

Preliminary First Draft

Land Development Code Update

(New EMC Title 15)

April 28, 2011

ABOUT THIS DRAFT: This is the first preliminary draft of the land development code update. This new Title 15 of the Ellensburg Municipal Code (EMC) will replace current Titles 12 (subdivision) and 13 (zoning) and some other land use related provisions of the EMC. This draft is intended for review by City Council, Planning Commission, City staff, and interested citizens. MAKERS will be presenting a summary of this draft to City Council and Planning Commissioners at the May 9 meeting.

The objective for this draft and meeting is for council, commission-members, and other participants to familiarize themselves with the code and its elements, understand the rationale for proposed code language, ask questions where clarification is needed, identify red flags and concerns, and identify elements that they particularly like. Written comments on the code (email to Lance Bailey at baileyl@ci.ellensburg.wa.us) prior to or following the meeting are encouraged. More specific the comments are, the more helpful they are.

At this point, this is still just a partial draft, as a number of chapters and sections are still incomplete. Special notes on reviewing the draft:

- For clarification, we have indicated in (parentheses) whether each chapter is new or updates or replaces a current EMC chapter or section.
- Text in CAPS are special notes to reviewers.
- Text highlighted in yellow warrants special review.
- Text highlighted in green are reminders to the planning team related to incomplete elements, terms that need to be defined or links that need to be updated.

On the following pages is an outline of the proposed Title 15, which is split up into six “articles”. One of the biggest objectives with this new title is to make the code easier to use and understand by all participants. We have used formatting similar to other sections of the code for consistency, but we have tried to format the pages so they are easier to follow. We’ve also tried to integrate plenty of graphics to provide examples that explain code elements.

Lastly, since most code users will be using the on-line version of the code, we are striving to provide easy references and links to minimize the amount of time needed to find the applicable code sections. Any suggestions are welcome.

Title 15: Ellensburg Unified Land Development Code

Article 1: General Provisions

NOTE – ALL BUT DEFINITIONS CHAPTERS ARE COMPLETE

- 15.10 User Guide
- 15.11 Purpose/Authority/Interpretation
- 15.12 Comprehensive
- 15.13 Definitions

Article 2: Permits and Procedures

NOTE – OUTLINE ONLY WITH THIS DRAFT – DRAFT IN THE WORKS BUT MEETING WILL FOCUS ON OTHER ARTICLES

- 15.20 Purpose/Administration
- 15.21 Permit Review Process Types
- 15.22 Permit Review Procedures
- 15.23 General Provisions for Land Use Hearings & Appeals
- 15.24 Non-Conforming Uses, Temporary Uses, and Re-Use of Facilities
- 15.25 Review and Decision Criteria
- 15.26 Subdivision Procedures
- 15.27 Environmental Procedures
- 15.28 Ellensburg Landmark Register & Procedures
- 15.29 Code Enforcement

Article 3: Zoning Districts & Land Uses

NOTE – FIRST HALF OF ARTICLE IS LARGELY COMPLETE – A MAJOR FOCUS OF DISCUSSIONS AT MAY 9 MEETING

- 15.30 Zones, maps & designations
- 15.31 Permitted uses
- 15.32 Dimensional standards
- 15.33 Density bonus incentives
- 15.34 Index of Supplemental Use Criteria
- 15.35 Master Site Plans for Regional Retail Commercial Projects
- 15.36 Airport Overlay Zone
- 15.37 Annexations

Article 4: Community Design

NOTE – PRELIMINARY DRAFT COMPLETE

- 15.40 Streetscape Design
- 15.41 Subdivision Design & Block Structure

Article 5: Project Design

NOTE – PRELIMINARY DRAFT COMPLETE EXCEPT FOR OFF-STREET PARKING AND FENCES

- 15.50 Introduction/Applicability
- 15.51 Site Orientation Standards
- 15.52 Site Planning & Design Elements
- 15.53 Building Design
- 15.54 Housing Type Standards
- 15.55 Off-Street Parking
- 15.56 Signage
- 15.57 Landscaping
- 15.58 Fences, Walls & Hedges

Article 6: Environmental Standards

NOTE – OUTLINE ONLY – VERY LIMITED CHANGES FROM CURRENT ARE ANTICIPATED

- 15.60 Critical Areas - General Provisions
- 15.61 Critical Areas - Applicability, Exemptions and Exceptions
- 15.62 Critical Areas - Wetlands
- 15.63 Critical Areas - Placeholder
- 15.64 Critical Areas - Frequently Flooded Areas
- 15.65 Critical Areas - Geologically Hazardous Areas
- 15.66 Critical Areas - Fish and Wildlife Habitat Conservation Areas
- 15.67 Critical Areas - Critical Aquifer Recharge Areas
- 15.68 Placeholder for Shoreline Management Provisions