An aerial photograph showing a mix of agricultural and residential land. On the left, there is a residential area with several houses and a paved road. The central and right portions of the image are dominated by large, rectangular agricultural fields. One large field in the center is a golden-brown color, suggesting it has been harvested. To its right, there are green fields, some of which appear to be planted in rows, possibly corn. The overall scene is a typical rural landscape.

Kittitas County Hearing Examiner Public Hearing

Bull Ranch Long Plat
(LP-21-00001)

August 23, 2021

Bull Ranch

LP-21-00001

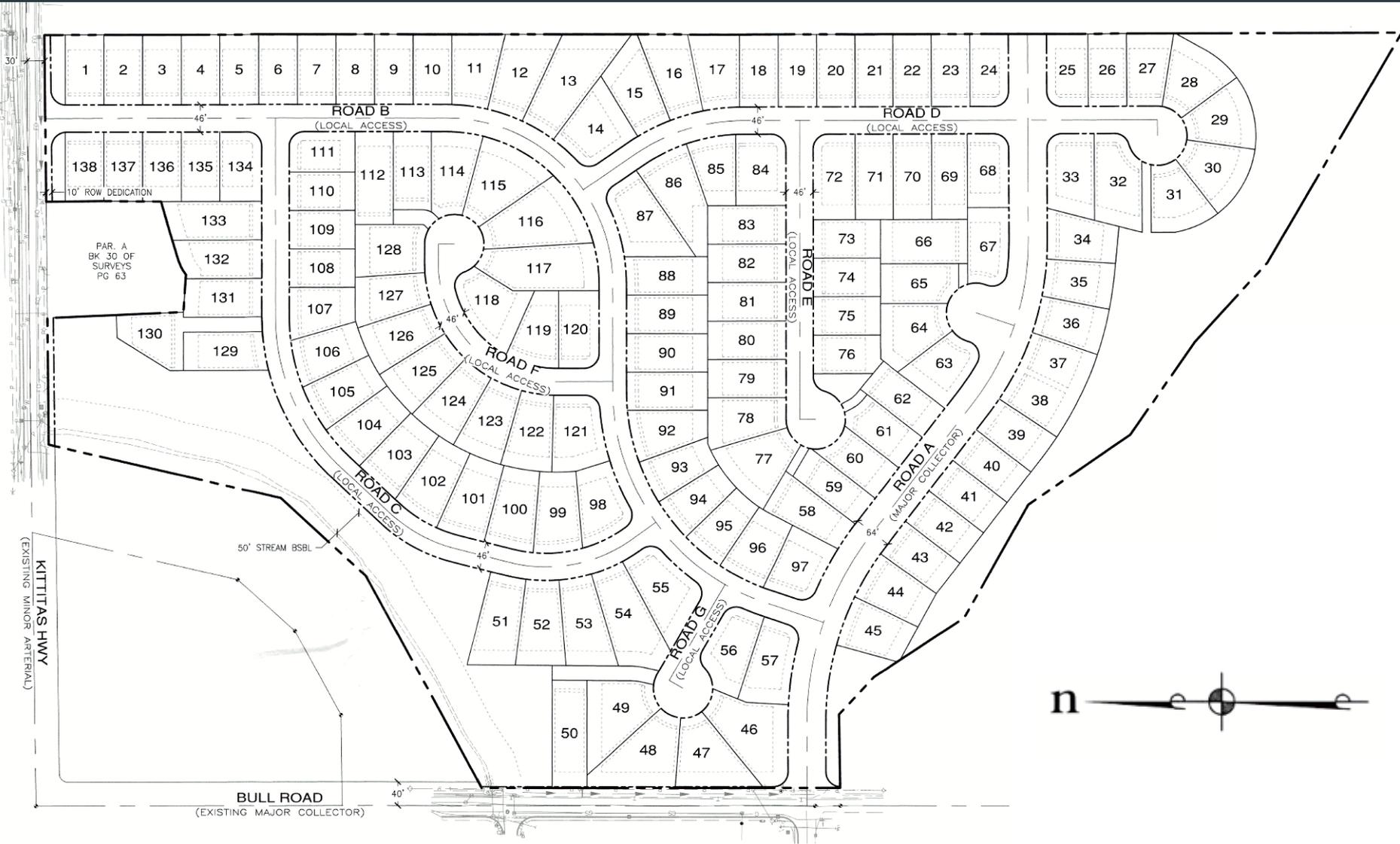
Project Description

- 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) access tracts and associated utility infrastructure, on 1 parcel totaling 45.02 acres of land that is zoned Residential within the Urban Growth Area (UGA).

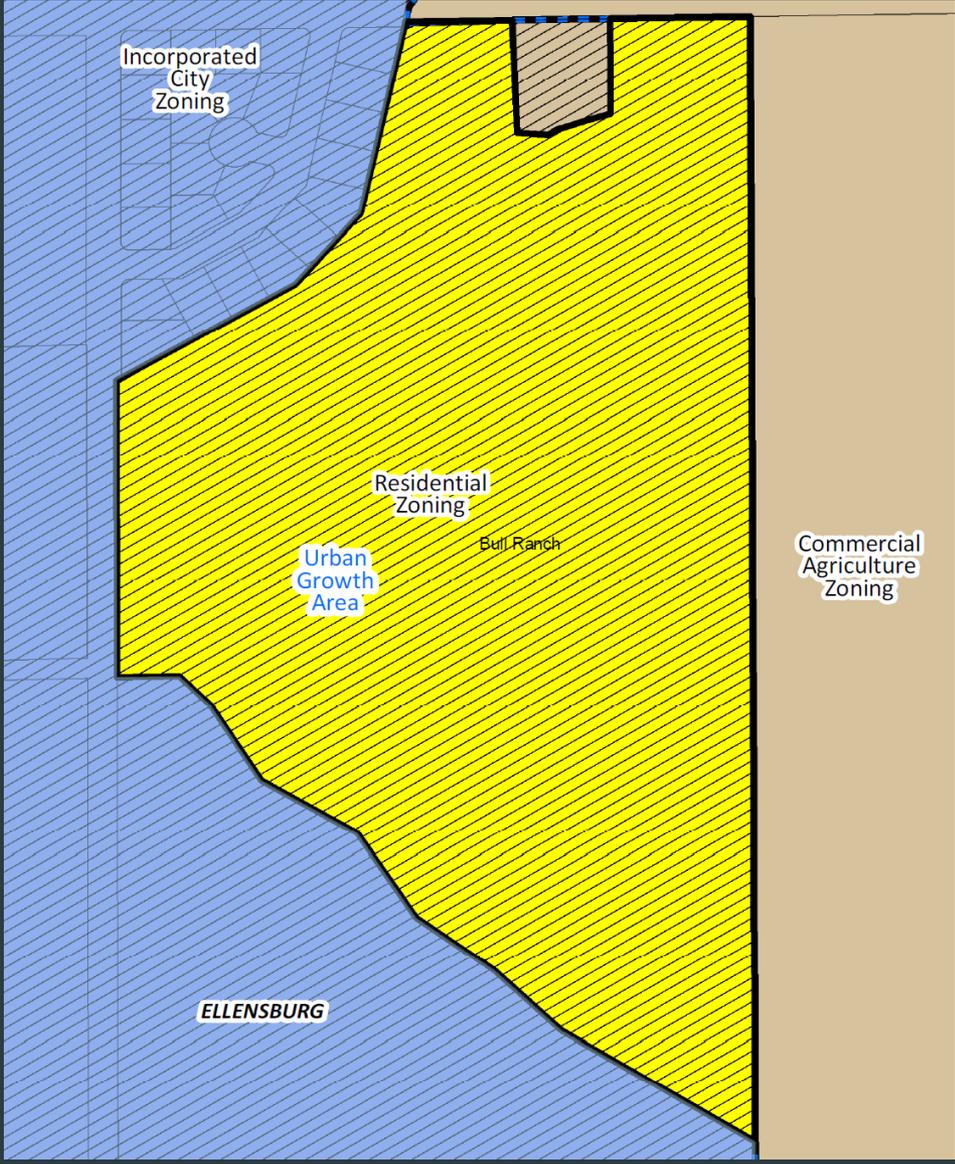
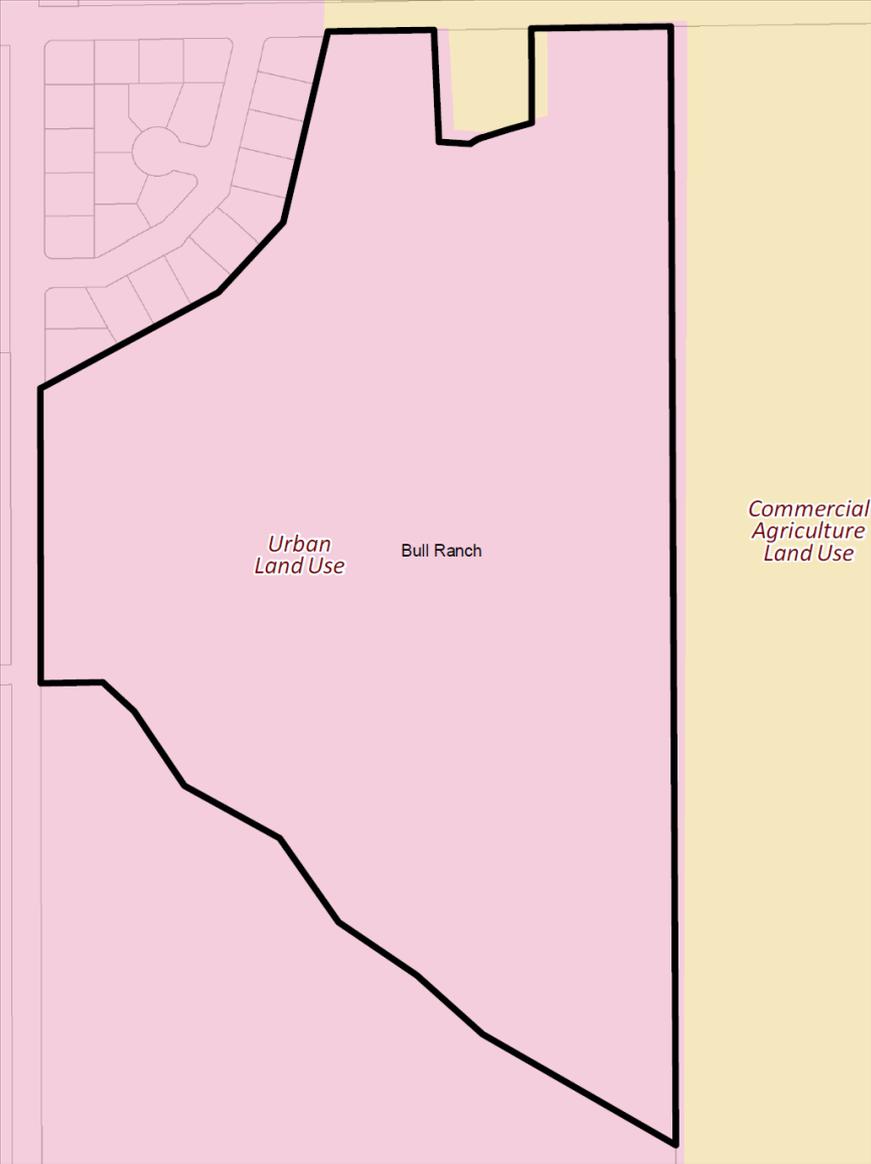
Bull Ranch Site



Bull Ranch Site Plan



Bull Ranch Land Use & Zoning



Bull Ranch Application Timeline

- ▶ Application submitted on March 23, 2021.
- ▶ Application determined complete on March 30, 2021.
- ▶ Site posted on March 31, 2021.
- ▶ NOA was issued on April 6, 2021. The notice was sent to State and local agencies and neighbors within 500 feet of the proposal's contiguous tax parcels and published in the County newspaper of record, in accordance with KCC 15A.



Bull Ranch Application Timeline

- ▶ The comment period ended on April 21, 2021.
- ▶ Comments were received from various agencies and the Public.



Bull Ranch

LP-21-00001

Environmental Review

- ▶ A SEPA checklist was submitted with the application and processed concurrently under the optional DNS process.
- ▶ CDS performed a Critical Areas review of the parcel and identified an “unknown” Type Stream on the parcel.
- ▶ After considering comments from various agencies, CDS issued a Mitigated Determination of Non-Significance (MDNS) on May 20, 2021.



Bull Ranch

LP-21-00001

Environmental Review

- ▶ The applicant and the City of Ellensburg determined the stream to be a Type 2 Stream with a 50' buffer. No work is proposed within the buffer.
- ▶ The MDNS included conditions that Lyle Creek and its 50' buffer will be denoted on all final surveys, and that the applicant will work with WDFW to protect fish and habitat migration along Lyle Creek. The MDNS also included a condition that if any development leads to inadvertent discovery of cultural or archaeological material, work will immediately be stopped, and the proper authorities shall be contacted.
- ▶ A SEPA Appeal was filed by the applicant on June 3, 2021. The Applicant and Kittitas County negotiated a Stipulation and Order dismissing condition #2 of the MDNS. The Kittitas County Hearings Examiner signed the document on August 9, 2021, resolving the appeal.

Bull Ranch

LP-21-00001

Agency Comments

City of Ellensburg Public Works & Utilities:

- ▶ The City of Ellensburg Public Works and Utilities Department commented that the proposed development will need to extend the existing 4” gas main on Bull Road throughout the development, provide service stubs to each lot, and loop the main into the existing 6” main on the north side of Kittitas Highway. This will include road crossing, traffic control, and roadway/sidewalk restoration.
- ▶ Certain service stubs will require 10’ access and utility easements that shall be recorded on the final plat.
- ▶ City gas crews will install gas main and service stubs in developer provided trenches. The applicant is to provide the trench, smooth sand bedding, and backfill at the specified depth and required utility separation as indicated on materials provided by City of Ellensburg Public Works and Utilities.
 - ▶ CDS Staff has conditioned this proposal to include collaboration between the applicant and the City of Ellensburg for utility design and installation

Bull Ranch

LP-21-00001

Agency Comments

Department of Health – Office of Drinking Water:

- ▶ The Department of Health – Office of Drinking Water provided comment that the City of Ellensburg's water system has sufficient capacity to serve the proposed additional connections, however, the City may consider reviewing the local impact for both water demands and generated sewage for the respective systems.

Bull Ranch

LP-21-00001

Agency Comments

Kittitas County Community Development Services – Building Department:

- ▶ Kittitas County Building Department commented that all new structures are required to be permitted and built to the current Kittitas County adopted building codes at the time of construction.

Bull Ranch

LP-21-00001

Agency Comments

City of Ellensburg – Public Works:

- City of Ellensburg Public Works provided comments outlining the requirements for potable water, fire hydrants, sewer mains, roadway and access, and stormwater discharge. They also provided comments concerning utilities, easements, irrigation, addressing and road naming.
 - CDS Staff has conditioned this proposal to include collaboration between the applicant and the City of Ellensburg for utility design and installation.

Bull Ranch

LP-21-00001

Agency Comments

Department of Archaeology and Historic Preservation:

- DAHP commented that due to the proximity to Lyle Creek and the potential for encountering cultural resources, they are recommending a professional archaeological survey of the project area as well as consultation with the concerned Tribes' cultural committees regarding cultural resource issues.
 - CDS Staff has conditioned this proposal to ensure that if ground disturbing or other activities related to the proposed project result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with DAHP.

Bull Ranch

LP-21-00001

Agency Comments

Department of Ecology:

- The Department of Ecology (DOE) provided comments outlining NPDES Construction Stormwater Permit requirements and thresholds. DOE also outlined requirements surrounding the withdrawal of ground water as well as dam safety.
 - CDS Staff has conditioned this proposal to include obtaining a NPDES permit and submitting plans to DOE to determine if a DAM Safety construction permit will be necessary.

Bull Ranch

LP-21-00001

Agency Comments

Kittitas County Public Works:

- ▶ Kittitas County Public Works (KCPW) provided comments addressing private and public road standards, driveways, utility easements, UGA design criteria, lot closures, access permits, addressing, fire protection and mailbox placement. Additionally, KCPW requested the survey be resubmitted with a surveyor stamp. KCPW also outlined engineering requirements and noted that grading should not alter the existing flow of any waters.
 - CDS Staff has conditioned this proposal to ensure the applicant obtains all necessary permits through Public Works and complies with current road standards. Additionally, the applicant shall address survey and engineering changes noted in the Public Works comment letter for final plat approval.

Bull Ranch

LP-21-00001

Agency Comments

Washington Department of Fish & Wildlife:

- ▶ The Washington Department of Fish & Wildlife (WDFW) provided the following recommendations: all critical area buffers shall be marked on parcel maps and in the field, the buffer for Lyle creek should be planted with a variety of native plants to help provide some functions associated with the riparian ecosystem, and the fish habitat and migration along Lyle Creek shall be protected. WDFW also recommended that a wetland delineation be conducted.
 - CDS Staff conditioned the proposal to ensure the applicant notates the Lyle Creek buffer. An additional condition of the MDNS SEPA determination, related to stream mitigation, was stricken following a SEPA appeal and subsequent Stipulation and Order. CDS did not require a wetland delineation as recommended by WDFW due to the fact that neither Kittitas County GIS nor DNR GIS indicated any wetlands on the property.

Bull Ranch

LP-21-00001

Public Comments

- ▶ Various public comments were submitted during the comment period and the time leading up to the hearing by the following individuals:
 - ▶ Valerie Robinson, Robin Arango, Chad Bala, Liz Ritzenhaler, and Jerry Decker.
- ▶ Common concerns among these comments include:
 - ▶ Simple requests for notification of Hearing date and time,
 - ▶ The hope that trees and wildlife along Lyle Creek will be left untouched,
 - ▶ Increased traffic impacting access roads, main roads, and sidewalks, and
 - ▶ Potential impacts to surrounding parcels' irrigation.



Bull Ranch

LP-21-00001

- All of the comments received were transmitted to the applicant at the end of the comment period. The applicant provided response on April 28, 2021 to the comments that had been submitted at the time.
- Staff reviewed and considered all of the application materials and comments received. The proposal was reviewed for its consistency with Kittitas County Code and the Comprehensive Plan. The specifics of this review can be found in the Staff Report provided in your review materials.

Bull Ranch

LP-21-00001

Consistency

Staff finds the project to be consistent, as conditioned, with:

- KC Comprehensive Plan
- KCC 15 Environmental
- KCC 16 Subdivision
- KCC 17 Zoning
- KCC 17A Critical Areas
- KCC 12 Roads and Bridges

Bull Ranch

LP-21-00001

Recommendation

Staff recommends APPROVAL of the proposed Preliminary Long Plat subject to the conditions identified in the Staff Report.