

**AGENDA
ELLENSBURG PLANNING COMMISSION**

June 25, 2020, 5:45 pm

Remote Meeting via Zoom



In-person attendance at public meetings is currently prohibited per the Washington Governor's Proclamation No. 20-28.4 through July 1, 2020.

Members of the public who wish to participate in this meeting may do so by joining at the following link:

<https://us02web.zoom.us/j/89068226864?pwd=bXBUMC8xUDFIKzk1azZPcW9PcElodz09>

Password: 631602

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When prompted, the password is: **631602**

**AGENDA OF THE REGULAR MEETING OF THE
ELLENSBURG PLANNING COMMISSION
June 25, 2020, 5:45 pm**

Remotely Held Meeting (via Zoom)

- 1) CALL TO ORDER AND ROLL CALL OF MEMBERS
- 2) APPROVAL OF THE AGENDA
- 3) APPROVAL OF MINUTES – Regular Meetings of December 12, 2019, and May 7, 2020
- 4) NEW BUSINESS
- 5) OLD BUSINESS
 - a. Discussion on Zoning District and Permitted Use Ordinance
- 6) CITIZEN COMMENT
- 7) STAFF UPDATE/DISCUSSION ITEMS
 - a. Future Planning Commission topics
 - b. Update on OPMA meeting requirements
- 8) COMMISSION REPRESENTATIVE UPDATE
- 9) ADJOURNMENT



For more information on the Planning Commission, contact the Department of Community Development at 509-962-7232 or e-mail address:
sackettk@ci.ellensburg.wa.us

The Contents of this agenda have been photocopied on recycled paper. ♻️

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**COMMUNITY DEVELOPMENT DEPARTMENT
501 North Anderson Street, Ellensburg WA 98926**

MINUTES OF ELLENSBURG CITY PLANNING COMMISSION

Date and Time: Planning Commission meeting of December 12, 2019 at 5:45 p.m.

Place of Meeting: City Council Chambers, Ellensburg City Hall

Present: Gretchen Thatcher, Beverly Heckart, Fred Padjen, Gayl Curtiss, George Bottcher, Ed Harrell

Absent:

Others Present: Community Development Director Kirsten Sackett; Senior Planner Angela San Filippo; and City Council liaison Nancy Goodloe; 20 members of the public

1. CALL TO ORDER

Chairwoman Thatcher called the meeting to order at 5:45 pm.

2. APPROVAL OF AGENDA

Commissioner Heckart moved to approve the agenda. Commissioner Curtiss seconded. Motion passed with all in favor.

3. APPROVAL OF MINUTES

Commissioner Heckart moved to approve the minutes of November 14, 2019 as submitted. Commissioner Curtiss seconded. Motion passed with all in favor.

4. PUBLIC HEARING

- a. Public hearing to consider Petition for Annexation P19-075 and simultaneous adoption of zoning designations (LEGISLATIVE).

Chairwoman Thatcher introduced the public hearing for the proposed annexation of the Currier Creek area. She explained the procedures of the hearing. Senior Planner San Filippo introduced the proposed annexation. She described background on the annexation. In March 2017 the City and the County reached an agreement in which the County agreed to help fund the roundabout project. In return, the City committed to facilitate annexation of the Currier Creek area. In order to facilitate this annexation, the City began outreach to residents with an information letter in February 2019. A public meeting was held in March. On June 17, 2019 City Council held a meeting to set the boundaries, as depicted in the attached map. Council also determined simultaneous adoption of zoning, and required proportional assumption of existing City indebtedness, which included only the library bond that will be paid off in the next two years.

San Filippo explained that as a Type V legislative decision, an annexation requires a recommendation from the Planning Commission. Council will then hold two public hearings 30 days apart. The GMA calls for logical extensions of City boundaries. The UGA is one tool the

city can use to accommodate orderly growth. The proposed boundaries of this annexation will eliminate some of the irregular boundaries of the City limits. Under the RCW, the City is using the direct petition method which requires 60% signatures. Signatures received are currently about 17%. Consistent with the utility extension agreement clause, the Mayor is authorized to sign off on the petition for those properties with a City utility extension agreement.

The petition was submitted to the Assessor's office, to determine sufficiency. The parcels that are not currently served by City utilities will be required to connect in the future. San Filippo depicted the boundaries of the annexation area along with the adjacent zoning of properties currently within the City. She then displayed the Kittitas County zoning designations of the proposed annexation area, followed by a map of the future land use designations shown in the Comprehensive Plan. She stated that any zoning proposed for the properties must be consistent with the Comp Plan. San Filippo then displayed a map depicting the proposed zoning for various portions of the annexation area, as recommended by staff. The Currier Creek subdivision and along Dry Creek Road are proposed as R-S. South Dry Creek Road is recommended for R-L zoning. The properties on both sides of University Way are recommended for C-H zoning, except for the house accessed off Pott Road, which is recommended for R-M zoning. The zones are intended to be compatible with existing and surrounding uses.

San Filippo stated that staff is recommending approval of the annexation area as submitted, along with simultaneous adoption of zoning.

San Filippo said that two public comments were submitted today, which were not included in the agenda packet. The second one was a petition from 8 property owners requesting to be removed from the annexation area. The Staff recommendation is as submitted, but the Planning Commission can consider retracting the boundaries of the annexation area, but they cannot expand the area.

Commissioner Heckart asked if the indebtedness was included in the property taxes. Heckart also said that the properties within the rural areas would be grandfathered in. She then asked if some of the properties could be carved out of the area. San Filippo responded that it could be considered, but the boundaries of the annexation area do need to be contiguous with the existing City limits. Commissioner Curtiss asked questions about why the boundaries were set the way they were. San Filippo said Council was trying to respond to the positive responses to the annexation, and they were then trying to create logical boundaries. Heckart then asked about the area depicted in purple and San Filippo said that it was PUD zoning, but the property was never developed and is now owned by the Yakima Nation. Heckart said that the property around the R-M would remain open, undeveloped land. Padjen asked about the rationale for why R-M was proposed for the one residence. San Filippo explained what the zoning had been previously in the County, and also that it was next to the C-H zoning. Heckart then asked if the City had enough light industrial area. San Filippo said that much of the light industrial area is constrained for one reason or another, so we have been trying to work on that issue by allowing light industrial activity in other commercial areas. Curtiss asked for clarification on the proposed boundaries, and San Filippo further described the area.

Paul McBride, 1407 Dry Creek Road, spoke to the Commission, as one of the property owners that wanted to be removed from the annexation area. To them they felt this meeting was a do over of the June 18 City Council meeting. The neighbors were now better prepared, like the folks on Hannah Road. The neighbors on the east end of Dry Creek Road also signed a petition

and they were also removed. They showed up and said they didn't want to be included, but in the end Council decided to keep them in. So, for this Commission meeting the Dry Creek neighbors pulled together a petition to remove 8 properties along Dry Creek Road, starting from City boundary line next to Mt. Stuart. He said these are single family homes on the west side of Dry Creek with small farms. They are concerned about preserving the rural character. They hear talk of being grandfathered in, but that doesn't guarantee them anything when they go to sale. None of them want to be annexed. He referenced San Filippo's statement that when the notices were sent, they only got 17% signature, but then you add the hidden clauses from Dry Creek and you are suddenly at 81%.

Heckart asked McBride if the 8 property owners were contiguous with one another. He responded that they were all neighbors. Besides residences, there is a big undeveloped property owned by the Linder's, and a cemetery.

Fabian Kuchen, 1404 Dry Creek Road, spoke. He also owns some of the I-L (Light Industrial) County zoned property. He said when this all started San Filippo responded to all of his questions with a letter. His property is zoned I-L in the County, and he is concerned that he will lose his I-L zoning. He said his land is fallow and is part of a water bank. He was around when the UGA was put into effect back in 70's, the City asked for an easement to run water from University Way. In exchange for the easement, the property owned by Shane Jump was given I-L zoning, another property was given I-L, and his property was given I-L. He said he never revoked the easement, but now the City is looking at taking away his light industry zoning. He said he has entered into a lease for a project on his property that requires light industrial zoning.

Tammy Sawyer, 909 W. 15th spoke. She said she is at the edge of the proposed boundary, after the curve, right after Mt. Stuart elementary. She said she didn't know about the petition but she would have gladly signed it because she doesn't agree with the annexation. It affects their way of life, it affects her financially, she supports her parents and is single. So many owners along Dry Creek don't want the annexation, so she asked the Commission to please not include this section of property. Heckart asked about how she would be affected financially. She said she didn't want to pay the extra taxes, or take on any city indebtedness, nor did she want the roundabout. She has a little over 6 acres of property, and she doesn't want to come to us every time she wants to cut a tree. To maintain a farm, that would become quite cumbersome. In response to a question from Heckart, Sawyer said she is just trying to keep her fences up, and she can't keep animals until she can keep the fences intact.

Curtiss asked about the indebtedness for the library. San Filippo said that in her example of a home valued at \$250,000, the property would be required to pay an extra \$28 per year specific to the library bond. She said that is the only City indebtedness, but that the City property taxes would go up. Curtiss asked for the amount, and for a \$250,000 home it would go up about \$300 per year, with the City taxes an additional \$1.18 per \$1000 in value. Curtiss asked if the County had a general footprint of the area they wanted annexed, when the deal was struck. The response was that they definitely wanted to include University Way, extending north through the Reecer Creek intersection with University Way, and the Hwy 10 area.

Commissioner Harrell asked if the utility extension agreement was signed by the developer of the Currier Creek Subdivision. San Filippo confirmed that it was signed by the developer at the time of development, in order to get City utilities extended to their properties.

Gabrielle Stryker, 1407 Dry Creek Road, said she has attended all the public meetings opposing annexation of the area. She said she lives in a very rural area, and all the neighbors talked, and they bought their properties because they love the rural setting. Many of them have farm animals, and this annexation would not be easy for them. Those in Currier Creek want to be included and are not fighting it, but it is their section of Dry Creek Road that doesn't want to be included. Hannah Road was excluded from the boundaries, and they don't have the same rural setting. Stryker said that are also water issues in the Dry Creek area, and the neighbors up the street are suing after getting flooded from Black Horse. She knows Currier Creek has serious flooding issues in there. She said with her own property the house is built on a hill with open area below, and she has walked in the open areas, and the water is always deep. She said it is not like you can go in and build beautiful houses in this area, with the wetlands year around. There is no grass, it is all reeds, and has cows on it. She said City Council almost went with the decision to annex either side of University and Currier Creek, without including Dry Creek. They would like to be left out for now.

At the request of Heckart, San Filippo displayed the GIS map depicting the floodplain boundaries in the proposed annexation area.

Heckart asked if the City wanted to annex the area in order to raise enough money to pay the state. San Filippo said that was not the purpose. A big part of the agreement was to get the University Way section into one jurisdiction, so that there are not issues with road maintenance. Currier Creek was included because the entire area is already served by City utilities. Curtiss asked if the homes on the petition were served by City utilities, and San Filippo said that they weren't. None of them had utility extension agreements in place. Heckart asked for clarification about how the roundabout came into play and San Filippo again explained the agreement between the City and County when the roundabout was constructed. Bottcher said that Currier Creek is in the floodplain. San Filippo said that the floodplain maps were updated in the last couple of years. Some of the Currier Creek properties are now in the floodplain, and those homeowners now have to have flood insurance.

John Woods, 1206 West Bender Road spoke. He said he doesn't live in the area to be annexed, but lives right next to it. He is not sure about the flood maps, and was seeking clarity about the impacts of the FEMA maps. Director Sackett stated that if a property is mapped by FEMA as being in the floodplain, that it doesn't matter if that property is in City or County jurisdiction, the floodplain map runs with the land. FEMA is a federal agency that adopts the maps. She also provided some clarification on the separate floodplain mapping efforts simultaneously underway by both FEMA and the County. She also provided clarify on the wetlands mapping.

Curtiss asked a question about the Hannah Road area, and San Filippo explained that the property was previously considered for inclusion in the annexation, as it was contiguous to the broader annexation area. Curtiss asked if there was any difference in form or location from the Hannah Road versus Dry Creek Road areas. San Filippo said it is all about the final boundary that you end up with, to make sure the proposed annexation area is logical, an extension of city limits, and is contiguous to itself. Curtiss asked if the 8 properties with a petition are excluded from the annexation area now, if somebody asks to be excluded later, will it be too late. San Filippo said that it is part of the deliberations by the Planning Commission. If the Commission recommendation is to leave it out, City Council will make the final decision and can still decide to annex the entire boundary already set. Curtiss just wants to know if the decision made today

is in line with the same kind of decision made regarding the Hannah Road properties. She doesn't want to deal with the groups arbitrarily.

Bottcher asked San Filippo to re-display the proposed annexation area. He asked about removing the properties that wanted to be removed. He asked if they recommended excluding everything to the right of Reecer Creek Road, if the remaining property would be an acceptable boundary.

Myron Linder, Dry Creek Road, spoke. He said he no longer has a house in the annexation area, but that he does have 80 acres in there. He showed the boundaries. He said they tried to annex it years ago, and when the recession hit, they took the property out of the annexation. They have been waiting patiently to put it back in annexation. They would like to see it developed. He said that the Winegar's property is adjacent to his and has already been annexed in. They have tried to work with the landowners around the area, to better develop. It would be handy with right of ways. He also said there is a difference between wetlands and irrigation wetlands. He shut his water off for 5 years, and there was no more water. He understands the rural way of life, but the City also needs to grow, and it needs to grow in a way that works. They have tried to diligently address issues in the area. They would appreciate having it annexed in, and do not want to be excluded.

Mrs. Sawyer, 909 W. 15th Ave, spoke. She said her property has been transferred to her daughter, and she has been there for 72 years. She doesn't want to see it annexed. They have had cattle and horses on the property in the past, not right now because of fencing issues. Everyone she knows next to her is farm, and it has been farm all these years. They grow hay or have cattle. She likes the way she has her living, and she does not want to go into the city because of taxes. She has drain water and trees, and there are too many rules attached to being in the city.

Bottcher had a comment about trees in the City. He said the rules in the City pertain to cutting down trees in the city right of way, but maintained by owners. He said if any tree-cutting activity takes place on private property, the City has nothing to do with it.

Jordon Richter, 1114 Dry Creek Road spoke. He said that Ms. Sawyer was just using the trees as an example. They just don't want to ask for permission every time they do something on their property. There are just more issues and things to deal with when you are in the city limits, related to animals, number of vehicles. He said there are 200 houses in Currier Creek, and what kind of difference would be made by excluding 8 houses.

Curtiss asked if San Filippo could again point to the homes asking to be excluded. She pulled up the annexation boundary map and depicted the 8 properties on the map.

Bottcher asked staff about the role of the Planning Commission. San Filippo responded that they are looking to provide City Council with a recommendation. Curtiss asked if they could include Linder's property while excluding the 8 properties that asked to be excluded. San Filippo said that it would create an island with non-contiguous boundaries.

Chairwoman Thatcher asked if there was anyone else in the audience who wanted to speak. Gordon Pross, 190 Packwood Lane, spoke. He has an issue with one address given to him by the US mail, - 1550 Dry Creek. The property is zoned Light industrial in the County. He has a lease on 8 acres, the issues were represented in the letter, regarding hemp and cannabis. He has a facility in Benton County he is growing on, and he has been in conversations with Kittitas

County about this. He believes the easement on the Kuchen property needs to be honored. It is also an active cattle ranch. He is against the annexation for the property under Fabian Kuchen's ownership. It needs to maintain the light industrial zoning, so business can get done.

Bottcher asked if he wanted to keep it in the county so they can keep a light industrial use. Mr. Pross said that he wanted to make sure it retains its light industrial zoning and not go to the residential zoning presented by city staff.

Tammy Sawyer 909 W. 15th, spoke again, and said she just wants to make sure that even though she didn't sign the petition, she could still be included in the exclusion from the annexation.

Thatcher closed the public hearing and opened it up to deliberation by the commissioners. Bottcher said he would like to send this to City Council without a commission recommendation. Heckart said we have a city planning conundrum. Her original idea was for everything southwest of Dry Creek to be annexed, and everything to the northeast to remain in the County. But they have now heard some conflicting testimony. From a city planning point of view, they want to keep the parcels together, they can't create a zig zag. What they are hearing is that an entire neighborhood wants to be carved out, but that is not a good city planning solution.

Bottcher said they should send the area southwest of the railroad and remove the agricultural land along Dry Creek. He would like us to remove Dry Creek, because it has issues with water and policing. Heckart said the police already go out that direction and the city police respond better than county sheriff's office. Padjen said from a planning issue, this is prime real estate for more development. We need more housing and more affordable housing. We will never have that if we restrict the size of the city. Dry Creek Road and University are prime areas for development with access to utilities and the freeway. This is the time to bring them in.

Discussion ensued on the proposed zoning. Padjen said the idea is to bring them in as R-S, but the zoning could be redefined later. He said the area is in the Urban Growth Area, so it is predetermined that they will be annexed into the City. Bottcher asked if the property would be of any use if they were built on wet areas. Heckart said if you expand the stock of housing, you do have an impact on the affordability of housing in the entire city. Curtiss said she was looking towards excluding the 8 properties until she heard from Mr. Linder. She said this is inevitable, because it has been in the UGA. It is not a matter of if it will be annexed, but a matter of when. Bottcher said that it would be problematic to build houses on water. Heckart said if they were going to build in the city, you have to follow city regulations. Padjen said the areas have septic systems. City sewer systems make more sense in a flood prone area due to sanitary reasons.

Curtiss said there is no easy decision. Heckart said from a city planning perspective the boundaries set by Council do make sense. She thinks they should accept the boundaries proposed to them, and then look at the zoning. Bottcher asked about the compelling reasons to bring the properties into the city, and Heckart reminded him of the agreement between the City and County. Curtiss asked if Mr. Linder could go to the County and ask for approval to develop his property with City utilities, just like Currier Creek. The City and County have different development standards. Harrel said he agrees that it is a matter of timing rather than if. He thinks it will be annexed within the next ten years, regardless of what they do today. He would rather see it developed under city standards than the piecemeal standards that the County has. He can sympathize with the property owners. It is in the county, but it is surrounded by the City. He thinks it makes more sense to go with the annexation as it is laid out now. Thatcher asked

how allowing this to be developed would create more affordable housing. He responded that it is simply about increasing the housing stock. We can't continually concentrate everything within our existing boundaries. Thatcher is sympathetic to the homeowners and would like for it to remain as it is, as long as it can. Padjen said the properties can remain as they are. Heckart said that was true unless they went to sell. Bottcher said if they continued a use, the use could remain. It is when you discontinue the use for a long period of time that is when it is no longer grandfathered.

Heckart moved that the Planning Commission recommend to City Council that the area to be annexed be the same boundary as that submitted by the Community Development Department for their consideration tonight. Harrell seconded. Bottcher asked for her reasons for supporting it. Heckart said the area will be annexed within the next 10 years and it would be very desirable that the property be developed now under City requirements, and not under County requirements. We don't want them developed under County rules which created bigger problems at a later day. Let's seize the day. Thatcher asked if the City requirements were better than the County's, and there was agreement that they were. Bottcher asked for Harrell's reasons. He said he would rather the City had control over what happens there, then leave it to the County. The infrastructure requirements from a health and safety point of view are better. Curtiss said to the property owners that they understand their concerns. She feels the City is more in touch with their needs than the County is. She sympathizes with the homeowners, but will vote for the annexation despite what she feels personally. Heckart also said it is a hard decision, and they have to fulfill their responsibility to the future of the city. Bottcher said he is going to vote no, and that City Council can make the final decision.

Thatcher called for the vote. Those in favor included Harrell, Padjen, Heckart and Curtiss. Those against included Bottcher and Thatcher. Motion passed 5-2.

Thatcher re-opened the public hearing. She said her understanding was that this was the chance to change the boundaries at this meeting, and that once it comes out of this commission, the boundaries can't be changed. San Filippo responded that this was just a recommendation and that Council could still choose to change the boundaries. City Council still has to hold two public hearings. Bottcher said that anyone interested in sharing their opinion should take it back to Council.

Thatcher closed the public hearing.

Heckart talked through some proposed zoning for the various portions of the annexation area. Thatcher re-opened the public hearing. San Filippo explained that the proposed zoning is consistent with the comprehensive plan land use designations. Agriculture uses along Dry Creek Road are only allowed in the R-S zone, so that would also be consistent with some of the existing uses. The Comp Plan designations were included in the packet as Exhibit 4. She also pointed out that when you are zoning to a higher density, it should be similar to adjacent types of uses and services, and should be close to other high-density development.

Gordon Pross, 190 Packwood Lane, American Cannabis Company LLC, spoke again about Kuchen's property. The zoning allowed City water to be on his property. There is a record of this, and it will be located prior to the Council meeting. He once again stated that Kuchen's property should be considered for light industrial.

Thatcher closed the public hearing.

Heckart asked if the Commissioners agreed with the recommendation sent up by staff. Padjen said that for the neighbors who are unhappy, the best zone to assign is R-S and allow them to continue their existing uses. Heckart said the way to make the market more flexible is to not have so much R-S zoning.

Thatcher reopened the public hearing. She wanted to know if they could make the Linder property R-M. San Filippo said that R-M should take into consideration the surrounding uses and existing uses and services. With the changes the Planning Commission is trying make specific to zoning and the land use charts, once adopted the R-S and R-L zones will be able to provide duplexes and a few other uses.

Thatcher closed the public hearing.

Heckart made a motion to accept the Community Development recommendations for zoning. Padjen seconded. All in favor, with an abstention from Heckart. Motion passed.

5. NEW BUSINESS

None.

6. OLD BUSINESS

None.

7. CITIZEN COMMENT

None.

8. STAFF UPDATE/DISCUSSION ITEM

None.

9. SCHEDULE NEXT MEETING

The next meeting was set for Thursday, January 9, 2020.

10. ADJOURNMENT

Chairwoman Thatcher adjourned the meeting at 8:10 pm.



**COMMUNITY DEVELOPMENT DEPARTMENT
501 North Anderson Street, Ellensburg WA 98926**

MINUTES OF ELLENSBURG CITY PLANNING COMMISSION

Date and Time: Planning Commission *Special* meeting of May 7, 2020 at 5:45 p.m.
Place of Meeting: City Council Chambers, Ellensburg City Hall
Present: Beverly Heckart, Fred Padjen, Gayl Curtiss, George Bottcher, Ed Harrell, Geraldine O'Mahony
Absent: Gretchen Thatcher (excused absence)
Others Present: Community Development Director Kirsten Sackett; Planning Manager Jamey Ayling, Senior Planner Shannon Johnson; City Attorney Terry Weiner, City Engineer Derek Mayo, Public Works & Utilities Director Ryan Lyyski, IT & Telecom Manager Ben Faubion, IT System Administrator Drew Houk, Steven Clark, Project Manager, & Design Team Members, Jinger Haberer, ESD Superintendent, Several Members of the public via Virtual Attendance – See Official Recording

1. CALL TO ORDER

Acting Chair Padjen called the meeting to order at 5:47 pm.

2. APPROVAL OF AGENDA

Commissioner Heckart moved to approve the agenda. Commissioner Curtiss seconded. Motion passed with all in favor.

3. APPROVAL OF MINUTES

Previous minutes were not included per the Governor's OMPA restrictions in place.

4. PUBLIC HEARING

- a. Open Record Public Hearing (QUASI-JUDICIAL) to consider a Conditional Use Permit Request (P19-133) submitted by the Ellensburg School District #401 in order to construct a new Elementary School at 2100 N. Cora Street (parcel # 11711), in the Residential Suburban (R-S) zone on property owned by the District

Acting Chair Padjen introduced the public hearing and explained the procedures of the quasi-judicial hearing and asked the appearance of fairness questions. No issues were raised, and there were no objections to the participation of the commissioners.

Senior Planner Johnson presented the staff report included in the agenda packet. She stated that the Ellensburg School District has submitted a conditional use permit application in order to construct an approximately 55,000 sf, 500-student new elementary school on a 15.29-acre site located at 2100 N. Cora Street. She referred to exhibits in the staff report for renderings and additional clarity.

Johnson said that the property is currently zoned Residential Suburban (R-S). Citing Ellensburg City Code (ECC) Table 15.310.040, she said that schools may be permitted within the R-S zone

through the granting of a conditional use permit when approved by the Planning Commission at a public hearing, in accordance with the procedures set forth in ECC 15.250.040.

A SEPA Mitigated Determination of Non-Significance (MDNS) was issued for the project on March 20, 2020 along with a Critical Area Determination of Approval with conditions, issued on the same day.

Johnson said that the Ellensburg School District (ESD) purchased the Cora Street property on June 28, 2018, after receiving bond approval for its capital improvement program in the November 6, 2018 general election. The bond addressed several projects to be completed within district priorities, one of which was to construct this new elementary school.

The school district held a public meeting on September 18, 2019 concerning the placement of the school. After hearing public concerns, and considering various alternatives, the district submitted a boundary line adjustment application to the City on October 31, 2019. This boundary line adjustment was finalized and recorded on February 11, 2020, resulting in the new lot proposed for the location of the new school.

Johnson stated that the subject property is north of the Palouse to Cascades trail, and south of the Helena Street right-of-way. Primary access to the school will be via Cora Street which will be constructed to extend to the north and bisect the property along the existing street right-of-way across the property. The Cora Street extension will stop at the boundary line, approximately 112 feet south of the center line of the Helena Street right-of-way.

Johnson further explained that the subject property is currently unoccupied, fallow pasture land. Aerial photos indicate that the property has been vacant since at least 1956 and has not been utilized as operational farm land other than livestock grazing.

Johnson referred to the site plan included in the packet as Exhibit 3c, noting that in addition to the school building itself, the applicant is proposing to include playfields, playgrounds of hard and soft surfaces, fire/emergency access, bus lanes, student drop off lanes, and parking typical to a school facility, at 70 parking spaces.

Johnson then explained the process for obtaining feedback on the proposed conditional use process. She said that the applicant previously participated in a required pre-application meeting in which City Departments conducted an initial review to outline all necessary code requirements. When the departments were again contacted to review the conditional use permit, some city departments referred back to the original comments from the SEPA application review and/or pre-application meeting, while others submitted additional comment letters for the conditional use permit review. Johnson said all of the department review comment letters were attached as Exhibits 7a. thru 7h. The applicant has been informed by both the Public Works and Planning Departments that any future proposals will require additional conditional use review and will likely trigger additional requirements.

Johnson shared the City's compliance with the noticing requirements, including mailing notice to property owners within 300 feet, publishing in the Daily Record, and having the applicant post a land use action sign on the property, all within the specified time frames.

Johnson said that at the time of the report only one public comment had been received, which was included in the packet as Exhibit 8. Two more comments were received after the packets went out, and Johnson asked that Chair Padjen admit them into the record as Exhibits 8a and 8b. Johnson shared her screen to show the additional comments, and read them into the record.

Johnson outlined the procedural requirement for a conditional use permit application. She stated that it is Type III permit and must be considered in a quasi-judicial open record public hearing before the Planning Commission which has been designated as the final decision-maker. She referred to ECC 15.250.040 which outlines authority of the Commission, including the ability to prescribe appropriate conditions and safeguards, in conformity with the zoning code, and to prescribe a time limit within which any conditional use shall commence or be complete, or both.

Johnson then referred to ECC 15.250.040(C) which states that the city may approve, or approve with conditions, a conditional use permit only if the applicant demonstrates that the project complies with the 13 decision criteria. She said that the staff report included the applicant's narrative followed by a Staff analysis addressing whether this project complies with these criteria.

After reading through the staff analysis, Johnson stated that Staff found the conditional permit application to be in keeping with the decision criteria of ECC 15.250.040(C), and that as such, Staff is recommending approval of the conditional use permit. She said that staff is not recommending any additional conditions beyond those already required through the various permitting and review processes. Staff would further recommend that the Commission review the application materials and staff report, and weigh any evidence presented at the public hearing to determine what, if any, conditions should be applied.

Johnson concluded that if the Planning Commission should choose to follow the recommendation of Staff and approve the conditional use permit, Staff would also advise the Commission that they adopt Findings of Fact and Conclusions of Law applicable to this project, as found on page 11 of the packet.

Vice-Chair Padjen asked if the applicant had a presentation at this time. Steven Clark of Integrus Architecture introduced himself and said that he would introduce other members of the project team at various times throughout his PowerPoint presentation. He shared his screen to show several elevations of the new school building including landscaping, parking areas, and the overall project site area. At this time Mr. Clark introduced the Ellensburg School District Superintendent, Jinger Haberer, to present project background information.

Superintendent Haberer stated her name and information for the record and thanked the commission and the community for the opportunity to move this project forward. She stated that she and the district are very excited about the opportunities this new school will provide for the students. She gave special thanks to the community for voting to pass the bond for this project and she explained all of the elements which were included in the bond. She provided background information on the public participation process in which the district involved students and community members as a part of the design team to identify key values including many open spaces for outdoor education.

Jennifer Hackett, Ellensburg School District Board member spoke regarding her history on the board since the beginning stages of the project. She explained the diligence that was taken to be very transparent throughout the public participation process. Ms. Hackett provided a synopsis of the driving needs of the project such as having a whole school worth of children being housed in portables, and the selection of the property site located north of Mt. Stuart School where growth has been occurring.

Steven Clark continued with his PowerPoint presentation and gave an overview of the boundary line adjusted parcel site. He explained that although the entire parcel is approximately 15.88 acres, the school will only occupy 50%, and the rest will be left in open spaces and critical areas. He spoke about the existing easement crossing the Palouse to Cascades Trail which was

appropriated to accommodate sewer extension and the future extension of Cora Street as required by the Comprehensive Plan.

Clark shared his screen and guided the group by identifying wetland areas, building material renderings, separated parking and drop-off circulation, landscaping buffers, and the Cora Street extension turn-around. He explained some of the challenges with the site specific to the wetlands, and the prevailing winds. He stated that all of these factors, along with the public participation-identified need for outdoor learning resulted in this simple, clean, hardworking school made of durable, appropriate materials which complements the existing agriculture and residential nature and provides outdoor learning oriented within a secure, controlled outside courtyard space.

Clark introduced team member Jim Shannon, Wetland Scientist for Hart Crowser Inc. Mr. Shannon stated he has been conducting wetland science consultations for 20 years. He explained the wetland delineation process, including an on-site meeting with Lori White from the Department of Ecology. He explained the identified wetlands and the mitigation requirements on both sides of the road, including enhancements which will be monitored for at least 5 years, and created on the title of the property to ensure perpetuity.

Clark pointed out that as a part of this process, the team worked with the State Parks & Recreation Department for the portion of Cora Street which will cross the Palouse to Cascades Trail. He then introduced his next team member Eric Fitzpatrick, Civil Engineer with HBL. Fitzpatrick informed that they are not proposing changes to the irrigation drainage, and that they are not planning on changing the existing irrigation patterns.

Clark moved on to introduce Matt McDonald, Civil Engineer. Mr. McDonald stated that currently there is a 2-way stop on 15th Avenue at Cora Street, and they plan to mitigate with an all-way stop control at the intersection to improve the level of service. Staggered start times for the schools will also be implemented.

Clark concluded the end of the design team's presentation. Director Sackett asked that Acting Chair Padjen enter the PowerPoint presentation into the record at this time. Padjen stated for the record that the presentation was being entered into the record as Exhibit 14.

Chair Padjen opened the floor to testimony from the public and provided instructions for how to participate in the virtual meeting.

Joanne Duncan introduced herself and gave her email address for the record. She stated that she is the principal at Lincoln Elementary School and is very grateful to the community and excited because the new building will solve the current overcrowding of students.

Stefanie Wickstrom, 1701 N. Iowa Street introduced herself and wanted to second what Ms. Duncan said. She stated that she is very impressed with the design, and expressed that as a resident of the nearby neighborhood, she finds living next to a school to be quite pleasant, and often quiet. She prefers that another school be built rather than a housing development and she enjoys being able to use the school grounds herself. She concluded that she encourages the Planning Commission to approve the project as the school will be a much needed enhancement to the neighborhood.

Dan Patton, 1702 Hobert Ave. introduced himself as the Principal of Mt. Stuart School. He stated that he has been the principal of 6 schools and had never seen anything close to the outdoor learning area, essentially the students' very own forest at Mt. Stuart school which was created over 40 years ago by the teachers and students as a science lab. He stated that by building the

new school within close proximity, this amazing outdoor learning area can now easily be accessed by two schools.

Padjen asked if Staff had anything to add at this time. Staff did not. He then asked if the applicants had anything further to add at this time. Hearing no, he asked if the commissioners had questions of staff or the applicant.

Commissioner Heckart stated that she had three questions. Padjen advised that questions be asked one at a time. Heckart asked if Cora Street will not extend to Helena Avenue, will the only access to the school be from Cora Street. Staff and the Applicant's team provided clarification that yes Cora Street will provide the only access. Her second question was regarding the life expectancy of the building materials. Steven Clark answered that with proper maintenance the materials could last in excess of 100 years; however, the various materials have individual warranted lifetimes of 15-40 years. He explained roofing materials for instance have a warranty of 15 years. Heckart asked what happens to the existing Mt. Stuart School buildings. Clark answered that the existing school building will be demolished, however, the existing gymnasium will remain.

Commissioner O'Mahony asked what the rationale was for not extending Cora Street to Helena Avenue. City Engineer Derek Mayo gave background information on the project review process which included Fire Department emergency access review. Steven Clark expanded on the review process and explained the challenges with the encroaching residences along Helena Avenue and the expenses associated with crossing the canal which ultimately led the district to pursue adjusting the boundaries of the parcel.

Commissioner Curtiss voiced concerns about the safety of the Cora Street cul de sac not being accessed by Helena Avenue, and asked sked questions about Cora Street crossing the Palouse to Cascades Trail. Staff provided information about the SEPA review and referred this question to the applicant's Traffic Engineer. Steven Clark explained that the crossing will be similar to the existing trail crossing near 15th Avenue and Water Street. Curtiss asked if Commissioner Heckart shared her concerns. Heckart answered yes and reminded Curtiss there will be an opportunity for commission discussion later.

Commissioner Bottcher discussed the 13 decision criteria required and referred to #7 on page 6 of the packet. He asked questions regarding the Traffic Impact Analysis report, the Non-motorized transportation plan, and Safe Routes to School. Chair Padjen interjected and asked Matt McDonald further questions about the proposed width of the road and if that width would allow room for a bicycle lane. Erick Fitzpatrick answered that the half street minimum standards and TIA report did not require a bike lane on Cora Street.

Commissioner Bottcher asked questions regarding flood events. Johnson shared her screen to show that the property is not located within the FEMA-delineated floodplain.

Chair Padjen closed the Public Hearing portion of the meeting at 7:58 p.m.

The Commission deliberated on the matter and presented various motions that were not acted upon until the following was presented:

Motion:

Commissioner Heckart moved that the Planning Commission accept the recommendations of the Community Development Department to approve the Conditional Use Permit as submitted with conditions to follow. Chair Padjen seconded the motion.

All in favor, motion passed.

Commissioner Heckart proposed several options to include conditions to ensure implementation of safe routes for both motorized and non-motorized transportation. Discussion ensued. Director Sackett advised the commissioners on how this could best be accomplished which promoted the following motion:

Motion:

Commissioner Bottcher moved that the Planning Commission approve the Conditional Use Permit to build a new Elementary School at 2100 N. Cora Street (parcel #11711), in the Residential Suburban (R-S) zone on property owned by the district, as submitted by the Ellensburg School District #401 and finds that the following Findings of Fact and Conclusions of Law are applicable to this project:

Findings of Fact

1. Application 19-133 for a Conditional Use Permit was submitted by Ellensburg School No. 401 on November 20, 2019.
2. The Applicant is an agent for the owner of this property, addressed as 2100 N. Cora Street (Parcel ID# 11711), located in the R-S zoning district, and can pursue this action.
3. Notice of Public Hearing was made known to the general public as required by ECC 15.230.020.
4. Per ECC Sections 15.210.050 and 15.250.040, the Planning Commission has jurisdiction to review this project.
5. A public hearing on P19-133 has been held on May 7, 2020.
6. It is in the interest of the City of Ellensburg to utilize vacant and underutilized infill lots with safe and compatible uses. This proposal, if approved would not negatively alter the character of the neighborhood.

Conclusions of Law

1. As proposed, the conditional use permit application has been reviewed and found to be consistent with the decision criteria listed in ECC 15.250.040(C).
2. As proposed, the conditional use permit should not have a significant adverse impact on public welfare and safety.

Commissioner Padjen seconded the motion. Motion passed with all in favor.

Motion:

Commissioner Bottcher moved that in addition to the approval of the conditional use permit application, the Planning Commission finds that additional findings of fact are pertinent and therefore would add the following conditions:

- 1) Ellensburg School District #401 shall work with the City of Ellensburg to develop and implement a Safe Routes to School program that specifically addresses safe access routes to the new elementary school site(s), and which shall be presented to the City for inclusion in an update of the City's nonmotorized transportation plan.

- 2) The new elementary school shall include sheltered, covered parking for non-motorized vehicles.

Vice Chair Padjen seconded the motion. Motion passed with all in favor.

5. ADJOURNMENT

Acting Chair Padjen thanked staff, the school district and everyone in attendance and adjourned the meeting at 9:07 pm.



COMMUNITY DEVELOPMENT DEPARTMENT
501 North Anderson Street, Ellensburg WA 98926

AGENDA REPORT

To: Planning Commission
FROM: Kirsten Sackett, Community Development Director
SUBJECT: Discussion on Zoning District and Permitted Use Ordinance
DATE: June 25, 2020

SUMMARY:

Community Development staff has been working with the Planning Commission over the past two years on a work program to address Land Development Code revisions based on identified issues, implementation of Comprehensive Plan goals and policies, and priorities identified by City Council. While many areas of the work plan have been completed, the focus of this discussion is to review code amendments to the permitted use tables, as well as proposed changes to the boundaries of some of the City's zoning districts.

BACKGROUND:

In February 2018, City Council held a council retreat, which focused on prioritizing the goals, policies, programs, and action items in the 2017 Comprehensive Plan. Priorities established by Council, relating to the Land Development Code included the following action items from the Comprehensive Plan:

- **Housing Action Item:** review and revise the land development code as necessary to allow for a wider variety of housing types, specifically review and identify potential barriers to small-scale multifamily developments, duplex, townhome, and accessory dwelling units (page 49).
- **Land Use Action Item:** Review and revise zoning districts and allowable uses within each district to permit and encourage mixing of residential and commercial uses and ensure compatible land use patterns (page 34).
- **Land Use Action Item:** Review land use regulations and revise as necessary to allow neighborhood commercial uses in residential areas with particular attention to establishing pedestrian-oriented neighborhoods and regulating off-site impacts to adjoining residential areas (page 34).

These three action items were all given the highest priority by at least five of seven Council members, and were the highest ranked priorities for the Community Development Department.

Based on the 2018 Council prioritization effort, Community Development staff developed a work plan for addressing priority issues. During 2018, staff and the Planning Commission completed various updates to the Land Development Code including critical areas regulations, accessory dwelling unit standards, and general clean-up for consistency and clarification.

In 2018, Community Development staff and the Planning Commission began reviewing the zoning district boundaries and the permitted uses allowed in each zone. To facilitate this review Community Development staff and the Planning Commission held ten work sessions from August 2018 through January 2019. The result of these work sessions was a draft proposal that was reviewed by City Council at the April 1, 2019 regular Council meeting.

Community outreach began in May 2019 with three community workshops and a survey to collect property owner and community feedback. A follow-up workshop was held on July 9, 2019 to report back to the community on the input received so far. There were a total of 38 attendees at the workshops and 94 responses to the survey. The survey responses included surveys received at workshops, hard copies mailed or dropped off, and online responses.

The Planning Commission reviewed the community feedback at their regularly scheduled meeting on July 25, 2019 and continued their review by generating recommendations on each of the proposed changes at their August 22, 2019 meeting. The recommendations from the Planning Commission were shared with City Council in October 2019, with general support from Council to proceed with the proposed ordinance. On October 24, 2019, the Planning Commission held an additional meeting to discuss proposed regulation for two new mixed-use zoning districts. Following this, the document was updated and reviewed by Staff and the City Attorney. Delays in processing then occurred due to loss in staffing in the Community Development Department, which was then followed by OPMA meeting restrictions set forth during the COVID-19 pandemic.

Additional information for the Commission to be aware of is that in the 2019 legislative session, the Washington Legislature passed bill E2SHB 1923 to help address affordable housing issues. This bill is intended to encourage more residential development capacity and increase local governments' emphasis on affordable housing by providing funding opportunities and protection against appeals. Cities adopting actions specified in the new law will not be subject to State Environmental Policy Act (SEPA) or Growth Management Act (GMA) appeals. Appeal protections apply to relevant actions taken between July 28, 2019 and April 1, 2021.

SUMMARY OF PROPOSED REVISIONS

Attached for review by the Commission is a document that encapsulates all of the code amendments recommended by the Planning Commission and Staff. It is the language that will be included in a future ordinance that will be undergo further review during SEPA, Department of Commerce review, and future public hearings.

Please be aware that the proposed amendments are listed in numerical order as they would be depicted within the Land Development Code. As such, the order of the edits may not match the

order as described in this staff report. Please keep in mind, that proposed additions to language are depicted as underlined. Language proposed to be deleted is depicted with a ~~strike-through~~.

1. Proposed Revisions to Permitted Use Tables

- a. **Outright permit “missing middle housing” types.** The proposal was to consider permitting duplexes, triplexes, fourplexes, and townhouses in single family residential zones. Based on public feedback, the Planning Commission recommended permitting duplexes and townhouses but not triplexes and fourplexes in single family residential zones (Residential-Suburban and Residential-Low zones). Bill E2SHB 1923 includes protections from SEPA and GMA-related appeals for allowing a duplex, triplex, or courtyard apartment on all parcels in a zoning district where single-family homes are permitted.
- b. **Allow Neighborhood scale uses in residential neighborhoods.** Based on public feedback, the Planning Commission recommended allowing coffee houses, small-scale retail, small-scale indoor recreation, and restaurants; and not allowing bars and brewpubs in residential neighborhoods. The Planning Commission discussed off-street parking requirements and lot sizes that will limit the areas where these uses will be able to be sited.
- c. **Allow neighborhood scale uses in the Residential-Office zone.** Based on public feedback, the Planning Commission recommended allowing coffee houses, small-scale retail, small-scale indoor recreation, personal service establishments, medical offices, business or professional offices, and restaurants; and not allowing bars and brewpubs in Residential-Office zones. The Planning Commission discussed off-street parking requirements and lot sizes that will limit the areas where these uses will be able to be sited.
- d. **Rezoning freeway interchange areas.** The Planning Commission recommended moving forward with *combining* the Commercial-Tourist and Commercial-Highway zones at the freeway interchanges. The Planning Commission reviewed a draft of the merged Commercial-Tourist and Commercial-Highway zone on September 26, 2019. This included permitted uses, building and intensity standards, and sign code regulations.
- e. **Permitting Light Manufacturing.** The Planning Commission recommended allowing light manufacturing as a use along Canyon Road, Vantage Highway, Dolarway Road, and in the new mixed use zones at the west interchange and along South Ruby Street.

The above proposed changes to the permitted uses in each zone will facilitate implementation of goals and policies of the comprehensive plan by addressing *action items* that include:

- Permit and encourage mixing of residential and commercial uses;
- Increase availability of land for light industrial uses;
- Provide for and encourage higher-density development;
- Allow for neighborhood commercial uses in residential areas; and
- Provide for and encourage infill development.

2. Proposed Zoning Boundary Revisions

- a. **9th and 10th Avenue – Water Street to Cora Street, proposed transition zone.** Based on public feedback received, the Planning Commission recommended *not* moving forward with rezoning this area to create a transition zone of Residential-Office and Residential-Medium zones between the Commercial-Highway zone that fronts University Way and the Residential-Low zoned neighborhood to the north.

In addition, the Planning Commission recommended *not* moving forward with a Comprehensive Plan amendment of this area from Residential Neighborhood to Neighborhood Mixed Use. This would allow for property owners to pursue site-specific rezones in this area from Residential-Low to Residential-Office or Residential-Medium, subject to Ellensburg City Code requirements.

The Planning Commission rationale for the recommendations above, is based on property owner and community feedback that included concerns over maintaining the size and scale of the existing neighborhood character which includes single family homes and some small scale duplexes and triplexes. The Planning Commission also determined that proposed changes to the permitted use tables will allow for more diversity of housing, which will facilitate Comprehensive Plan goals.

- b. **Downtown – proposed expansion of Central Commercial zone.** Based on feedback from a property owner in the proposed Central-Commercial expansion area, the Planning Commission recommended moving forward with a reduced area of expansion for the Central-Commercial zone. The Planning Commission recommended Central-Commercial zoning for both sides both of Water Street from 5th Avenue to 3rd Avenue and the east side of Kittitas Street from 5th Avenue to 4th Avenue.

The Planning Commission determined that the Comprehensive Plan designation of this area is Urban Center and allows for property owners to pursue site-specific rezones to Central-Commercial as future development proposals necessitate. The Planning Commission also determined that the current light industrial uses along Kittitas Street from 4th to 3rd Avenue are consistent and complementary with heavy industrial uses to the west.

- c. **East Mountain View Avenue – proposed expansion of Commercial Highway zone.** Based on public comments and property owner support, the Planning Commission recommended moving forward with the proposal as presented. The proposal for the north side of Mountain View from South Ruby Street to one block south of Whitman Street is to rezone from Residential-Office to Commercial-Highway. The proposal for the south side of Mountain View Avenue is to rezone the Commercial-Neighborhood properties to Commercial-Highway. To facilitate this zoning change a Comprehensive Plan land use designation change is also necessary.
- d. **South Ruby Street – proposed mixed use zoning designation.** Based on public comments and property owner support, the Planning Commission recommended moving forward with the proposal to create a new mixed use zoning designation for

the east side of South Ruby Street from East Mountain View Avenue to Umptanum Road.

The Planning Commission reviewed a draft of the mixed use zone at their October 24, 2019 meeting. The language includes a description of the new zoning district, building setback and intensity standards, and permitted uses.

- e. **University Way – expand Commercial-Highway zone on three parcels.** Based on public feedback and support from the property owner, the Planning Commission recommended moving forward with the proposal to rezone three parcels with frontage on University Way from Residential-Office to Commercial-highway. To facilitate this zoning change a Comprehensive Plan land use designation change is also necessary.
- f. **Vantage Highway – creation of Commercial-Neighborhood zone.** Based on feedback from one of the property owners and the desire to maintain the city-owned property as a park, the Planning Commission recommended *not* moving forward with this proposal. The Planning Commission further recommended that the city-owned parcel be rezoned from Residential-Low to Public Reserve or Parks and Open Space, to help ensure future park development on the city-owned parcel.
- g. **West Ellensburg – Railroad Avenue Light-Industrial corridor and preservation of existing single family neighborhood.** The proposal for this area was to rezone Residential-Low properties that front Railroad Avenue to Light-Industrial zoning and rezone Light-Industrial properties that do not front Railroad Avenue to Residential-Low.

Based on public comments regarding the residential neighborhood, the Planning Commission recommended rezoning the Light-Industrial zoned properties that do not front Railroad Avenue to Residential-Low. They further recommended to not rezone the Residential-Low properties that front Railroad Avenue to Light-Industrial. The Planning Commission also recommended rezoning two parcels that front Railroad Avenue that are currently zoned Light-Industrial to Residential-Low consistent with the properties to the north and south of the property.

The Planning Commission recommendation will create zoning consistency for the West Ellensburg residential neighborhood and will maintain the Light-Industrial corridor on Railroad Avenue south of 2nd Avenue. The Planning Commission recommendation to rezone two Light-Industrial properties on Dennis Street will require a Comprehensive Plan land use designation change that will be included in the 2020 Comprehensive Plan docket.

- h. **West Interchange – proposed mixed use designation.** The Planning Commission recommended moving forward with a new mixed use zoning designation near the west interchange. The Planning Commission reviewed a draft of the mixed use zone at their October 24, 2019 meeting. The draft included a description of the new zoning district, building setback and intensity standards, and permitted uses, as found in the attached document.

NEXT STEPS

After review and final recommendation from the Planning Commission, staff will create a final draft ordinance of the proposed changes to the permitted use tables and zoning districts. Staff will then move forward with the State Environmental Policy Act (SEPA) and Washington State Department of Commerce review. Once the SEPA and state reviews are complete staff will hold public hearings with the Planning Commission and City Council. City Council is the final decision maker and all changes will be adopted by Ordinance.

CHAPTER 15.130

DEFINITIONS

15.130.070 G definitions

“Gateway Corridor” is a principal arterial street that serves to access the downtown area. Gateways have unique street standards (ECC 15.510.070) and permitted land uses adjacent to street corridors that create an attractive environment and destination for commerce, employment, living, interaction, dining, and entertainment for the residents, workers, and visitors of the City of Ellensburg.

~~“General service establishment” refers to a category of uses whose primary activity is the provision of assistance, as opposed to products, to individuals, businesses, industry, government, and other enterprises. Specific uses in this category include but are not limited to postal and courier services, equipment rentals, repair shops, laundries, automobile fueling, and other services.~~

15.130.080 H definitions

“Heavy service” includes service activities that may have regular exterior service, or storage areas. This use category includes, but is not limited to, contractors, heating fuels, truck stops, breweries, heavy equipment storage, repair shops, equipment rentals, and warehousing. Heavy service uses are limited to buildings no larger than 50,000 gross square feet in area.

15.130.130.120 L definitions

“Light industry” refers to a category of uses that accommodate limited intensity levels of manufacturing and assembly activities, storage, warehousing, services, associated offices and similar uses. This use category includes, but is not limited to, contractors, call centers, textiles, wood products, printing, pharmaceuticals, machinery manufacturing, research and development, and regional distribution, and crematories.

“Light manufacturing” means a light industrial business where all processing, fabricating, assembly, or disassembly of items takes place wholly within an enclosed building and does not involve the use or production of flammable, explosive, or other hazardous materials. May include an ancillary restaurant, or retail use through which goods produced on site are sold or served to the public on-site or distributed wholesale to off-site users or resellers.

15.130.130 M definitions

“Mixed-use” means any combination of residential, commercial, light industrial, office, institutional, and/or other land uses either within one development or within one zoning district.

15.130.150 O definitions

~~“Office, Business or Professional”. “Business or professional office” means an office to be used for the purpose of providing professional, administrative, or business-related services, an office wherein business, technical or scientific services are rendered involving labor, skill, education and special knowledge for certain compensation or profit, but such labor, skill, education and special knowledge being predominantly mental or intellectual, rather than physical, manual or mercantile in nature.~~ Examples of such uses would include, but not be limited to, the offices of lawyers, accountants, brokers, and insurance agents, graphic design, courier and messenger services, technology services, and photocopying and printing services.

15.130.160 P definitions

“Personal service” means ~~services rendered to individuals for their personal physical appearance and conditioning needs~~ a use that provides a personal service that is nonmedical as a primary use and may include accessory retail sales of products related to the services. Examples would include but not be limited to ~~the following types of services: barber, beautician, masseur, tailors, clothing rental, shoe repair shops, and steam and sauna baths.~~

15.130.180 R definitions

“Recreation – small scale indoor commercial studios” means a commercial recreation land use conducted entirely within a building, limited to a floor area of no more than 2,000 square feet, including but not limited to, dance, yoga, aerobics, martial arts, and spin classes.

CHAPTER 15.300

ZONES, MAPS, AND DESIGNATIONS

Sections:

- 15.300.010 Purpose.**
- 15.300.020 Zoning map and boundaries.**
- 15.300.030 Zone and map designation purpose.**
- 15.300.040 Residential zones and map designations.**
- 15.300.050 Nonresidential and mixed-use zones.**
- 15.300.060 ~~Special districts.~~ Mixed use zones.**

15.300.070 Special districts.

15.300.010 Purpose.

The city is divided into zones established in this code for the following purpose:

- A. To provide for the geographic distribution of land uses into zones that reflect the goals and policies of the comprehensive plan.
- B. To protect and promote the public’s health, safety, and the general welfare.
- C. To maintain a stability in land use designation with similar characteristics and level of activity through the provisions of harmonious groupings of zones together.
- D. To provide an efficient and compatible relationship of land uses and zones. [Ord. 4656 § 1 (Exh. O2), 2013.]

15.300.020 Zoning map and boundaries.

- A. The location and boundaries of the zones defined by this chapter shall be shown and delineated on zoning maps adopted by ordinance.
- B. Changes in the boundaries of the zones, including application or amendment of interim zoning, shall be made by ordinance adopting or amending a zoning map.
- C. Zoning maps are available for public review at the department of community development permit center during business hours. Zoning maps are available online at <http://www.ci.ellensburg.wa.us/DocumentCenter/View/713>. [Ord. 4656 § 1 (Exh. O2), 2013.]

15.300.030 Zone and map designation purpose.

The purpose statements for each zone and map designation set forth in the following sections shall be used to guide the application of the zones and designations to all lands in the city. The purpose statements also shall guide interpretation and application of land use regulations within the zones and designations, and any changes to the range of permitted uses within each zone through amendments to this title. [Ord. 4656 § 1 (Exh. O2), 2013.]

15.300.040 Residential zones and map designations.

A. Residential Suburban Zone (R-S). The R-S zone is intended to provide for a mix of predominantly single-family detached dwelling units in a walkable neighborhood setting. These purposes are accomplished by:

1. Allowing detached single-family dwellings as the predominant use, with options to integrate accessory dwelling units, duplexes and other compatible housing types in a relatively low urban density;
2. Providing standards and guidelines that reinforce Ellensburg's established pattern of attractive and walkable residential neighborhoods;
3. Providing standards and guidelines that promote the integration of usable open space for residential uses;
4. Providing standards and guidelines that encourage parks, trails, open spaces, and natural features to be integrated with the design of new development;
5. Providing for a minimum density standard to avoid large scale low density sprawl;
6. Providing an opportunity to integrate compatible small-scaled retail and service uses in strategic locations that serve the surrounding neighborhood;
7. Providing a flexible system of bonus incentives (see ECC 15.330.020) that allows for an increase in density in exchange for:
 - a. Energy efficient building and site design;
 - b. Mix of housing types;
 - c. Off-street trails;
 - d. Purchase of transferable development rights (subject to the city adopting a TDR program) that help to preserve valuable resource lands outside of the city;
 - e. Preservation of historic buildings; and/or
 - f. Affordable housing; and
8. Use of this zone is appropriate for any of the following or combinations thereof:
 - a. Areas designated residential neighborhood in the comprehensive plan; and
 - b. Areas characterized predominantly by single-family dwellings.

B. Residential Low Density Zone (R-L). The R-L zone is intended to protect and enhance the character of existing low density residential neighborhoods while allowing for compatible infill development. These purposes are accomplished by:

1. Allowing detached single-family dwellings as the predominant use, with options to integrate accessory dwelling units and duplexes and cottage housing ~~on larger lots~~;
2. Providing standards and guidelines that reinforce Ellensburg's established pattern of attractive and walkable residential neighborhoods;
3. Providing standards and guidelines that promote the integration of usable open space for residential uses;
4. Providing standards and guidelines that encourage parks, trails, open spaces, and natural features to be integrated with the design of new development;
5. Providing a minimum density standard to avoid large scale low density sprawl;
6. Providing a flexible system of bonus incentives (see ECC 15.330.020) that allows for an increase in density in exchange for:
 - a. Energy efficient building and site design;
 - b. Mix of housing types;
 - c. Off-street trails;
 - d. Purchase of transferable development rights (subject to the city adopting a TDR program) that help to preserve valuable resource lands outside of the city;
 - e. Preservation of historic buildings; and/or
 - f. Affordable housing; and
7. Use of this zone is appropriate for any of the following, or combinations thereof:
 - a. Areas designated residential in the comprehensive plan;
 - b. Areas characterized by, or immediately adjacent to, areas which are predominantly single-family in character.

C. Residential Medium Density Zone (R-M). The R-M zone is intended to provide for a mixture of housing types in a walkable neighborhood setting. These purposes are accomplished by:

1. Allowing a variety of housing types including detached single-family dwellings, cottage housing, townhouses, and multifamily;
2. Providing standards and guidelines to help ensure that new infill development will be compatible in scale and character with existing development;
3. Providing standards and guidelines that reinforce and/or enhance the character and walkability of streets within the zone;
4. Providing standards and guidelines that promote the integration of usable open space for residential uses;
5. Providing standards and guidelines that encourage parks, trails, open spaces, and natural features to be integrated with the design of new development on large sites;
6. Providing a minimum density standard to avoid large scale low density sprawl; and

7. Use of this zone is appropriate for any of the following, or combinations thereof:
 - a. Areas designated residential, neighborhood mixed use, or community mixed use in the comprehensive plan;
 - b. Areas characterized by a mix of single- and multifamily buildings;
 - c. Areas located along designated arterial streets;
 - d. Areas adjacent to commercial zoned property;
 - e. Areas located along corridors served by transit.

D. Residential High Density Zone (R-H). The R-H zone is intended to comprise areas for high density multifamily residential development in areas served by transit and within walking distance from commercial services. These purposes are accomplished by:

1. Allowing multifamily dwellings and providing a minimum density limit;
2. Providing standards and guidelines that promote compact and walkable development patterns that are well integrated with surrounding multifamily developments;
3. Providing standards and guidelines that promote the integration of usable open space for residential uses; and
4. Use of this zone is appropriate for any of the following, or combinations thereof:
 - a. Areas designated blended residential neighborhood, urban neighborhood, or community mixed use in the comprehensive plan;
 - b. Areas characterized by multifamily buildings;
 - c. Areas adjacent to commercial zoned property;
 - d. Areas located along corridors served by transit.

E. Manufactured Home Park Zone (MHP). The MHP zone comprises areas developed or suitable for development for placement and occupancy of manufactured homes for residential purposes on rented or leased sites in manufactured home parks. These purposes are accomplished by:

1. Establishing regulations to establish, stabilize, and protect the residential character of the zone and to prohibit all incompatible activities;
2. Establishing provisions for common open space; and
3. Establishing standards for a safe and connected circulation system. [Ord. 4807 § 42, 2018; Ord. 4798 § 1, 2018; Ord. 4656 § 1 (Exh. O2), 2013.]

15.300.050 Nonresidential and ~~Mixed~~ use zones

A. Commercial Neighborhood Zone (C-N). The C-N zone is intended to provide small scale shopping areas to serve the residential neighborhoods in outlying areas of the city. These are intended to be pedestrian-oriented areas in convenient locations and designed compatible with the surrounding neighborhood. These purposes are accomplished by:

1. Allowing small scale retail, personal services and other compatible uses that serve the surrounding residential neighborhood;
2. Providing a minimum separation of neighborhood commercial zones of 2,000 feet to minimize their overuse, while providing the opportunity for such uses to be within reasonable walking distance of all residential uses;
3. Providing a maximum size of five acres for neighborhood commercial zones to maintain a small scale and compact, pedestrian-oriented design;
4. Allowing townhouses and multifamily uses as a secondary use due to their complementary nature and ability to enhance the walkability of these zones;
5. Providing standards and guidelines that enhance the appearance and function of neighborhood center uses and their compatibility with surrounding residential uses; and
6. Use of this zone is appropriate for any of the following, or combination thereof:
 - a. Areas designated residential neighborhood, blended residential neighborhood, or urban neighborhood in the comprehensive plan;
 - b. Areas located adjacent to a collector or arterial roadway;
 - c. Areas centralized to serve existing and/or planned residential neighborhoods within one-quarter mile of the site.

~~B. Commercial Tourist Zone (C-T). The C-T zone is intended to encourage suitable areas for commercial lodging, service stations, eating and amusement places, and other establishments primarily servicing Interstate 90 and U.S. Highway 97 travelers. In addition, specific areas of the C-T zone which are in the regional retail overlay may have regional retail commercial uses if special development criteria in Chapter 15.390 ECC are met. These purposes are accomplished by:~~

- ~~1. Allowing commercial uses that serve the traveling public;~~
- ~~2. Providing the opportunity for regional retail uses in specific areas deemed appropriate for such uses; and~~
- ~~3. Providing standards and guidelines that enhance the appearance and function of commercial tourist uses and their compatibility with surrounding uses;~~
- ~~4. Use of this zone is appropriate for areas that meet both of the following criteria:

 - ~~a. Areas designated general commercial services and community mixed use in the comprehensive plan; and~~
 - ~~b. Areas located within one-half-mile radius of the center of Interstate 90 interchange.~~~~

BG. Commercial Highway Zone (C-H). The C-H zone is intended to accommodate diversified commercial establishments. In addition, specific areas of the C-H zone which are in the regional retail overlay may have regional retail commercial uses if special development criteria in Chapter 15.390 ECC are met. These purposes are accomplished by:

1. Allowing a broad range of commercial uses that serve the community including retail, personal and general services, and office uses;
2. Allowing small to large scale retail uses, but excluding super scale retail (over 60,000 square feet of floor area) unless associated with a regional retail commercial project meeting the provisions of Chapter 15.390 ECC; and
3. Providing standards and guidelines that enhance the appearance and function of commercial highway uses and their compatibility with surrounding uses;
4. Use of this zone is appropriate for any of the following, or combinations thereof:
 - a. Areas designated neighborhood commercial, general commercial and services, or community mixed use in the comprehensive plan;
 - b. Areas adjacent to, or with good access to, arterial streets and highways.

~~D. Residential Office Zone (R-O). The R-O zone is intended to serve as a transition zone separating more intensive uses from single-family residential districts. These purposes are accomplished by:~~

- ~~1. Allowing a variety of housing types including detached single-family dwellings, cottage housing, townhouses, and multifamily;~~
- ~~2. Providing for office uses that are compatible in scale and character with permitted residential uses;~~
- ~~3. Providing for limited small scale nonresidential uses on street corner sites provided they are integrated with residential or office uses in a mixed-use building;~~
- ~~4. Providing standards and guidelines to help ensure that new infill development will be compatible in scale and character with existing development;~~
- ~~5. Providing standards and guidelines that reinforce and/or enhance the character and walkability of streets within the zone;~~
- ~~6. Providing a minimum density standard to avoid large scale low density sprawl;~~
- ~~7. Encouraging historic preservation and adaptive reuse of historic properties; and~~

~~8. Use of this zone is appropriate for:~~

- ~~a. Areas designated blended residential neighborhood, urban neighborhood, and neighborhood mixed use in the comprehensive plan as well as:~~
- ~~b. Areas characterized by a mix of single and multifamily buildings and office uses; and/or~~
- ~~c. Areas located generally between commercial and single-family residential zones.~~

~~E. Central Commercial Zone (C-C). The C-C zone is intended to encourage and accommodate the development and redevelopment of a viable central business district serving a broad trade area. The intended physical form of the district is an intensive concentration of compatible business, professional and commercial activities. These purposes are accomplished by:~~

- ~~1. Allowing a range of commercial uses that serve the broad trade area;~~
- ~~2. Promoting office uses, which provide for local employment and complement other commercial uses in the zone;~~
- ~~3. Promoting residential as a secondary use in the zone, including upper floors on storefront-dominated streets;~~
- ~~4. Providing standards and guidelines that preserve and/or enhance the historic character and scale of buildings within the zone; and~~
- ~~5. Providing standards and guidelines that reinforce and/or enhance the character and walkability of streets within the zone;~~
- ~~6. Use of this zone is appropriate for areas designated urban center in the comprehensive plan.~~

~~F. Central Commercial II Zone (C-C II). The C-C II zone is intended to provide for orderly expansion of the downtown commercial core. The zone is not to be used to allow strip commercial development or C-C II zones physically separate from the downtown commercial core. These purposes are accomplished by:~~

- ~~1. Allowing a range of commercial uses that serve the broad trade area;~~
- ~~2. Promoting office uses, which provide for local employment and complement other commercial uses in the zone;~~
- ~~3. Promoting residential as a secondary use in the zone;~~
- ~~4. Providing standards and guidelines that preserve and/or enhance the historic character and scale of buildings within the zone;~~
- ~~5. Providing standards and guidelines that promote compatibility between uses;~~
- ~~6. Providing standards and guidelines that reinforce and/or enhance the character and walkability of streets within the zone; and~~
- ~~7. Use of this zone is appropriate for areas designated urban center in the comprehensive plan.~~

C.G. Light Industrial Zone (I-L). The I-L zone is intended to accommodate certain industrial structures and uses having physical and operational characteristics which might adversely affect the economic welfare of adjoining residential and commercial uses. These purposes are accomplished by:

1. Allowing a range of general service and light industrial uses which can be operated in a relatively clean, quiet and safe manner compatible with adjoining industrial uses and without serious effect, danger or hazard to nearby residential uses;
2. Providing for eating and drinking establishments that serve other permitted uses in the zone;
3. Providing for offices as an accessory use, except where owners have purchased development rights from county properties within defined sending areas (subject to the city's adoption of a TDR program);

4. Providing design standards and guidelines that enhance the appearance and function of uses in the zone and their compatibility with surrounding uses;
5. Promoting mixed-use residential as a secondary use in areas identified as industrial residential in the comprehensive plan; and
6. Use of this zone is appropriate for areas designated light industrial or industrial residential in the comprehensive plan.

D.H. Heavy Industrial Zone (I-H). The I-H zone is intended to accommodate certain industrial structures and uses including large scale or very specialized industrial operations which might have external physical effects of an offensive or hazardous nature. These purposes are accomplished by:

1. Allowing the processing of raw materials and the manufacturing, processing, storing, and compounding of semi-finished or finished durable or nondurable products; and
2. Providing design standards and guidelines that provide for flexibility in the layout of buildings and site features, yet enhance the appearance of I-H zone uses and their compatibility with surrounding uses;
3. Use of this zone is appropriate for areas designated heavy industrial in the comprehensive plan. [Ord. 4807 § 43, 2018; Ord. 4798 § 2, 2018; Ord. 4769 § 12, 2017; Ord. 4656 § 1 (Exh. O2), 2013.]

15.300.060 Mixed use zones

A. The general purposes of the mixed use zones are as follows:

1. Fostering a development pattern offering direct, convenient pedestrian, bicycle, and vehicular access between residences and businesses, in order to facilitate pedestrian and bicycle travel and reduce the number and length of automobile trips;
2. Encouraging new development that supports the safe and efficient movement of goods and people;
3. Providing for a compatible mix of multifamily housing and neighborhood commercial businesses and services, with an emphasis on promoting multistory structures with commercial uses on the ground floor and multifamily housing on upper floors;
4. Promoting a compact growth pattern to efficiently use the developable land, and to enable cost-effective extension of utilities, services, and streets; frequent transit service; and to help sustain neighborhood businesses;
5. Fostering the development of mixed use areas that are arranged, scaled, and designed to be compatible with surrounding land uses and which provide transitions between significantly different land use;
6. Ensuring that buildings and other development components are arranged, designed, and oriented to facilitate pedestrian access.

B. The purpose of the specific mixed use zones are as follows:

1. The Residential-Office (R-O) Zone is intended to serve as a transition zone separating more intensive uses from single-family residential districts. This purpose is accomplished by:

- a. Avoiding large scale low density sprawl;
- b. Allowing a variety of housing types;
- c. Providing for nonresidential uses that are compatible in scale and character with residential uses;
- d. Reinforcing the character and walkability of streets;
- e. Encouraging historic preservation and adaptive reuse of historic properties; and
- f. Use of this zone is appropriate for:
 - i. Areas designated as residential neighborhood, urban neighborhood, and neighborhood mixed use in the comprehensive plan;
 - ii. Areas characterized by a mix of single- and multifamily and office uses; and
 - iii. Areas located generally between commercial and single-family residential zones.

2. The Central-Commercial (C-C) Zone is intended to encourage and accommodate the development and redevelopment of a viable central business district serving a broad trade area. The intended physical form of the district is an intensive concentration of compatible business, professional, and commercial, and high density residential activities. This purpose is accomplished by:

- a. Allowing a range of commercial uses that serve the broad trade area;
- b. Promoting office uses, which provide for local employment and complement other commercial uses;
- c. Promoting residential as a secondary use, including upper floors on storefront dominated streets;
- d. Providing standards and guidelines that preserve and/or enhance the historic character and scale of buildings; and
- e. Providing standards and guidelines that reinforce and/or enhance the character and walkability of streets.
- f. Use of this zone is appropriate for areas designated urban center in the comprehensive plan.

3. The Central-Commercial II (C-C II) Zone is intended to provide for orderly expansion of the downtown commercial core. The zone is not to be used to allow strip commercial development or C-C II zones physically separate from the downtown commercial core. These purposes are accomplished by:

- a. Allowing a range of commercial uses that serve the broad trade area;
- b. Promoting office uses, which provide for local employment and complement other commercial uses;
- c. Promoting residential as a secondary use;
- d. Providing standards and guidelines that preserve and/or enhance the historic character and scale of buildings;

- e. Providing standards and guidelines that promote compatibility between uses;
 - f. Providing standards and guidelines that reinforce and/or enhance the character and walkability of streets; and
 - g. Use of this zone is appropriate for areas designated urban center in the comprehensive plan.
4. The Neighborhood Center Mixed-Use Zone provides for a compatible mix of neighborhood-scaled commercial and employment uses and medium density multifamily housing. These purposes are accomplished by:
- a. Promoting neighborhood identity; and
 - b. Providing a range of commercial, retail, and service opportunities.
 - c. Use of this zone is appropriate for areas designated Community Mixed Use in the Comprehensive Plan.
5. The Regional Center Mixed-Use Zone is intended to provide a broad mix of uses that offer a variety of commercial and employment opportunities and medium to high density multifamily housing. These purposes are accomplished by:
- a. Promoting neighborhood identity; and
 - b. Providing a range of commercial, retail, and service opportunities.
 - c. Use of this zone is appropriate for areas designated Community Mixed Use in the Comprehensive Plan and within a half mile radius of the center of Interstate 90 interchange.

CHAPTER 15.310

PERMITTED USES

Sections:

- 15.310.010 Purpose.**
- 15.310.020 Interpretation of land use tables.**
- 15.310.030 Accessory uses.**
- 15.310.040 Use tables.**
- 15.310.050 Supplemental P-R zone provisions.**

15.310.010 Purpose

- A. The purpose of this chapter is to establish the uses generally permitted in each zone which are compatible with the purpose of the zone and other uses allowed within the zone.
- B. The use of a property is defined by the activity for which the building or lot is intended, designed, arranged, occupied, or maintained.
- C. The use is considered permanently established when that use will be or has been legally established in continuous operation for a period exceeding 60 days. A use which will operate for less than 60 days is considered a temporary use, and subject to the requirements of a temporary use permit (see ECC 15.250.010). [Ord. 4656 § 1 (Exh. O2), 2013.]

15.310.020 Interpretation of land use tables

- A. The land use tables in this chapter determine whether a use is allowed in a zoning district. The zoning district is located on the vertical column and the use is located on the horizontal row of these tables.
- B. If no symbol appears in the box at the intersection of the column and the row, the use is not allowed in that district, except for certain temporary uses.
- C. If the letter “P” appears in the box at the intersection of the column and the row, the use is allowed in that district subject to the Type I review procedures set forth in Chapter 15.210 ECC plus other applicable requirements in this title. Where the use is associated with new development, it is subject to the Type II review procedures, also set forth in Chapter 15.210 ECC.
- D. If the letter “C” appears in the box at the intersection of the column and the row, the use is allowed subject to the conditional use review procedures specified in ECC 15.250.040 and the general requirements of the code.
- E. If the letter “A” appears in the box at the intersection of the column and the row within the P-R zone column, the use is allowed as an accessory use to the primary permitted public on the property and is allowed in the district subject to the Type I review procedures set forth in Chapter 15.210 ECC plus other applicable requirements in this title.
- F. Clarification of Uses and Special Conditions.
1. If a * appears after the use, then the use is defined in Chapter 15.130 ECC;
 2. Where an ECC reference/link appears after a use, then the use is subject to standards set forth in that section or chapter;
 3. If a number appears in the box at the intersection of the column and the row, the use may be allowed subject to the development condition with the corresponding number immediately following the land use table. If there are multiple numbers, then the use is subject to all applicable development conditions; and
 4. If more than one letter-number combination appears in the box at the intersection of the column and the row, the use is allowed in that zone subject to different sets of limitation or conditions depending on the review process indicated by the letter, the general requirements of the code and the specific conditions indicated in the development condition with the corresponding number immediately following the table. [Ord. 4656 §1 (Exh. O2), 2013.]

15.310.020 Accessory uses.

An accessory use, as defined in ECC 15.130.010 and identified on the use tables in ECC 15.310.040 by an “A,” is permitted in any zone if:

- A. It is on the same lot as the principal use to which it is accessory; and

It is of a nature customarily incidental and subordinate to, the principal use or structure. [Ord. 4656 § 1 (Exh. O2), 2013.]

15.310.040 Use Tables

Table 15.310.040 Residential-based uses

Use	R-S	R-L	R-M	R-H	R-O	C-N	C-T	C-H	C-C	C-C II	I-L	<u>NC-MU</u>	<u>RC-MU</u>	I-H	P-R	MHP
RESIDENTIAL, GENERAL																

Use	R-S	R-L	R-M	R-H	R-O	C-N	C-T	C-H	C-C	C-C II	I-L	<u>NC-MU</u>	<u>RC-MU</u>	I-H	P-R	MHP
Dwelling, single-family* (ECC 15.540.020)	P	P	P		P											P
Dwelling, cottage* (ECC 15.540.050)	P	P	P		P										A ⁵⁶	
Dwelling, duplex* (ECC 15.540.030)	P ⁴	P ^{1,2}	P		P				P ⁶⁷	P ⁶⁷					A ⁵⁶	
Dwelling, townhouse* (ECC 15.540.060)	P ^{4,5}	P ⁴	P	P	P	P ³²			P ⁶⁷	P ⁶⁷		<u>P</u>	<u>P</u>		A ⁵⁶	
Dwelling, multifamily* (Division V of this title)	P ^{1,54}	<u>P^{1,4}</u>	P	P	P	P ³²			P ⁶⁷	P ⁶⁷		<u>P</u>	<u>P</u>		A ⁵⁶	
Dwelling, live-work*	P ^{4,43}	<u>P³</u>	P ⁴³	P ⁴³	P ⁴³	P ³			P ⁶⁷	P ⁶⁷		<u>P</u>	<u>P</u>			
Manufactured home park* (ECC 15.340.040)	<u>C</u>	<u>C</u>	C	P	C										A ⁵⁶	P
GROUP RESIDENCES																
Boarding houses, lodging houses, sororities, fraternities*		C	P	P	C				P ⁶⁷	P ⁶⁷		<u>P</u>	<u>P</u>		A ⁵⁶	
Adult family home*	P	P	P	P	P	P			P ⁶⁷	P ⁶⁷		<u>P</u>	<u>P</u>		A ⁵⁶	
Community residential facility*			C	C	C	C			P ⁶⁷	P ⁶⁷		<u>P</u>	<u>P</u>		P/A ⁵⁶	
Senior citizen assisted housing*			P	P	P	P			P ⁶⁷	P ⁶⁷		<u>P</u>	<u>P</u>		A ⁵⁶	
RESIDENTIAL ACCESSORY USES																
Accessory dwelling unit* (ECC 15.540.040)	P	P	P	P	P				P ⁶⁷	P ⁶⁷						
Home occupations* (ECC 15.340.020)	P	P	P	P	P	P	<u>P</u>	P	P ⁶⁷	P ⁶⁷	P	<u>P</u>	<u>P</u>	P	P ⁵⁶	P
Yard sale use	A ⁷⁸	A ⁷⁸	A ⁷⁸	A ⁷⁸	A ⁷⁸	A ⁷⁸	A ⁸	A ⁷⁸	A ⁷⁸							
TEMPORARY LODGING																
Bed and breakfast (ECC 15.340.010)	<u>P</u>	<u>P</u>	P	P	P				P ⁶⁷	P ⁶⁷						

Development conditions:

1. Subject use may be permitted subject to density bonus incentives set forth in Table 15.320.030 and Chapter 15.330 ECC.
- ~~2. Duplexes are permitted in the R-L zone per the following conditions:

 - a. Lots at least 10,890 square feet in area; or
 - b. Corner lots where building entries are provided on separate streets.~~
- ~~2.3. Residential uses are permitted in the C-N zone provided nonresidential uses occupy the ground floor of all buildings fronting on the street. For example, residential uses could be on upper levels of buildings fronting on the street or, for deep lots, subject residential uses may occupy any buildings away from the street and behind the buildings that front onto the street.~~
- ~~3.4. Nonresidential uses may be permitted within live-work dwellings subject to the permitted uses in the underlying zoning district. use provisions for the applicable zoning district in Table 15.310.040 below.~~

~~45.~~ ~~Townhouses and multifamily~~ Multifamily dwelling units shall not be located adjacent to existing single-family dwellings, except where such uses were approved on an individual plat.

~~5.6.~~ All uses permitted in the P-R zone must be either outright permitted and operated as a public use or must be an accessory use to the primary public use (see ECC 15.310.050).

~~6.7.~~ Except for lobbies or similar entrances, all permitted residential uses in the C-C and C-C II zones are prohibited within 30 feet of the sidewalk on the ground floor of properties fronting on storefront streets per ECC 15.510.050(E).

~~7.8.~~ Yard sales are permitted as an accessory use to a dwelling; provided, that the following conditions are met:

- a. Only two yard/garage sales per dwelling unit not exceeding three consecutive days in duration are allowed per year;
- b. The occupant or tenant of the dwelling unit shall supervise and be responsible for the yard/garage sale activities including ensuring that there is no impediment to the passage of traffic on public roads and sidewalks adjacent to the sale;
- c. No goods are to be displayed in public rights-of-way without first obtaining a right-of-way use permit from the public works and utilities department; and
- d. Signs advertising the sale shall not be attached to any public structure, sign, sign or utility pole or traffic control devices and shall be removed within 24 hours of the sale completion.

Table 15.310.040 Nonresidential uses

Use	R-S	R-L	R-M	R-H	R-O	C-N	C-T	C-H	C-C	C-C II	NC-MU	RC-MU	I-L	I-H	P-R
RETAIL															
Auto sales, new and used							P ¹	P	P ²	P		<u>P</u>			
Automobile fueling						<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
Farmers' markets*						P			P	P	<u>P</u>	<u>P</u>			
Fruit stands*	P	P	P	P	P	P	P	P	P	P			P		
Heavy retail (ECC 15.130.080)							<u>P</u>	P ¹⁰	P ²	P		<u>P</u>	P	P	
Heavy service (ECC 15.130.080)								P ¹⁰	P ²	P			P	P	
Nurseries and greenhouses that are ancillary to a retail use*	P						<u>P</u>	P	P ²	P	<u>P</u>	<u>P</u>	P	P	
Restaurants, bars, and brewpubs*	<u>P</u>	<u>P</u>	P ³	P ³	P ³	P	P	P	P	P	<u>P</u>	<u>P</u>	P ¹⁴		A ⁹⁶
Bars and brewpubs*						<u>P</u>	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>A</u> ⁶
Coffee house, espresso bar	P ⁸⁵	<u>P</u> ⁵	P ³	P ³	P ³	P	P	P	P	P	<u>P</u>	<u>P</u>	P ¹⁴		A ⁹⁶
Retail, small scale (<2,000 sf floor area)	P ⁸⁵	<u>P</u> ⁵	P ³	P ³	P ³	P	P	P	P	P	<u>P</u>	<u>P</u>			A ⁹⁶
Retail, medium scale (2,000 – 20,000 sf floor area)						P	P	P	P	P	<u>P</u>	<u>P</u>			A ⁹⁶
Retail, large scale (20,001 – 60,000 sf floor area)						P ⁴³	P	P	P	P	<u>P</u>	<u>P</u>			
Retail, super scale (>60,000 sf floor area)							P	<u>P</u>	C	C		<u>P</u>			
Outlet center								P							
Regional retail commercial projects* (subject to the requirements in Chapter 15.390 ECC)	P ¹³⁸	P ¹³⁸	P ¹³⁸	P ¹³⁸	P ¹³⁸	P ¹³⁸	P ¹³	P ¹³⁸			<u>P</u> ⁸	<u>P</u> ⁸	P ¹³⁸		
Marijuana retailer*						P ¹⁴⁹	P ¹⁴	P ¹⁴⁹	P ¹⁴⁹	P ¹⁴⁹	<u>P</u> ⁹	<u>P</u> ⁹			
PERSONAL AND GENERAL SERVICE															
Day care I facilities*	P	P	P	P	P	P		P	P	P	<u>P</u>	<u>P</u>	P		A ⁹⁶
Day care II facilities*	C	C	C	C	P	P		P	P	P	<u>P</u>	<u>P</u>			A ⁹⁶
General service establishments (ECC 15.130.070)						P ⁵	P ⁶	P	P ²	P			P		
Heavy services (see Heavy retail and							P	P ¹⁰	P ²	P		<u>P</u>	P	P	

Use	R-S	R-L	R-M	R-H	R-O	C-N	G-T	C-H	C-C	C-C II	NC-MU	RC-MU	I-L	I-H	P-R
services definition in ECC 15.130.080)*															
Hotels/motels*							<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			
Hospitals*	<u>C</u>	<u>C</u>	<u>C</u>		<u>P</u>		<u>G</u>		<u>C</u>	<u>P</u>		<u>C</u>			A ⁹⁶
Offices, medical*	<u>P⁸</u>				<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			P/ A ⁹⁶
Kennels*							<u>P</u>	<u>P</u>		<u>P</u>			<u>P</u>		
Nursing homes*	<u>C</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>				<u>P</u>	<u>P</u>					P/ A ⁹⁶
Marijuana cooperative*	<u>P^{45,10}</u>	<u>P^{45,10}</u>	<u>P^{45,10}</u>	<u>P^{45,10}</u>	<u>P^{45,10}</u>	<u>P^{45,10}</u>	<u>P⁴⁵</u>	<u>P^{45,10}</u>	<u>P^{45,10}</u>	<u>P^{45,10}</u>	<u>P¹⁰</u>	<u>P¹⁰</u>	<u>P^{45,10}</u>	<u>P^{45,10}</u>	<u>P^{45,10}</u>
Personal service establishments*	<u>P^{8,5}</u>	<u>P⁵</u>	<u>P³</u>	<u>P³</u>	<u>P³</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			A ⁹⁶
Laundromats and dry cleaners			<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
Places of assembly*	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>G</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>C</u>		A ⁹⁶
Radio station (commercial)		<u>C</u>					<u>P</u>	<u>G<u>P</u></u>			<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	A ⁹⁶
Veterinary clinic					<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>		
BUSINESS SERVICE															
Conference center*							<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			A ⁹⁶
Offices, business or professional*, small scale (<2,000 sf floor area)	<u>P^{8,5}</u>	<u>P⁵</u>			<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P^{7,4}</u>		P/ A ⁹⁶
Offices, business or professional*, medium scale (2,000 – 20,000 sf floor area)	<u>P^{8,5}</u>	<u>P⁵</u>					<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		P/ A ⁹⁶
Offices, business or professional*, large scale (20,001 – 60,000 sf floor area)							<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		P/ A ⁹⁶
Miniwarehouse facility*			<u>C</u>					<u>G</u>					<u>P<u>C</u></u>	<u>P<u>C</u></u>	
INDUSTRIAL															
Light manufacturing*							<u>P</u>	<u>P</u>	<u>P²</u>	<u>P²</u>	<u>P²</u>	<u>P²</u>	<u>P</u>	<u>P</u>	
Light industry (ECC 15.130.120)									<u>P^{2,44,7}</u>	<u>P^{2,44,7}</u>	<u>P^{2,7}</u>	<u>P^{2,7}</u>	<u>P</u>	<u>P</u>	
Hazardous waste treatment (off-site) (see definition of "off-site" in ECC 15.130.150)													<u>C</u>	<u>C</u>	
Hazardous waste treatment (on-site) (see definition of "on-site" in ECC 15.130.150)							<u>G</u>	<u>C</u>	<u>C</u>	<u>C</u>			<u>C</u>	<u>C</u>	A ⁹⁶

Use	R-S	R-L	R-M	R-H	R-O	C-N	C-T	C-H	C-C	C-C II	NC-MU	RC-MU	I-L	I-H	P-R
Heavy industry (ECC 15.130.080)														C	
Marijuana processor*													P ¹⁴	P ¹⁴	
Marijuana producer*													P ¹⁴	P ¹⁴	
Tow vehicle storage area*													P	P	
Vehicle wrecking yard*														C	

Development conditions:

1. Sales of used vehicles in this zone are limited to uses that include sales of new vehicles as the primary use.
2. Use must be enclosed entirely within a building.
- ~~3. Use is permitted if located adjacent to a street corner and within a mixed use building or within a live-work dwelling. Such uses shall be subject to secondary street frontage standards as set forth in ECC 15.510.060.~~
34. Grocery stores shall be the only retail uses permitted with more than 20,000 square feet of gross floor area.
- ~~5. Except for gas service stations, the use must be enclosed entirely within a building.~~
- ~~6. Includes gas service stations with truck stop facilities only. No other general service uses are permitted.~~
- 4.7. Except for office uses that are accessory to a permitted use, office uses may be permitted through the purchase of transferable development rights, subject to the adoption of a TDR program by the city.
- ~~5.8. Subject nonresidential uses may be permitted in the R-S and R-L zones if the planned uses are at least 1,200 feet from an existing C-N zone or commercial use, subject to the following conditions:~~
 - ~~a. The location for planned nonresidential uses shall be designated on the plat.~~
 - ~~b. Nonresidential uses may be integrated into subdivisions provided the subdivision encompasses at least five acres in gross land area and the planned uses are at least 1,200 feet from an existing C-N zone or commercial use.~~
 - ~~c. Nonresidential uses shall not be located adjacent to existing single-family dwellings, except where such uses were approved on an individual plat.~~
 - ~~d. For the purpose of identifying appropriate site orientation standards for future nonresidential development, the plat shall indicate the street frontage type designation for streets fronting planned nonresidential uses as either storefront, secondary, or landscaped street (see Chapter 15.510 ECC).~~
- 6.9. All uses permitted in the P-R zone must be either outright permitted and operated as a primary public use or must be an accessory use to that primary public use. See ECC 15.310.050.
- ~~10. Heavy retail and service uses are limited to buildings no larger than 50,000 gross square feet in area.~~
- 7.44. Includes light industrial activities that result in the production of goods placed for on-site retail sale. Special restrictions:
 - a. No power tools or equipment are allowed which by their decibel, frequency, and/or other feature of their operation would negatively impact the surrounding area by reason of decibel levels, light (see Chapter 15.580 ECC for standards), dust or other physical effect; and
 - b. Production or manufacturing activity shall not occur between the hours of 10:00 p.m. and 6:00 a.m.
- ~~12. Subject use is permitted in the district only when accessory to a permitted use (see accessory use definition in ECC 15.130.010).~~
- 8.13. Regional retail is administered as an overlay zone pursuant to Chapters 15.390 and 15.390A ECC, and only permitted within the designated boundaries identified in ECC Figure 15.390.040(A), the south interchange area, and Figure 15.390.040(B), the west interchange area. Permitted uses and use restrictions within a regional retail commercial project are described in ECC 15.390.030. Design criteria for regional retail is governed by Chapter 15.390A ECC.
- 9.14. All marijuana retail, production and processing facilities are subject to the requirements of Chapter 15.370 ECC.

~~10.45-~~ All marijuana cooperatives are subject to the requirements of ECC 15.370.030, Chapter 314-55 WAC and Chapter 69.51A RCW.

Table 15.310.040 Special uses

Use	R-S	R-L	R-M	R-H	R-O	C-N	C-T	C-H	C-C	C-C II	NC-MU	RC-MU	I-L	I-H	P-R
PARK, OPEN SPACE AND RECREATIONAL															
Cemeteries, columbarium or mausoleums	P	P													
Golf course	P														P ¹¹
Golf driving range (not associated with a golf course)	C						C	C							P ¹¹
Recreation – outdoor (commercial)*							P	P			P	P	C		A
Recreation – indoor (commercial)*							P	P	P	P	P	P	C		A
<u>Recreation – small-scale indoor studios (commercial)*</u>	P	P	P	P	P	P	P	P	P	P	P	P	C		
Recreational vehicle parks (ECC 15.340.050)							P	P							
Parks, playgrounds (public or private)	P ¹		P ¹		P										
CULTURAL AND ENTERTAINMENT															
Adult entertainment establishment*							P ²	P ²							
Art, performing arts, and recording studios	C	C	C	C	P	P	P	P	P	P	P	P	P		P/A ⁷
Museums							P	P	P	P	P	P	P		P/A ⁷
<u>Theaters</u>					P	P	C	P	P	P	P	P	C		
EDUCATIONAL															
Schools	C	C	C	C	C			C	C	C					P ⁵
GOVERNMENTAL															
Court								P	P	P					P
Fire facility								P				P			P
Police facility						P ³		P	P ³	P		P	P		P
Public agency or utility office*						P	P	P	P	P	P	P	P	P	P/A
Public agency or utility yard	P ⁴	P		P	C ⁴	P			P	P	P/A				
Utility facility* ⁸	P	P	P		P	P	P	P	P	P			P	P	P
Fairgrounds															P
Public transportation passenger terminals							P	P	P	P		P			P
RESOURCE															
Gardening or fruit raising (accessory use or noncommercial)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/A ⁷
Agriculture*	P ⁹														

Use	R-S	R-L	R-M	R-H	R-O	C-N	C-T	C-H	C-C	C-C II	NC-MU	RC-MU	I-L	I-H	P-R
Small wind energy systems (ECC 15.340.060)	P ¹⁰	P¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	<u>P¹⁰</u>	<u>P¹⁰</u>	P ¹⁰	P ¹⁰	P ¹⁰ /A ⁷					
REGIONAL															
Airport															PC ⁶

Development conditions:

1. Lighting for structures and fields shall be directed away from residential areas through the use of exterior full cut-off shields or through optics within the fixture.
2. Adult entertainment is regulated pursuant to Chapter 6.72 ECC. Zoning locational standards within the ~~C-T~~C-H zone for adult entertainment establishments are:
 - a. All such establishments must be at least 1,000 feet from any residential zone, parks, schools, historic district, any dwelling, freeway, highway, interstate, or major arterial (see map on file in the city clerk's office).
3. Limited to "storefront" police offices. Such offices shall not have:
 - a. Holding cells;
 - b. Suspect interview rooms (except in the C-N zone); or
 - c. Long-term storage of stolen properties.
4. Public agency or utility yard conditions:
 - a. Utility yards only on sites with utility district offices; or
 - b. Public agency yards are limited to material storage, vehicle maintenance, and equipment storage for road maintenance, facility maintenance, and parks facilities.
5. Excluding private or nonprofit commercial schools, for which the principal course work is business, vocational, or technical.
6. A conditional use permit is required for the following uses:
 - a. Facilities to sell, service and store airplanes, service airport patrons, and those ordinarily incidental and essential to operation of a municipal airport; and
 - b. Airport landing areas.
7. All uses permitted in the P-R zone must be either outright permitted and operated as a public use or must be an accessory use to the primary public use; see ECC 15.310.050. Subject uses must be managed by a public agency.
8. Wireless communication facilities, including wireless communication support towers and antenna arrays, are subject to the provisions of ECC 15.340.070 and Chapter 15.395 ECC.
9. Agriculture uses are permitted in the subject zone provided the following conditions are met:
 - a. The raising of swine, poultry or goats shall be restricted to youth educational projects or limited household consumption occurring on the same lot, or lots of record;
 - b. No nuisances, such as noise, odor, air pollution, wastes, vibration, traffic or physical hazards, shall result therefrom; and
 - c. Fencing and housing adequate to certain livestock shall be provided where livestock are kept, and all livestock shall be kept and maintained in accordance with applicable laws and regulations.
10. Small wind energy systems on properties listed in the Ellensburg landmarks register are subject to landmarks and design commission certificate of appropriateness.
11. Subject use shall be permitted only if it is a public facility. [Ord. 4807 § 44, 2018; Ord. 4804 § 3, 2018; Ord. 4769 § 13, 2017; Ord. 4728 § 4, 2016; Ord. 4724 § 4, 2016; Ord. 4696 § 3, 2015; Ord. 4669 § 3, 2014; Ord. 4656 § 1 (Exh. O2), 2013.]

15.310.050 Supplemental P-R zone provisions.

A. Permitted Accessory Uses.

1. Services such as food, pharmacies, gift shops, bookstores, newsstands, flower shops and similar uses, and facilities such as vehicle service and repair, storage yards, and physical plants, that are associated with a permitted use, integral to the operation of the permitted use itself, and owned and operated by the public institution involved or conducted through a lease or contract with a private individual or entity;
2. Facilities accessory to an institution, such as housing and dining facilities for students, staff or faculty of colleges, universities, and hospitals, are allowed within the principal building(s);
3. Retail services, such as concessions and rental facilities usually associated with public parks, fairgrounds, other public recreation facilities, and public educational institutions;
4. Helipads operated in conjunction with a public hospital;
5. Human medical offices, such as doctor or dentist facilities, operated in conjunction with a primary permitted use.

B. Conditional Use. Buildings located within 100 feet of a residential zone and intended to be higher than 35 feet may be permitted within the P-R zone through the granting of a conditional use permit according to the procedures set out in ECC 15.250.040.

C. Master Planning. Recognizing that some institutions require long-range development plans and consist of large areas of land with multiple land uses, a master plan may be prepared for all, or a portion, of an entity's land area which is subject to this chapter and which master-planned land encompasses an area of three acres or more. See ECC 15.250.080 for application requirements, review procedures, and decision criteria for such master plans.

D. Rezone of P-R Property When No Longer Used for Public Purposes. Recognizing that over time some land and structures that are zoned P-R and are used for P-R purposes may change uses to non-public uses or may become obsolete or surplus out of active public use and occupancy, the property owner may in such situations seek a rezone out of P-R zoning pursuant to the terms and processes set forth in ECC 15.250.100, subject to the following:

The rezone applicant may request that the P-R zoned property be rezoned to any zoning district classification that abuts the subject property.

1. In the event that the P-R zoned property is developed with a structure that is not consistent with the development allowed in the abutting zones, such as a large school in the middle of a single-family residential zone, the rezone applicant may request to rezone the property to a different zoning classification other than the abutting zones; provided, that a concomitant agreement that identifies the types of future uses that will be permitted in the structure has been proposed by the applicant and agreed to by city council as part of any rezone approval.
2. In the event that the P-R zoned property is developed with a structure that has been identified on the Ellensburg historic resource inventory and the property owner desires to demolish all or part of the structure, a certificate of appropriateness for such demolition must first be applied for and approved by the landmarks and design commission pursuant to ECC 15.280.090(D) before the rezone permit review can be initiated. [Ord. 4807 § 45, 2018; Ord. 4656 § 1 (Exh. O2), 2013.]

BUILDING SETBACK AND INTENSITY STANDARDS

Sections:

- 15.320.010 Purpose.**
- 15.320.020 Interpretation of tables.**
- 15.320.030 Building setback and intensity standards table – Residential zones.**
- 15.320.040 Building setback and intensity standards – Nonresidential zones.**
- 15.320.050 Density calculations.**
- 15.320.060 Height exceptions.**
- 15.320.070 Setback measurements.**
- 15.320.080 Permitted projections into yards.**
- 15.320.090 Setbacks from alleys.**
- 15.320.100 Setback modifications.**
- 15.320.110 Lot or site divided by zone boundary.**
- 15.320.120 Fences, walls, and hedges.**

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. [Ord. 4807 § 46, 2018; Ord. 4656 § 1 (Exh. O2), 2013.]

15.320.020 Interpretation of tables.

- A. The building setback and intensity standards tables address the building setback 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 building setback 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 through 15.320.130 provide clarification and exceptions to the building setback and intensity standards herein. [Ord. 4807 § 46, 2018; Ord. 4656 § 1 (Exh. O2), 2013.]

15.320.030 Building setback and intensity standards table – Residential zones.

Table 15.320.030. Building setback 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 ⁴
Minimum frontage	None ^{1,2}	None ^{1,2}	None ^{1,2}	None ^{1,2}	None ^{4,2}
Density, minimum (ECC 15.320.050)	None	6 du/acre ³	8 du/acre ³	15 du/acre	8 du/acre ³

Topic	R-S	R-L	R-M	R-H	R-O
Density, maximum (base) ⁸ (ECC 15.320.050)	6 du/acre	8 du/acre	No limit	No limit	No limit
Density, maximum with bonus (see Chapter 15.330 ECC)	12 du/acre ⁴	16 du/acre ⁴	No limit	No limit	No limit
Maximum building height	35 ft	35 ft	35 ft ⁵	45 ft ⁵	35 ft ⁵
BUILDING SETBACK (see ECC 15.320.070 through 15.320.130)					
Minimum front yard setback ^{6, 7}	15 ft				
Garage front yard setback	22 ft				
Minimum rear yard setback	20 ft				
Minimum rear yard setback, accessory buildings (including garages)	5 ft ¹⁰				
Minimum rear yard setback, detached accessory dwelling unit (see ECC 15.540.040)	5 ft ¹⁰				
Minimum side yard setback (includes corner lot interior lot line) ⁹	5 ft/10 ft ¹¹				
Minimum side yard setback (corner lot exterior lot line)	10 ft				
Minimum garage side yard setback (corner lot exterior lot line)	22 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 access directly to a public right-of-way or may obtain access from a courtyard access (ECC 15.420.050(C)) or shared driveway (ECC 15.420.060(A)(2)).
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. For buildings, or portions thereof, with pitched roofs, the maximum height may be increased by five feet. Applicable roof slopes must be at least 4:12 to qualify for this additional height.
6. Porches and covered entries may project up to six feet into the front yard.
7. No front yard is required for buildings adjacent to designated “storefront streets.”
8. Base maximum density refers to the maximum density allowed without utilizing density bonuses.
9. 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.
10. Accessory buildings or accessory dwelling units, where built on top of an existing garage, may be built to a property line abutting an alley, provided sufficient turning movement and emergency vehicle access is provided within the alley.
11. For lots 6,000 square feet or less, the minimum side yard shall be five feet on each side. [Ord. 4807 § 46, 2018; Ord. 4656 § 1 (Exh. O2), 2013.]

15.320.040 Building setback and intensity standards – Nonresidential zones

Table 15.320.040. Building setback and intensity standards – Nonresidential zones.

Standard	C-N	C-T	C-H	C-G	C-G-II	I-L	I-H	P-R
DEVELOPMENT INTENSITY AND CONFIGURATION								
Minimum lot area	None ¹	None⁴	None ¹	None⁴	None⁴	None ¹	None ¹	None ¹
Density, minimum (ECC 15.320.050)	NA	NA	NA	NA	NA	NA	NA	NA
Density, maximum (ECC 15.320.050)	None	None	None	None	None	NA	NA	NA
Maximum building height (see ECC 15.320.060 for height exceptions)	35 ft	35 ft	35 ft	45 ft	70 feet	35 feet ³	None	None ³
BUILDING PLACEMENT (see ECC 15.320.070 through 15.320.130)								
Minimum front yard	10 ft ²	10 ft²	10 ft ²	None²	None³	10 ft ²	10 ft	10 ft ⁴
Garage front yard setback	22 ft	22 ft	22 ft	22 ft	22 ft	22 ft	22 ft	22 ft
Minimum rear yard (see ECC 15.520.020 for supplemental standards)	None ⁵	None⁵	None ⁵	None⁵	None⁵	None ⁵	None ⁵	None ⁴
Minimum side yard (see ECC 15.520.020 for supplemental standards)	None ⁵	None⁵	None ⁵	None⁵	None⁵	None ⁵	None ⁵	None ⁴

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. For exceptions and detailed standards, see Chapter 15.510 ECC, Site Orientation.
3. For areas within 100 feet of a residential zone, the maximum building height shall be 35 feet, except where provided for in ECC 15.310.050(B).
4. For P-R zoned sites adjacent to residential zones, setback standards shall be the same as the adjacent residential zone. Where more than one zone borders the applicable site, setback standards shall be the same as the zone closest to the proposed structures. Where a nonresidential zone is closest to the applicable structure, then there are no side or rear setback requirements.
5. Where the subject property borders a residential zone, the minimum side or rear setbacks shall be the same as the adjacent residential zone.
6. ~~See ECC 15.330.030 for FAR bonus provisions.~~ [Ord. 4807 § 46, 2018; Ord. 4769 § 14, 2017; Ord. 4656 § 1 (Exh. O2), 2013.]

15.320.040A Building setback and intensity standards – Mixed Use Zones

Table 15.320.040A. Building setback and intensity standards table – Mixed Use Zones

<u>Standard</u>	<u>R-O</u>	<u>C-C</u>	<u>C-C II</u>	<u>NC-MU</u>	<u>RC-MU</u>
<u>DEVELOPMENT INTENSITY AND CONFIGURATION</u>					
<u>Minimum lot area</u>	<u>None¹</u>	<u>None¹</u>	<u>None¹</u>	<u>None¹</u>	<u>None¹</u>
<u>Minimum frontage</u>	<u>None^{1,2}</u>	<u>None</u>	<u>None</u>	<u>None</u>	<u>None</u>
<u>Density, minimum (ECC 15.320.050)</u>	<u>8 du/acre³</u>	<u>NA</u>	<u>NA</u>	<u>8 du/acre¹²</u>	<u>15 du/acre¹²</u>
<u>Density, maximum (ECC 15.320.050)</u>		<u>None</u>	<u>None</u>	<u>None</u>	<u>None</u>
<u>Maximum building height (see ECC 15.320.060 for height exceptions)</u>	<u>35ft⁴</u>	<u>60ft^{7, 11}</u>	<u>60 ft⁷</u>	<u>60 ft⁷</u>	<u>60 ft⁷</u>
<u>BUILDING PLACEMENT (see ECC 15.320.070 through 15.320.130)</u>					
<u>Maximum front yard setback</u>				<u>10 ft¹³</u>	<u>10 ft¹³</u>
<u>Minimum front yard</u>	<u>15 ft</u>	<u>None⁵</u>	<u>None⁵</u>	<u>None⁵</u>	<u>None⁵</u>
<u>Minimum garage front yard setback</u>	<u>22 ft</u>	<u>22 ft</u>	<u>22 ft</u>	<u>22 ft</u>	<u>22 ft</u>
<u>Minimum rear yard (see ECC 15.520.020 for supplemental standards)</u>	<u>20 ft</u>	<u>None⁶</u>	<u>None⁶</u>	<u>None⁶</u>	<u>None⁶</u>
<u>Minimum rear yard setback, accessory buildings (including garages)</u>	<u>5 ft⁸</u>				
<u>Minimum rear yard setback, detached accessory dwelling unit (see ECC 15.540.040)</u>	<u>5 ft⁸</u>				
<u>Minimum side yard, includes corner lot interior lot line (see ECC 15.520.020 for supplemental standards)¹⁰</u>	<u>5 ft/10 ft⁹</u>	<u>None⁶</u>	<u>None⁶</u>	<u>None⁶</u>	<u>None⁶</u>
<u>Minimum side yard setback (corner lot exterior lot line)¹⁰</u>	<u>10 ft⁹</u>				
<u>Minimum garage side yard setback (corner lot exterior lot line)</u>	<u>22 ft</u>				

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 access directly to a public right-of-way or may obtain access from a courtyard access (ECC 15.420.050(C)) or shared driveway (ECC 15.420.060(A)(2)).
3. The density minimum shall apply only to new subdivisions greater than one acre in size.
4. For buildings, or portions thereof, with pitched roofs, the maximum height may be increased by five feet. Applicable roof slopes must be at least 4:12 to qualify for this additional height.
5. For exceptions and detailed standards, see Chapter 15.510 ECC, Site Orientation.
6. Where the subject property borders a residential zone, the minimum side or rear setbacks shall be the same as the adjacent residential zone.
7. Where subject property borders a residential zone, the maximum building height is 45 feet, see subsection (B)(3) of this section for building height step-backs.

8. Accessory buildings or accessory dwelling units, where built on top of an existing garage, may be built to a property line abutting an alley, provided sufficient turning movement and emergency vehicle access is provided within the alley.
9. For lots 6,000 square feet or less, the minimum side yard shall be five feet on each side.
10. 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.
11. The maximum building height in the downtown historic district is 45 feet. [Ord. 4807 § 46, 2018; Ord. 4769 § 14, 2017; Ord. 4656 § 1 (Exh. O2), 2013.]
12. There is no minimum residential density for vertical mixed use. Minimum residential density applies to any portion(s) of the development where ground-floor residential uses are proposed with the following standards:
 - a. The area used to calculate residential density includes all area dedicated to parking and landscaping required for the ground-floor residential uses.
 - b. Where ground-floor residential uses are part of a mixed use development, area used to calculate the residential density does not include land dedicated to right-of-way.
13. The secondary street standards in ECC 15.510.060 shall apply to all new streets in the Neighborhood-Center and Regional Center Mixed-Use Zones.

Chapter 3.12

SIGN CODE

Sections:

- 3.12.020 Purpose.**
- 3.12.040 Scope.**
- 3.12.060 Definitions.**
- 3.12.080 Administration.**
- 3.12.090 Rates and fees.**
- 3.12.100 Violations and penalties.**
- 3.12.120 Severability.**
- 3.12.140 Permit required.**
- 3.12.160 Powers and duties of the administrator.**
- 3.12.180 Materials and structural requirements.**
- 3.12.200 Landmarks and design review.**
- 3.12.220 Projecting signs.**
- 3.12.240 On-premises signs.**
- 3.12.260 Off-premises signs.**
- 3.12.280 Electrical signs.**
- 3.12.290 Electronic signs.**
- 3.12.300 Other signs.**
- 3.12.320 Preexisting signs.**
- 3.12.340 Temporary and special signs.**
- 3.12.360 Exempt signs.**
- 3.12.380 Maintenance.**
- 3.12.400 Removal of certain signs.**
- 3.12.440 Uniform Sign Code.**

3.12.220 Projecting signs.

All projecting signs erected or changed after adoption of the ordinance codified in this chapter shall meet the following requirements:

- A. Sign area of projecting signs in the C-C~~7~~ and C-C II, NC-MU, and RC-MU zones shall not exceed 25 square feet on any single sign face. Multifaced signs shall not exceed a maximum of 50 square feet in total sign area.
- B. Projecting signs erected or changed in any zone shall maintain a minimum clearance of 14 feet between the lowest portion of the sign and the ground surface immediately below the sign if said area is a public right-of-way and used for vehicular movement or parking. Signs projecting over any public right-of-way shall maintain a minimum nine-foot clearance between the lowest portion of the sign and the public right-of-way below, unless such signs are hung from marquees or awnings, in which case said clearance shall be a minimum of seven and one-half feet.
- C. Projecting signs shall not project more than six feet into the public right-of-way in the C-C~~7~~ and C-C II, NC-MU, and RC-MU zones or 10 feet in any other zoning district in the city.
- D. Businesses shall be allowed no more than one projecting sign for their use. For businesses which have building frontage on two different streets, a maximum of one projecting sign may be located on each separate street frontage. [Ord. 3402 §1, 1983.]

3.12.240 On-premises signs.

All on-premises signs shall adhere to the following conditions:

A. ~~The maximum height for all on-premises signs in all zoning districts C-C, C-C II, R-O, C-H (except for those allowed by conditional use), C-N, I-L, I-H, MHP and MHS zones shall be 35 feet; provided, however, that wall signs shall be permitted to extend to the top of a building wall. The maximum height for all on-premises signs in the T-C zone and on-premises freeway-oriented signs allowed by conditional use in the C-H zone shall be 100 feet.~~

B. The maximum sign area of any on-premises sign, unless otherwise provided in this chapter, shall be 300 square feet, with multifaced signs not exceeding a maximum of 600 square feet. [Ord. 3402 §1, 1983.]

3.12.260 Off-premises signs.

No off-premises signs shall be allowed. ~~All off-premises signs shall adhere to the following conditions:~~

~~A. Off-premises signs are prohibited in all zones within the city except the T-C zone. Off-premises signs are a conditional use in the T-C zone and the issuance of a sign permit shall adhere to all the requirements of a conditional use as outlined in the city's zoning ordinance.~~

~~B. The maximum area of any one face of an off-premises sign in the T-C zone shall be 288 square feet. The total maximum area of all faces of a multifaced off-premises sign shall be 576 square feet.~~

~~C. The maximum height of all off-premises signs in the T-C zone shall be 35 feet. [Ord. 3402 §1, 1983.]~~

3.12.280 Electrical signs.

Electrical signs shall conform to the following requirements:

A. No electric sign shall revolve or be animated in any way.

B. No electric sign shall flash on and off or alternate between varying light intensities.

C. The light emitted from any electrical sign or any light source used to illuminate the face of a sign shall be so shaded, shielded or directed that light intensity shall not adversely affect nearby premises or the safe vision of operators of vehicles.

D. Electrical equipment used in connection with signs shall be installed in accordance with the requirements of the National Electrical Code. [Ord. 4395, 2004; Ord. 3825 § 2, 1992; Ord. 3402 § 1, 1983.]

3.12.290 Electronic signs.

Electronic signs shall conform to the following requirements:

A. Electronic signs shall be allowed as display on any building in any C-C II, C-H, ~~T-C~~, I-L or I-H zoned property in the city subject to the following conditions:

1. No electronic sign shall revolve, emit sound, or be physically animated in any way;

2. No electronic sign shall exceed a total sign face area size of three square feet; and

3. Businesses in the C-C II, C-H, ~~T-C~~, I-L, and I-H zones shall be limited to one electronic sign per street frontage of the business. Buildings with multiple business occupancies, allowed through lease

or other arrangements, shall be limited to one electronic sign per street frontage for the multiple-occupancy building.

B. Electronic signs shall be allowed in the public reserve zones and public rights-of-way in the city and on non-public reserve zoned land that is leased for public purposes by a municipal corporation or other agency of the state or federal government subject to the following conditions:

1. Such public reserve land or public rights-of-way must be owned by a municipal corporation or other agency of the state or federal government or such non-public reserve zoned land must be leased for public purposes by a municipal corporation or other agency of the state or federal government;
2. Placement of electronic signage must be pursuant to the specific approval of the city of Ellensburg, state or federal governmental agency;
3. Maximum area of all faces of the electronic display portion of the sign shall not exceed a total of 64 square feet;
 1. Maximum number of electronic signs shall be one per street frontage;
 2. The display of the sign shall not change more rapidly than once every three seconds. No message shall require more than 10 seconds to be displayed in its entirety;
 3. The display shall not appear to flash, undulate, pulse, blink, bounce, contract or expand, or otherwise appear to move toward or away from the viewer;
 4. All such electronic signs shall be equipped with ambient light monitors and shall at all times allow such monitors to automatically adjust the brightness level of the electronic sign based on ambient light conditions;
 5. Maximum brightness levels for electronic signs shall not exceed the brightness levels recommended by the manufacturer of the sign; and
 6. No electronic sign shall revolve, emit sound, or be physically animated in any way.
7. In addition to conditions in subsections (B)(1) through (9) of this section, the placement of electronic signs on non-public reserve zoned land that is leased for public purposes by a municipal corporation or other agency of the state or federal government shall be subject to the following additional conditions:
 - a. The leased land and the proposed sign location must abut University Way or Canyon Road; and
 - b. The electronic sign shall be removed within 30 days from the date the land is no longer leased by the municipal corporation or other agency of the state or federal government for public uses. [Ord. 4563 § 1, 2010; Ord. 4395, 2004; Ord. 4393, 2004.]

3.12.300 Other signs.

A. Roof signs or other building-mounted signs which project above the roof line of the building on which the sign is mounted shall be prohibited in all zones except the C-HT-G zone, where they shall not exceed 35 feet in height from ground level.

- B. The total maximum area of any sign advertising or locating a residential apartment use in the PUD, R-H, R-L, R-M, or R-O zones shall be eight square feet except as provided for in subsection (C) of this section.
- C. The total maximum area of any sign advertising or locating an approved office or professional service use in the R-O or PUD zones shall be 25 square feet; provided, however, the sign area and number of signs advertising a residential apartment, office or professional service use in the R-O zone, ~~when such use is located on a lot of record with frontage on Mountain View Avenue, shall be governed by the same sign requirements that apply to the C-H zone.~~
- D. The total maximum area of any sign advertising or locating a single-family or home occupation use in the PUD, R-H, R-S, R-L, R-M, or R-O zones shall be three square feet.
- E. Businesses and all multiple-occupancy buildings in all zones shall be allowed no more than one freestanding sign per street frontage with the maximum of two freestanding signs, with the following exceptions:
 - 1. Businesses in the C-H zone shall be allowed one additional freestanding sign if the property has a minimum of 180 feet of frontage on a single street and is a minimum of one acre in area and another freestanding sign if the business successfully obtains a conditional use from the planning commission for the construction of a freeway-oriented sign.
 - ~~2. Businesses in the T-C zone shall be allowed two freestanding signs per lot plus one additional sign if the property has a minimum of 180 feet of frontage on a single street and is a minimum of one acre in area for a total maximum of three freestanding signs.~~
- F. All signs advertising a consumable commodity in any zone shall be limited to advertising the consumable commodity with a maximum of 25 percent of the total sign area. A minimum of 75 percent of the total sign area shall be used to advertise the business which offers the consumable commodity for sale.
- G. Individual signs allowed by this chapter shall not be combined in such a way as to create one large sign, which combination sign is larger than the allowable area for any individual sign provided for in this chapter. [Ord. 4395, 2004; Ord. 4307, 2001; Ord. 3402 §1, 1983.]

3.12.320 Preexisting signs.

Signs which were existing and in lawful use prior to the adoption of the ordinance codified in this chapter, except temporary or special signs which are not subject to preexisting sign status, shall be considered nonconforming signs and may continue in use subject to the following requirements:

- A. Said signs are properly maintained in the manner set forth in ECC 3.12.380, Maintenance.
- B. Businesses with preexisting nonconforming signs shall not be eligible for any additional signs until the preexisting signs be made to conform to the requirements of this chapter.
- C. No alterations are made to said preexisting signs to enlarge or change their original appearance or location in a manner which is held to increase their degree of nonconformity. Such preexisting signs may change the copy and design of the sign face without affecting their nonconforming status if no changes are made to the sign frame or structure.

- D. If any of the above alterations are made or if any said signs are removed by the owner, the resulting alterations or new replacement signs shall conform to the requirements of this chapter. [Ord. 3402 § 1, 1983.]

3.12.340 Temporary and special signs.

Temporary and special signs or displays are nonpermanent in nature and are intended for use only for a limited period of time. The category includes any banner, pennant, flag or advertising display constructed of canvas, fabric, wood, plastic, metal or other material. All such temporary or special signs are allowed provided they meet the following respective requirements:

- A. Political signs, posters or bills promoting or publicizing candidates for public office or issues that are to be voted upon in a general or special election shall not exceed a maximum sign area of 10 square feet in the R-S, R-L, R-M, R-O, MHP and MHS zones. In all other zones, said political signs shall conform to the sign area requirements applicable to the type of sign used. Such signs shall be displayed only on private property of consenting property owners. Political signs shall be removed within seven days after the election, except that a candidate who wins a primary election and advances to a general election may continue to display political signs until seven days after the general election. It will be the responsibility of the appropriate campaign manager or candidate for office to remove their political signs within the above time.
- B. Construction signs identifying the architects, engineers, contractors, or other individuals or firms involved in the construction of a building must obtain a sign permit and specify the amount of time the sign is to be displayed, which in no event shall extend beyond the time a valid building permit for such activity is in effect. Only one construction sign is allowed per site not to exceed 48 square feet in size in the R-S, R-L, R-M, and R-O zones. In all other zones, said construction signs shall conform to the sign area requirements applicable to the type of sign used.
- C. Temporary banners and posters as defined in this chapter shall be allowed for use in any commercial or industrial zone, subject to the following limitations. Each business address shall be limited to the display of no more than seven banners or posters at any one time. The aggregate area of all banners or posters displayed at any one time shall not exceed 250 square feet. For the purposes of this chapter, a business address shall be considered a single building or complex or related buildings housing a single business or multiple businesses. Multiple businesses in one building or a related complex of buildings shall be treated as a single business address. The display of such banners and posters shall take place entirely on private property, shall not cause any sight distance or other public safety problems for motorists, pedestrians, or bicyclists, and shall conform to the height requirements for the zone in which located.
- D. Temporary decorations as defined in this chapter shall be allowed for use in any business or industrial zone, subject to the following limitations. Each business address shall be limited to the display of temporary decorations which total surface area of all such temporary decorations shall not exceed a total of 250 square feet at any one time. For the purposes of this chapter, a business address shall be considered a single building or complex of related buildings housing a single business or multiple businesses. Multiple businesses in one building or a related complex of buildings shall be treated as a single business address. The display of such temporary decorations shall take place entirely on private property, shall not cause any sight distance or other public safety problems for motorists, pedestrians, or bicyclists and shall conform to the height requirements for the zone in which located.
- E. Real estate signs which advertise for sale, lease, or open house information for any lot or property in the city shall be located on said property for the time such sale or lease is offered. In the R-S, R-L, R-M, R-O, MHP, MHS, and C-N zones, such real estate signs shall not exceed eight square feet in total sign

area. If said real estate signs overhang public rights-of-way, they shall be subject to the provisions of ECC 3.12.220(B). In the NC-MU, RC-MU, C-C, C-C II, C-H, T-C, I-L, and I-H zones, such real estate signs shall not exceed 48 square feet in total sign area.

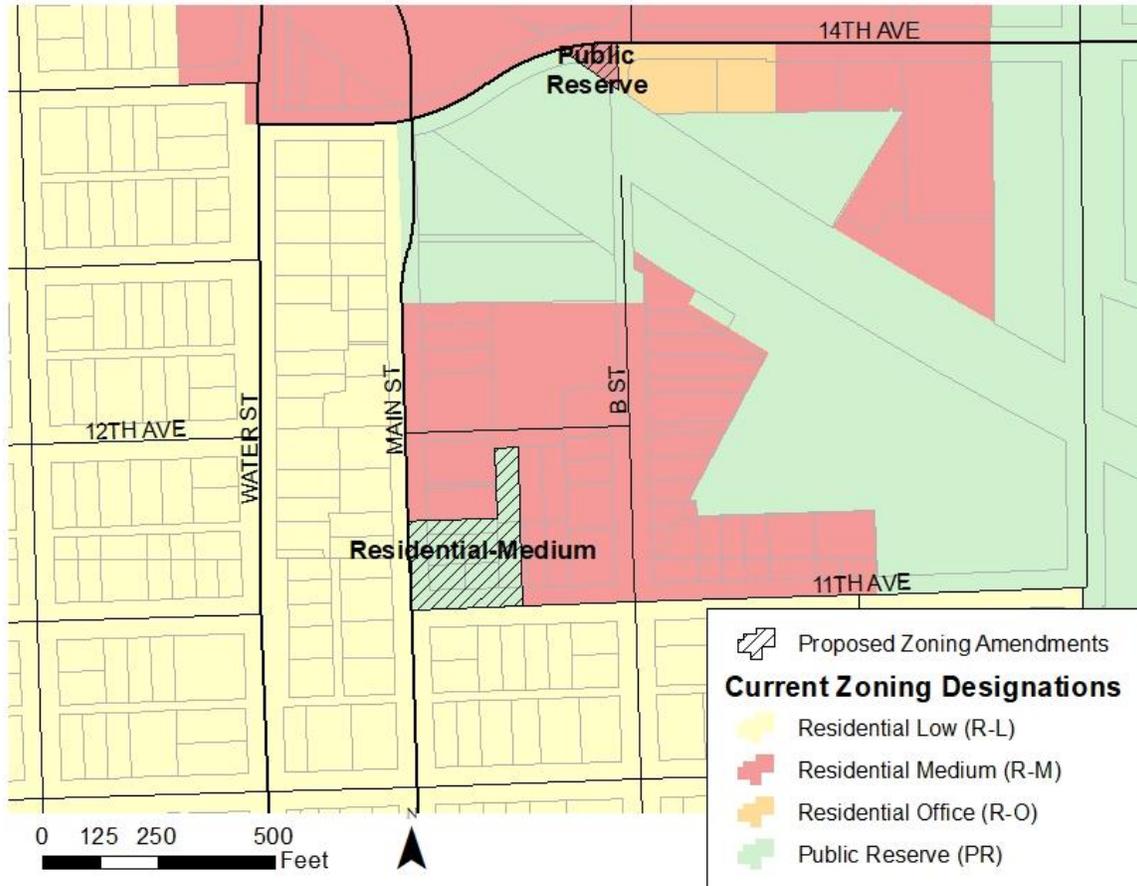
- F. Banners which advertise civic activities such as the Ellensburg Rodeo and Kittitas County Fair and other activities which may from time to time be approved by the city council may be supported on those steel strain poles in two locations in the public right-of-way which were constructed for that specific purpose. One set of strain poles is authorized on Cascade Way at 3,600 feet southeasterly from the P.T. of the off-ramp of the WC line with Cascade Way as shown on sheet 22 of State of Washington Highway Maps, West Side Canal to Bull Road, and one set is authorized on Canyon Road at 1,430 feet northwesterly from the intersection of the off-ramp of the EG line with Canyon Road as shown on sheet 19 of State of Washington Highway Maps, West Side Canal to Bull Road.
- G. A-frame signs as defined in this chapter shall be allowed for use in any commercial or industrial zone, subject to the following limitations. For the C-H, T-C, C-N, I-L, and I-H zones, each business address shall be allowed for the use of a maximum of one A-frame sign at any one time. For the purposes of this chapter, a business address shall be considered a single building or complex of related buildings housing a single business or multiple businesses. Multiple businesses in one building or complex of related buildings shall be treated as a single business address. Each A-frame sign displayed in the NC-MU, RC-MU, C-H, T-C, C-N, I-L and I-H zones shall not exceed a total sign area of 32 square feet on one side and 64 square feet total sign area on all faces and shall be placed a minimum of two feet behind the inside edge of an existing curb if no sidewalk is present. If no sidewalk or curb is present, the A-frame sign shall be placed a minimum of eight feet behind the edge or road pavement. Further, such A-frame sign shall not cause any sight distance or other public safety problems for motorists, pedestrians, or bicyclists.

For the C-C₁ and C-C II, NC-MU, and RC-MU zones, each business shall be allowed the use of a maximum of one sidewalk sign at any one time. For the purposes of this chapter, in the C-C₁ and C-C II, NC-MU, and RC-MU zones each business which has been issued a separate city business license shall be entitled to the use of one sidewalk sign at any one time. Each sidewalk sign displayed in the C-C₁ and C-C II, NC-MU, and RC-MU zones shall not exceed a height of three feet and a width/length of two feet and shall be adequately anchored against movement or overturning due to wind. Such signs shall not cause a hazard or impediment to pedestrians, vehicles, or bicyclists.

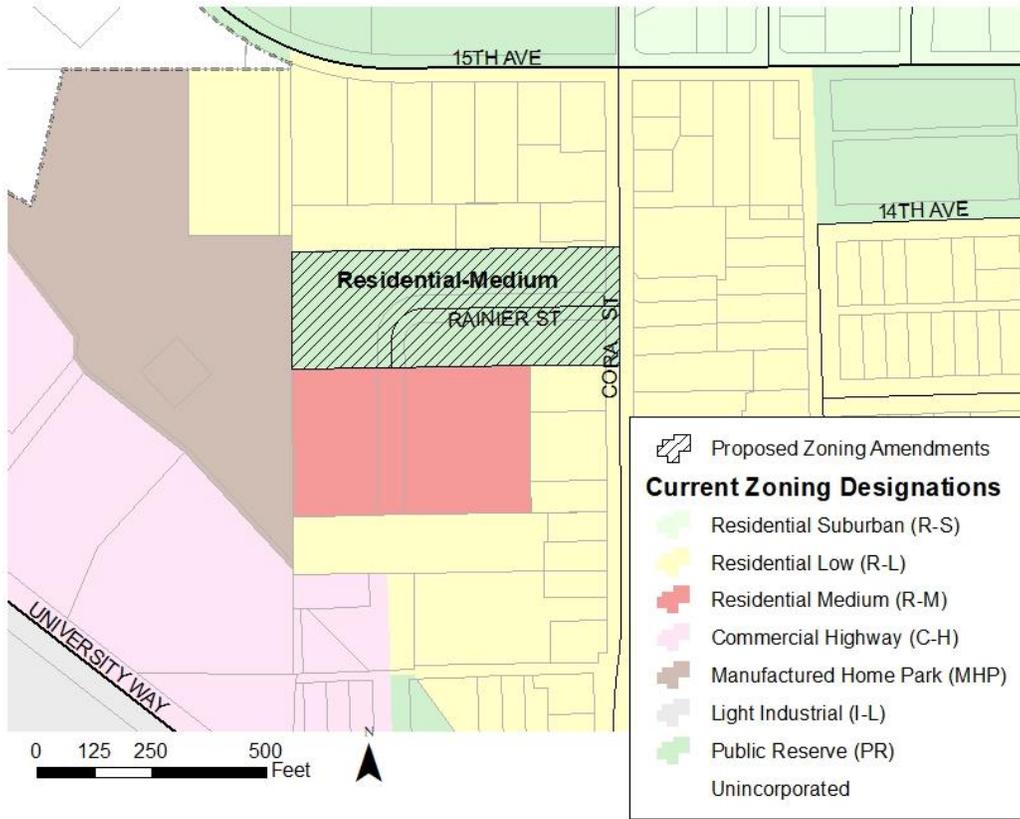
- H. All signs placed on vehicles, trailers, or portable supports which are parked or located for the primary purpose of displaying said signs are prohibited. This does not apply to signs or lettering on buses, taxis, or vehicles operating during the normal course of business.
- I. Welcome banners, pennants, signs, windsocks, flower baskets, or other displays connoting a welcome from the city of Ellensburg to visitors of the city may, upon prior approval of the council of the city of Ellensburg, be displayed over or on publicly owned land or rights-of-way at a minimum clearance of at least 20 feet for a renewable period of one year, said right to display being subject to the annual review and approval of the council. [Ord. 4395, 2004; Ord. 3582 § 1, 1987; Ord. 3402 §1, 1983.]

ZONING BOUNDARY AMENDMENTS

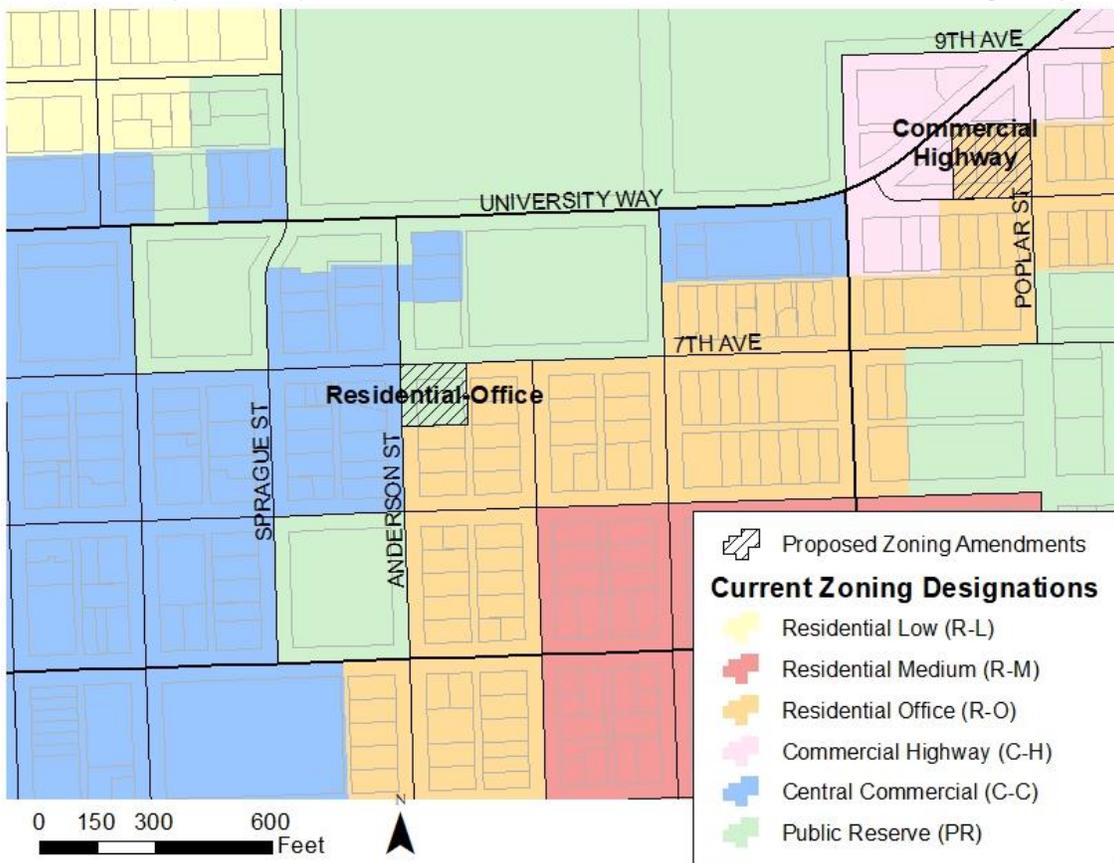
Map 1. Main Street and 11th Avenue – Public Reserve to Residential-Medium Zoning and 14th Avenue – Residential-Medium to Public Reserve



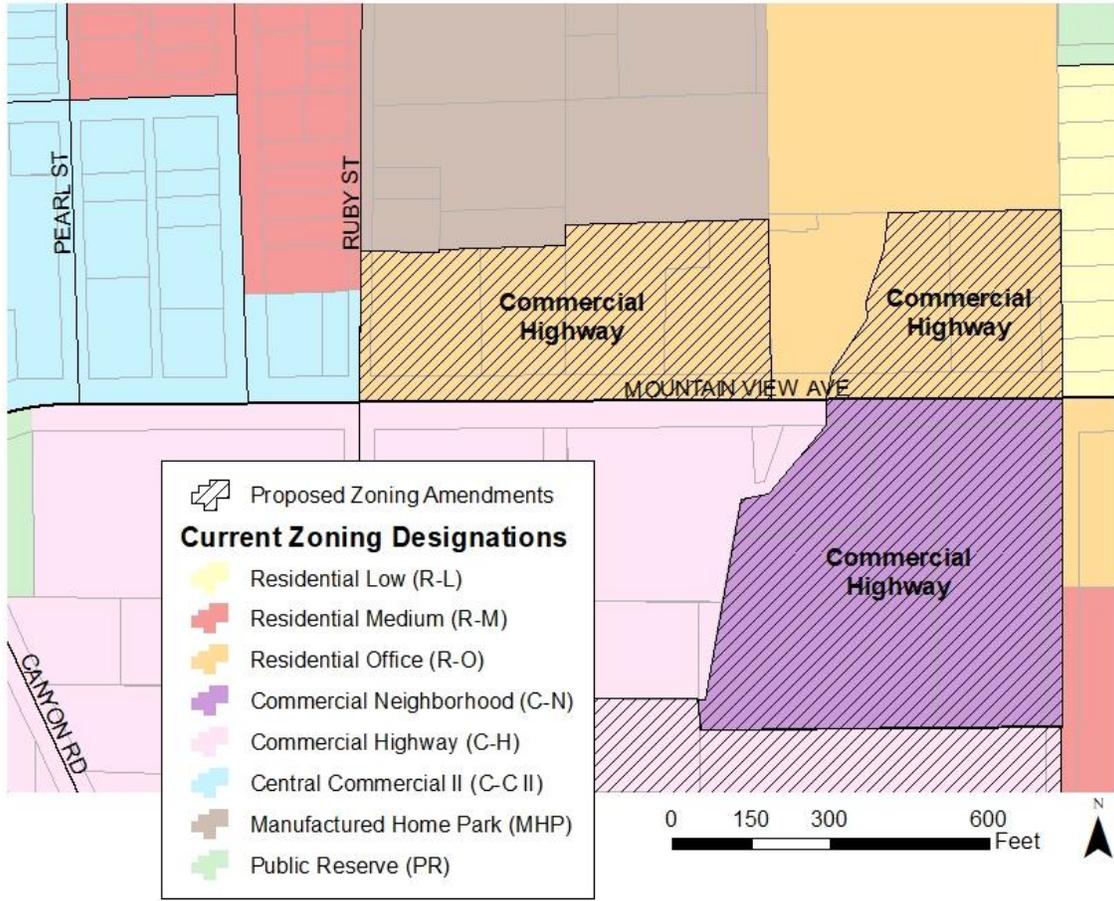
Map 2. Rainier and Cora Streets – Public Reserve to Residential-Medium Zoning



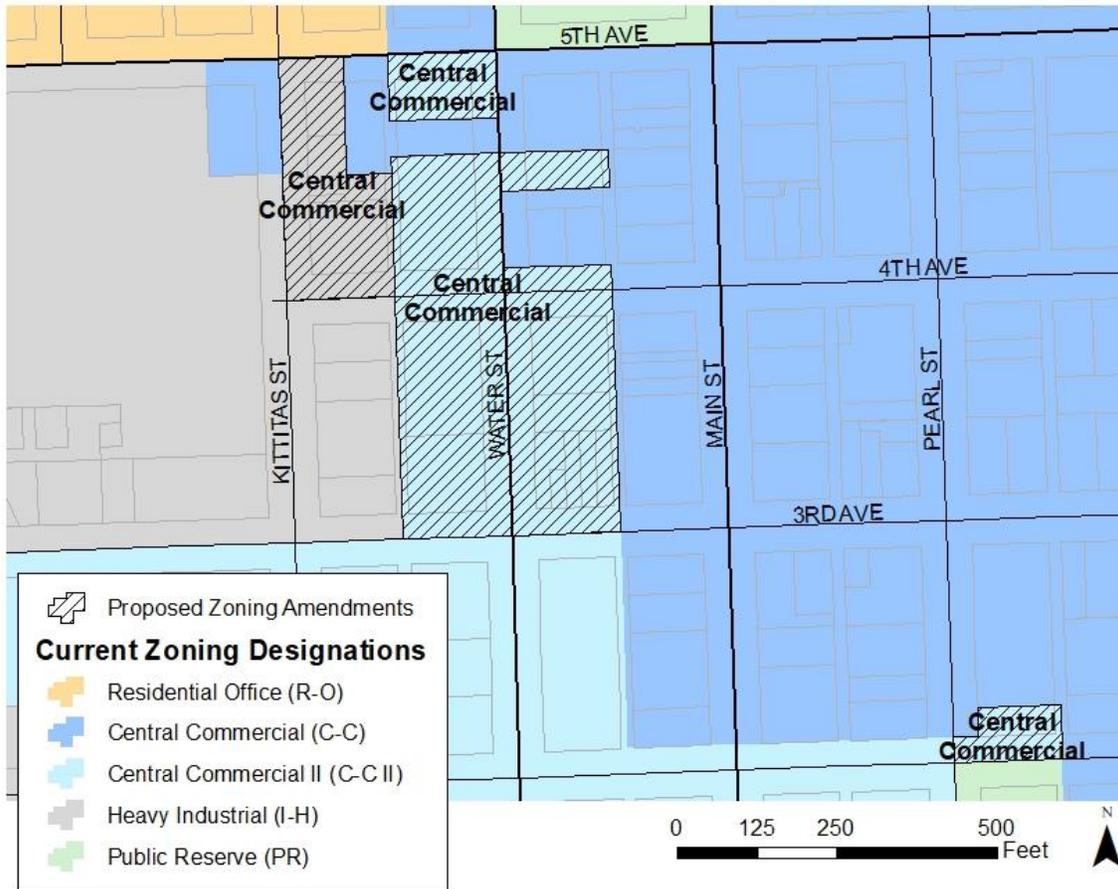
Map 3. Anderson and 7th Avenues – Public Reserve to Residential-Office Zoning and University and Poplar Street – Residential Office to Commercial Highway



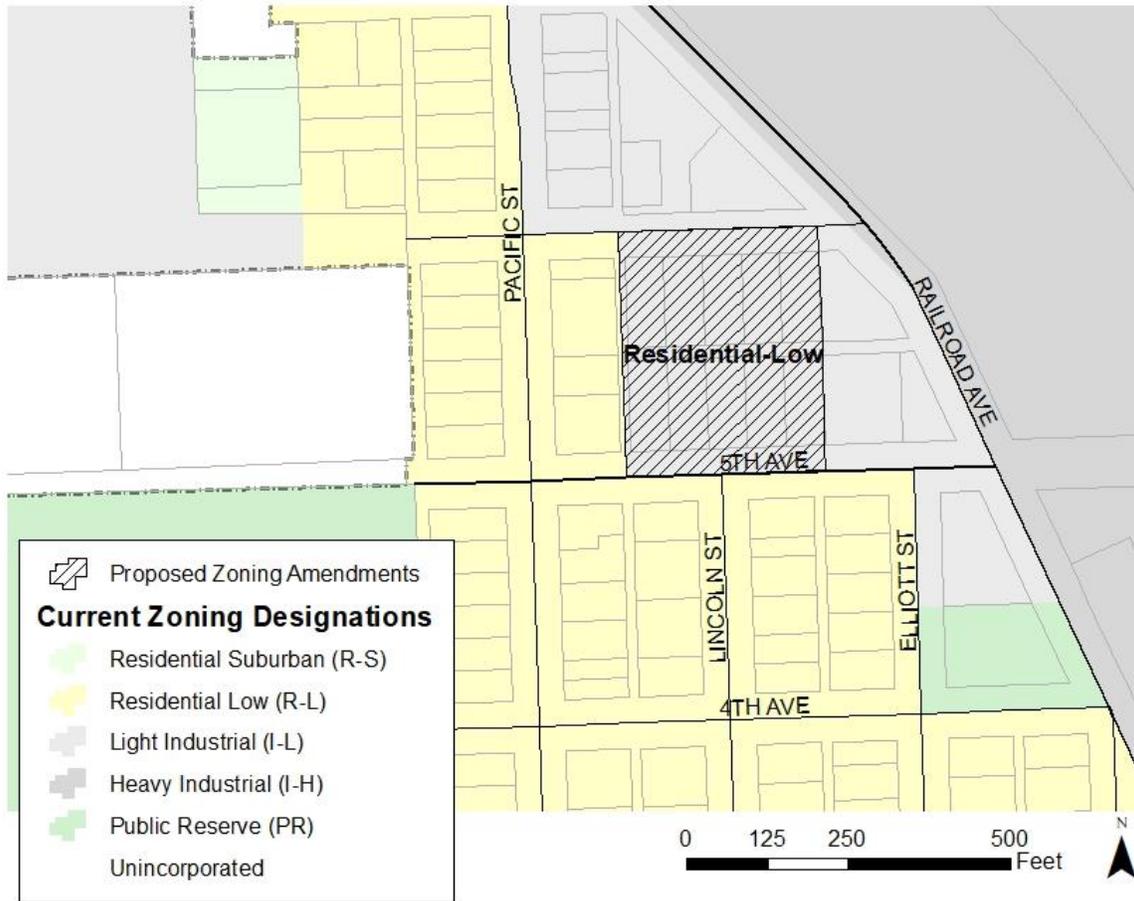
Map 4. Mountain View Avenue – Extension of Commercial-Highway Zoning



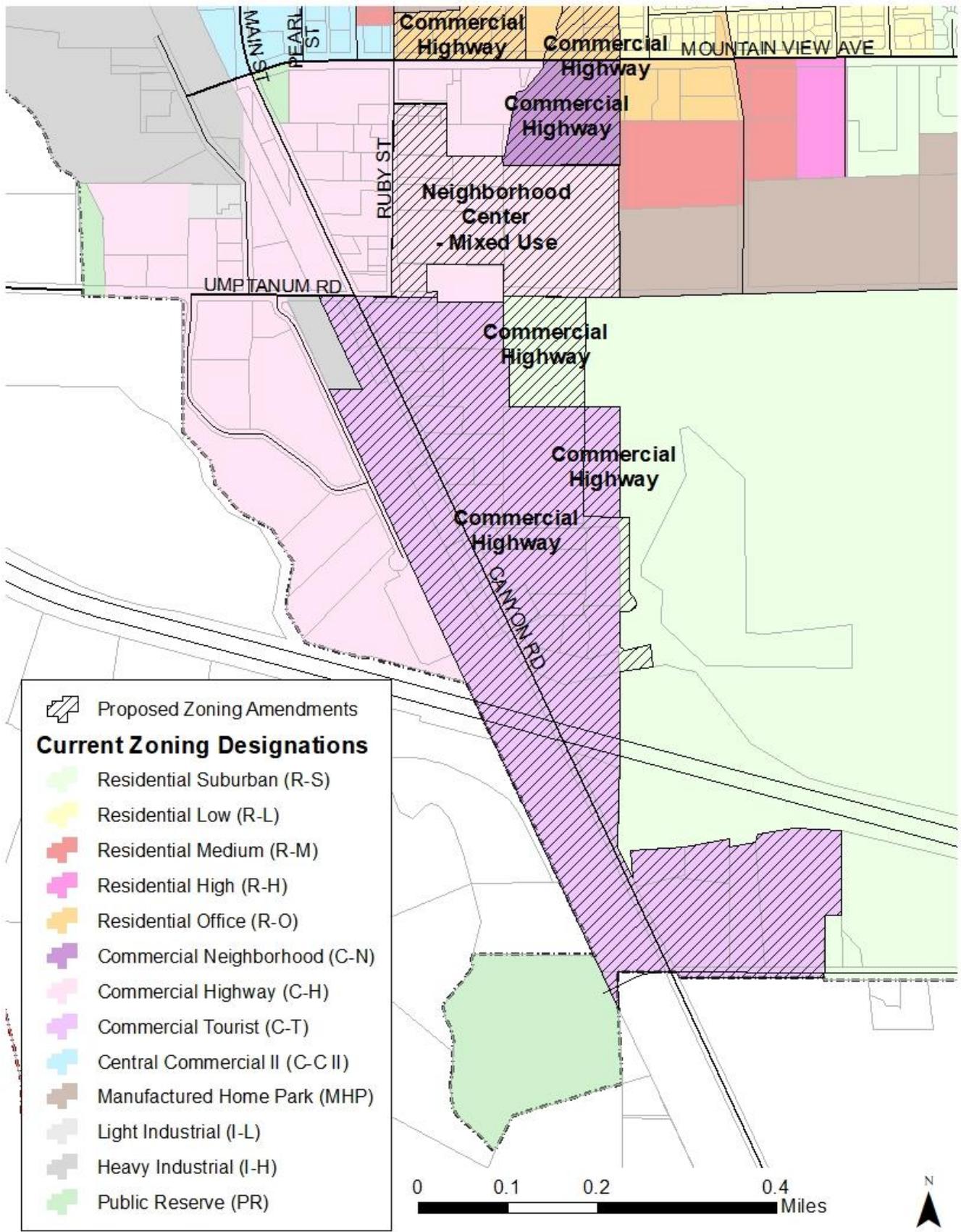
Map 5. Extension of Central Commercial Zoning



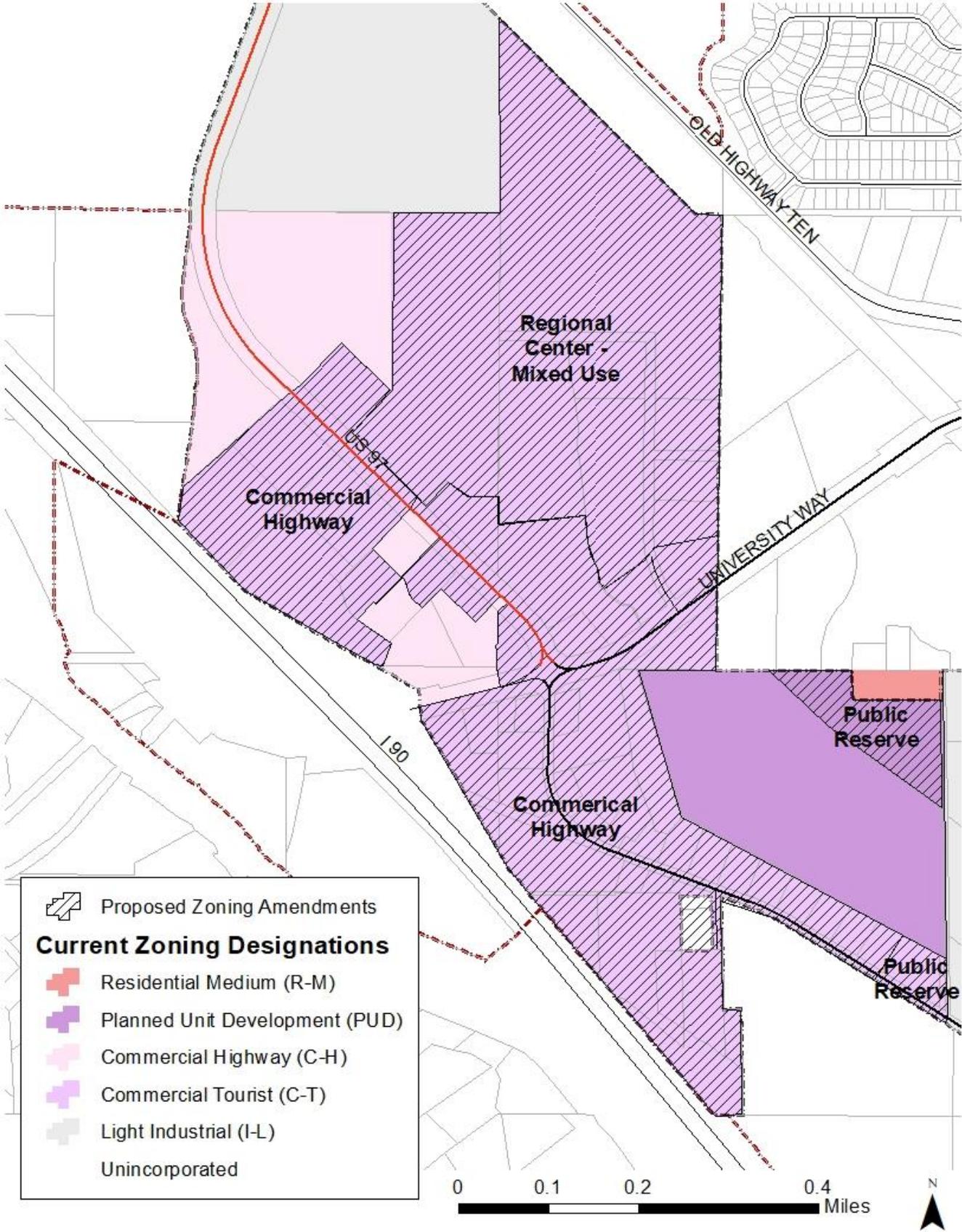
Map 6. West Ellensburg – Light Industrial and Residential Low Zoning



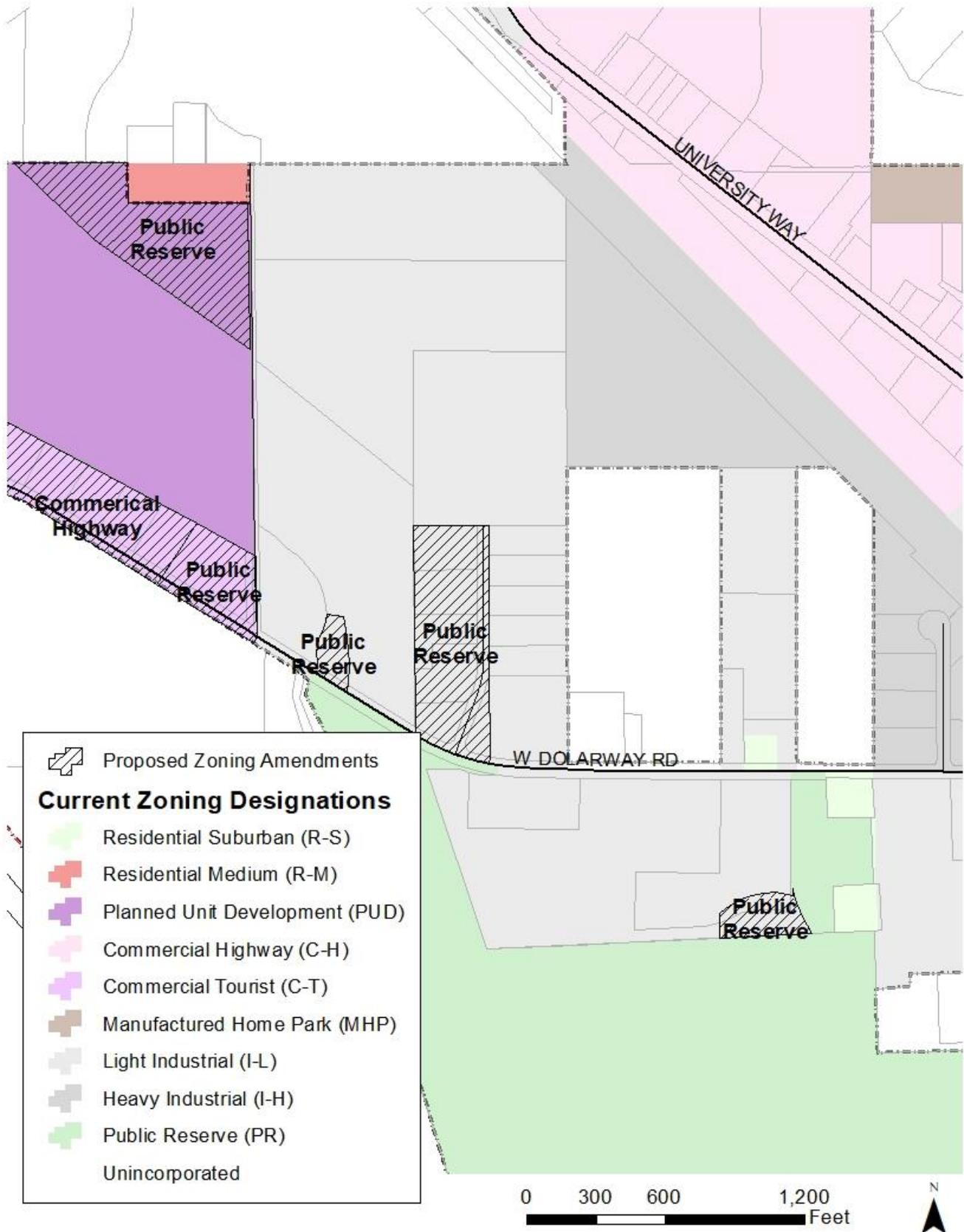
Map 7. Ruby Street Proposed Mixed-Use Zoning and Canyon Road Commercial-Tourist to Commercial Highway



Map 8. West Interchange Proposed Mixed Use Zoning and Commercial Tourist to Commercial Highway Zoning



Map 9. Dolarway Road – Commercial Tourist, Planned Unit Development, and Light Industrial to Public Reserve Zoning



Map 10. University Way – Commercial Highway and Residential Office to Public Reserve Zoning

