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 COMPELETE
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 COMPELETE
15.40 Streetscape Design
15.41 Subdivision Design & Block Structure

Article 5: Project Design
NOTE – PRELIMINARY DRAFT COMPELETE 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