Notice: FINAL DRAFT LAND DEVELOPMENT CODE RELEASED FOR COMMENT

A Final Draft Land Development Code has been released for public review and comment, State Environmental Policy Act (SEPA) review and comment, and State Agency review and comment as required by the Growth Management Act. The Final Draft includes changes that made to the Draft 1 that was released in January 2013. Those changes were made at City Council’s direction in response to recommendations made by the Planning Commission and the Landmarks and Design Commission.

REVIEW PROCESS AND TIMELINE

State Environmental Policy Act (SEPA) Review

An Environmental Checklist and the Final Draft Land Development Code document are available for public review and comment on the City’s webpage at www.ci.ellensburg.wa.us with a specific link to the document at http://www.ci.ellensburg.wa.us/index.aspx?NID=395

They may also be reviewed on CDs that are available at the Community Development Department in City Hall, 501 N. Anderson Street, and hard copies may be reviewed at the Community Development Department or at the City Library, 209 N. Ruby Street.

Written SEPA comments must be submitted no later than 5 pm on August 8, 2013 to the Community Development Department, 501 N. Anderson, Ellensburg, WA 98926. All comments will be reviewed prior to issuance of a SEPA Threshold Determination that will then have an additional 15-day comment period. At the conclusion of that 15-day comment period all comments will again be reviewed to determine if they identify potential adverse environmental impacts that have not already been addressed. The City will then issue a Final SEPA Threshold Determination on the Final Draft Land Development Code.

City Council and Planning Commission Review

City Council has scheduled two Special Meetings to initiate review of the Final Draft Land Development Code.

Monday, July 22, 2013 at 7 pm in City Council Chambers, 501 N. Anderson Street,
- Article 1 General Provisions and Definitions
- Article 2 Permits, Legislative Actions & Procedures
- Article 3 Zoning Districts and Land Uses
Monday, July 29, 2013 at 7 pm in City Council Chambers, 501 N. Anderson Street,
Article 3 (continued from July 22 if necessary)
Article 4 Community Design
Article 5 Project Design
Article 6 Critical Areas  (NOTE: no substantive changes have been made to current Critical Area
Code except to make the review process consistent with the new review
processes in Article 2.)

City Council will then direct Staff to prepare an ordinance that would adopt the new Land Development Code.

Planning Commission will hold a public hearing on the adopting ordinance at a date to be determined, but
most likely it will be at the Commission's regular meeting on September 12, 2013 at 5:45 pm. Notice of that
meeting will be provided once the hearing date has been set. The Planning Commission will then make a formal
recommendation to City Council on the adopting ordinance.

City Council will hold a public hearing on the adopting ordinance at a date yet to be determined, but most
likely it will be at the Council's regular meeting on October 7, 2013 at 7 pm. At the conclusion of that public
hearing, Council may give first reading to the adopting ordinance.

City Council could then consider second reading and adoption of the adopting ordinance at Council's regular
meeting on October 22, 2013 at 7 pm. Once adopted, the new Land Development Code would become effective
5 days after Notice of Adoption has been published in the newspaper.

NOTE that the timing of some of these public participation and comment opportunities is not yet established but
will be posted on this webpage and notice will be published in the newspaper.
For more information please contact the Ellensburg Community Development Department at 509-962-7231.
Shannon Johnson

From: Shannon Johnson
Sent: Friday, September 13, 2013 2:10 PM
To: Matt Willard; willardis@gmail.com; Karen Raymond; steve@lwhsd.com; Roger Weaver; rory@windermere.com; Marc Kirkpatrick (mkirkpatrick@encompasses.net); Alan Fife; Andrew Lyons; Barb Owens; Bill Beattie; Bill Beattoe; Bill Yarwood (yarwoodb@cwu.edu); bllamo@yahoo.com; Bob Hansen; Bob Tausch; Brandi Eyerly; Brian Lenz; Bruce Tabb; C Murray; Carolyn Honeycutt; Chuck Ward Jr; Clarissa Bulosan; Cody Simmons; Corey Norris; Dan Davis; Dan Shissler; Dave Borkowski; Dave Whitwill; David Corner; David Luce; David Owens; David Wheeler; Debby DeSoer; Denise Horton; Doug Boe; dougstalder@elitel.net; Fennelle Miller; Fennelle Miller; Fred Padjen; George Bottcher; Gloria Lindstrom; Gordon Althauer; Greg Caron; Gretchen Thatcher; hansenb@elitel.net; Harry Whitaker; J C Howe; Jeb Baldi; Joanne Hillelemann; John Akers; Joy Potter; Justin Gibbens; Kathy Matlin; Keith Riexinger; Lynne Harrison; Mamiko Seto; Mary Scott; Michael Merritt; Mike Pearson; Mike Williams; mitch@mfwilliams.com; Pat Nahan; Patti Johnson; Solid Waste; Paul Revak; Ray Miller; ready4@charter.net; Renne Adams; Rich Elliott; Rick Schwab; Robert Titus; Ron Cridlebaugh; ron@kittitascountychamber.com; Rosemary Meyer; Samantha Louderback; Samantha Nowak; Sara Oblas; sarahb@co.kittitas.wa.us; Scott Cobb; Skip Mynar; Steve Verhey; Susan Grindle; Tedd Schaefer; Terry Lawhead; Thembu Borras; Tony Aronica; Vertrees, Bill; Willard, Steve; Bob Venera, Central Wind Energy; Dan Davis; Phil Lou; WSU Ext Office; Steve Gunn, Central Wind Energy; /o=Exchange/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=bassetts; Amy McGuffin; chris@kvalley.com; Citizens Against Sprawl; Dave Nelson; dccross@eburg.com; Gary Mabee; Jason Green (jgreen@pacland.com); jerryannette@elitel.net; Jill Arango; Jim Armstrong; Kaatz, Martin; Kathy Matlin, Habitat for Humanity; kirk.holmes@co.kittitas.wa.us; Matt Davison; Milton Wagy; nickel@eburg.com; Paul Jewell; paulapat@kvalley.com; Perry Rowe, Kittitas County Housing Authority; Sheeran, Joe; Brian Kelley; chad@pillardevelopment.us; Cruseandassoc@kvalley.com; Don Hines; Doug Mitchell; dougsorensen@gmail.com; Grant Craig; Jack Piper; Lynn Jenison; Paul Farris; Randy Lamb; Robert Kelley; Rollie Berthn; Scott Repp; Terrell, Robert; Revised Final Draft: Land Development Code

Subject: Revised Final Draft: Land Development Code

A Revised Final Draft of the Land Development Code Update dated September 11, 2013 has been released for public review and comment. The Revised Final Draft incorporates changes to the July 2013 Final Draft that City Council has directed be made in response to public comment at a series of special meetings in late July through early September. It also corrects a number of typographical errors and formatting issues identified in that July 2013 Final Draft. The Revised Final Draft can be viewed through the link below, or a CD can be obtained from the Community Development Department, 501 N. Anderson Street, Ellensburg, WA 98926, and hard copies can be viewed at the Community Development Department or at the City Library.

Shannon Johnson

To:
Matt Willard; willardis@gmail.com; Karen Raymond; steve@lwhsd.com; Roger Weaver; rory@windermere.com; Marc Kirkpatrick (mkirkpatrick@encompasses.net); Alan Fife; Andrew Lyons; Barb Owens; Bill Beattie; Bill Beattoe; Bill Yearwood (yearwoodb@cwu.edu); bblamo@yahoo.com; Bob Hansen; Bob Tausch; Brandi Eyerly; Brian Lenz; Bruce Tabb; C Murray; Carolyn Honeycutt; Chuck Ward Jr; Clarissa Bulosan; Cody Simmons; Corey Norris; Dan Davis; Dan Shissler; Dave Borkowski; Dave Whitwill; David Corner; David Luce; David Owens; David Weaver; Debbi DeSoer; Denise Horton; Doug Boe; dougstalder@elitel.net; Fennelle Miller; Fennelle Miller; Fred Padjen; George Bottcher; Gloria Lindstrom; Gordon Althause; Greg Caron; Gretchen Thatcher; hansenb@elitel.net; Harry Whitaker; J C Howe; Jeb Balfi; Joanne Hillemann; John Akers; Joy Potter; Justin Gibbins; Kathy Matlin; Keith Rixinger; Lynne Harrison; Mamiko Seto; Mary Scott; Michael Merritt; Mike Pearson; Mike Williams; mitch@mfwilliams.com; Pat Naham; Patti Johnson, Solid Waste; Paul Revak; Ray Miller; ready4@charter.net; Rennie Adams; Rich Elliott; Rick Schwab; Robert Titus; Ron Criddlebaugh; ron@kittiscountychamber.com; Rosemary Meyer; Samantha Louderback; Samantha Nowak; Sara Oblas; sarahb@co.kittitas.wa.us; Scott Cobb; Skip Mynar; Steve Verhey; Susan Grindle; Ted Schaefer; Terry Lawhead; Themi Borras; Tony Aronica; Vitrees, Bill; Willard, Steve; Bob Venera, Central Wind Energy; Dan Davis; Phil Lou, WSU Ext Office; Steve Gunn, Central Wind Energy; /o=exchange/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=bassett; Amy McGuffin; chris@kvalley.com; Citizens Against Sprawl; Dave Nelson; dccross@ebug; Gary Mabee; Jason Green (jgreen@pacland.com); jerryannette@elitel.net; Jill Arango; Jim Armstrong; Kaatz, Martin; Kathy Matlin, Habitat for Humanity; kirk.holmes@co.kittitas.wa.us; Matt Davison; Milton Wagy; nickel@ebug;com; Paul Jewell; paulapat@kvalley.com; Perry Rowe, Kittitas County Housing Authority; Sheeran, Joe; Brian Kelley; chad@pillardevelopment.us; Cruseandassoc@kvalley.com; Don Hines; Doug Mitchell; dougsorensen@gmail.com; Grant Craig; Jack Piper; Lynn Jenison; Paul Farris; Randy Lamb; Robert Kelley; Rollie Berth; Scott Repp; Terrell, Robert

Subject:
The November 2013 Final Draft Land Development Code is now available and can be viewed through this link:
http://www.ci.ellenburg.wa.us/index.aspx?nid=395 Hard copies are in production now, and should be available for viewing by the end of the day today at the Community Development Department or at the City Library.

Planning Commission Hearing on the Final Draft Land Development Code will be held on November 6th at 5:45 pm in Council Chambers

The Agenda Page and agenda Staff Report are available through the links below:

http://www.ci.ellenburg.wa.us/DocumentCenter/View/3092 Agenda Page

http://www.ci.ellenburg.wa.us/DocumentCenter/View/3091 Agenda Staff Report

Shannon D. Johnson
Planning Technician
Revised Final Draft: Land Development Code
A Revised Final Draft of the Land Development Code Update dated September 11, 2013 has been released for public review and comment. The Revised Final Draft incorporates changes to the July 2013 Final Draft that City Council has directed be made in response to public comment at a series of special meetings in late July through early September. It also corrects a number of typographical errors and formatting issues identified in that July 2013 Final Draft. The Revised Final Draft can be viewed through the link below, or a CD can be obtained from the Community Development Department, 501 N. Anderson Street, Ellensburg, WA 98926, and hard copies can be viewed at the Community Development Department or at the City Library.