



EPHRATA PLANNING COMMISSION
AGENDA

April 22, 2021

ZOOM VIDEO <https://zoom.us/j/6423977833>

OR

**CALL IN PHONE NUMBER 1-253-215-8782, follow prompts
City of Ephrata Meeting ID: [642-397-7833](https://zoom.us/j/6423977833)**

Board: Joe Dennis
Tom Moncrief
Don Guillemette
David Spencer

- A. Regular Commission Meeting: Open to the Public.
- B. Ephrata City Hall - 121 Alder Street S.W.
- C. Call meeting to order - 7:00 p.m.
- D. Roll Call
- E. Approval of Commission Minutes: March 25, 2021 meeting
- F. Correspondence:
- G. Additions and/or revisions to Published Agenda:

Business:

- H. Public Hearing- Review of the Final 2021 Comprehensive Plan Amendment Docket
- I. Review of proposed amendment to Ephrata Municipal Code Chapter 19 to allow correction facilities as a conditional use in the Airport Enterprise zone.

Adjourn

Please contact Stacy Hooper at 754-4601 extension 123 if you will not be able to attend this meeting.

PLANNING COMMISSION MINUTES

Date: March 25, 2021

The Ephrata Planning Commission, Grant County, Washington met on March 25, 2021. The meeting was called to order VIA ZOOM at 7:00 p.m. by Chairman Joe Dennis. Roll was taken.

Members present: Joe Dennis, Tom Moncrief, Don Guillemette, and David Spencer.

Staff present: Dan Leavitt, Community Development Director; Anna Franz, City Attorney; Bill Sangster, Public Works Director, and Stacy Hooper, Secretary.

Community Members Present: Christine Navarro, Tom Parrish, Baljit, Amar,

Joe Dennis presented audio difficulties. Joe Dennis will attend the meeting via video only as he can hear the meeting. Tom Moncrief, as Vice Chair to take over as chair for the March 25, 2021 meeting.

The commission reviewed the minutes of the January 14, 2021 meeting. Minutes approved with no changes. (m/s David Spencer/Don Guillemette). Motion carried.

Correspondence: Nothing added

No additions or Revisions to published agenda.

Election of Chairman and Vice Chair: **Tom Moncrief** opens the floor for nominations; **David Spencer** elects **Tom Moncrief**; **Tom Moncrief** accepts; **Don Guillemette** Seconds motion. Approved, New Chairman is Tom Moncrief.

Open Elections for Vice Chair: **Don Guillemette** nominates himself; no other nominations; all approved. New Vice Chair is **Don Guillemette**

Tom Moncrief opens business at hand, Amendment to the Future Land Use Zoning Map Plan of the Ephrata Comprehensive Land Use plan.

Dan Leavitt gives staff report; explains the request and the process of the zoning amendment. First step is for planning commission to recommend this request to be placed on the docket for amendments to the comprehensive plan land use map to City Council; the next step following the finalization of the docket would be for the Planning Commission to review the substantive request to change the land use map. **Dan Leavitt** gives description of where the parcels are located and what the current zoning is. **Dan Leavitt** asks for questions.

Don Guillemette asks if the resident to the south of the parcels has issued comments or do they even know about the proposal. **Dan Leavitt** states there has not been comments, the resident has been notified, and they will have a chance to comment as the process moves on.

David Spencer asks to clarify process; discussion ensues.

Tom Moncrief opens public Hearing at 7:12 pm, **Tom Moncrief** asks for comments from the public; no comment from public. **Tom Moncrief** asks for motion to close public hearing; **David Spencer** moves to close; **Don Guillemette** seconds motion to close public meeting.

Anna Franz administers appearance of fairness questions to commission member with no conflicts or objections presented.

Tom Moncrief asks for vote, motion to close the public hearing carries, and **Tom Moncrief** closes Public Hearing at 7:15 pm.

Entertain motion to put on City Council Docket, **David Spencer** moves **Don Guillemette** seconds; motion carried.

Planning Commission vacancy; **Jo Maedke** decided not to continue when her term ended. There has been no response to the add that was posted in the paper. A letter of interest can go to the City Administrator or the Mayor.

Tom Moncrief asks for clarification on the number of Planning Commission members and timeline of when position needs to be filled. Discussion ensues.

Meeting on March 25, 2021 adjourns at 7:19 pm.

Tom Moncrief, Planning Commission Chairman

Attest: _____
Stacy Hooper, Secretary

April 15, 2021

TO: Planning Commission

SUBJECT: Review of the City of Ephrata Final 2021 Comprehensive Plan Amendment Docket-Public Hearing

The Ephrata City Council held a public hearing on April 22, 2021 and approved the Final 2021 Comprehensive Plan Amendment Docket. The only item on the docket is a request to amend the Comprehensive Plan Future Land Use Map and Zoning Map to allow for the site-specific rezone of two existing parcels. The proposed amendment will change the Future Land Use Designation of two parcels from Urban High Density Residential to Commercial. The zoning of the parcels will then be changed from Residential 2 to Commercial 2.

Location of the parcels affected by proposed amendment: 735 NW Basin Street, Parcels 14-0440-000 and 14-0469-000. The site is undeveloped.

Potential Use: No specific plans have been submitted at this time, but the buyer of the property is proposing to build a motel and convenience store. The requested amendment would allow for the proposed development and any of the other uses currently allowed in the Commercial 2 Zone.

Attachments:

- Attachment 1: Maps showing proposed changes (2 pages)
- Attachment 2: Land Use Permit Application (5 pages)
- Attachment 3: Application for Site-Specific Comprehensive Plan Amendment (2 pages)
- Attachment 4: Determination of Non-Significance dated March 3, 2021.
- Attachment 5: Aerial Photo

Findings

A. Applicable Codes

Ephrata Municipal Code Title 17, Land Development, regulates the procedures for comprehensive plan updates. Section 17.02.050 stipulates that the Planning Commission may recommend, and the City Council may approve, approve with modifications, or deny amendments to the comprehensive plan text

or land use map designations based upon the following criteria:

1. The amendment will not result in development that will adversely affect the public health, safety, and general welfare; and
2. The amendment is based upon new information that was not available at the time of adoption of the comprehensive plan, or that circumstances have changed since the adoption of the plan that warrant an amendment to the plan; and
3. The amendment is consistent with other goals and policies of the comprehensive plan, and that the amendment will maintain concurrency between the land use, transportation, and capital facilities elements of the plan.

RCW 43.21C, State Environmental Policy Act (SEPA), is the state law that regulates environmental review of projects. The implementing state rules are found in Chapter 197-11 WAC and the local regulations are in EMC Title 20, Environmental Regulations.

B. Relevant Comprehensive Plan Goals and Policies:

General Land Use Policy 3a: Look for opportunities to facilitate development.

Land Use Goal 5: To encourage efficient use of resources by discouraging the inappropriate conversion of undeveloped land into sprawling, low density development.

Policy 5f: Periodically update land use and zoning codes to designate land for uses and densities that are compatible with the available utilities, roads and services.

Land Use Goal 11: Encourage development in areas where adequate city utilities are readily available (close proximity) or can be provided in a cost-efficient manner.

Land Use Goal 17: Encourage commercial activities to develop in existing commercial locations where public roads/facilities and services have capacity to accommodate high volumes of traffic, parking, and other public needs.

Land Use Goal 20: Protect the environment and enhance Ephrata's high quality of life, including air quality, water quality, and the availability of water.

Policy 20a: Ensure that land use and development regulations promote

protection of environmental quality.

Economic Development Goal 2: To expand tourism and special events, especially in cases where the City can offer complimentary events in conjunction with others.

Policy 2a: Encourage public and private sector endeavors that will foster the expansion of the tourism industry.

- C. A Determination of Non-Significance was issued on March 3, 2021 under the State Environmental Policy Act Rules (WAC 197-11). The determination was routed to City staff and agencies with jurisdiction as well as to property owners within 300 feet. No comments were received.

Conclusions: The facts and findings support the following conclusions:

The requirements of EMC 17.02.50 are met in the following ways:

1. The amendment will not result in development that will adversely affect the public health, safety, and general welfare. *The applicant states that the amendment will have no adverse effect on the public health, safety, and welfare. The applicant currently owns other businesses in Ephrata that have a positive impact on the downtown business corridor along Basin Street and states further that the proposed businesses will provide needed lodging and commerce to the City throughout the year. The tax revenue from future development will tax new revenue for the City that will benefit the community. Any future development will be subject to current State and Local rules and regulations that govern site development.*
2. The amendment is based upon new information that was not available at the time of adoption of the comprehensive plan, or that circumstances have changed since the adoption of the plan that warrant an amendment to the plan. *The applicant states that the proposed future development of the motel and convenience store will require approximately 1.49 acres. The two subject parcels are adjacent a third parcel that is zoned Commercial 2. When the properties were zoned to their current designation, it was not known how the site would be developed. The property was zoned based upon the best information that was available at the time. New information that is now available shows that the size of the area that is currently zoned Commercial 2 is not large enough for the proposed development. Commercial development that has occurred since the adoption of the comprehensive plan has reduced the number of available properties suited for a motel and convenience store. Steps*

based upon information available today must be taken to ensure continued commercial development.

3. The amendment is consistent with other goals and policies of the comprehensive plan, and that the amendment will maintain concurrency between the land use, transportation, and capital facilities elements of the plan. *The applicant states the amendment to the comprehensive plan maps will help meet Economic Development Goal 2 by expanding tourism by accommodating the increased volume of people attending local events. Land Use Goal 11 can be met with the amendment by encouraging commercial development where adequate City utilities are available. City water and sewer are located in the street that is adjacent to the properties. Construction of the convenience store and motel adjacent to State Highway 28 is consistent with Land Use Goal 17 because the development will take place in an existing commercial location and the highway serving the site has the capacity to accommodate high volumes of traffic.*

Public Hearing: A public hearing has been scheduled. Public notices have been published and posted. The Commission should hold a public hearing and take testimony on the proposed Amendment to the Future Land Use Map and Land Use Zoning Map of the Ephrata Comprehensive Land Use Plan.

Action: The Planning Commission should consider the proposed Future Land Use Map amendment and the proposed Zoning Map amendment and make a recommendation of approval to the City Council.

Respectfully submitted,

Daniel Leavitt
Community Development Director

735 Basin Street NW

Current zoning

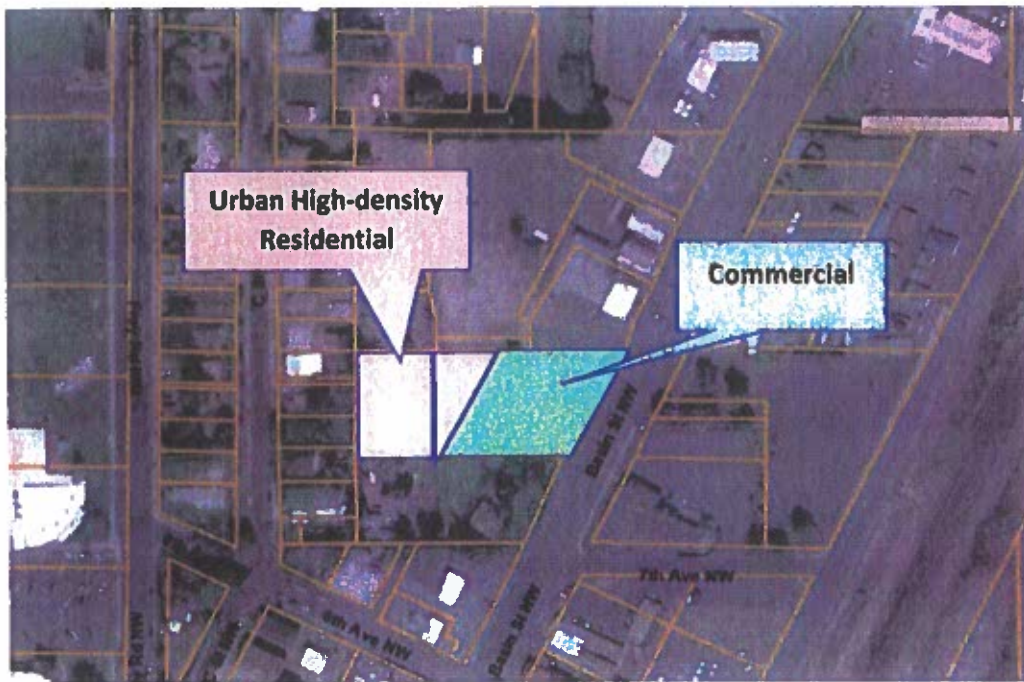


Proposed zoning



735 Basin Street NW

Current land use designation



Proposed land use designation



Attachment 2:

(5 pages)



LAND USE PERMIT APPLICATION

TYPE OF PERMIT (please check)

- Boundry Line Adjustment Preliminary Plat Variance
 Binding Site Plan Final Plat Environmental Review(SEPA)
 Short Subdivision Conditional Use Permit Temporary

APPLICATION DATA

Project Description: Comprehensive Plan Amendment

Property Owner: NAVARO Etal Phone: 509-855-1806

Mailing Address: _____ City/State: Soap Lake, WA

Email Address: _____ Fax: _____

Owner's Agent/Contact: Amarjit Khunkhun Phone: 360-220-2751

Mailing Address: 179 Heritage Lane City/State: Lynden, WA

Email Address: bapledging@gmail.com Fax: _____

Detailed Description of Request (please attach additional sheets if needed):

The agent, Amarjit Khunkhun desires to have the ~~R2~~ zoning changed on parcels 14044000 and parcel 14046900 to C2 zoning to accommodate the construction of a metal Convenience Store, busin 5,300 Room metal, 2000 square feet, Bonanza St.,

Are there any other Governmental applications required or in the process? If so, please list:

None

PARCEL DATA

Site Address:	<u>735 Basin St SW</u>	Parcel #:	<u>140440000 / 140469000</u>
Related Parcel #s:	<u>140441000</u>	<u>1</u>	<u>1</u>
Source of Water:	<u>City of Ephrata</u>		
Sanitary Sewer:	<u>City of Ephrata</u>		
Electrical Utility:	<u>Grant County PUD</u>		
Comprehensive Plan Designation:	<u>Urban Residential / Commercial</u>		
Zoning Designation:	<u>R2 R3 / C2</u>		
Environmental Sensitive Area:	<u>NO</u>		
Current use of property:	<u>VACANT LAND</u>		
Legal Description:	<u>See attached Exhibit 'A'</u>		
Section:	_____	Township:	_____ N.
		Range:	_____ W.M.
Quarter Section:	_____	Lot:	_____
		Block:	_____
Subdivision:	_____		
Detailed directions to the site:	<u>Highway 28 (Basin St) north. Property located on the west side of Highway 28, just past the intersection of Highway 28 and 7th Avenue NW.</u>		

GENERAL QUESTIONS

Describe the current use of the surrounding properties to the:

NORTH: Commercial

EAST: Church / Museum

SOUTH: Commercial

WEST: Residential

Has the site preparation been started on the site: If so, please explain to what extent.

No

If the proposal is commercial or industrial, what are the proposed hours of operation?

24 hour operation

Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal?

Not at this time

Proposed timing for completion of the proposal (including phasing if applicable):

No time table determined at this time

Are there any other applications pending for Governmental approvals for this or other proposals directly affecting the property covered by this proposal? If yes, please list:

No

I, Amarjit Khunkhun, declare that I have personal knowledge of the matters set forth below and that I am competent to testify to the matter stated herein.

I am a property owner or officer of the corporation owning property or authorized agent involved in this application and I have familiarized myself with the rules and regulations of the City of Ephrata Community Development Department with respect to preparing and filling this application and foregoing statements, answers and information submitted present the argument in behalf of this application and are in all respects true and correct to the best of my knowledge and belief.

I declare under penalty of perjury of the laws of the State of Washington the foregoing to be true and correct.

SIGNED this _____ day of _____, 20____

179 Heritage Lane
Street Address

Lynden, WA 98264
City/State/Zip

360-220-2751
Phone

Authentication
Amarjit Khunkhun and/or assigns 02/03/2021
Signature
2/3/2021 6:32:08 PM PST

Corporation or Company

IF A PERSON OTHER THAN THE PROPERTY OWNER IS SUBMITTING THIS APPLICATION, A LETTER FROM THE PROPERTY OWNER, GRANTING AUTHORIZATION TO ACT AS THE OWNER'S AGENT, MUST ALSO BE SUBMITTED.

NOTE: Requests that are subject to posting requirements must be posted by the applicant/agent in accordance with the regulations. The sign shall remain posted until Notice of Application comment period has expired. If signs are not posted, meetings and hearings must be postponed.

Order No.: G-15727

Exhibit "A"

THE LAND REFERRED TO HERRIN IS DESCRIBED AS FOLLOWS:

Those portions of Tracts 12, 13 and 14 and vacated Stanton Avenue adjacent and vacated Second Street adjacent, as would pass by operation of law, in Pierce & McGraft First Addition to the Town of Ephrata, according to the plat thereof recorded in Volume 1 of Plats, page 39, records of Grant County, Washington, described as follows:

Commencing at the Southeast corner of said Tract 12; thence West along the South boundary line of said Tract 12, a distance of 115 feet; thence North parallel with the West boundary line of Tract 12, a distance of 115 feet; thence North parallel with the West boundary line of Tract 12, a distance of 143.66 feet to the TRUE POINT OF BEGINNING; thence continuing North parallel with the Westerly boundary line of Tract 12, a distance of 168 feet; thence East parallel with the North boundary line of said Tracts 12, 13 and 14 to an intersection with the West right of way line of Primary State Highway No. 7 as conveyed to the State of Washington by deed recorded October 1, 1938, in Book 49 of Deeds, page 378, under Auditor's File No. 77408, which point in this description shall be known as Point "A". Beginning again at the TRUE POINT OF BEGINNING; thence East parallel with the South line of said Tracts 12 and 13 to an intersection with the West right of way line of Primary State Highway No. 7; thence Northeasterly along the West right of way line of State Highway No. 7 to Point "A".

*Attachment 3:
App. For Site-Specific Comprehensive
Plan Amendment (2 pages)*

Application for Site-Specific Comprehensive Plan Map Amendment

Chapter 17.02 of the Ephrata Municipal Code outlines procedures for amendments to the City of Ephrata Comprehensive Plan. Proposed amendments will be considered by the Planning Commission after a public hearing, and their recommendation will be approved, approved with modifications or denied by the City Council. With some exceptions, Comprehensive Plan amendments can only be considered once each calendar year, and all proposed amendments must be considered by staff, the Planning Commission, and the City Council in order to assess their cumulative impact. The annual deadline for comprehensive plan amendments is February 15.

DESCRIPTION OF PROPOSAL:

	<u>CURRENT DESIGNATION</u>	<u>REQUESTED DESIGNATION</u>
LAND USE PLAN MAP:	C2/R32	C2

Reason/Rationale for proposed Comprehensive Plan Map Amendment – Address how the proposal satisfies the standards of review in 17.02.050 Ephrata Municipal Code:

The buyer of the three parcels, 140441000, 140440000 and 140469000 is proposing to build a motel and convenience store. The proposed commercial development requires all of the 1.4869 acres encompassing the 3 a parcels to accommodate the area needed for the motel, convenience store, parking along with egress/ingress. Regarding the proposal satisfying the standards of review in 17.02.050 Ephrata Municipal Code: Item 1, no resulting adverse effect on public health, safety and welfare. There are several motels including the Best Western Rama Inn owned by the applicant, along with convenience stores that have well established records of positive impact on the downtown business corridor along Basin Street with on negative impact to the items of concern. These businesses provide needed lodging and commerce to Ephrata throughout the year. The addition of the proposed motel/convenience store will provide an additional nationwide brand name motel which will provide quality lodging for tourists wishing to stay close to Ephrata rather than looking at other locations out of town. The increase tax revenue will add new revenue for the City that will benefit all residents of the community. Item 2, new information or changes since the Comprehensive Plan was adopted. The proposal calls for a motel to be built on the site that will be two stories and approximately 24,000 square feet, having 50-60 rooms. The site will also have a convenience store that will be one story and approximately 7000 square feet. The proposal as stated requires all three parcels to accommodate the motel/convenience store, parking and egress/ingress.



Item 3, consistency with goals and policies of the Comprehensive Plan and too maintain concurrency of land use, transportation and capital facilities elements of the plan. Goal 2 of Coordinating economic development efforts is to expand tourism. This proposal will give Ephrata a high quality motel that will allow the events planned locally to accommodate the increase volume of people attending and will allow expansion of existing and encourage new events. Land Use Goals and Policies/Economic Development. Goal 2 to encourage economic stability for existing and potential businesses. This proposal will with the change in the comprehensive plan will provide needed growth and stability to the downtown corridor that have struggled to survive in changing economic times. More people will be available for all downtown businesses with a new motel and convenience store in the north end of Ephrata. Goal 11 Encourage development where adequate city utilities are readily available. This proposal is located adjacent to Basin Street (Highway 28), city sewer, water and PUD power are in the street. No increased costs to the city or developer for utility hookups. Goal 17 Encourage commercial activities to develop in existing commercial locations where public roads can accommodate high volumes of traffic. The proposal being located adjacent to Highway 28 will accommodate the volumes of traffic anticipated from the motel/convenience store. Goal 20 protect the environment and enhance Ephrata's high quality of life. The proposal will be designed and constructed to conform to Ephrata's high standard or quality of life. All construction will be done with minimizing the loss of soil due to wind erosion. City of Ephrata Land Use Commercial. This proposal meets the goal of using existing land to allow for a business to be built in a location that is designed for high traffic and increases employment opportunities for the public and promotes the use of existing utility services without a demand for expansion of services. The amendment to the comprehensive plan will result in a long-term benefit to the whole community of Ephrata, by having a nationwide branded motel locate in Ephrata allowing for increased overnight stay by tourists and business people, increasing employment opportunities for Ephrata residents and increase tax revenue to the city that will benefit all city residents.



DETERMINATION OF NON-SIGNIFICANCE



Name of proposal: Comprehensive Plan Map Amendment

Description of proposal:

1. Amend the Ephrata Comprehensive Land Use Plan to change the land use designation of one parcel and part of another existing parcel from High-Density Residential to Commercial.
2. Change the zoning of two subject parcels from Residential 2 to Commercial 2.

Proponent: Amarjit Khunkhun, 179 Heritage Lane, Lynden WA 98264

Location of proposal: The site is 735 NW Basin Street, Grant County Parcels 140469000 and 140440000,

Lead agency: City of Ephrata

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after review of a completed checklist and other information on file with the lead agency. This information is available to the public upon request.

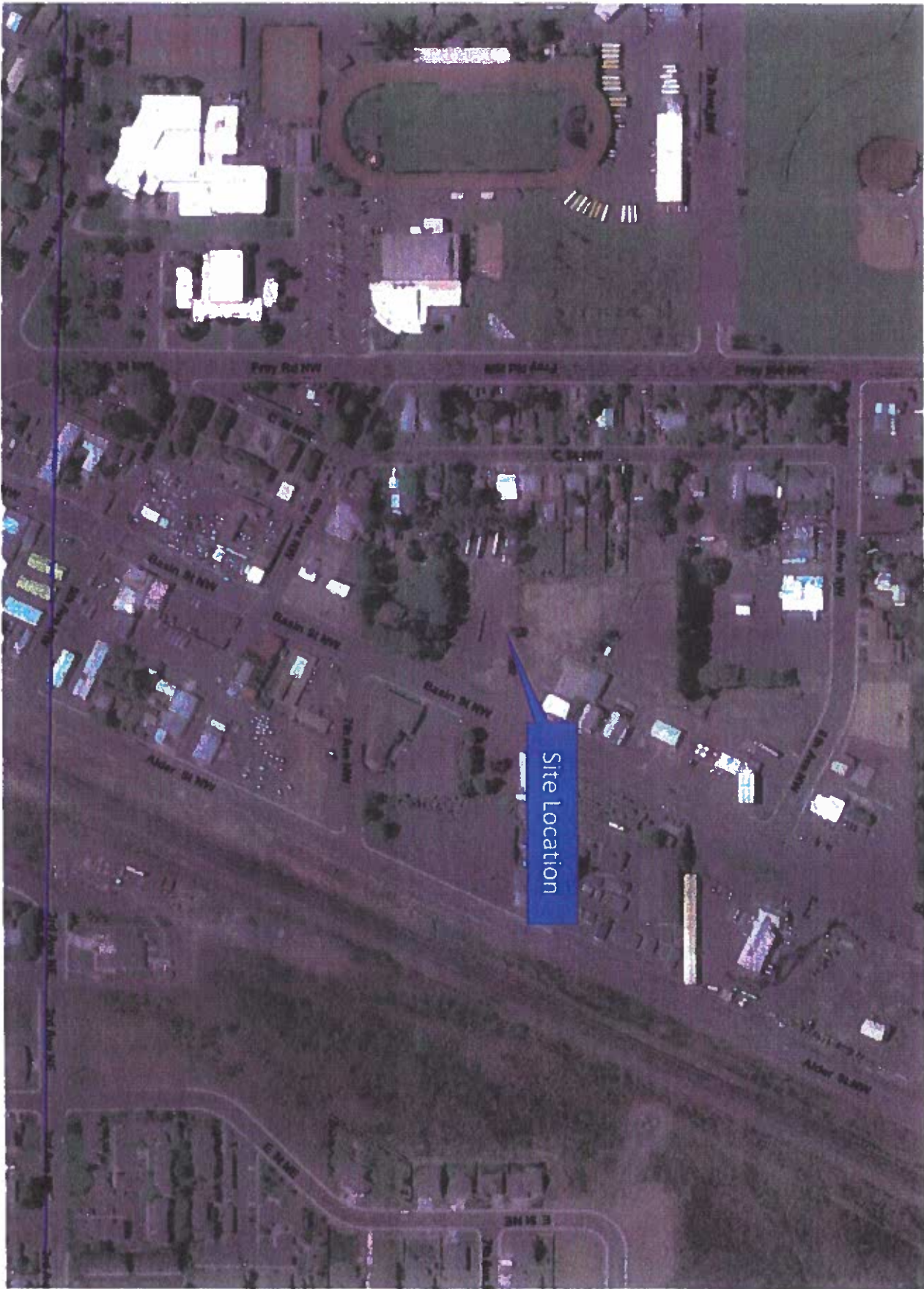
Determination of Non-Significance (DNS) Comment Period: This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date below.

Responsible Official: Daniel Leavitt, Community Development Director, 121 Alder St NW, Ephrata WA (509) 754-6967

Date: March 3, 2021

Signature:

A handwritten signature in black ink, appearing to read "Daniel Leavitt", written over a horizontal line.



Attachment 5

April 15, 2021

TO: Planning Commission

SUBJECT: Planning Commission Review of Proposed Revision to Ephrata
Municipal Code Title 19.

The City Council has directed the Planning Commission to review an amendment to the Municipal Code that allows a correctional facility as a conditional use in the Airport Enterprise Zone. Planning Staff has drafted and attached the revision to Title 19 for Planning Commission review and recommendation.

Attachments:

Attachment 1: EMC Chapter 19 showing in the proposed changes are underlined in red, (4 pages)

Action: The Planning Commission should consider the proposed amendment to the Municipal Code to allow correctional facilities as a conditional use in the Airport Enterprise Zone.

Action: The Planning Commission should approve, deny, or modify the proposed amendment and make a recommendation to City Council to approve or deny the amendment.

Respectfully Submitted



Daniel Leavitt
Community Development Director

Attachment 1

- 19.02.065 Building height.
- 19.02.067 Bulk retail uses.
- 19.02.070 Canopy.
- 19.02.071 Cargo containers.
- 19.02.072 Charging levels.
- 19.02.073 Clustering or cluster subdivision.
- 19.02.075 Comprehensive plan.
- 19.02.080 Combining district.
- 19.02.0845 Common open space.
- 19.02.0856 Community Development Director.
- 19.02.0868 Congregate care facilities.
- 19.02.0879 Convalescent home.
- 19.02.08890 Conditional use.
- 19.02.08991 Condominium.
- 19.02.090 Correctional Facility
- 19.02.092 Critical Facility.
- 19.02.094 Crop and tree farming.
- 19.02.095 Density, maximum permitted.
- 19.02.096 Dangerous wastes.
- 19.02.097 Data Center
- 19.02.098 Day-care center.
- 19.02.099 Day-care Family home.
- 19.02.100 Day-care operation.
- 19.02.101 Designated manufactured home.
- 19.02.102 Designated zone facility.
- 19.02.103 Detached Dwelling
- 19.02.104 Development Plan
- 19.02.105 Development.
- 19.02.106 Development Standard.
- 19.02.107 Discontinuance.
- 19.02.108 Discontinuance – conforming.
- 19.02.110 District.
- 19.02.111 Dock-high loading areas.
- 19.02.112 Drainage ditch.
- 19.02.113 Drip line.
- 19.02.114 Drive-in, drive-through facilities.
- 19.02.115 Duplex.

Clustering or cluster subdivision means a development or division of land in which residential building lots are reduced in size and concentrated in specified portion(s) of the original lot, tract, or parcel.

19.02.075 Comprehensive plan.

Comprehensive plan means the document, including maps, adopted by the city council which outlines the city's goals and policies relating to management of growth, and prepared in accordance with Chapter 36.70A RCW. The term also includes adopted subarea plans prepared in accordance with Chapter 36.70A RCW.

19.02.080 Combining district.

Combining district means district regulations superimposed on an underlying zoning district which impose additional regulations for specific uses, and which are valid for a stipulated time period. Uses permitted by the underlying zone may also be developed.

19.02.0845 Common open space.

Common open space means a parcel of land or an area of water or a combination of land and water within the site designated for a planned unit development, and designed and intended primarily for the use or enjoyment of the residents of such development.

19.02.0856 Community Development Director.

Community Development Director means the Senior Planner who is the director of the City of Ephrata Planning and Community Development Department or his/her authorized designee.

19.02.0868 Congregate care facilities.

Congregate care facilities mean a building or complex of dwellings which provides for shared use of facilities, such as kitchens, dining areas, and recreation areas. Such complexes may also provide kitchens and dining space in individual dwelling units. Practical nursing care may be provided, but not nursing care as described in a convalescent home.

19.02.0879 Convalescent home.

Convalescent home means any home, place, institution or facility which provides convalescent or chronic care, or both, for a period in excess of twenty-four (24) consecutive hours for three (3) or more patients not related by blood or marriage to the operator, who by reason of illness or infirmity, are unable to properly care for themselves. Such establishment shall be duly licensed by the state of Washington as a "nursing home" in accordance with the provisions of Chapter 18.51 RCW.

19.02.08890 Conditional use.

Conditional use means a use permitted in a zoning district only after review and approval by the hearing examiner. Conditional uses are such that they may be compatible only on certain conditions in specific locations in a zoning district, or if the site is regulated in a certain manner. [See EMC 19.09.030.](#)

19.02.08994 Condominium.

Condominium means real property, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions. Real property is not a condominium unless the undivided interest in the common elements are vested in the unit owners, and unless a declaration and a survey map and plans have been recorded. Condominiums must meet all provisions of Chapter [64.34 RCW](#).

19.02.090 Correctional Facility

Means any prison, penitentiary, penal facility, jail, detention unit, or other facility in which persons are incarcerated by government officials.

19.02.092 Critical Facility.

A facility for which even a slight chance of flooding might be too great. Critical facilities include, but are not limited to schools, nursing homes, hospitals, police, fire and emergency response installations, installations which produce, use or store hazardous materials or hazardous waste.

19.02.094 Crop and tree farming.

Crop and tree farming means the use of land for horticultural purposes.

19.02.095 Density, maximum permitted.

Maximum permitted density refers to the maximum number of dwelling units permitted per acre, subject to lot size and other development standards of Ch. [19.04 EMC](#). When determining the allowed number of units for a subdivision or short subdivision, all site area may be included in the calculation. If calculations result in a fraction, the fraction shall be rounded to the nearest whole number as follows: fractions above one-half (1/2) shall be rounded up, fractions of one-half (1/2) and below shall be rounded down.

19.02.096 Dangerous wastes.

Dangerous wastes means those wastes designated in WAC [173-303-070](#) through [173-303103](#) as dangerous wastes. This may include any discarded, useless, unwanted or abandoned substances, including but not limited to certain pesticides, or any residues or

Accessory uses and buildings customarily appurtenant to a permitted use	A	A	A	A	A	A	A	A	A	A	A	A	A	A	P
Wireless telecommunications facilities (WTCF) by administrative approval	P(2)(3)		P(2)(3)		P(2)(3)	P(2)(3)		P(1)(3)			P(1)(3)	P(1)(3)	P(3)(5)		P
<u>Correctional Facility</u>														C	

	S-R H-M	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	U-R	I-1	I-2	OSR	A-E	P-F
Wireless telecommunications facilities (WTCF) by conditional use permit	C(5)(3)	C(5)(3)	C(5)(3)	C(5)(3)	C(5)(3)	C(5)(3)		C(4)(3)	C(5)(3)	C(4)(3)	C(4)(3)	C(4)(3)	C(4)(3)	C(4)(3)	P
Battery Exchange Station			P		P	P	P	P	P		P	P	A	P	P
Electric vehicle charging station, Level 1 and 2			P		P	P	P	P	P		P	P	A	P	P
Electric vehicle charging station, Level 3							P	P	P		P	P	A	P	P