



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office 509-962-7506

Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: Tuesday, April 6, 2021
Application Received: Tuesday, March 23, 2021
Application Complete: Tuesday March 30, 2021

Project File Number: LP-21-00001
Project Name: Bull Ranch Long Plat
Applicant: Lathrop Development Co, Inc; C/O Steven Lathrop

Location: The project area is located directly east of the City of Ellensburg along Kittitas Highway and Bull Rd. It includes one parcel owned by Lathrop Development Co, Inc. The subject property is parcel 298633, in the western half of the northeast quarter of Section 12, Township 17, Range 18, bearing Assessor's Map number 17-18-12010-0006.

Proposal: Steven Lathrop, registered agent for Lathrop Development Co, Inc., landowner, submitted an application for a one hundred and thirty-eight (138) single-family residential lot plat that includes seven (7) new public roads and associated utility infrastructure, on 1 parcel totaling 45.02 acres of land that is zoned Residential within the Urban Growth Area (UGA). Certain City of Ellensburg standards will apply to projects located within the UGA.

Materials Available for Review: The submitted application and related filed documents may be examined on CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to "Long Plats" then the "Project File Number" as indicated in this notice. In an effort to mitigate the spread of COVID-19 and the Governor's Safe Start Plan, Kittitas County Community Development Services is currently in Phase 3 and open to the public in a limited capacity for file review, however we strongly encourage you to view the documents on our website as provided above. Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Wednesday, April 21, 2021**. Any person has the right to comment on the application and request a copy of the decision once made.

Environmental Review: The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Mitigation measures may be required under applicable codes, such as Title 17 Zoning and the Fire Code. A copy of the threshold determination may be obtained from the County once made

Public Hearing: An open record hearing will be scheduled before the Kittitas County Hearing Examiner. A Public Hearing Notice will be issued establishing the date, time, and location of this hearing.

Required Permits: Preliminary and Final Plat approval, SEPA.

Designated Permit Coordinator (staff contact): Rachael Stevie, Staff Planner: (509) 962-7637; email at rachael.stevie.cd@co.kittitas.wa.us.