



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

June 17, 2013

City of Ellensburg Community Development Services
Attn: Mike Smith
501 N. Anderson St.
Ellensburg, WA 98926

RECEIVED

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COMMUNITY DEVELOPMENT

RE: City of Ellensburg Code 13.11.050

Dear Mr. Smith,

I would like to take this opportunity to comment on the possible amendment to the City of Ellensburg Code Chapter 13.11.050. It is our understanding that the City of Ellensburg is currently in the process of working on a major code update where this topic is pertinent to that process. I would request that this comment letter be included in the official record.

The Kittitas County Airport-Bowers Field is concerned with the inconsistencies between City Code 13.11.050(B) and KCC Chapter 17.58.050. The current city language seems to warrant some clarification and we would like to propose the following:

Zone 3 (Inner Turning Zone)	1. Schools, play fields, hospitals, nursing homes, and churches are prohibited.
	2. Zoning changes on property within zone 3 that has annexed into the city limits prior to the date of adoption of the ordinance codified in this chapter shall maintain a maximum residential density of six dwelling units per gross acre with a planned unit development (PUD) option available but limited to that average maximum of six dwelling units per gross acre with no density bonuses available.
	3. Zoning changes on property within zone 3 that is within the unincorporated Ellensburg urban growth area (UGA) and which later annexes into the city limits shall maintain an average maximum residential density after annexation that is consistent with the underlying Kittitas County zoning on the property in effect at the date of annexation adoption of Kittitas County Ordinance 2001-10 (July 17, 2001), except that those properties which, as of the date of the ordinance codified in this chapter, have frontage on Sanders Road within zone 3 will be allowed to maintain a maximum density of one dwelling unit per acre after annexation to the city of Ellensburg.

Mr. Smith, by modifying the language in Zone 3, I believe there would be better consistency for the Kittitas County - Bowers Field Airport. This modification will aide in alleviating confusion on behalf of the city and county planners and most importantly the public.

Again, thank you for the opportunity to comment on a possible amendment to the City's Code 13.11.050. If you have questions regarding these comments please don't hesitate to contact me.

Sincerely,



Kelly Carlson
Bowers Field Airport Manager
Kittitas County

Cc: Lindsey Ozbolt, Kittitas County
Dan Valoff, City of Ellensburg