



# Department of Commerce

Innovation is in our nature.

## Notice of Proposed Amendment Request for Expedited Review

Pursuant to RCW 36.70A.106(3)(b), the following jurisdiction provides notice of a proposed development regulation amendment and requests expedited state agency review under the Growth Management Act.

***Under statute, proposed amendments to comprehensive plans are not eligible for expedited review. The expedited review period is 10 business days (14 calendar days).***

*(If needed, you may expand this form and the fields below, but please try to keep the entire form under two pages in length.)*

<b>Jurisdiction:</b>	City of Ellensburg
<b>Mailing Address:</b>	501 N. Anderson St. Ellensburg, WA 98926
<b>Date:</b>	July 8, 2013

<b>Contact Name:</b>	Mike Smith
<b>Title/Position:</b>	Director Community Development
<b>Phone Number:</b>	(509) 962-7232
<b>E-mail Address:</b>	<a href="mailto:smithm@ci.ellensburg.wa.us">smithm@ci.ellensburg.wa.us</a>

<p><b>Brief Description of the Proposed/Draft Development Regulations Amendment:</b> <i>(40 words or less)</i></p>	<p>The Land Development Code is a major update and revision to the city's current 1970's-based development review processes and requirements. It specifically implements the city's 2006 comprehensive plan update. It makes significant procedural improvements; provides more best practice options for a variety of land development including mixed uses, higher densities, smaller street widths, smaller lots, smaller housing types such as townhouses, zero-lot lines, and cottage housing; and establishes new design criteria city-wide as well as project specific that offer the developer more options to meet those requirements. It <u>does not</u> amend the substantive requirements in the existing Critical Area Ordinance, Landmark and Historic Preservation Code, SEPA Code, zoning district classifications or the Airport Overlay Zone, all of which have previously undergone state agency review when adopted over the GMA years, as did the 2006 comprehensive plan update which the Land Development Code specifically implements.</p> <p>The city is requesting expedited review because the Land Development Code is an implementation action for the 2006 updated comprehensive plan that underwent state agency review at time of approval in 2007. In addition, the process for developing the Land Development Code has now been underway for 3-plus years and City Council, the</p>
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	<p>development community, and the larger community are all anxious to have it adopted so that development in the community follows a consistent procedure, provides greater development options that are based on current best planning practices, and acts in furtherance of the comprehensive plan goals and policies.</p> <p>Over that timeframe the city has provided significant public participation opportunities including detailed stakeholder interviews to determine what was wrong with current code and what was wanted; several public Open Houses to explore options and to then fine tune specific implementation activities; several joint City Council and Planning Commission study sessions to discuss options and draft code language; several individual Planning Commission, Landmarks and Design Commission, and City Council public study sessions and meetings to discuss options and draft code language; and full disclosure of all drafts and supporting documentation of the review process on the City's web page. Future activities will include City Council study sessions in late July and again in August, SEPA review, Planning Commission public hearing of a final ordinance with a recommendation to City Council in September, followed by City Council public hearing and consideration of a final ordinance adopting the Land Development Code in October.</p>
<p><b>Is this action part of the periodic review and update?</b> <i>GMA requires review every 8 years under <a href="#">RCW 36.70A.130(4)-(6)</a>.</i></p>	<p>Yes: <input type="checkbox"/></p> <p>No: <input checked="" type="checkbox"/></p>
<p><b>Public Hearing Date:</b></p>	<p>Planning Board/Commission: September 2013 City Council: October/November 2013</p>
<p><b>Proposed Adoption Date:</b></p>	<p>November 2013</p>

**REQUIRED:** Attach or include a copy the proposed amendment text.