

Dear Council members,

I would like to thank you and the Planning Commission for all of the time and effort that you have put into the code update for the city. After reviewing the final draft release in early July I have a few comments I would like to share.

Definitions:

15.34.020 Bed & Breakfasts – Remove “and a morning meal”, Some B & B’s offer certificates to local restaurants instead of preparing the breakfast.

15.13.020 Brewpub – Need to up the barrel production of a brewpub to 8,000 barrels from 5,000 barrels and increase the floor space to 50%. These were suggestions from three different breweries that I have met with over the past 8 months.

15.13.030 Conference Center – remove the word “only”. “Conference center” means an establishment developed primarily as a meeting facility, including **only** facilities for recreation, overnight lodging, and related activities provided for conference participants.

15.13.070 General Service Establishments – Good way to broaden the definition.

15.13.220 V definitions – Need to add a definition for Vacation rentals and this should be allowed as a conditional use in R-S, R-L and R-M zones.

Example verbiage: A **vacation rental** is a fully furnished property, such as a condominium, townhome or single-family-style home, often referred to as villa rentals in Europe. The client/traveler arranges to rent the vacation rental property for a designated period of time, many rent on nightly basis similar to hotel rooms, although the more prevalent vacation rental industry practice is typically weekly rentals – This type of rental is becoming very popular in the US and has been widely used and accepted in Canada and Europe for years.

15.13.120 L definitions, Light-Industrial - Would this allow for breweries, wineries and distilleries in the I-L zone? They should and need to be permitted in that zone. They often fall under the Ag or manufacturing headings.

Article 2 Permits, Legislative Action and Procedures:

Hearings Examiner – A Hearings Examiner should be used as the decision maker for zoning changes, conditional use permits and other land use issues. They are professionals trained in land use and base their decisions on the codes and facts surrounding any type of land use request. It will also remove personality issues and issues regarding an appearance of fairness in politically sensitive situations.

15.21.050 Project under permit review, C. Review process Type III - Conditional Use Permit should be a closed hearing appeal to the City council.

15.21.050 Project under permit review, C. Review process Type IV - The Hearings Examiner should be the decision maker for Type III Conditional Use Permits & all Type IV Projects with an appeal to the City Council.

15.27.220 Environmental critical areas Adoption by reference – Follow staff guidance and do not include this in the final LDC

15.28.090 Ellensburg Landmark Register & Procedures, D. Demolition, #5 - The appeal for demolition of a historic building should go to the Hearings Examiner. His decision will be based on fact and finding not on political pressure.



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15.28.100 Ellensburg Landmark Register & Procedures, Evaluation of economic impact. This section has some unreasonable requirements all of #3.

Section 4.06.060 Sidewalks, curbs and gutters for building permit applications

Support staff comments; This section allows for deferrals of public improvements when there is a permit for a development permit. It is administered by the Community Development Director but should in reality be administered by the Public Works Department which is in charge of those public improvements. The criteria for determining whether to grant the deferral in sub-section D are confusing and difficult to apply and in many instances do not allow for the piece-meal installation of basic sidewalks on certain blocks. Council needs to determine if those blocks should gradually be filled with sidewalks or forever remain un-sidewalked. Some options from other jurisdictions might be helpful.

Article 3 Zoning:

15.310.040 Non-Residential Uses – Remove the conditions on office in the Light Industrial Zone – *Providing for offices as an accessory use, except where owners have purchased development rights from county properties within defined sending areas (subject to the city's adoption of a TDR program)*

Forcing the purchase of development rights for office buildings in the I-L zone causes an unnecessary expense.

15.310.040 Non-Residential Uses - Add Heavy Retail as a permitted use in C-T & I-L. Warehousing and other uses as defined under Heavy Retail fit in the I-L and some fit in C-T. These uses are already permitted in the C-H and I-H zones.

15.310.040 Non-Residential Uses - Remove the conditions in C-T for general services and personal services. There are many general and personal service businesses that are appropriate in a C-T zone and add amenities for travelers.

Residential Development:

Allow private roads in Cluster Communities/PUD's.

Place the minimum density in the R-S and R-L zone of 4 houses per acre. This will allow 7,000 sq. ft. lots which is what consumers are looking for.

Remove FAR and impervious surfaces from the code.

Thank you for your consideration of these recommendations.

Sincerely,

Ron Criddlebaugh
Kittitas County Chamber of Commerce