

Mike Smith

From: Steve Willard <willardis@gmail.com>
Sent: Thursday, September 26, 2013 11:35 AM
To: Mike Smith
Subject: Fwd:
Attachments: scan.pdf

Mike

To diminish some stuff in hearing..... I am giving you some early for you , Lance , and Bob to review re LDC. Since the PUD is going essentially out and the new code is the only tool for PUD left in code, I offer the enclosed edits. I met with John Akers on this yesterday. As to access, the toolbox would be and is at the moment private drives, public alleys, public streets, and in the future any new tools that might be a part of the revised public works development standards and compliant with IFC...but for now just the 3 aforementioned. "Direct access" is not as good a reference as " legal access" . "Direct access" seems also to conflict with private drives in standard larger lot subdivision language portion. I also would request language like " including but not limited to" in the purpose section introduction for PUD configurations and conceptsas Bob could never enumerate all configurations and hasn't....but others do exist like Greenfield Park. See my attached scan edits. Additionally you might have Bob look at his language in design review minor new page 1-20, b,c may be should read "or less".

I will include this in my comments but it would be great not to have to deal with the above in the thumbs up or down hearing in a time consuming way....especially if the suggestion came from you all.

Give me a shout to discuss or have Bob call if he wants to discuss.

Steve

----- Forwarded message -----

From: Steve Willard <willardis@gmail.com>
Date: Thu, Sep 26, 2013 at 3:49 AM
Subject:
To: Steve Willard <willardis@gmail.com>

15.320 Form and Intensity Standards

15.320.010 Purpose.

- A. To promote forms of development that reinforce and/or enhance the desired character of Ellensburg neighborhoods;
- B. To promote compatibility between developments; and
- C. To minimize environmental impacts of development.

15.320.020 Interpretation of tables.

- A. The form and intensity standards tables address the form and intensity of development specific to individual zoning districts. The zoning district is located on the vertical column and the form/intensity topic being addressed is located on the horizontal row of these tables.
- B. Where an ECC reference/link appears after the form and intensity topic, then the use is subject to standards set forth in that section or chapter.
- C. If a number appears in the box at the intersection of the column and the row, refer to the development condition with the corresponding number immediately following the table. If there are multiple numbers, then all development conditions apply.
- D. ECC 15.320.050-140 provide clarification and exceptions to the form and intensity standards herein.

15.320.030 Form and intensity standards table – Residential zones.

Table 15.320.030 Form and intensity standards table – Residential zones.

Topic	R-S	R-L	R-M	R-H	R-O
DEVELOPMENT INTENSITY AND CONFIGURATION					
Minimum lot area	None ¹	None ¹	None ¹	None ¹	None ¹
Minimum frontage	None ^{1,2}	None ^{1,2}	None ^{1,2}	None ^{1,2}	None ^{1,2}
Density, minimum (ECC 15.320.050)	46/du/acre ³	6/du/acre ³	8/du/acre ³	15 du/acre	8/du/acre ³
Density, maximum (base) ¹⁰ (ECC 15.320.050)	6 du/acre	8 du/acre	No limit	No limit	No limit
Density, maximum with bonus (see ECC Chapter 15.330)	12 du/acre ⁴	16 du/acre ⁴	No limit	No limit	No limit
Maximum floor area ratio (FAR) (ECC 15.320.050)	0.5 ⁵	0.5 ⁵	1.0 ⁶	1.5 ⁶	1.0 ⁶

Note 2 on next page is derived from this minimum frontages note "None 1.2"

15.320.030

City of Ellensburg
Land Development Code Update

Topic	R-S	R-L	R-M	R-H	R-O
Maximum impervious area	Variable - see ECC 15.320.070				
Maximum building height	35 ft	35 ft	35 ft ⁷	45 ft ⁷	35 ft ⁷
BUILDING PLACEMENT (see ECC 15.320.070-130)					
Minimum front yard ^{8,9}	15 ft	15 ft	15 ft	15 ft	15 ft
Garage front yard setback	25-22 ft	25-22 ft	25-22 ft	25-22 ft	25-22 ft
Minimum rear yard	20ft	20ft	20ft	20ft	20ft
Minimum rear yard, accessory structures (including garages) and detached accessory dwelling units	5 ft ¹²	5 ft ¹²	5 ft ¹²	5 ft ¹²	5 ft ¹²
Minimum side yard ¹¹	5 ft/10 ft ¹³	5 ft/10 ft ¹³	5 ft/10 ft ¹³	5 ft/10 ft ¹³	5 ft/10 ft ¹³
Minimum side yard (corner)	5 ft	5 ft	5 ft	5 ft	5 ft

Development conditions:

1. Lot sizes may be variable provided they are sized and shaped sufficient to accommodate permitted uses and conform to applicable design and density standards.
2. New lots shall have ~~direct~~ ^{LOCAL} access to a public right-of-way or may obtain access ~~from a courtyard~~ ^{AS PROVIDED IN} access consistent with ECC 15.420.050(C). NOTE: NOT LIMITED TO C
3. The density minimum shall apply only to new subdivisions greater than one acre in size.
4. Exception: Projects complying with Net Zero Energy provisions may exceed the maximum density limits as set forth in ECC 15.330.020(A).
5. townhouses and multifamily uses, where permitted through density bonus provisions, are exempt from maximum FAR standards.
6. See ECC 15.330.030 for FAR bonus provisions.
7. For buildings, or portions thereof, with pitched roofs, the maximum height may be increased by 5 feet. Applicable roof slopes must be at least 4:12 to qualify for this additional height.
8. Porches and covered entries may project up to 6 feet into the front yard.
9. No front yard is required for buildings adjacent to designated "Storefront Streets".10. Base maximum density refers to the maximum density allowed without utilizing density bonuses.
11. Townhouses and zero lot line homes are exempt from side yard standards internal to a development. However, such uses shall meet applicable side yard standards for adjacent lots outside of the development.

- D. Provides for uses/activities that appropriately serve the anticipated residents and users of the development. For example, common open space that serves a variety of functions will attract greater usage. When designing open spaces, project applicants should consider a broad range of age groups, from small children, to teens, parents, and seniors.
- E. Must be well maintained. Parks and open space shall be maintained by the land owner(s) unless the city or other public authority accepts and offer of dedication.

15.420.050 Lot design.

Lots within subdivisions shall be designed to allow placement of homes to address functional design issues. Lots shall be designed to contain a usable building area. If the building area would be difficult to develop, the lot shall be redesigned or eliminated, unless special conditions can be imposed that will ensure the lot is developed consistent with the standards of this code and does not create nonconforming structures, uses or lots.

The placement and orientation of lots and homes should consider privacy, solar orientation, access, location and access to open space and other factors that can contribute to the overall livability of the home and its relationship to the surrounding environment. Flexibility shall be encouraged in spatial orientation of homes on lots to address these issues and create interesting and attractive streetscapes with homes having a high functional value that might not otherwise occur with a less flexible approach.

To maximize site efficiency and usable open space, small lot developments (generally less than 5,000 square feet in area and less than 50 feet wide) are encouraged to utilize zero-lot line and courtyard access configurations as described below:

*CONCEPTUAL ILLUSTRATIONS ARE INCLUDED BUT NOT LIMITED TO THE SCHEMES SHOWN BELOW:
1/ OR OTHER DETACHED DWELLING UNIT SCHEME, TOGETHER WITH ACCESS CONFIGURATIONS THAT MEET THE PUBLIC WORKS DEVELOPMENT STANDARDS FOR PRIVATE SHARED DRIVEWAYS, PUBLIC ALLEYS, AND/OR PUBLIC STREETS.*

15.420.060 Access, services and utilities. **LEGAL**

- A. Each lot in a residential subdivision shall have ~~direct~~ **ACCESS** access to a public right-of-way, ~~except for:~~
1. ~~Alternative lot designs as described in EEC 15.420.050 in this chapter. Driveways shall be constructed per public works development standards (ADD LINK) and ECC Title 4, Public Works Construction,~~ **ACCESS WITHIN THESE SUBDIVISIONS MAY INCLUDE SHARED DRIVEWAYS, PRIVATE PUBLIC ALLEYS, PUBLIC STREETS, OR A COMBINATION OF THESE;**
 2. Shared driveways may access up to 5 lots provided they are at least 15 feet wide and a maximum of 400 feet long. Provisions shall be made to keep the driveways clear of snow, vehicles ("no parking" signs), and vegetation.
- B. Each lot in a residential subdivision shall be provided with adequate provisions for water supplies and sanitary wastewater facilities consistent with the requirements of the public works development standards (ADD LINK) and ECC Title 9, Utilities; and
- C. Approval of subdivisions may be conditioned upon dedications to the city of drainage ways, other public ways, water supplies, sanitary wastewater facilities, parks, playgrounds, and sites for schools per RCW 58.17.110 and subject to the provisions of RCW 82.02.020.

C. Courtyard access lots. This includes a series of lots clustered around a private internal roadway. Standards:

1. Maximum number of lots served by a courtyard access: 5 (this includes lots fronting the street on either side of the courtyard access). *← THIS WAS LIMIT FOR PRIVATE DRIVE*
2. Maximum length of a courtyard access: 100 feet (or deeper if approved by the Fire-fire code official Department). The length may be increased to 150 feet if all structures beyond 100 feet of the street are equipped with automatic fire sprinkler systems. *NOTE: SHOULD BE NO DIFFERENT THAN PRIVATE DRIVEWAY STANDARD*
3. Surface width of courtyard access: 12-15 feet minimum, to provide access for ambulances. Provisions shall be made to keep the access clear of snow, vehicles ("no parking" signs), and vegetation. Due to the limited length, wider drives are unnecessary (safety and function) and undesirable (aesthetics).
4. An easement of 20 feet in width shall be secured over the applicable parcels to allow lots legal access to the public street. A maintenance agreement shall be required for all applicable lots and must be recorded on the plat. *← COULD BE PRIVATE DRIVE OR PUBLIC ALLEY*
5. Buildings accessed from a courtyard access are limited to 2 stories in height, due to aerial apparatus access limitations.

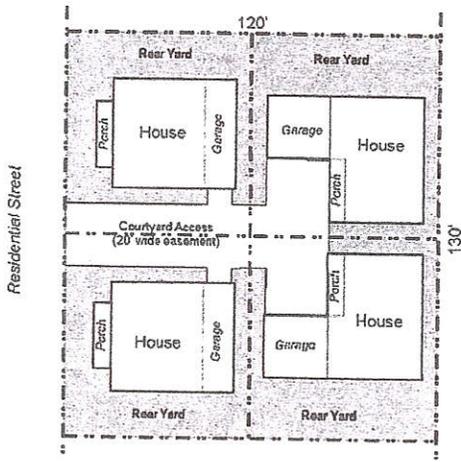


Figure 15.420.050(C). Examples of courtyard access lots.