

From: Jim Miller [mailto:jbt@fairpoint.net]
Sent: Monday, May 12, 2008 11:58 AM
To: Kittitas County Commissioners Office
Subject: Commercial Forest Setbacks

Gentlemen,

We own two small parcels in the Forest & Range zone that are adjacent to Commercial Forest land. We are very effected by the recent zoning rule change limiting setbacks to Commercial Forest land to 200 feet. The small excetion you have allowed below is not adeqaute to compensate for this rule change and de-values our land by taking away reasonable development potential. During the time you proposed and enacted this rule change that severly limited our use, our assesed value and taxes doubled on these properties. I urge you to take this opportunity while revising zoning codes to make this situation more equitable for those who lost value due to this restriction. I think at a minimum these setbacks should be considered on a case by case basis relevant to whatever concerns created this rule change. The one hundred feet square building area may work on flat lot but does not provide adequate area for people needing seperate accessory structures to fit the topography.
17.57.050 Yard requirements.

1. All structures shall maintain a minimum of two hundred feet setback from all front, rear and side yard lines, except for structures, uses and activities provided under Permitted Uses 5, 7 and 9, and Conditional Use 6. In the event this requirement reduces the buildable area of a parcel to a dimension that is less than one hundred feet in width and/or in depth, the setback requirement from all yard lines shall be reduced to a point that allows for a maximum building area of one hundred feet in width and/or one hundred feet in depth

Thanks for your consideration

Jim Miller - 581 Strange Rd Ellensburg