



Rezoning

PB-06

Community Development Department

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15.250.060 Rezoning – Type IV or V review process.

Site-specific rezoning to change the current zoning of a property to a new zoning category that is consistent with the comprehensive plan land use designation for the property are reviewed as Type IV processes. Type V reviews involve the legislative revisions to the zoning map for area-wide changes including comprehensive plan updates and those proposed to implement subarea plans.

- A. Purpose.** The purpose of this section is to provide procedures for amending the text, maps, and charts of this title, and amendment criteria for amending the official zoning map.
- B. Procedures.** Site specific rezoning are subject to the Type IV review process as set forth in ECC Chapter 15.210. All other rezoning are subject to the Type V review process as set forth in ECC Chapter 15.210.
- C. Site specific rezoning decision criteria.** The city may approve or approve with modifications an application for a rezoning of property only if the applicant has adequately demonstrated that all of the following statements apply to the proposed rezoning:
 1. Conditions have changed since the imposition of the zoning classification on the property;
 2. The proposed rezoning bears a substantial relationship to the public health, safety, morals, and general welfare;
 3. The proposed rezoning is consistent with the comprehensive plan; and
 4. The proposed rezoning to a particular zoning district shall be consistent with the development standards in the LDC for the zoning district.;

Applicants may propose conditions to be imposed on the site specific rezoning in order to mitigate any detrimental effect the rezoning might have on uses or property in the immediate vicinity of the proposed rezoning. Any conditions imposed by the city on the rezoning shall be incorporated in a development agreement executed by the city council and the property owner(s), under the procedures set forth in RCW 36.70B.170 through 36.70B.200 and ECC Chapter 15.380 (Development Agreements).

The burden of this demonstration is on the rezoning applicant.