within the Residential – Suburban (R-S) Zone

Dear Mr. Clark:

The City of Ellensburg Planning Department has reviewed the application materials for the above-referenced Conditional Use permit application (P19-133) submitted on November 20, 2019 for completeness (placed on hold along with the coordinating SEPA application until the required pre-application process was completed) and has determined that the conditional use application (P19-133) for the proposed new elementary school project to be built within the Residential Suburban (R-S) zone is hereby deemed to be a complete application and is ready for formal review. This determination begins the review time period during which the City will take action on the proposed application.

As discussed, the coordinated SEPA review is underway, and once the SEPA determination has been made, I can schedule the Planning Commission public hearing. Once I have confirmed a date with the Planning Commission, I will notify you of that date, and continue processing your application.

Once the public hearing is set, property owners within three hundred feet (300') of the property site listed above will be notified and given the opportunity to comment within twenty-one (21) days. All comments will be forwarded to you. Notice will also be posted in the legal section of the Daily Record and you will be required to post notice boards on your property, viewable from all rights-of-way, until after the hearing has been concludes.

If you have any questions in this regard, please contact me at (509)962-7108, or by email at johnsons@ci.ellensburg.wa.us.

Sincerely,



Shannon D. Johnson
Senior Planner

Emailed 1/16/20 to: sclark@integrusarch.com
Cc: brian.aiken@esd401.org



**COMMUNITY DEVELOPMENT DEPARTMENT
501 N. Anderson St., Ellensburg, WA 98926**

**State Environmental Policy Act (SEPA)
MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)**

Proponent: Brian Aiken, Ellensburg School District

Description: This SEPA Environmental Checklist is for the proposed new construction of an elementary school and Cora Street extension. The proposed new elementary school will be 55,000 sf in size. The Cora Street extension will provide primary access to the new school, extending north directly over the Palouse to Cascades Trail. The zoning on the property is Residential Suburban (R-S). Additional permits that have been submitted to the city are a conditional use permit, and a boundary line adjustment.

Location: The proposed school is located on parcel ID #11711 in Ellensburg, WA.

Lead Agency: City of Ellensburg

File #: P19-137

The City of Ellensburg acting as lead agency for this proposal, has determined that the proposal, as mitigated, does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

The lead agency for this proposal has determined that certain **mitigation measures** shall be necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with the mitigation measures herein will result in the issuance of a Determination of Significance (DS) for this project. **The mitigation measures include the following conditions which shall apply based on project specific analysis:**

General

1. The applicant shall comply with all requirements outlined in the City of Ellensburg Public Works division memo, dated 2/25/2020, regarding roadway and access, water, sewer, storm water, post office, and the TIA.
2. The applicant shall comply with all requirements of the Ellensburg electric and gas divisions, including related requirements per state and/or federal law.
3. The applicant shall comply with all requirements outlined in the State Department of Ecology letter, dated 2/21/2020, regarding protection of wetlands and mitigation of any impacts to wetland habitat, along with any other applicable environmental regulations per state and/or federal law.
4. Requirements of all City Departments, the Fire District, all utility providers, and affected agencies must be satisfied, as outlined in adopted City Codes and other regulatory documents.

5. The applicant shall comply with all requirements included in the associated Critical Area Determination (P20-002), issued on 3/19/20.

Storm Water

6. The applicant shall use the current Storm Water Management Manual for Eastern Washington, or approved equivalent for reference in design of storm water treatment and flow control for post construction requirements for new development and redevelopment. The water surface elevation needs to be utilized in the facility designs and should be verified when groundwater is at its highest.
7. All storm water shall be retained onsite during and after construction and any applicable permits shall be obtained.

Ground Water

8. The applicant shall partner with the Washington State Department of Fish and Wildlife, and the City of Ellensburg, to meet the best practices outlined in the WSDFW letter dated 6/21/2019, in order to enhance the existing habitat areas while also minimizing potential impacts to any critical areas on the subject parcels, including any related requirements per local, state and/or federal law.
9. The applicant shall complete required permitting and gain appropriate approvals through Army Corps of Engineers and Washington State Department of Ecology before any interference of the established wetlands or buffer areas can occur.
10. The applicant shall comply with all requirements outlined in the updated Department of Ecology letter, dated 2/21/2020, regarding protection of wetlands and mitigation to wetland habitat, along with any other applicable environmental regulations per state and/or federal law.
11. The applicant shall consider and address the indirect impacts proposed to Wetland A, as a result of the road construction. Consideration needs to be made to how the existing wetland will now be impacted by the use of the roadway, such as storm water runoff, oil and grease runoff, vehicle and pedestrian traffic, etc., and accounted for in the submitted construction plans.
12. The applicant shall incorporate additional culverts under the roadway to increase hydrologic connectivity, or additional information should be provided to demonstrate the wetland hydrology will be maintained by groundwater expression.

Recreation

13. The applicant shall comply with all requirements outlined in the State Parks and Recreation Commission letter, dated 3/3/2020. Requirements include completing required permitting and gaining appropriate approvals through the State Parks Department before constructing the Cora Street crossing over the Palouse to Cascade Trail.

Historic and Cultural Preservation

14. In the event that previously unknown cultural resources or human remains are encountered during the implementation of the project, work in the vicinity of the discovery shall be halted and a professional archaeologist, the Washington State DAHP, and all affected tribes should be consulted before proceeding.

Transportation

15. This project will trigger the requirement for half street improvements along the Cora St. frontage per the City of Ellensburg Land Development Code. See City of Ellensburg Public Works memo dated 2/25/2020.
16. Proper traffic control devices, such as a 4 way stop on Cora Street, or other devices as determined by the Public Works Department, shall be installed per public works requirements and standards.

This **Mitigated Determination of Non-significance (MDNS)** is issued using the standard MDNS process under WAC 197-11-340 and WAC 197-11-350. The lead agency will not act on this proposal for 21 days from the date of the issue. Comments must be submitted by 5:00 p.m. on Friday, April 10, 2020. The responsible official will reconsider the MDNS based on timely comments and may retain, modify, or if significant adverse impacts are likely, withdraw the MDNS. If the MDNS is retained, it will be final after the expiration of the comment deadline.

Questions and comments may be submitted by 5:00 p.m., April 10, 2020, to: Stacey Henderson, Senior Planner- City of Ellensburg.
Hendersons@ci.ellensburg.wa.us, 509-925-8608.

Responsible Official: Kirsten Sackett
Title: Community Development Director
Address: City of Ellensburg
Community Development Dept.
501 N. Anderson St.
Ellensburg WA 98926
Phone: (509) 962-7232 Fax: (509) 925-8655

Date: March 20, 2020 **Signature:** 

Pursuant to ECC 15.270.200 the city of Ellensburg establishes administrative appeal procedures which are contained in ECC 15.230.040, which shall be made to the Hearing Examiner, as applicable to the matter being appealed.



COMMUNITY DEVELOPMENT DEPARTMENT

501 North Anderson Street, Ellensburg WA 98926

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

Kirsten Sackett, Director

Phone: (509) 962-7232 Fax: (509) 925-8655 E-Mail: sackettk@ci.ellensburg.wa.us

**CRITICAL AREA DETERMINATION
APPROVAL – FOR NEW CONSTRUCTION WITHIN
AN ESTABLISHED WETLAND- WITH CONDITIONS**

Date Critical Area Report Submitted: 1/10/2020

Date of Final Decision: 3/20/2020

Project Applicant: Jim Shannon, Senior Fisheries and Wetland Scientist with Hart Crowser, agent, for Brian Aiken of the Ellensburg School District.

Project File #: P20-002

Project Description: The applicant submitted this Critical Areas Form (a Type I Review) for a proposal related to construction of a new elementary school. A SEPA (P19-137) had been submitted earlier for the proposed new construction of a 55,000 sq. ft. Elementary school and Cora Street extension. The proposed determination for this SEPA (P19-137) is a Mitigated Determination of Non-Significance. The applicant has submitted a Critical Area Report including wetland mitigation proposals, Traffic Impact Analysis Report, and is currently working through the permitting process with Army Corps of Engineers addressing the mitigation and reconstruction of Wetland A (as seen in Critical Area Report).

Project Location: Parcel ID # 11711 (15.28- acres), in Residential Suburban (R-S) Zoning

FINAL DECISION: Approved – a proposal to construct a new 55,000 sf elementary school and extension of Cora Street. The Cora street extension as proposed, runs directly through a wetland, and part of the proposed school parking lot interrupts the wetland buffer significantly. The proposed mitigation measures and CAO and SEPA requirements must be met.

Rationale:

The proposal, per Ellensburg City Code (“ECC”) 15.620.010, is located within a wetland as identified by the National Wetland Inventory, and the submitted Critical Area Report.

1. A SEPA Mitigated Determination of Non-Significance is being processed concurrently with this Critical Area Determination. This determination is addressing required mitigation steps to protect the wetland habitats.
2. The associated Critical Area Report explains the wetland mitigation steps being taken

to address the affected wetlands and wetland buffers.

3. The school district is working on permits with the Army Corps of Engineers and Washington Department of Ecology to complete required permitting associated with the relocation of Wetland A and proper protection of the other existing wetlands.

Conditions:

1. The applicant shall follow the conditions as laid out in the associated SEPA determination issued 3/20/2020.
2. The applicant shall comply with all requirements outlined in the City of Ellensburg Public Works division memo, dated 2/25/2020, regarding roadway and access, water, sewer, storm water, post office, and the TIA.
3. The applicant shall comply with all requirements outlined in the State Department of Ecology letter, dated 2/21/2020, regarding protection of wetlands and mitigation of any impacts to wetland habitat, along with any other applicable environmental regulations per state and/or federal law.
4. The applicant shall partner with the Washington State Department of Fish and Wildlife, and the City of Ellensburg, to meet the best practices outlined in the WSDFW letter dated 6/21/2019, in order to enhance the existing habitat areas while also minimizing potential impacts to any critical areas on the subject parcels, including any related requirements per local, state and/or federal law.
5. Requirements of all City Departments, the Fire District, all utility providers, and affected agencies must be satisfied, as outlined in the adopted City Codes and other regulatory documents.
6. Plans shall adhere to the critical area requirements of the Ellensburg City Code, including but not limited to the following:

ECC 15.620.030 Performance standards – General requirements.

- A. Permit(s) Required.** Activities may only be permitted in a wetland or wetland buffer if the applicant can show that the proposed activity will not degrade the functions and functional performance of the wetland and other critical areas.
- B. Measurement of Wetland Buffers. ECC 15.620.030(E)(4)-** All buffers shall be measured from the wetland boundary as surveyed in the field. The width of the wetland buffer shall be determined according to the wetland category. The buffer for a wetland created, restored, or enhanced as compensation for approved wetland alterations shall be the same as the buffer required for the category of the created restored or enhanced wetland. Only fully vegetated buffers will be considered. Lawns, walkways, driveways, and other mowed or paved areas will not be considered buffers.
- C. Wetland Buffer Width Averaging-** southwestern corner of parking lot and

Cora Street. ECC 15.620.030(E)(5)(6) The director may allow modification of the standard wetland buffer width in accordance with an approved critical area report and the best available science on a case-by-case basis by averaging buffer widths. Averaging of buffer widths may only be allowed where a qualified professional wetland scientist demonstrates that:

- a. It will not reduce wetland functions or functional performance;
- b. The wetland contains variations in sensitivity due to existing physical characteristics or the character of the buffer varies in slope, soils, or vegetation, and the wetland would benefit from a wider buffer in places and would not be adversely impacted by a narrower buffer in other places;
- c. The total area contained in the buffer area after averaging is no less than that which would be contained within the standard buffer; and
- d. The buffer width is not reduced to less than 75 percent of the standard width or 35 feet.

D. Signs and Fencing of Wetlands. ECC 15.620.030(F)(1) The outer perimeter of the wetland and buffer and the limits of those areas to be disturbed pursuant to an approved permit or authorization shall be marked in the field in such a way as to ensure that no unauthorized intrusion will occur and is subject to inspection by the director prior to the commencement of permitted activities. The director shall have the authority to require that temporary fencing be placed on-site to mark the outer perimeter of the wetland and its associated buffer area. This temporary marking, and any required temporary fencing, shall be maintained throughout construction and shall not be removed until permanent signs, if required, are in place.

ECC 15.620.040 Performance standards – Compensatory mitigation requirements.

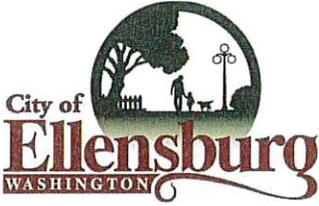
Compensatory mitigation for alterations to wetlands shall achieve equivalent or greater biologic functions. Compensatory mitigation plans shall be consistent with the State Department of Ecology Wetland Mitigation in Washington State – Part 2: Developing Mitigation Plans, 2006, or as may be subsequently revised.



Kirsten Sackett, Administrator

March 20, 20 20

EXHIBIT 7.a.



City of Ellensburg
Community Development
501 N. Anderson
Ellensburg, WA 98926
(509) 962-7231

P19-132

Pre-Application Report

PROJECT NAME: ELLENSBURG SCHOOL DISTRICT #401 2ND PRE APP

SITE ADDRESS: W HELENA AVE ELLENSBURG

PROJECT DESCRIPTION: ELLENSBURG SCHOOL DISTRICT #401 2ND PRE APP

PARCEL: 11711

APPLICANT: ELLENSBURG SCHOOL
1300 E 3RD AVE ELLENSBURG, WA 98926

OWNER: ELLENSBURG SCHOOL
1300 E 3RD AVE
ELLENSBURG, WA 98926

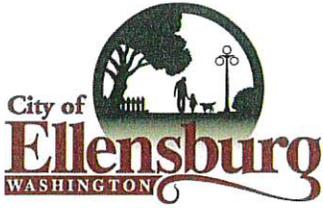
ARCHITECT: CLARK, STEVEN
10 N CEDAR STREET
SPOKANE, WA 99201
509-838-8681

CONTACT: AIKEN, BRIAN
1300 E 3RD AVE
ELLENSBURG, WA 98926
509-925-8014

Table with 3 columns: FEES, Paid, Due. Row 1: Pre-Application Review, \$500.00, \$0.00. Row 2: Totals, \$500.00, \$0.00.

PRE-APPLICATION MEETING COMMENTS

- * FIRE MARSHAL; Address numbers are required visible from the address side of the structure. Use minimum 6" or taller contrasting numbers or letters for 50 foot setback or less. Use minimum 8"-12" tall contrasting numbers or letters for setback more than 50 feet.
* FIRE MARSHAL--Fire alarm and fire sprinkler systems are required. Please submit to KVFR Attn: Joe Seemiller. 400 E Mt View
* FIRE MARSHAL; Fire Department Key Access: The (Knox) key box shall be installed 3 to 5 feet above grade immediately to the right of the address side main entrance door or as designated by the Fire Department. The building operator shall directly notify the Fire Marshal and provide a new key when the lock is changed
* FIRE MARSHAL--Emergency vehicle access must meet current fire code requirements including aerial apparatus access.
* FIRE MARSHAL--Fire hydrant numbers and spacing must meet current fire code requirements.
* ENERGY GAS; See attached comment letter.
* ENERGY ELECTRIC; See attached comment letter.
* PLANNING; See Attached Comment Letter.
* PUBLIC WORKS; See Attached Comment Letter
* TELECOMMUNICATIONS; Fiber service extension and any modifications to the City Fiber system will be at the applicants expense.



City of Ellensburg
Community Development
501 N. Anderson
Ellensburg, WA 98926
(509) 962-7231

Pre-Application Meeting
P19-132

APPLICANT CERTIFICATION:

* I certify that I am the **owner** of the property described above (or) the owner(s) **authorized agent** and I have been given express permission by the owner(s) of the property to sign for and obtain the above list of Pre-Application Meeting comments. I understand and agree that the above list of comments may not be a comprehensive list, and the City of Ellensburg and/or other agencies having jurisdiction in the City of Ellensburg may have other items that need to be addressed before a Permit can be issued.

Signature of Owner: (or) Authorized Agent:	<i>Steven Clark</i>	Date:	1/2/2020
Print Name:	Steven Clark		



CITY OF ELLENSBURG
Public Works & Utilities Department
501 North Anderson Street; Ellensburg, WA 98926
Ph: (509) 962-7124 Fax: (509) 925-8662
www.ci.ellensburg.wa.us

Memorandum

Date: December 19, 2019
To: Shannon Johnson, Community Development
From: Darin Yusi, Gas Engineer 
Re: New Elementary School (Pre-App 19-124)

The following are the Gas Division's comments on the proposed new Elementary School.

Natural Gas:

There is currently a 4"PE main that runs up future Cora St and is available to serve the new proposed school.

The plans show the applicant serving the new proposed school with natural gas. The applicant will need to provide the trenching, bedding and backfill for the new service line and will need to submit an application for service along with the BTU load. A trenching detail sheet (G-13) is attached for the service line.

The application for service can be found at the following link on the City's website:

Main & Service Line Agreement - <https://www.ci.ellensburg.wa.us/DocumentCenter/View/273>

It would be ideal for the district to submit this applications as early as possible to help the workflow. A description and amount of total BTU load will need to be included in the service application and the sooner this information can get to us, the sooner we can properly size the meter and service line.

Remember any contractor digging on the property or in the right of way must call the One-Call Underground Utility Notification Center - 811.



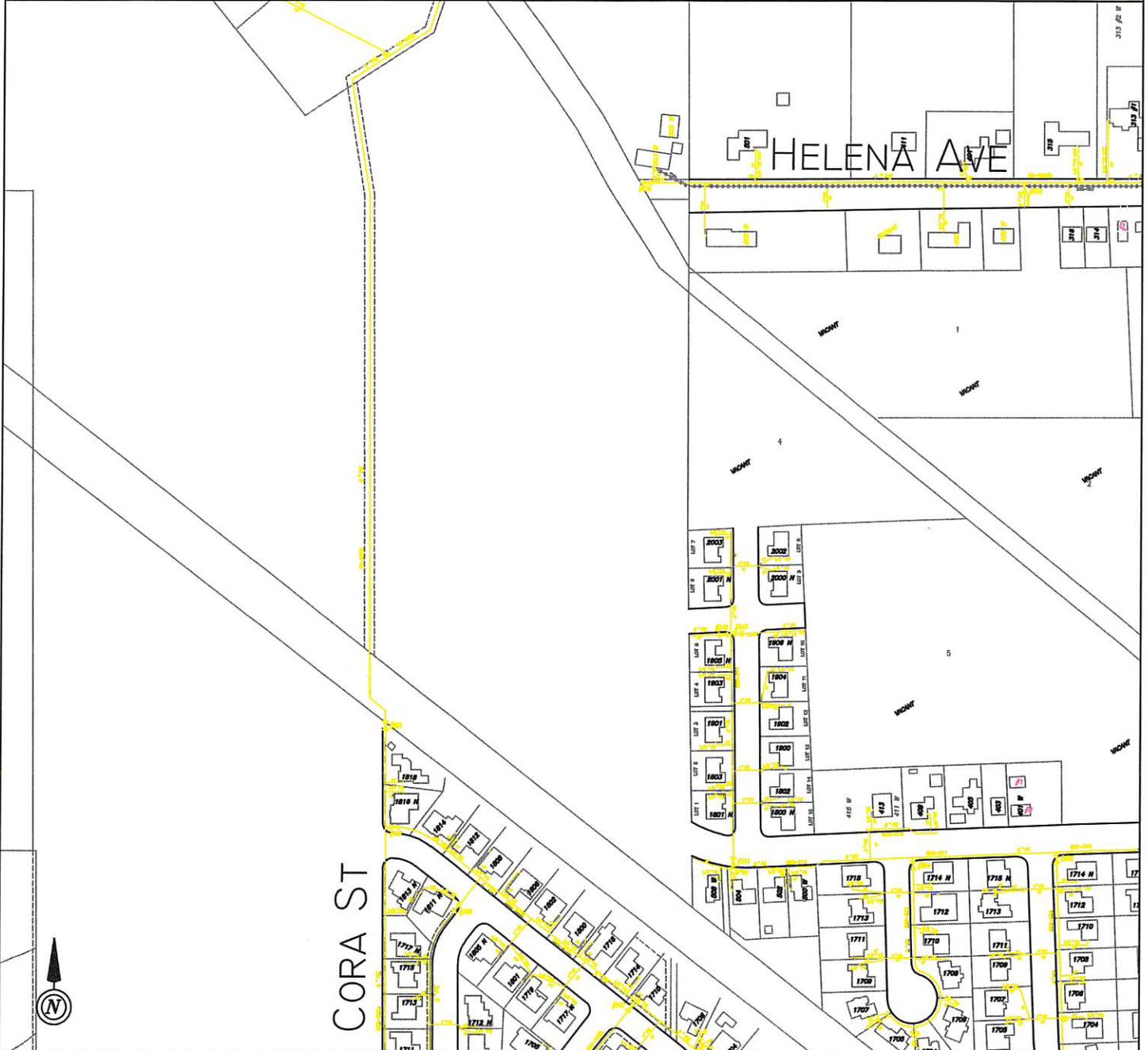
CITY OF ELLENSBURG NATURAL GAS DIVISION UTILITY MAP REQUEST INFORMATION

PROJECT ADDRESS
CORA ST

DATE
12/19/19

CONTACT NAME
BRIAN AIKEN - ESD

WORK PHONE
509-925-8014

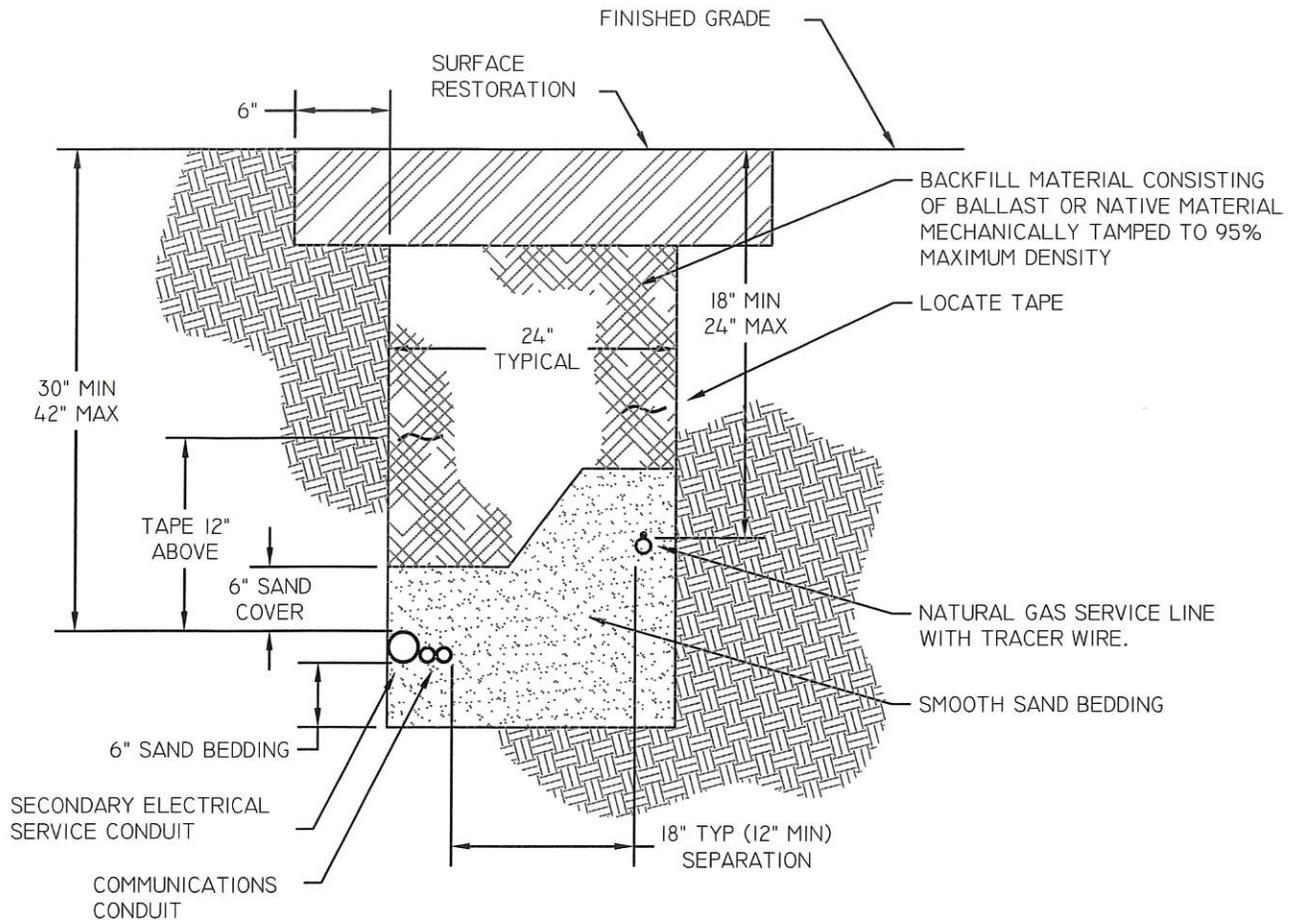


QUESTIONS: DARIN YUSI 509-962-7229

DISCLAIMER:
THE CITY OF ELLENSBURG ENERGY SERVICES DEPARTMENT CANNOT VERIFY THE ACCURACY OF THE UTILITIES REPRESENTED ON THIS PLAN. THEY ARE DISPLAYED FOR EASE OF PLANNING AND INSTALLATION AND ARE BASED UPON BEST INFORMATION AVAILABLE. CONTRACTORS AND DEVELOPERS SHOULD REFER TO CIVIL PLAN FOR MOST CURRENT DESIGN REVISION AND CALL 811 BEFORE YOU DIG.



Know what's below.
Call before you dig.



GENERAL NOTES:

1) THE MINIMUM DEPTH OF TRENCH REQUIRED FOR NATURAL GAS SERVICE LINE IS 18" ON PROPERTY WITH A MINIMUM DEPTH OF 24" IN THE RIGHT OF WAY. THE MINIMUM DEPTH OF TRENCH FOR SECONDARY ELECTRICAL SERVICE CONDUIT IS 30", MAXIMUM OF 42". TRENCH DEPTH MIN / MAX CAN CHANGE WITH PRIOR APPROVAL FROM ENERGY SERVICES.

2) TRENCH SHOULD BE AS STRAIGHT AS POSSIBLE WITH NO MORE THAN (3) 90° BENDS. IN AREAS WHERE TRENCH CHANGES DIRECTION, CORNERS SHOULD BE ROUNDED TO ALLOW FOR SWEEPS. THE FLOOR OF THE TRENCH, SHOULD BE AS LEVEL AND FLAT AS PRACTICALLY POSSIBLE. THE SWEEP BELOW THE METER SHOULD BE DIRECTED TOWARD THE SOURCE OF THE SERVICE (TYPICALLY THE TRANSFORMER OR HANDBOX AT THE PROPERTY CORNER), NOT PERPENDICULAR TO THE BUILDING.

3) BACKFILL SHOULD NOT BE USED IF IT CONTAINS LARGE ROCK, PAVING MATERIALS, CINDERS, LARGE OR SHARPLY ANGULAR SUBSTANCE OR CORROSIVE MATERIALS WHICH CAN DAMAGE THE PIPELINE, CONDUITS, CABLES OR OTHER SUBSTRUCTURES AND / OR PREVENTS ADEQUATE COMPACTION OF FILL.

4) SERVICE LINES MAY BE IN A JOINT TRENCH PROVIDED A MINIMUM SEPARATION OF 12" IS MAINTAINED, WHILE 18" IS PREFERRED. UTILITY MAY REQUIRE STAKING PRIOR TO BACKFILL TO MAINTAIN REQUIRED SEPARATION AND ADEQUATE COVERAGE. NO UTILITY WILL BE PLACED OVER THE TOP OF THE GAS SERVICE LINE.

5) SMOOTH SAND BEDDING IS REQUIRED FOR GAS SERVICE LINES AND SECONDARY ELECTRICAL CONDUITS. MAINTENANCE SAND MAY NOT BE USED AS SAND BEDDING.

6) BACKFILLING MUST BE COMPLETED AT THE TIME THE GAS SERVICE LINE IS INSTALLED AND MADE LIVE. WIRE WILL NOT BE PULLED INTO CONDUITS UNTIL BACKFILL IS COMPLETED.

REVISED 08-06-13



CITY OF ELLENSBURG
STANDARD PLANS & DETAILS

SERVICE LINE
TRENCH REQUIREMENTS

PLAN NO.

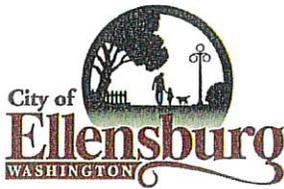
G-13

DRAWN BY: SP

DATE: 07-19-01

UPDATED BY: HF

SCALE: NONE



CITY OF ELLENSBURG

Energy Services Department

501 North Anderson Street; Ellensburg, WA 98926

Ph: (509) 962-7124 Fax: (509) 925-8662

www.ci.ellensburg.wa.us

Memorandum

Date: December 20th, 2019

To: Shannon Johnson, Office of Community Development

From: Paul Meyer, Senior Electrical Engineer *PM*

Re: P19-132 Ellensburg School District 2nd Pre App

The following are the Energy Services Light Department comments for P19-132 Ellensburg School District 2nd Pre App.

Electric:

The City has an existing energized 3-phase distribution vault located on the north west corner of 15th and Cora St. The underground distribution, duct, and vault system will need to extend along the west side of Cora Street from this vault to the extents of this property. This extension will happen along the west side of the fully built Cora Street, to be placed to the west of the sidewalk, either in City right-of-way, or in easements on private property. This extension will be at applicants expense.

Puget Sound Energy has an existing 100' easement that parallels (to the north of) the John Wayne Trail. Permitting & approval to do any necessary work for the road & utilities improvements across the PSE easement will need to be done by applicant, at applicants expense.

The new elementary school would be served with a transformer that is fed from the new distribution line on the western side of Cora Street. To save trenching costs, it would be advised to have City Light conduit be installed in a joint trench with gas, from the western side of Cora Street as opposed to the coming from Christy Ave. as indicated on the drawings. This transformer feed will be done at applicants expense.

A suitable location for the new transformer will need to be shown on the school provided site plans. The transformer location will need to meet our minimum clearances and other requirements, such as including 24/7/365 access; shrubs and structures must be kept 10 feet away from the front and 3 feet away from the back & sides. Access includes a drivable surface to the transformer in the event it needs to be lifted and / or changed out. Per EL-45 and WAC 296-46B-450, clearance must be at least 3-feet to non-combustible structures or 10-feet to combustible structures.

City Light will require that an easement be provided for all City owned electrical facilities installed on ESD property including but not limited to utility transformer, duct and vault systems and primary or secondary conductors.

Locations for vaults along the western side of Cora will need to be determined where they are protected from vehicle traffic. Communications generally install with the electric utility and may have similar considerations for space.

Street lights are not shown on the drawing and since Cora Street is a public street, they will need to be part of the civil plans submitted to Public Works and we will come up with a design to serve them as part of this plat.

City Light also requires a service application to be filled out by the applicant as the development progresses, with new kW loads, metering specs, and other information that will help City Light determine transformer and conductor sizing. Also, please submit switchgear information as the development progresses, including one line diagram and manufacture specs, to City Light before ordering the switchgear.

The distribution line extension, street lighting, secondary services, and any modifications to the City Light electrical system will be at applicants expense.



DEPARTMENT OF COMMUNITY DEVELOPMENT

501 N. Anderson St., Ellensburg WA 98926 Kirsten Sackett, Director

Phone: (509) 962-7232 Fax: (509) 925-8655 E-Mail: sackettk@ci.ellensburg.wa.us

DATE: December 23, 2019
FROM: Shannon Johnson, Senior Planner
FILE #: Pre-App. #P19-132
RE: Proposed New Elementary School Project
LOCATION: TBD Cora Street (parcel #11711)

Applicable Land Development Code requirements for the above-referenced project include the following:

1. The property is zoned R-S (Residential - Suburban), where a school is a permitted use via Conditional Use, as per Ellensburg City Code (ECC) Table 15.310.040.
2. As discussed at the December 13, 2019 pre-application meeting, Per ECC Table 15.310.040 Special Uses, this project requires a Type III Conditional Use Permit in order to construct the proposed new Elementary School on parcel # 11711 within the R-S zone and will be subject to conditions placed on the permitted use to ensure compatibility with nearby land uses. Please refer to ECC 15.250.040 Conditional Use Permits Type III Review Process. As discussed, the type III Conditional Use Permit Application has been submitted, however is on hold along with the SEPA application at this time.
3. As proposed, the project requires a Boundary Line Adjustment Application which has been submitted, and is currently in process as discussed.
4. The project is considered a Major Design Review, as per the definition found in ECC 15.130.040. Per ECC Table 15.210.050, this project will be reviewed as a Type II permit.
5. Per ECC 15.250.030 (B) (2), this project shall be reviewed for conformance with applicable land use and zoning provisions in Division III, applicable community design provisions in Division IV, and applicable project design provisions in Division V, plus other applicable provisions set forth in the LDC.
6. State Environmental Policy Act (SEPA) review is required and the Ellensburg School District has submitted a SEPA Checklist (P19-137) which is currently on hold as discussed at the December 13, 2019 pre-application meeting.

7. Critical Area Review is required for this project. Our office has not yet received the Critical Area Application for this project.
8. Form and Intensity Standards – Per Table 15.320.040 are as follows:

Minimum Front Yard = 15 feet
Minimum Rear Yard = 20 feet
Minimum Side Yards = 5, 10 feet
Maximum Building Height = 35 feet
9. Per ECC 15.500.020, this project shall be reviewed for conformance with applicable land use and zoning provisions as a Level III/new construction project.
10. As per Table ECC 15.550.040(A) Off-Street Parking requirements for an Elementary School are 1 space per classroom, plus 1 per 50 students. Bicycle parking requirements shall be one per five (5) required vehicle parking spaces as per Table ECC 15.550.040 (B).
11. Cora Street is defined as a Landscape Street. Please refer to the Landscape Street Provisions as found in ECC 15.510.080, as follows:
 - A. Applicability. The standards herein shall apply to all nonresidential and multifamily development on designated landscaped streets per ECC 15.510.040.
 - B. Building Setbacks. Fifteen feet minimum, or consistent with minimum requirements of the applicable zoning district (see ECC 15.320.030 and 15.320.040), whichever is greater.
 - C. Building Entry. At least one building entry shall be visible from the sidewalk.
 - D. Weather Protection. Weather protection at least three feet deep shall be provided over all primary entries.
 - E. Transparency. Transparent window area shall be provided along at least 15 percent of the facade of the building (all vertical surfaces of the facade). Departures for nonresidential uses will be considered pursuant to ECC 15.210.060 and 15.510.120.
 - F. Landscaping. All areas between the sidewalk and the building shall be landscaped, except for walkways, porches, decks, and other areas meeting the definition of pedestrian-oriented space.
 - G. Parking Location. No more than 50 percent of the street frontage can be occupied by off-street parking and driveways. Departures will be considered pursuant to ECC 15.210.060 and 15.510.120. ***See #12 below.
12. Per ECC 15.510.130, Civic Building Frontages; Public Buildings are exempted from the site orientation standards herein, provided design treatments are integrated that meet the following objectives:
 - Enliven the pedestrian environment adjacent to the sidewalk; and

- Incorporate a visually prominent and inviting entry from the street (applied to the frontage containing the public building entry)

13. This project is subject to the Provisions of Chapter 15.520. Site Planning and Design Elements. In particular, please refer to the following:

- Open Space for nonresidential uses ECC 15.520.030 (B)
- Internal Pedestrian Access & Design ECC 15.520.040
- Service Areas and Mechanical Equipment ECC 15.520.060
- Parking Lot design, ECC 15.520.070 (landscaping and buffer provisions as per #10 above)

14. This property location is NOT considered a High Visibility Street Corner, per Figure 15.530.040(D) (2).

15. This project is subject to the Building Design Standards found in ECC Chapter 15.530. In particular please refer to the following:

- Building Articulation ECC 15.530.030(C) Other Nonresidential Buildings
- As discussed in the Pre-application meeting, the applicant shall demonstrate how the project (each elevation) meets the design criteria Building Articulation standards in ECC 15.530 (C). The project shall include at least 3 of the following articulation features along all facades facing a street and containing building entries at intervals of no more than 60 feet:
 1. Providing vertical building modulation of at least two feet in depth and four feet in width if combined with a change in siding materials and/or roofline modulation per subsection (F) of this section. Otherwise, the vertical modulation shall be at least 10 feet deep and 15 feet wide to qualify;
 2. Providing horizontal modulation (upper level stepbacks). To qualify for this measure, the minimum upper level stepback shall be at least five feet and the treatment shall be used consistently with other articulation elements or utilized along at least 75 percent of the facade;
 3. Repeating distinctive window patterns at intervals less than the articulation interval;
 4. Providing a covered entry or separate weather protection feature for each articulation interval;
 5. Use of vertical piers that reinforce storefront pattern. To qualify for this measure, the piers must project at least two inches from the facade and extend from the ground to the roofline;
 6. Change of roofline per subsection (F) of this section;

7. Changing materials and/or color with a change in building plane;
8. Providing lighting fixtures, trellis, tree, or other landscape feature within each interval; and/or
9. Other methods that meet the purpose of the standards.

ECC 15.530.030 (E) Roofline Cornice Design Options & (F) Roofline Modulation:

E. Roofline/Cornice Design Options. Rooflines visible from a public street, open space, or public parking area must meet one of the following design options:

1. Comply with roofline modulation provisions per subsection (F) of this section;
2. Provide a decorative building cornice that projects at least six inches from the face of the building. The cornice line must extend along at least 75 percent of the facade; or
3. Any combination of the options above.

F. Roofline Modulation. In order to qualify as a roofline modulation treatment in the standards herein, rooflines shall be varied by emphasizing dormers, chimneys, stepped roofs, gables, or a broken or articulated roofline consistent with the required articulation interval. Modulation shall consist of either:

1. For flat roofs or facades with horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of two feet or 0.1 multiplied by the wall height (finish grade to top of the wall) when combined with vertical building modulation techniques described in subsection (C)(1) of this section. Otherwise, the minimum vertical dimension of roofline modulation is the greatest of four feet or 0.2 multiplied by the wall height;
2. A sloped or gabled roofline segment of at least 20 feet in width and a minimum slope of 6:12. The roofline must include modulated segments at no more than the interval required per the applicable standard above; or
3. A combination of the above.

16. This project is subject to the requirements pertaining to ECC 15.530.040, as this project is a “nonresidential use building”.

17. This project is subject to the requirements pertaining to Building Materials, ECC 15.530.050

18. Blank wall treatment standards do apply, per ECC 15.530.060

19. Off-street parking requirements are found in ECC Chapter 15.550 and listed in #10 above.
20. Landscaping Requirements are found in Chapter 15.570.
21. Please refer to Chapter 15.580 for the Outdoor Lighting Standards. Of importance, please note that all light trespass is prohibited.

Finally, please note that the above-referenced items from the Land Development Code may not be all-inclusive. After a site plan and elevations have been formally submitted to the City, a review of the plans may trigger additional requirements for conformance with the Code.

Finally, please note that the above-referenced items from the Land Development Code may not be all-inclusive. After a site plan and elevations have been formally submitted to the City, a review of the plans may trigger additional requirements for conformance with the Code.

Finally, please note that the above-referenced items from the

For questions regarding these requirements, please contact Community Development Senior Planner Shannon Johnson at City Hall, 501 N. Anderson Street, via phone at 509-962-7108, or via email at johnsons@ci.ellensburg.wa.us



CITY OF ELLENSBURG

Public Works Department
501 N. Anderson St.; Ellensburg, WA 98926
Ph: (509) 962-7230 Fax: (509) 962-7127

Memorandum

Date: December 27, 2019
To: Shannon Johnson, Senior Planner
From: Craig Jones, Development Coordinator *CJ*
Through: Derek Mayo, City Engineer *DKM*
Re: New Elementary School – P19-132

The following are the Public Works comments for the proposed New Elementary School on the extension of Cora Street. These comments are only reflective if the proposed Boundary Line Adjustment is approved as depicted in the most recent submittal.

The applicant can view the City of Ellensburg's Development Standards on the City's website for more information. <http://www.ci.ellensburg.wa.us/index.aspx?NID=339>

At time of civil plan review, Staff will work with the developer's engineer regarding the specific issues related to frontage, onsite and utility improvements.

Water:

The water mains available to serve this development are a 10" Ductile Iron main that runs in Cora St. that stops at the trail crossing and a 12" Ductile Iron main in Helena Ave that is several hundred feet east of the canal crossing. The water main will need to be extended in Cora St to the proposed north property line. Additional water mains and sizes may need to be built in conjunction with this project to serve the new city well. Any oversizing of water mains in conjunction with the well project will be paid for by the city. Additional information will be provided by the city as the well project progresses. See attached utility map.

Fire hydrant placement shall be per Fire Department requirements. Developer's engineer will be required to verify that fire flow capacity will meet the necessary requirements.

Specific issues related to water main and meter locations will be addressed at project civil submittal.

Sewer:

The sewer main available to serve this development is a 15" PVC main that runs in the future Cora St extension. See attached utility map.

Specific issues related to sewer main and side sewer construction will be addressed at project civil submittal.

Roadway and access:

This project will trigger the requirement for half street improvements along the Cora St frontage. Street improvements include concrete curb/gutter, sidewalks, street lighting, permanent signage, asphalt, asphalt markings, gravel base, storm drainage, and other items associated with minimum public improvements consistent with Public Works Development Standards. Half Street road sections need to meet fire code access widths, turning movements and support general vehicle traffic for a school. A full hard surfaced turn around at the end of Cora St will be required. All proposed driveways will need to be reviewed for placement. The City of Ellensburg has recently adopted a new Land Development Code. Under the new code the sidewalks will need to be separated from the curb.

Specific issues related to roadway and access construction will be addressed at project civil submittal. Cora Street will need to be reviewed for conflicts with existing utilities and irrigation.

Storm water:

There is no existing storm drain system available for a direct connection. There are several irrigation ditches that will need to be conveyed across the property.

The applicant shall use the current Stormwater Management Manual for Eastern Washington, or approved equivalent for reference in design of stormwater treatment and flow control for post construction requirements for new development and redevelopment. The design shall at a minimum use the following design storms, or as recommended for the proposed BMP, whichever is greater. Treatment shall be designed for the first ½" of rainfall on the property, and storm drainage detention on a 10 year storm event (1.2" of precipitation/24 hours) and retention facilities based on a 25 year storm event (1.6" of precipitation/24 hours). Specific issues related to storm water will be reviewed at time of civil plan submittal.

The applicant's design engineer should determine groundwater elevations in the vicinity of proposed storm water treatment and flow control facilities. The water surface elevation needs to be utilized in the facility designs and should be verified when groundwater is at its highest. Typically the groundwater in the Ellensburg area is elevated from April 15th through October 15th. However, groundwater on the subject site may not be associated with seasonal irrigation and could crest at another time during the year.

The following comments are from the City Stormwater Department;

1. If the site is an acre or greater the developer will need to make Notice of Intent (NOI) with Ecology and apply for a Stormwater General Construction Permit months in advance of construction. <http://www.ecy.wa.gov/programs/wq/stormwater/construction/enoi.html>
2. The Ecology permit requires a Stormwater Pollution Prevention Plan (SWPPP) be submitted with the plan set and be reviewed by the City of Ellensburg Stormwater Utility along with a set of temporary sediment erosion control plans (TESC).
3. In addition, Ecology now requires an Operation and Maintenance (O&M) Plan be submitted to the City for review and retainage. The O&M Plan must address the long term maintenance of the stormwater facilities (swales) that will be constructed onsite to deal with the flow control and

treatment requirements of Core Element 5&6 in the Eastern Washington Stormwater Management Manual.

Other issues:

During civil plan review, Public Works establishes the preliminary addressing plan, the developer will need to work with the Post Office to establish the mail delivery routing plan and mailbox locations. The Post Office requires the use of metal Collection Box Unit style mailboxes.

The completed Traffic Impact Analysis (TIA) has been submitted for review. Public Works has reviewed the TIA and is not in support of the proposed 4-way stop at 15th Ave and Cora St., as city staff feels the impacts of pedestrians at the intersection are not accurately accounted for in the traffic modeling. The City strongly recommends the installation of a traffic signal at this location, as it will greatly improve safety at this location, and improve the efficiency of the intersection. The city also has transportation impact fees that will be associated with the building permit. You can view the traffic impact fees online at <http://www.codepublishing.com/wa/ellensburg/>.

The developer is required to obtain all other permits (HPA if required, DOE construction site grading permit, etc.) that may be required as a result of plat development.

Additional utility easements may be required for any proposed utility outside of the future right of way easement for Cora St. Specific issues will be addressed at civil plan submittal.

Irrigation water will need to comply with Irrigation District requirements, and be continued through the site to downstream users.

Landscape plans will need to be included for review of any conflicts with existing or proposed utilities.

Cc File 19-086



CITY OF ELLENSBURG
PUBLIC WORKS DEPARTMENT
 UTILITY MAP REQUEST INFORMATION

W
A
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E
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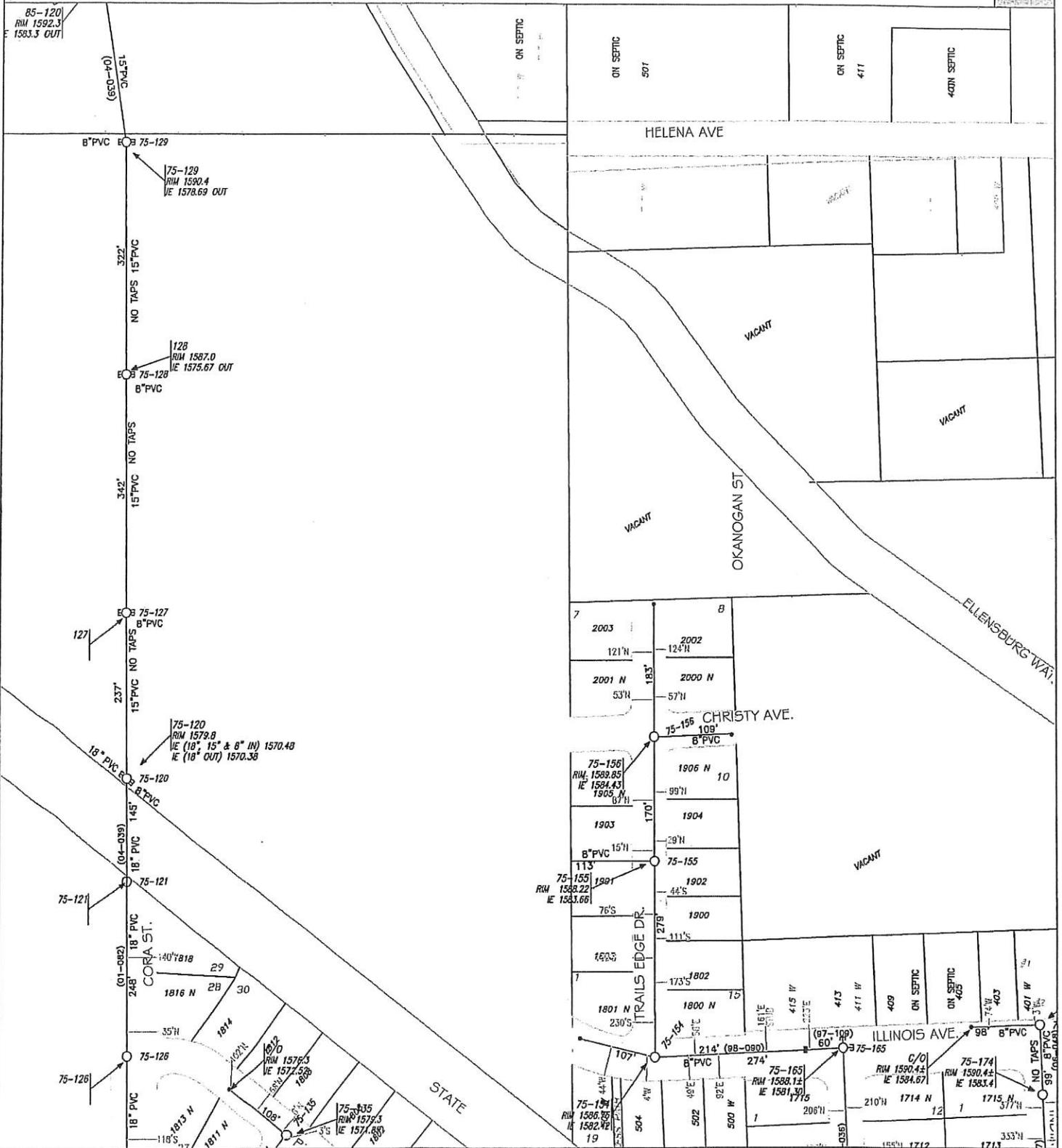


DISCLAIMER:
 THE CITY OF ELLENSBURG PUBLIC WORKS DEPARTMENT CANNOT VERIFY THE ACCURACY OF THE UTILITIES REPRESENTED ON THIS PLAN. THEY ARE DISPLAYED FOR EASE OF PLANNING AND INSTALLATION AND ARE BASED UPON THE BEST INFORMATION AVAILABLE. CONTRACTORS AND DEVELOPERS SHOULD REFER TO CIVIL PLANS FOR MOST CURRENT DESIGN REVISION AND CALL 811 BEFORE YOU DIG.



CITY OF ELLENSBURG
PUBLIC WORKS DEPARTMENT
 UTILITY MAP REQUEST INFORMATION

SEWER



DISCLAIMER:
 THE CITY OF ELLENSBURG PUBLIC WORKS DEPARTMENT CANNOT VERIFY THE ACCURACY OF THE UTILITIES REPRESENTED ON THIS PLAN. THEY ARE DISPLAYED FOR EASE OF PLANNING AND INSTALLATION AND ARE BASED UPON THE BEST INFORMATION AVAILABLE. CONTRACTORS AND DEVELOPERS SHOULD REFER TO CIVIL PLANS FOR MOST CURRENT DESIGN REVISION AND CALL 811 BEFORE YOU DIG.





CITY OF ELLENSBURG

Public Works Department
501 N. Anderson St.; Ellensburg, WA 98926
Ph: (509) 962-7230 Fax: (509) 962-7127

Memorandum

Date: April 21, 2020
To: Shannon Johnson, Senior Planner
From: Craig Jones, Development Coordinator *Craig Jones*
Through: Derek Mayo, City Engineer
Re: New Elementary School C.U.P. – P19-133

Public Works as no additional comments for the New Elementary School on the extension of Cora St. Refer to previous SEPA comments dated 2.25.2020 for original comments. Civil plans will go through a full review process.

Cc File 19-086



CITY OF ELLENSBURG

Public Works Department
501 N. Anderson St.; Ellensburg, WA 98926
Ph: (509) 962-7230 Fax: (509) 962-7127

Memorandum

Date: February 25, 2020
To: Stacey Henderson, Senior Planner
From: Craig Jones, Development Coordinator *CJ*
Through: Derek Mayo, City Engineer *DKM*
Re: New Elementary School – P19-137

The following are the second Public Works SEPA comments for the proposed New Elementary School on the extension of Cora Street.

The applicant can view the City of Ellensburg's Development Standards on the City's website for more information. <http://www.ci.ellensburg.wa.us/index.aspx?NID=339>

At time of civil plan review, Staff will work with the developer's engineer regarding the specific issues related to frontage, onsite and utility improvements.

Water:

The water mains available to serve this development are a 10" Ductile Iron main that runs in Cora St. that stops at the trail crossing and a 12" Ductile Iron main in Helena Ave that is several hundred feet east of the canal crossing. The water main will need to be extended in Cora St to the proposed north property line. Additional water mains and sizes may need to be built in conjunction with this project to serve the new city well. Any oversizing of water mains in conjunction with the well project will be paid for by the city. Additional information will be provided by the city as the well project progresses. See attached utility map.

Fire hydrant placement shall be per Fire Department requirements. Developer's engineer will be required to verify that fire flow capacity will meet the necessary requirements.

Specific issues related to water main and meter locations will be addressed at project civil submittal.

Sewer:

The sewer main available to serve this development is a 15" PVC main that runs in the future Cora St extension. See attached utility map.

Specific issues related to sewer main and side sewer construction will be addressed at project civil submittal.

Roadway and access:

This project will trigger the requirement for half street improvements along the Cora St frontage. Street improvements include concrete curb/gutter, sidewalks, street lighting, permanent signage, asphalt, asphalt markings, gravel base, storm drainage, and other items associated with minimum public improvements consistent with Public Works Development Standards. Half Street road sections need to meet fire code access widths, turning movements and support general vehicle traffic for a school. A full hard surfaced turn around at the end of Cora St will be required. All proposed driveways will need to be reviewed for placement. The City of Ellensburg has recently adopted a new Land Development Code. Under the new code the sidewalks will need to be separated from the curb.

Specific issues related to roadway and access construction will be addressed at project civil submittal. Cora Street will need to be reviewed for conflicts with existing utilities and irrigation.

Storm water:

There is no existing storm drain system available for a direct connection. There are several irrigation ditches that will need to be conveyed across the property.

The applicant shall use the current Stormwater Management Manual for Eastern Washington, or approved equivalent for reference in design of stormwater treatment and flow control for post construction requirements for new development and redevelopment. The design shall at a minimum use the following design storms, or as recommended for the proposed BMP, whichever is greater. Treatment shall be designed for the first ½” of rainfall on the property, and storm drainage detention on a 10 year storm event (1.2” of precipitation/24 hours) and retention facilities based on a 25 year storm event (1.6” of precipitation/24 hours). Specific issues related to storm water will be reviewed at time of civil plan submittal.

The applicant’s design engineer should determine groundwater elevations in the vicinity of proposed storm water treatment and flow control facilities. The water surface elevation needs to be utilized in the facility designs and should be verified when groundwater is at its highest. Typically the groundwater in the Ellensburg area is elevated from April 15th through October 15th. However, groundwater on the subject site may not be associated with seasonal irrigation and could crest at another time during the year.

The following comments are from the City Stormwater Department;

1. If the site is an acre or greater the developer will need to make Notice of Intent (NOI) with Ecology and apply for a Stormwater General Construction Permit months in advance of construction. <https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit>
2. The Ecology permit requires a Stormwater Pollution Prevention Plan (SWPPP) be submitted with the plan set and be reviewed by the City of Ellensburg Stormwater Utility along with a set of temporary sediment erosion control plans (TESC).
3. In addition, Ecology now requires an Operation and Maintenance (O&M) Plan be submitted to the City for review and retainage. The O&M Plan must address the long term maintenance of the stormwater facilities (swales) that will be constructed onsite to deal with the flow control and

treatment requirements of Core Element 5&6 in the Eastern Washington Stormwater Management Manual.

Here is a link for additional information from Ecology;
<https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit/eCoverage-packet>

Other issues:

During civil plan review, Public Works establishes the preliminary addressing plan, the developer will need to work with the Post Office to establish the mail delivery routing plan and mailbox locations. The Post Office requires the use of metal Collection Box Unit style mailboxes.

The City has reviewed the TIA and subsequent memos from ESD's professional traffic engineering consultant. Based on the recommendation from your consultant, the City will allow with the installation of a 4-way stop configuration at the intersection of 15th Ave. and Cora Street, contingent upon the required City Council approval of the applicable changes to the City's Traffic Code. Per previous discussions with ESD, the City is requesting that empty conduits be installed across the East, West and North legs of the intersection to accommodate a future traffic signal at the intersection of 15th Ave. and Cora St. Each of the three conduit crossings will need to consist of 3-3" PVC conduits. Staff will work with the applicant's engineer during review of the civil plans to finalize exact locations of the crossings. In addition, the ADA ramps on all four corners of the intersection will need to be upgraded to meet current ADA standards.

The city also has transportation impact fees that will be associated with the building permit. You can view the traffic impact fees online at <http://www.codepublishing.com/wa/ellensburg/>.

The developer is required to obtain all other permits (HPA if required, DOE construction site grading permit, etc.) that may be required as a result of plat development.

Additional utility easements may be required for any proposed utility outside of the future right of way easement for Cora St. Specific issues will be addressed at civil plan submittal.

Irrigation water will need to comply with Irrigation District requirements, and be continued through the site to downstream users.

Landscape plans will need to be included for review of any conflicts with existing or proposed utilities.

Cc File 19-086



CITY OF ELLENSBURG

Energy Services Department

501 North Anderson Street; Ellensburg, WA 98926

Ph: (509) 962-7124 Fax: (509) 925-8662

www.ci.ellensburg.wa.us

Memorandum

Date: April 29, 2020

To: Shannon Johnson, Community Development

From: Paul Meyer, Senior Electrical Engineer

Re: P19-133 Ellensburg School District #401 CUP

The following are the Energy Services Light Department comments for P19-133 Ellensburg School District #401 CUP.

Electric:

The underground distribution, duct, and vault system will need to be extended along the west side of Cora Street to the extents of the new proposed parcel boundary. This extension will happen along the west side of Cora Street, to be placed in or to the west of the sidewalk, either in City right-of-way, or in easements on private property.

Locations for vaults along the western side of Cora will need to be determined where they are protected from vehicle traffic. Communications generally install with the electric utility and may have similar considerations for space.

Street lights are not shown on the drawing and since Cora Street & Helena Ave are public streets, they will need to be part of the civil plans submitted to Public Works and we will come up with a design to serve them as part of this project.

City Light requires a service application to be filled out by the applicant with new kW loads, metering specs, and other information that will help City Light determine transformer and conductor sizing. Also, please submit switchgear information including one line diagram and manufacture specs, to City Light before ordering the switchgear.

The new elementary school will be served with a transformer that is fed from the new distribution line on the western side of Cora Street and routing will be dependent upon the final location of the utility transformer. The drawings submitted indicate power coming from Christy Ave. along the east property line, power will not follow this route and will be as described above.

A suitable location for the new transformer will need to be shown on the ESD provided site plans. The transformer location will need to meet our minimum clearances and other requirements, such as including 24/7/365 access; shrubs and structures must be kept 10 feet away

from the front and 3 feet away from the back & sides. Access includes a drivable surface to the transformer in the event it needs to be lifted and / or changed out. Per EL-45 and WAC 296-46B-450, clearance must be at least 3-feet to non-combustible structures or 10-feet to combustible structures.

City Light will require that an easement be provided for all City owned electrical facilities installed on ESD property including but not limited to utility transformer, duct and vault systems and primary or secondary conductors.

PSE has an easement along the entire length of the north side of the John Wane Trail. It will be up to applicant to contact PSE to work on acquiring permits and approval to do any necessary work for the improvements. This process can take several months and have associated fees, which will be the responsibility of the applicant.

The distribution line extension, street lighting, secondary services, and any modifications to the City Light electrical system will be at applicants expense.

Kirsten Sackett

From: Janine Graves <janine_graves@hotmail.com>
Sent: Thursday, April 30, 2020 12:38 PM
To: Shannon Johnson
Subject: [Ext] Comment on Case #P19-133

4/30/2020

To Whom It May Concern:

Re: Case # P19-133

In looking at the plans for the New Elementary School on the extension of Cora St., I noticed that Cora St. ends in a cul-de-sac and does not connect to Helena St.

It is my understanding that this school will be servicing students who live in the north end of Ellensburg. My question and concerns are why Cora St. will not be connecting with Helena St. since most of the traffic to this school will be coming from the north or northeast of school, and the closest route for most of this traffic would be via Helena. Why make all of the traffic for the new school drive directly past Mt. Stuart Elementary, which has its own traffic problems, or worse yet, drive on Bluegrass Ln., which has considerable number of child and senior pedestrians?

It is my request that the City of Ellensburg Planning Commission consider the connection of Cora St. to Helena St.

Thank you for this consideration.

Sincerely,

Janine Graves

1812 N Bluegrass Ln

Ellensburg, WA 98926

Home phone: 509-962-2105



COMMUNITY DEVELOPMENT DEPARTMENT

501 N. Anderson St., Ellensburg WA 98926

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

Kirsten Sackett, Director

Phone: (509) 962-7232 Fax: (509) 925-8655 E-Mail: sackettk@ci.ellensburg.wa.us

April 16, 2020

RE: Notice of Application, Case # P19-133, CONDITIONAL USE PERMIT Review

Dear Property Owner,

Notice is hereby given that the City of Ellensburg has received a Conditional Use Permit Application for the following project that may be of interest to you. As a property owner within three hundred feet (300') of this proposal (see map, page 3), you are invited to comment on it.

Date of application: April 16, 2020

Date of notice of complete application: January 16, 2020

Comments due date: May 7, 2020

Project Applicant: Submitted by Steven Clark, representing Integrus Architecture, on behalf of the Ellensburg School District No. 401, property owner.

Project Description: Case # P19-133; a Conditional Use Permit in order to construct a new 55,000 sq. ft. elementary school within the Residential Suburban (R-S) zone. Per ECC 15.310.040 a school may be permitted within the R-S zone through the granting of a conditional use permit according to the procedures set forth in ECC 15.250.040.



Project Location: This proposal is located on Cora Street, Ellensburg, WA parcel ID# 11711, as seen in the map above.

Materials Available for Review: The submitted application and file documents may be examined by the public by visiting the **City of Ellensburg Community Development Department webpage** at <https://www.ci.ellensburg.wa.us/840/Planning-Division>.

Written Comments: The public is encouraged to review and comment on the proposed project. **Comments must be submitted in writing by 5:00 pm on Thursday, May 7, 2020 by either:** Mail delivery postmarked by the deadline, addressed to:

- 1) City of Ellensburg Community Development Department
501 N Anderson Street, Ellensburg, WA 98926 or
- 2) Via email by 5:00 pm on the deadline, to the staff contact listed below

Comments must be submitted in writing by 5:00 pm on Wednesday, April 27, 2020, in order to be included in the staff report provided to the Planning Commission in advance of the hearing. Any comments received after this date will be provided to the Planning Commission at the meeting itself.

Staff contact: Shannon Johnson, Senior Planner. Email: johnsons@ci.ellensburg.wa.us

Sincerely,

A handwritten signature in blue ink that reads "Shannon D. Johnson". The signature is written in a cursive, flowing style.

Shannon D. Johnson
Senior Planner

B&I PROPERTIES LLC
2104 E QUARTZ MOUNTAIN DR
ELLENSBURG, WA 98926-8113

BURNETT GLEN D & GERRI J
1715 N OHIO ST
ELLENSBURG, WA 98926-2591

CAMUSO DEBORAH J
1816 N CORA ST
ELLENSBURG, WA 98926-2384

CHEN HENG E & PAO C
1814 BLUEGRASS LN
ELLENSBURG, WA 98926

DUNN PAUL D & BEJSOVEC-DUNN LISA
L
500 W ILLINOIS AVE
ELLENSBURG, WA 98926-2481

GRAVES JANINE A
1812 N BLUEGRASS LN
ELLENSBURG, WA 98926-2495

HIATT CHARLES L SR ETUX
1706 BLUE GRASS LN
ELLENSBURG, WA 98926

HUBBARD CHARLES E & MARY S
1717 BLUEGRASS LANE
ELLENSBURG, WA 98926

KASPARI LEE & NANCY
1718 N BLUEGRASS LN
ELLENSBURG, WA 98926-2478

KUMMER GREGORY S
1802 N TRAILS EDGE DR
ELLENSBURG, WA 98926

BATES LEE R & KAREN A
1802 N BLUEGRASS LN
ELLENSBURG, WA 98926-2495

BUTTERFIELD CAROL LONG
1801 N TRAILS EDGE DR
ELLENSBURG, WA 98926-2581

CASCADE VIEW INC
620 SE EVERETT MALL WAY STE 360
EVERETT, WA 98208-8113

CONANT ROBERT W & THEO P
1905 TRAILS EDGE DR
ELLENSBURG, WA 98926-2599

ELLENSBURG SCHOOL DIST #401
1300 E 3RD AVE
ELLENSBURG, WA 98926

HALL ABIGAIL L
1906 N TRAILS EDGE DR
ELLENSBURG, WA 98926-2599

HIGASHIYAMA DARREN M
503 W HELENA AVE
ELLENSBURG, WA 98926-2019

JOHNSON JANICE W
1710 N BLUEGRASS LN
ELLENSBURG, WA 98926-2478

KENNEDY REBBECA & BONITA
1719 N BLUEGRASS LN
ELLENSBURG, WA 98926-2476

LANGFORD RANDY & VICTORIA
1800 N BLUEGRASS LN
ELLENSBURG, WA 98926-2495

BISCHOF MATTHEW M & BRIANNA M
1709 N OHIO ST
ELLENSBURG, WA 98926-2591

CAMARATA DAVID J & LELINSKI ALENA J
502 W HELENA AVE
ELLENSBURG, WA 98926

CHANG JORDAN
313 E COUNTRY SIDE AVE
ELLENSBURG, WA 98926- 7776

COOK ANTHONY R SUSAN FURE
1713 OHIO ST
ELLENSBURG, WA 98926-2591

FEAVER JEAN M
3029 VERMEER CT
EL DORADO HILLS, CA 95762-5280

HARRIS JOHN B ETUX
1818 N CORA
ELLENSBURG, WA 98926

HIGDON KEVIN B ETUX
607 W HELENA ST
ELLENSBURG, WA 98926

JONES KITTIE L
1707 N BLUEGRASS LN
ELLENSBURG, WA 98926-2476

KENNETH O STURGILL LIVING TRUST
446 BUCKBOARD LN
ELLENSBURG, WA 98926-5521

LEONARD JONATHAN F & MATHENY
LISA N
1801 N BLUEGRASS LN
ELLENSBURG, WA 98926-2495

LESTER EVANS A & ELAINE E
PO BOX 1225
ELLENSBURG, WA 98926-1902

MERCER CREEK CHURCH
1407 N B ST
ELLENSBURG, WA 98926

NICKELS RONALD E & JUDY R
320 CEDAR COVE RD
ELLENSBURG, WA 98926

OGDEN MICHAEL R ETUX
1904 TRAILS EDGE DR
ELLENSBURG, WA 98926

PEYTON ANNA MARIE
1711 N OHIO ST
ELLENSBURG, WA 98926-2591

PICCONE STEFAN
44 W WINDSOR AVE
PHOENIX, AZ 85003-1031

RAMIREZ FRANCISCO J
504 W ILLINOIS AVE
ELLENSBURG, WA 98926-2481

RATCLIFF JOEL D
1901 N TRAILS EDGE DR
ELLENSBURG, WA 98926

RICH JOHN W JR
2001 N TRAILS EDGE DR
ELLENSBURG, WA 98926-5600

RUSHTON CLIFFORD D ETUX
2726 26TH AVE NE
OLYMPIA, WA 98506-2909

SANDERS GINA M
288 106TH AVE NE UNIT 706
BELLEVUE, WA 98004-6765

SCHORNO JACKSON & MACY
1806 N BLUEGRASS LN
ELLENSBURG, WA 98926-2495

SCHWARZ JILL DIANE
1805 N BLUEGRASS LN
ELLENSBURG, WA 98926-2495

SOLVERSON JENNIFER A
1808 N BLUEGRASS LN
ELLENSBURG, WA 98926-2495

TEASLEY HOWARD L SR & ARP-TEASLEY
CINDY K
PO BOX 1646
ELLENSBURG, WA 98926-1927

THOMPSON CLAY & MARIANNE
413 W ILLINOIS AVE
ELLENSBURG, WA 98926-2463

TRAIL'S EDGE HOMEOWNERS ASSOC
415 N 1ST ST
YAKIMA, WA 98901

TRUE NATHANIEL PAUL & AMANDA
ERIN
508 W ILLINOIS AVE
ELLENSBURG, WA 98926-2481

TUFTS CHRISTINE
2002 TRAILS EDGE DR
ELLENSBURG, WA 98926

USA (BPA) BONNEVILLE POWER ADMIN
PO BOX 3621
PORTLAND, OR 97208-3621

VALENTINO MAURA & JOHN PAUL
1803 TRAILS EDGE DR
ELLENSBURG, WA 98926-2581

WHEATLEY ELLEN E
501 W HELENA AVE
ELLENSBURG, WA 98926-2019

WICHTERMAN FRITZ W ETUX
502 ILLINOIS ST
ELLENSBURG, WA 98926

ZWICK LES P ETUX
1704 N BLUEGRASS LN
ELLENSBURG, WA 98926

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

4-16-2020

Signed



EXHIBIT 11

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414
Fax (509)925-5696

ORDER CONFIRMATION

Salesperson: MEGAN WOODRUFF Printed at 04/15/20 10:30 by mw018

Acct #: 84015 Ad #: 2008691 Status: New WHOLD

ELLENSBURG, CITY OF - CLERK Start: 04/16/2020 Stop: 04/16/2020
501 N. ANDERSON Times Ord: 1 Times Run: ***
ELLENSBURG WA 98926 STD6 2.00 X 11.16 Words: 369
Total STD6 22.32
Class: 0001 LEGAL NOTICES
Rate: LEG3 Cost: 196.42
Affidavits: 1

Contact: BETH LEADER Ad Descrpt: N/PUB HEARING P19-133
Phone: (509)925-8614 Given by: SHANNON JOHNSON
Fax#: P.O. #: P19133/S JOHNSON
Email: leaderb@ci.ellensburg.wa.us Created: mw018 04/15/20 10:25
Agency: Last Changed: mw018 04/15/20 10:30

PUB ZONE EDT TP RUN DATES
DR A 97 S 04/16
DRWN LEG3 97 S 04/16

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414
Fax (509)925-5696

ORDER CONFIRMATION (CONTINUED)

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**CITY OF ELLENSBURG PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
CONDITIONAL USE (P19-133)**

NOTICE IS HEREBY GIVEN that the City of Ellensburg Planning Commission will hold a Special Meeting Thursday, May 7 2020 for the purpose of conducting a public hearing at 5:45 p.m. **Please note that due to the current State of Emergency for Washington State, this meeting will be held through remote attendance by the Commission, applicant and the public.**

The Commission shall consider a Conditional Use application submitted by Steven Clark, representing Integrus Architecture, on behalf of the Ellensburg School District No. 401 in order to construct a new 55,000 sq. ft. elementary school within the Residential Suburban (R-S) zone. Per ECC 15.310.040 a school may be permitted within the R-S zone through the granting of a conditional use permit according to the procedures set forth in ECC 15.250.040.

Permit application: November 20, 2019
Determination of completeness: January 16, 2020
Notice of application: April 16, 2020
Comment due date: May 7, 2020

The property is located on Cora Street, Ellensburg, WA. (Kittitas County Assessor's Map parcel # 11711) and is shown on the site map below:



Materials Available for Review: The submitted application and file documents may be examined by the public by visiting the **City of Ellensburg Community Development Department webpage** at <https://www.ci.ellensburg.wa.us/840/Planning-Division>.

Written Comments from interested persons will be accepted by email up until 5:00 p.m. on May 7 by sending them to johnsons@ci.ellensburg.wa.us. Written comments sent via USPS must arrive by the same deadline.

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

Staff contact: Shannon Johnson, Senior Planner. Email: johnsons@ci.ellensburg.wa.us

NOTICE IS FURTHER GIVEN that all persons interested in this matter may participate in the REMOTE meeting by contacting Staff no later than 5:00 pm on Wednesday, May 6. An email link, text link, or phone number will be provided which will allow for electronic participation in the public hearing.

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. A "Request for Accommodation" form may be obtained from the City Clerk Beth Leader by calling 509-925-8614.

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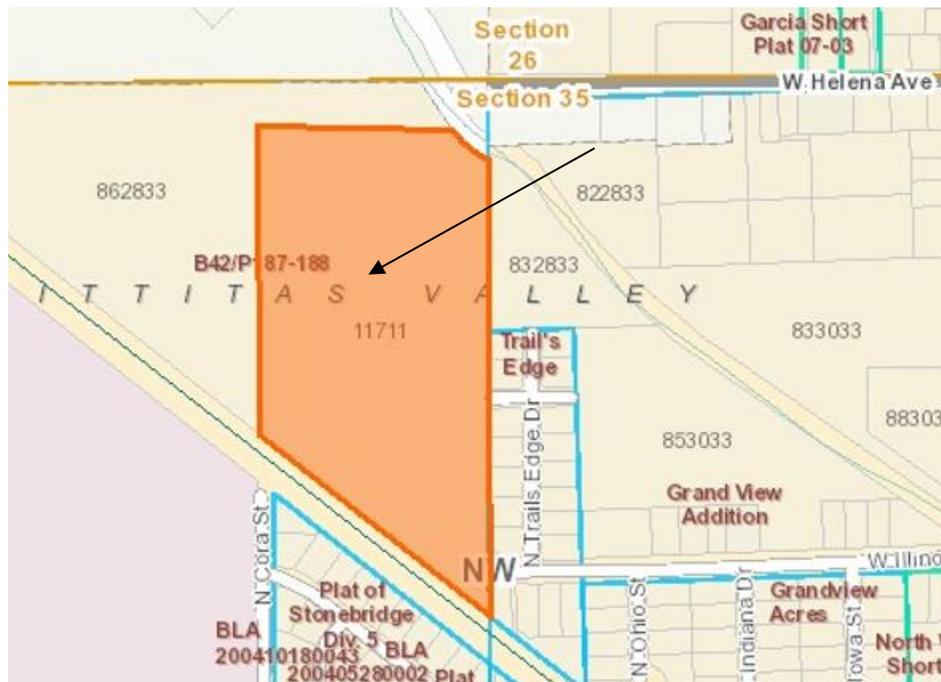
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PUBLISH IN LEGAL: Thursday, April 16, 2020





COMMUNITY DEVELOPMENT DEPARTMENT

501 N. Anderson St, Ellensburg WA 98926

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

Kirsten Sackett, Director

Phone: (509) 962-7232 Fax: (509) 925-8655 E-Mail: sackettk@ci.ellensburg.wa.us

AFFIDAVIT OF POSTING

The Ellensburg City Code requires that all projects requiring a Type III review under ECC 15.220.040(C) to have a notice sign posted at the site of the project. 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. If the project abuts more than one public right-of-way (ROW), more than one sign will be required; one per ROW, as determined by the responsible official.
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: April 15, 2020	PLANNER: Shannon Johnson Senior Planner
PROJECT NAME AND SUMMARY: Conditional Use Permit Review for the proposed new construction of an Elementary School.	FILE NUMBER: P19-133

PLEASE COMPLETE THE FOLLOWING:

I, ELLENSBURG SCHOOL DISTRICT (DALE S. LESUE) 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. **Failure to post the site and return this form to Community Development in a timely manner will result in a delay of the application review for the project.**

Dale S. Lesue
 Signature

APRIL 16, 20 20

Please return the above affidavit and photograph(s) of the posted notice sign board(s) to: Shannon Johnson, Senior Planner, via email: johnsons@ci.ellensburg.wa.us ASAP, but no later than 04/16/20.