

05-12-2008 Letter from Jim Miller.txt

From: Jim Miller [mailto:jbt@fairpoint.net]  
Sent: Monday, May 12, 2008 11:30 AM  
To: Kittitas County Commissioners Office  
Subject: Proposed Zoning Changes

Gentlemen,

We live east of Ellensburg at 581 Strange Rd. I've had a little trouble reading the online zoning map for our area but it appears this area is proposed to be changed from Suburban 1 acre minimum zoning to Rural Transitional? with a 5 acre minimum zoning.

Most of the parcels in our area are 1 or 2 acres. Changing the minimum lot size to 5 acres takes away our ability form new 1 acre lots from land in our area. I also don't like the idea that our lot (larger than required at the time it was formed) would bear the title of a "legally existing non-conforming lot"

This negatively impacts the development value of the land we bought with the assumption that if zoning did change in the area, it would go from the existing 1 acre zoning to smaller lot sizes rather than the opposite direction now proposed.

This area is close or next to the urban growth areas and I am confused by the objective chosen by CDS planning in proposing this zone go to much larger 5 acre minimum sizes in anticipation that in the future it will be zone much smaller than the current 1 acre. Maybe I am also confused by the terminology but this seems like down zoning to me.

The Shadow Platting option proposed would involve expensive surveying/platting and not help us until the area was rezoned sometime in the future.

I would appreciate your consideration of keeping this area in the existing 1 acre minimum zoning that we invested our savings and effort in long ago.

Jim Miller - 581 Strange Road, Ellensburg