



September 27, 2013

Ellensburg City Council  
City of Ellensburg  
501 North Anderson Street  
Ellensburg, WA 98926

Dear Council Members,

Thank you for the opportunity to comment on the revised Draft Land Development Code dated September 11, 2013. We thank you for removing chapter 15.560 of Article 5 regarding signage. The Chamber of Commerce would like to offer our assistance in finding individuals to serve on your sign committee and would like you to know that we are willing to serve on this committee. Our additional recommendations/comments are listed below.

15.210.050(C) We recommend all conditional use permits go before a Hearings Examiner. A Hearings Examiner is a Land Use Professional that will make decisions based on the Code and Findings of Fact.

15.250.030(C) We support this and feel that all non-landmark property departures should go through the Director or a Hearings Examiner.

15.310.040 Retail of any size should be a permitted use in all of the commercial zones with the exception of C-N. If the City is going to see any retail growth it must allow retailers to have the flexibility they need to site in the location that will make them successful. If they are forced to go into an area they feel won't work well, they won't come. This applies to light industrial and office as well. Outlet centers should be allowed in C-T as well as C-H, CC and CCII. Large scale office should be allowed in C-T also. There are professional businesses that draw from places other than Ellensburg and want to be close to the Interstate in order to serve their customers.

15.320.040 We recommend removing the Floor Area Ratio completely.

15.530.020(B)2 The word "shall" needs to be replaced with the original language that was used "are also encouraged to". Historic building owners need to have the ability to use their



own ideas or the ideas of professionals and others who have completed historic rehabilitation projects as long as they fulfill the purpose and intent of the code.

15.340.010 Although it is not always the case there are times when a Bed and Breakfast does not have the owner living on-site. This should not be a requirement nor should they have to serve a meal. In some cases B & B's have given out certificates for breakfast at one of our local restaurants which helps the restaurant as well. This again is an area where flexibility is needed and should be given to allow a business to be successful.

15.540.020 & 050 We recommend removing the façade transparency altogether.

In closing the Kittitas County Chamber of Commerce would like remind the Council that over regulating and not allowing creativity or flexibility within the development codes will have an adverse affect on our community and will cause development to occur outside of our city limits and in other communities surrounding Ellensburg. We encourage you listen to your developers and builders and work with them as we continue towards adoption of this code.

Thank you for your considerations,

Sincerely,

A handwritten signature in blue ink, appearing to read "Ron Criddlebaugh".

Ron Criddlebaugh  
Kittitas County Chamber of Commerce