



Conditional Use Permits

PB-04

Community Development Department

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15.250.040 Conditional use permits – Type III review process.

- A. **Purpose.** The purpose of a conditional use permit is to locate a permitted use on a particular property, subject to conditions placed on the permitted use to ensure compatibility with nearby land uses.
- B. **Procedures.** Conditional use permits are subject to the Type III review process as set forth in ECC Chapter 15.210.
- C. **Decision criteria.** The city may approve or approve with conditions only if the applicant demonstrates that:
 - 1. The size of the site is adequate for the proposed use, including all facilities and amenities that are required by this Title or desired by the applicant;
 - 2. The proposed use will not be detrimental to the public health, safety, and general welfare of the community and will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties;
 - 3. The topography, soils, and other physical characteristics of the site are appropriate for the use and potential problems due to weak foundations soils can be eliminated or reduced to the extent necessary to avoid hazardous situations;
 - 4. The proposed use will not be injurious to, or adversely affect the uses, property, or improvements adjacent to, or in the vicinity of the site upon which the proposed use is to be located;
 - 5. The proposed use is compatible with adjacent land uses and consistent with the character of the surrounding area;
 - 6. The proposed use will be supported by adequate water, sewer, storm drainage, schools, electrical, police, fire protection facilities and services. The use will not overburden or adversely affect said public facilities and services;
 - 7. The traffic generated by the proposed use will not unduly burden the traffic circulation system in the vicinity;
 - 8. An adequate site layout is proposed for on-site circulation and transportation activities, considering the potential impacts of the proposed use on traffic flow and control, emergency vehicle movements and safety associated with the suitability of access points, on-site drives, parking, loading and unloading areas, refuse collection and disposal points, sidewalks, bike paths, or other transportation facilities required by this title or desired by the applicant;
 - 9. The proposal will cause no unreasonably adverse effects to wetlands, shorelands, wildlife habitat, and other critical areas;
 - 10. Buffering devices such as fencing, landscaping or topographic characteristics adequately protect adjacent properties from adverse effects of the proposed use, including adverse visual or auditory effects;
 - 11. The granting of the conditional use is consistent and compatible with the intent of the goals, objectives and policies of the comprehensive plan;
 - 12. The proposed use complies with the appropriate development and performance and all other applicable provisions of the city of Ellensburg development standards; and
 - 13. All conditions necessary to lessen any impacts of the proposed use have been included in the project design or will be required as conditions of approval.

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D. Appropriate conditions for approval. In approving a conditional use, the planning commission may impose conditions including, but not limited to, any of the following conditions:

1. Limit the manner in which the use is conducted, including restricting the time an activity may take place and imposing restraints to minimize such environmental effects such as noise, vibration, air pollution, glare and odor;
2. Establish a special yard or other open space, lot area or dimension;
3. Limit the height, size or location of a building or other structure;
4. Designate the size, number or nature of vehicle access points;
5. Increase the amount of street dedication, roadway width or improvements within the street right-of-way;
7. Designate the size, location, screening, drainage, surfacing or other improvements of off-street parking or truck loading areas;
8. Limit or otherwise designate the number, size, location, and height of lighting of signs;
9. Limit the number and intensity of outdoor lighting or require its shielding;
10. Require screening, landscaping or another facility to protect adjacent or nearby property and designate standards for installation or maintenance of the facility;
11. Require and establish the size, height, location or materials for a fence;
12. protect existing trees, vegetation, water resources, wildlife habitat or other significant natural resources;
13. Impose special conditions on the proposed development to ensure that it is in conformance with the surrounding neighborhood and the intent and purpose of the zoning district classification; and/or
14. Require such financial guarantees and evidence that any applied conditions will be complied with.