Mike Smith

From: Nancy Lillquist
Sent: Tuesday, August 20, 2013 9:28 PM
To: Mike Smith
Cc: Ted Barkley; Bruce Tabb
Subject: LDCU comments

Mike,

Regarding the request to submit issues to you...I don't have major concerns over anything in the LDCU. The process has been a good one.

One suggestion:
There seems to be some concern with the 20 ft local street design. While I am relatively comfortable given our off street parking requirements that this will work, I find the language in 15.410.040 B2 "squishy;" who judges whether there is "available guest parking on nearby streets"? What criteria would be used? Conditions on nearby streets change over time. I would prefer the Code Committee's recommendation that an additional space per dwelling unit must be provided off-street (potentially in a community parking area, not necessarily on each lot).

Formatting and Scriveners that I noticed:
page 2-49 15.250.070 All of the other sections specify Review Type; MSP for Regional Retail could say "Special Review Process" - or something to indicate it's not just missing due to oversight.

page 2-70 15.260.100 B2a change "saud" to "said"

page 3-18 Both Heavy services and Light industry reference ECC 15.310.060 but that section number does not exist. The definition for Heavy service is 15.130.080 and Light industry is 15.130.120

page 3-24 under 2, shouldn't "Ellensburg" be capitalized?

page 3-7 15.300.050 is titled "Commercial and mixed use zones" but also includes industrial....if I were looking for the description of industrial zones, I would want to see it in a title and in the table of contents.

Thanks for all of your and Bob's work on this. It will be good to see it in use.

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