

## Jeremy Johnston

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**From:** Steve Lathrop <Steve@lathropdev.com>  
**Sent:** Tuesday, March 23, 2021 8:35 AM  
**To:** Jeremy Johnston  
**Subject:** Bull Ranch Preliminary Plat Application

Jeremy, please accept the following for the file for this plat application. It was inadvertently left out of the narrative. Thank you.

Supplement to Question 11 of the SEPA attachment:

The property is located in the Ellensburg Urban Growth Area and subject to the minimum density requirements of KCC 17.11.050. Of the 45.02 acres, approximately 29 acres are made up of the lots with the balance in roads (approx. 8.21 ac), stream and critical area buffers (approx. 1.83 ac), steeper slopes, and storm water retention and infiltration (approx. 5.98 ac). This would establish a minimum lot count density of 116, and, thus, the presently proposed 138 lots meets the county density code requirement.

### **F. Steven Lathrop**

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