

Submitted by Steve Willard
October 7, 2013
City Council Meeting

October 1, 2013

RE: Land Use Code Update
RS Zone: Minimum Density

Dear Mayor Tabb, City Council, Staff, and Planning Commission,

Often it is helpful to look at legislative concepts in a context that gives meaning by examples we can understand. We all look at words and visual images and theoretical concepts, but often fail to understand what they really mean. As an aid, I have tried to provide such context. I have looked at the neighborhoods in which our legislators live to better give context to what we are reviewing in the Land Use Code Update.

In determining area, I have measured from centerline of the 80-foot right-of-way to centerline of 80 foot right-of-way and included half street area, lot area, and alley area. I have inventoried the houses as built and then calculated the density per acre. The following are the results:

1. Mayor Tabb's block - Density based on 9 houses on 2.966 acres is a density of 3 DU/Acre.
Mayor Tabb's lot size is 7,200 square feet.

Note: Surrounding blocks are of lower density due to houses built on two or three tax parcels.

2. Councilman Miller's block - Density based on 10 houses on 5.017 acres is a density of 1.99 DU/Acre.
Councilman Miller's house is on two tax lots combined equaling 13,939 square feet.
3. Councilwoman Morgan's block - Density based on 11 houses on 5.017 acres is a density of 2.19 DU/Acre.
Councilwoman Morgan's house is on a 6,970 square foot lot.
4. Councilwoman Lillquist's block - Density based on 13 houses on 5.017 acres is a density of 2.59 DU/Acre.
Councilwoman Lillquist's house is on a 6,970 square foot lot.
5. Councilman Elliott - Councilman Elliott lives in a block that is characteristic of infill. It is 11 platted tax parcels on 5.93 acres or a platted density of 1.85 DU/Acre.
One existing tax parcel may be re-platted.
Councilman Elliot's lot is 2/3 acre.

6. Councilwoman Sheffer - Councilwoman Sheffer lives in a block that is characteristic of infill. The neighborhood is 11 platted tax parcels on 5.93 acres or platted density of 1.85 DU/Acre.
Councilwoman Sheffer's house is on 1/4 acre.
7. Councilman Aronika - Rents and is not included in this inventory. Based on his age and demographic, Councilman Aronika would presumably hope to purchase a home with a fenced yard suitable for a young family.

So in summary, what does this tell us? All our legislators live in neighborhoods that are substantially less dense than they may seem. Secondly, these neighborhoods all have large lots and large houses, albeit on multiple tax lots wasting infrastructure to serve those lots. Infill in the Urban Growth Area presents different issues (see attached) than the neighborhoods in which our legislators live. These old neighborhoods were created in a time when land, labor, and materials were less expensive.

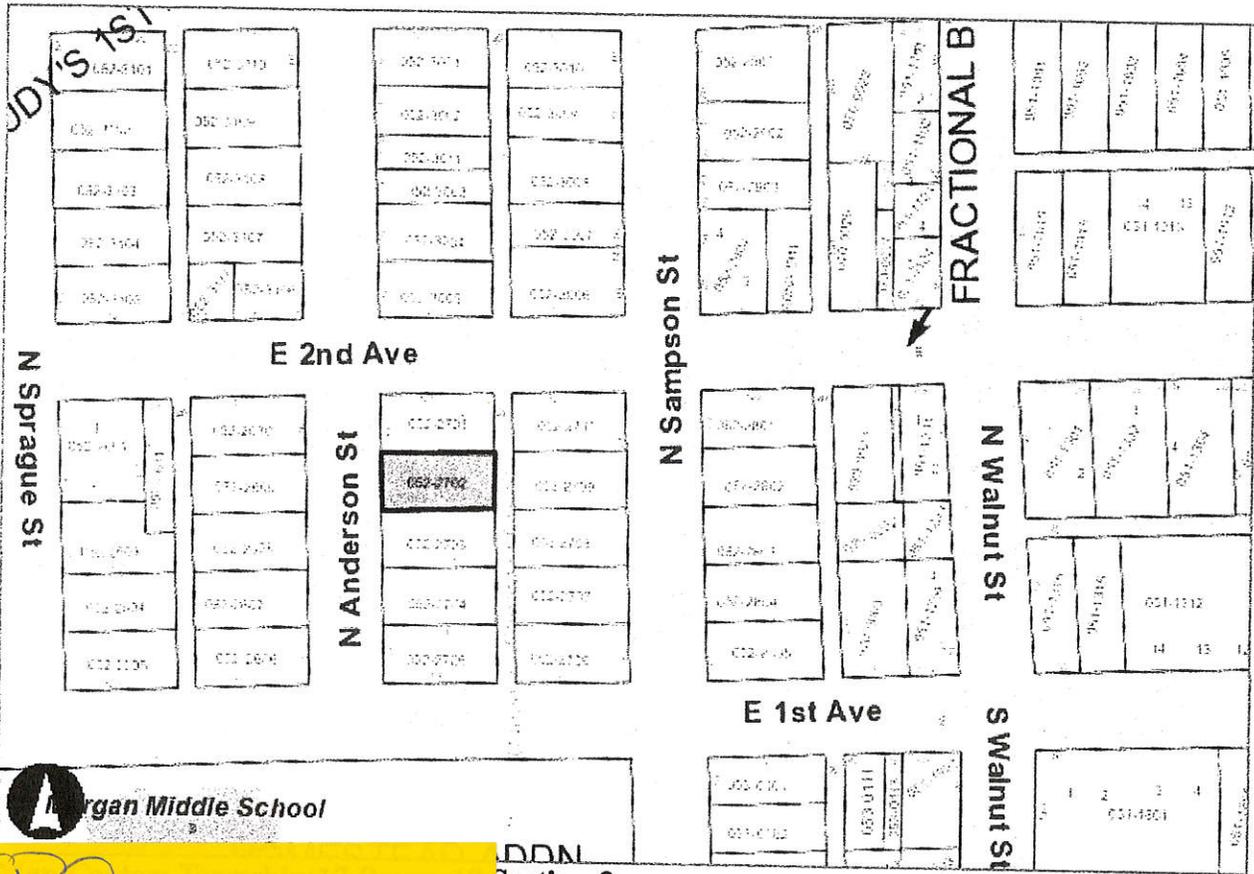
In conclusion, it may be a mistake for our legislators to create Land Use Policies that neither exist in their neighborhoods nor fit Land Use or infill tax parcel circumstances in the Urban Growth Area where barriers exist.

I respectfully request the elimination of the 4 DU/Acre minimum density in the RS Zone as being unwise, not cost effective, and damaging to the elegance and diversity of our housing stock in the Urban Growth Area. Large lots are not only a necessary tool, but will insure our City will have some large beautiful homes as a part of the mix of housing types just as exist in the Historic Railroad Addition Plat.

Respectfully submitted,

Steve Willard
Sanders Mill LLC

Tabb property



Section:2

Net

$$10 \text{ lots } @ 50' \times 140' = 70,000 \text{ sq ft}$$

$$\text{or } 1.60 \text{ ac}$$

$$10 \text{ lots } @ 1.60 \text{ ac} = 6.25 \text{ units/ac}$$

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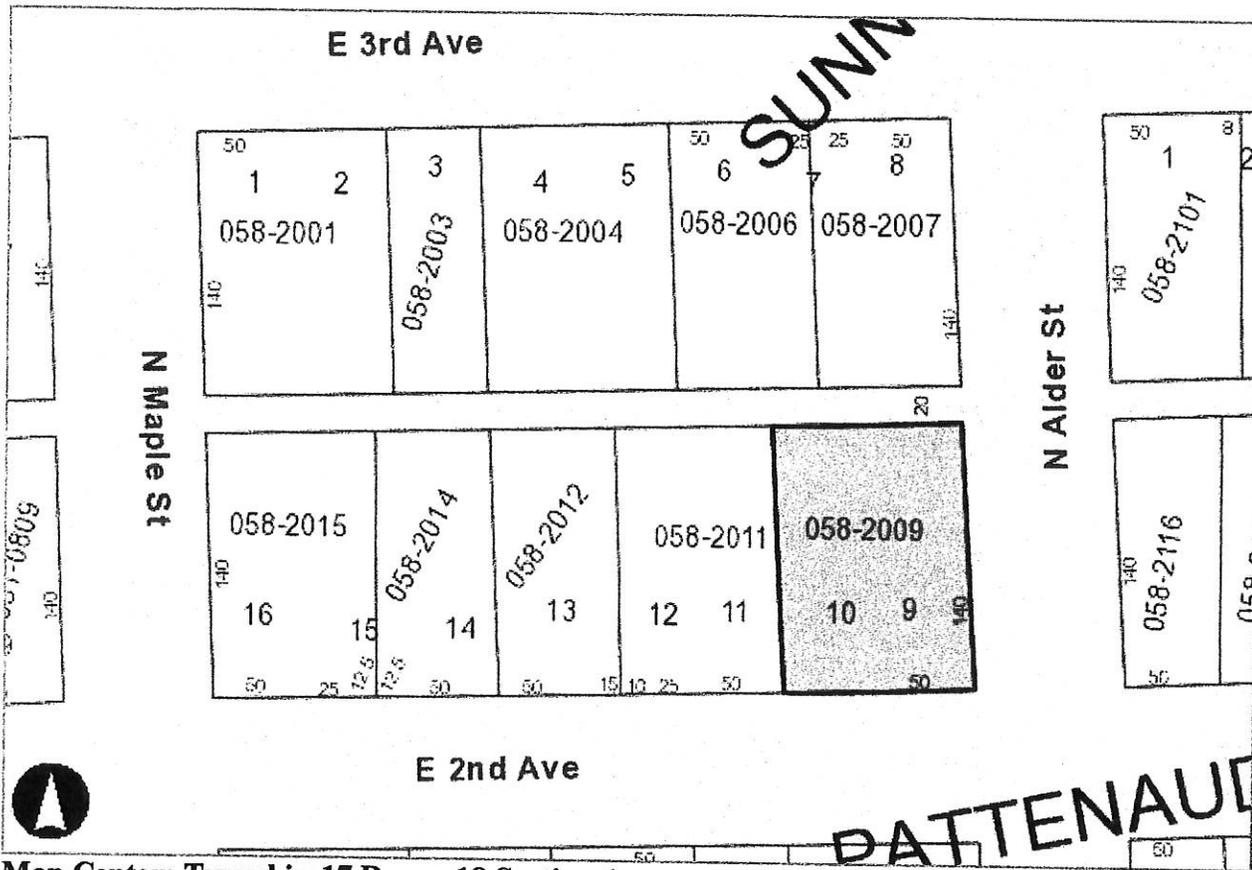
3DU/ACRE
 HOUSES BUILT ON
 LOWER DENSITY

70,000 land (Gross)
 5,000 alley
 20,000 Street RW
 12,000 Ave. RW

107,000 # Total

$$10 \text{ units } @ 2.46 \text{ ac} = 4.06 \text{ units/ac}$$

Miller property



Map Center: Township:17 Range:18 Section:1

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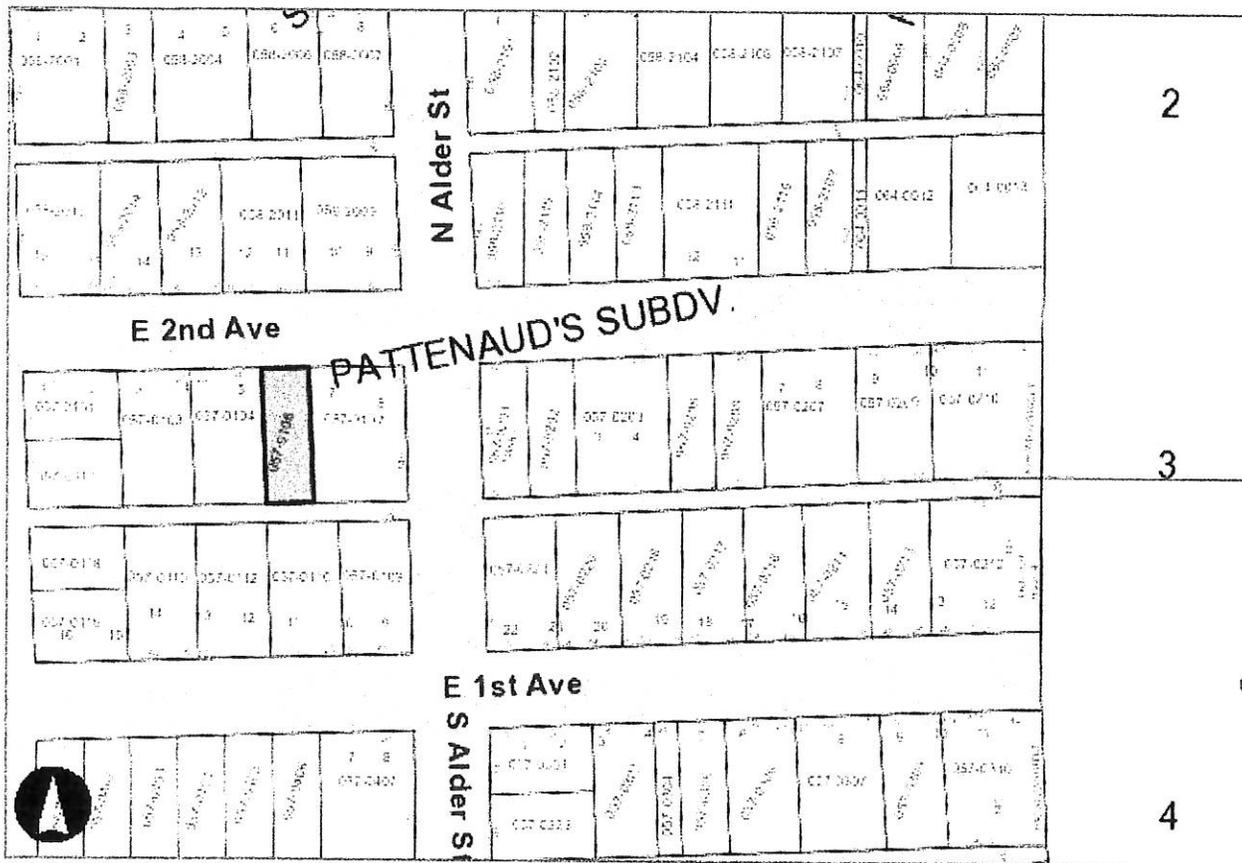
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10 HOUSES ON 5.017 ACRES = 1.99 DW/ACRE

Morgan property



Map Center: Township:17 Range:18 Section:1

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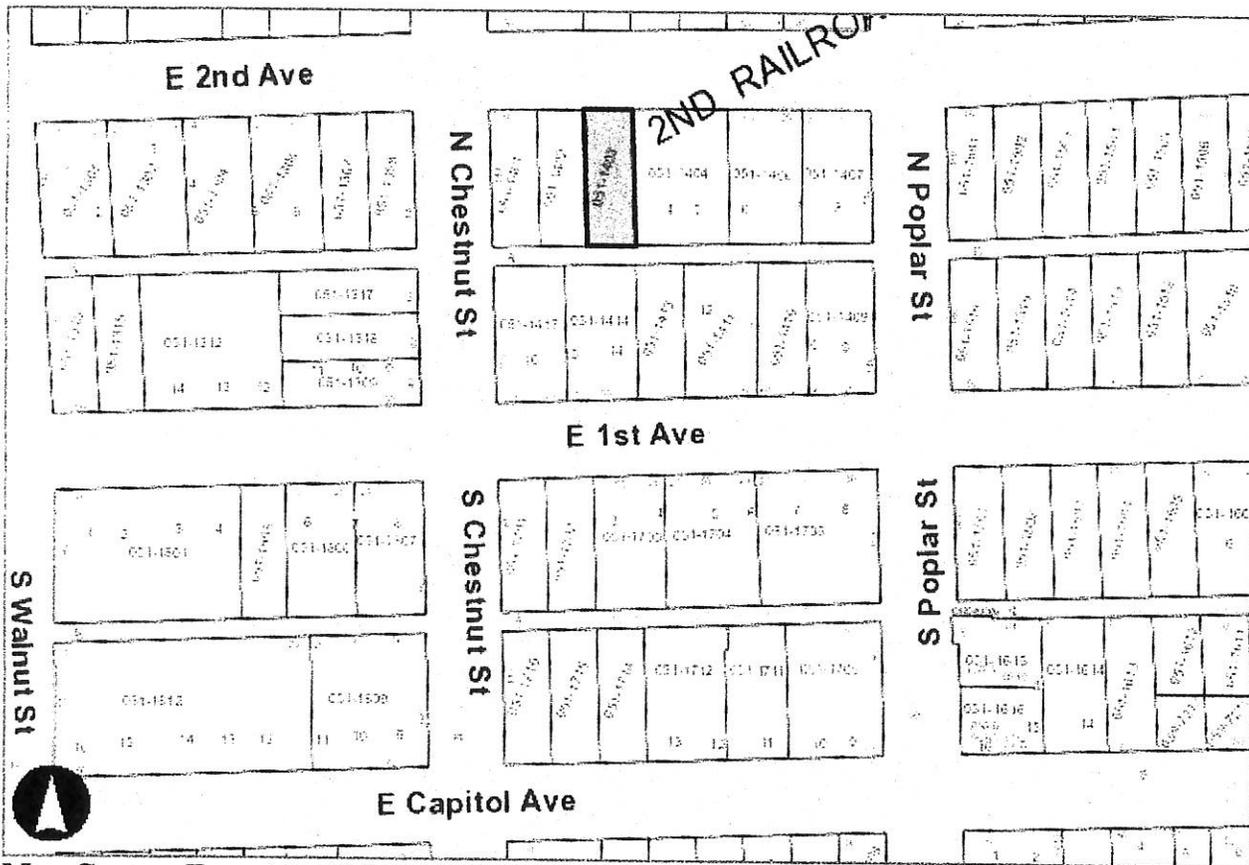
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11 HOUSES ON 5.017 ACRES = 2.19 DU/ACRE

Lillquist property



Map Center: Township:17 Range:18 Section:1

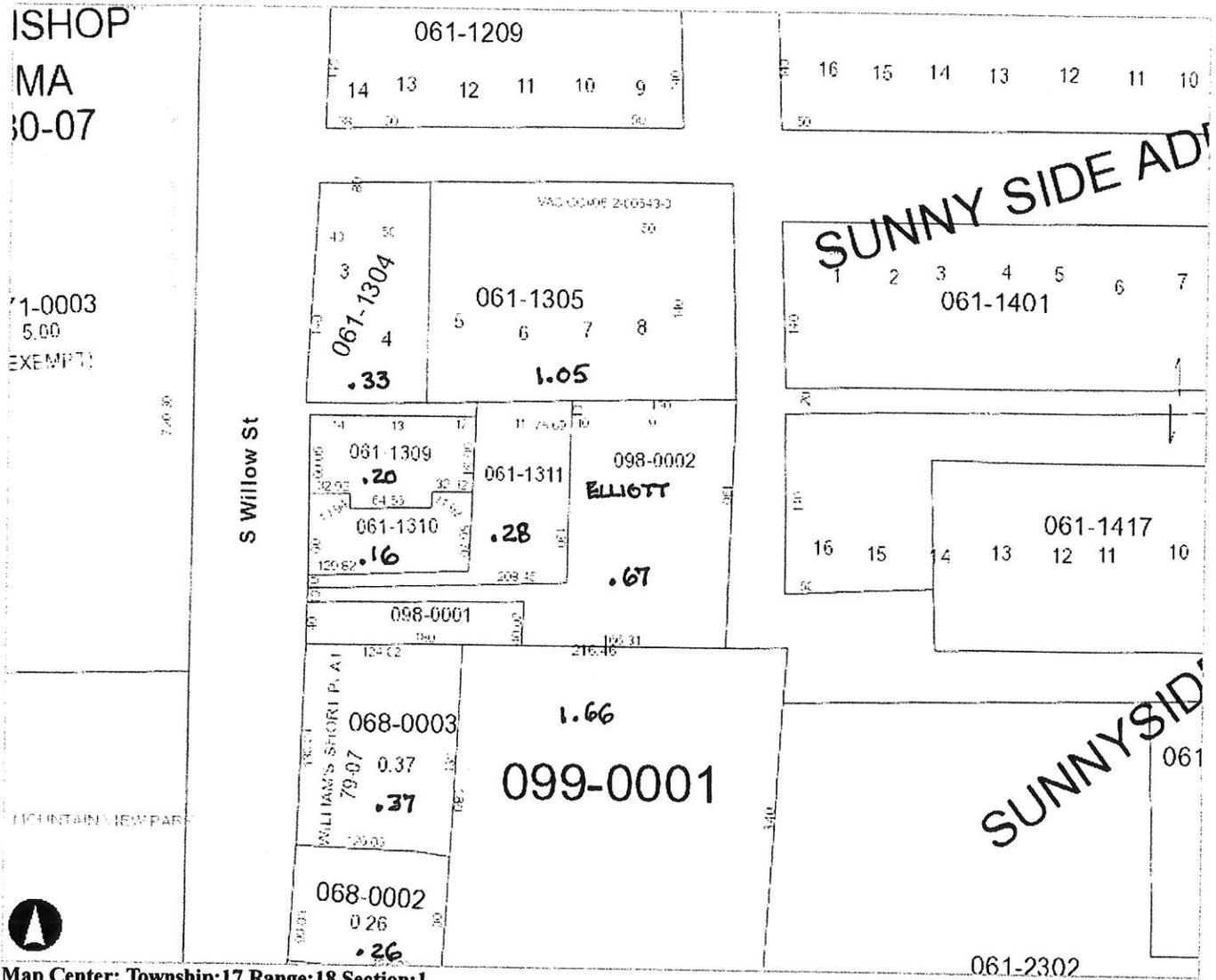
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13 HOUSES ON 5.017 ACRES = 2.59 DU/AC

Elliott/Sheffer property



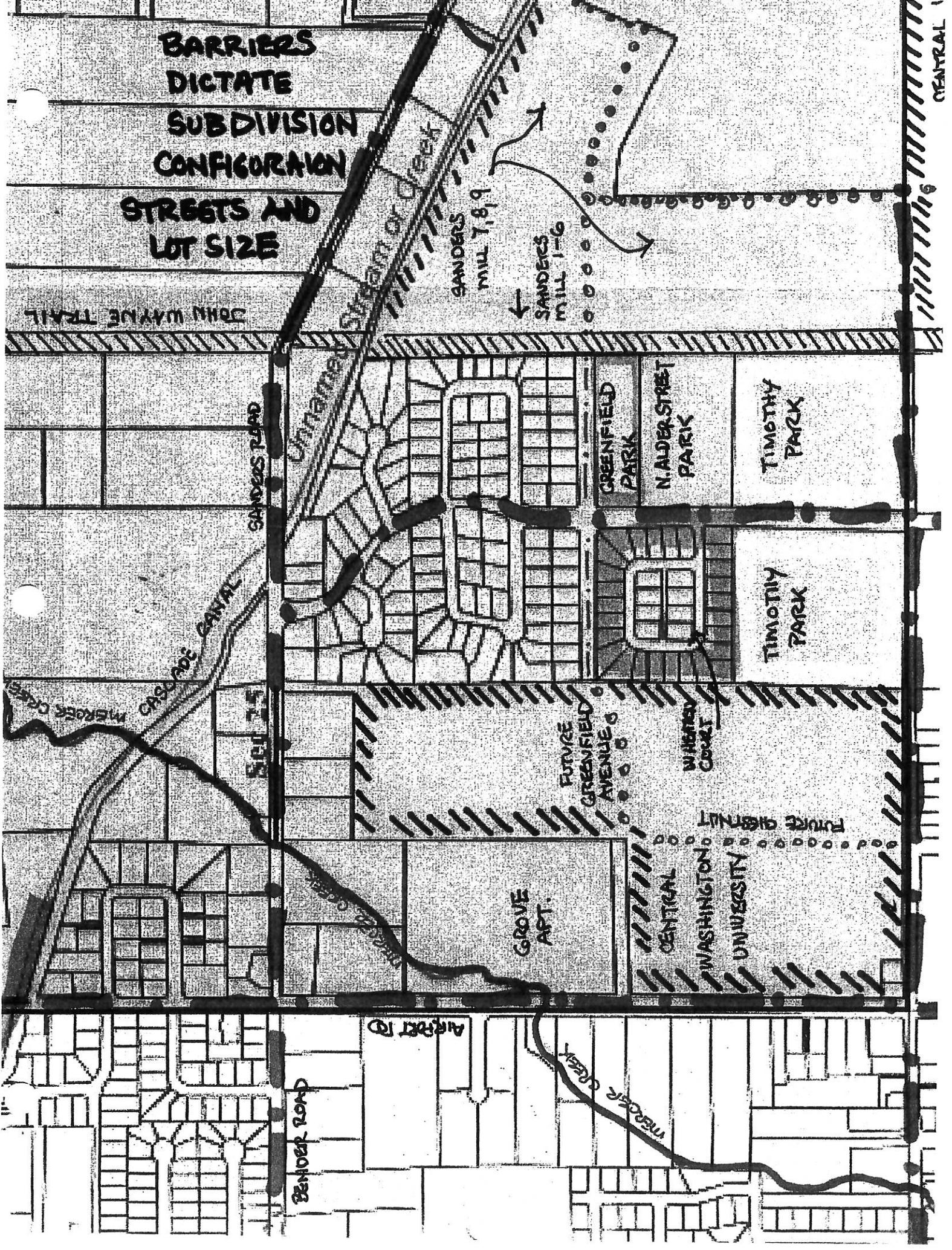
Map Center: Township:17 Range:18 Section:1

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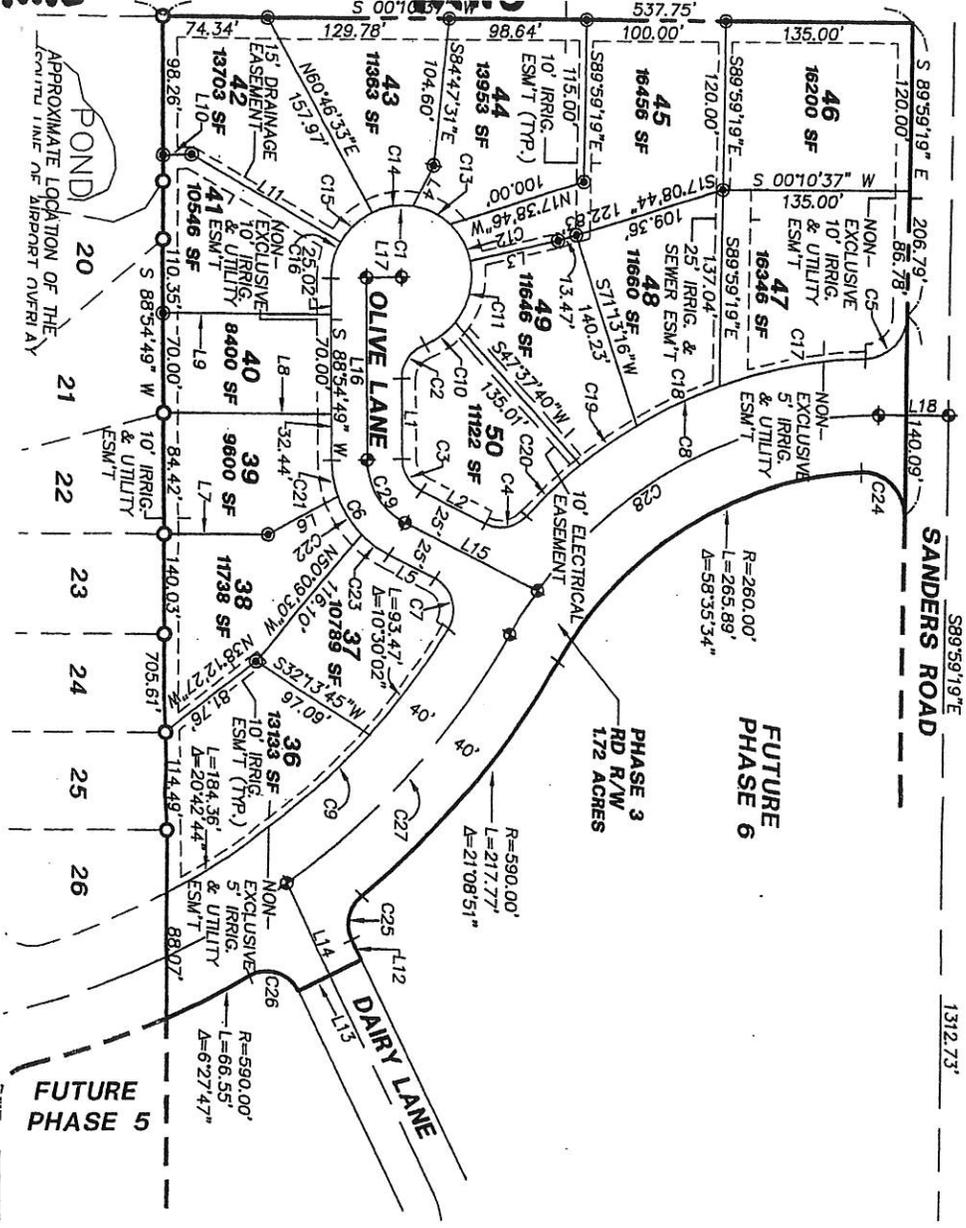
**BARRIERS
DICTATE
SUBDIVISION
CONFIGURATION
STREETS AND
LOT SIZE**



SANDER'S MILL PLAT - PHASE 3

LOCATED IN THE NE 1/4 OF THE SW 1/4 SECTION 25, T. 18N., R. 18E., W.M. CITY OF ELLENSBURG, WASHINGTON

NOTE: INCLUDED IN EACH PHASE OF THIS PLAT ARE TEMPORARY UTILITY, DRAINAGE, IRRIGATION AND ROADWAY EASEMENTS EXTENDING INTO FUTURE PHASES OF THE PLAT, WHICH WILL BE MADE PERMANENT AS EACH PHASE IS CONSTRUCTED. REFER TO THE PROJECT CIVIL DRAWINGS ON FILE AT THE CITY OF ELLENSBURG.



LINE	BEARING
L1	S88°54'49"
L2	S26°26'36"
L3	S12°51'12"
L4	S64°03'17"
L5	S26°26'36"
L6	N28°30'14"
L7	S00°10'37"
L8	S00°10'37"
L9	S00°10'37"
L10	S01°05'11"
L11	S29°20'18"
L12	S63°50'04"
L13	N26°09'54"
L14	N63°50'04"
L15	S26°26'34"
L16	S88°54'49"
L17	N01°05'11"
L18	N00°10'37"

NOTE:
FRONT LOT AS AN EXTT

LEGEND

- ① BARRIERS NORTH SANDERS ROAD EAST ANDRE SURBER SOUTH EXISTING SUBDIVISION WEST CUU PROPERTY
- ② CUL DE SAC SOLUTIONS ONLY OPTION
- ③ RESULT URGENT LOTS 2.6 DU/ACRES NARROW FRAGMENT REGULATING UNBUDOU HOUSE GAPAGE 60% OF FRONT CURVE-ATION PRIVATE DRIVE ACCESS TO SOME LOTS

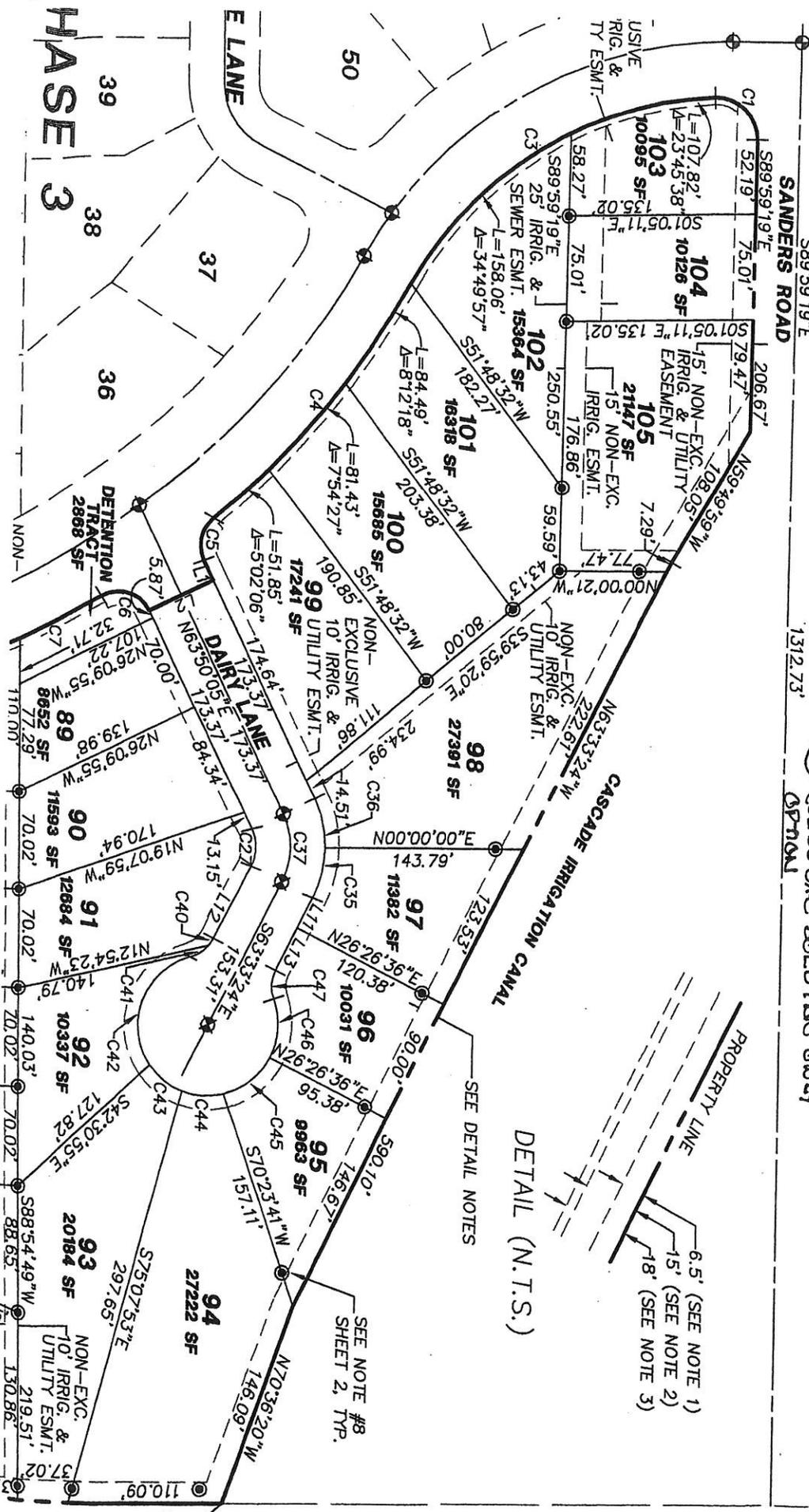
SANDER'S MILL PLAT - PHASES 4, 5 & 6

LOCATED IN THE NE 1/4 OF THE SW 1/4
SECTION 25, T. 18N., R. 18E., W.M.
CITY OF ELLENSBURG, WASHINGTON

NOTES:

- 1- 5-FOOT ACCESS EASEMENT SHALL BE GRANTED TO CASCADE IRRIGATION DISTRICT THE NORTH SIDE OF SANDER'S MILL PHASE 6 UPON RECORDING OF THIS PLAT.
- 2- 1-FOOT NON-EXCLUSIVE IRRIGATION AND UTILITY EASEMENT EXTENDING SOUTH THE NORTH BOUNDARY.
- 3- 1-FOOT LANDSCAPE EASEMENT EXTENDING SOUTH ALONG THE NORTH BOUNDARY. (SEE NOTE #7 ON SHEET 2)

- ① BARRIERS
 - NORTH SANDERS ROAD
 - EAST CASCADE CANAL
 - SOUTH EXISTING SUBDIVISION
 - WEST AUDREY STREET
 - CUL-DE-SAC SOLUTION ONLY
- ② RESULT
 - LARGE LOTS 26 DU/AC
 - NARROW FRONTAGES
 - NARROW ROADS / GARDENS 60% OF FRONT EASEMENT



PHASE 3

WEST