




CITY OF ELLENSBURG
Public Works & Utilities Department
501 North Anderson Street; Ellensburg, WA 98926
Ph: (509) 962-7124 Fax: (509) 925-8662
www.ci.ellensburg.wa.us

Memorandum

Date: March 30, 2021
To: Jeremy Johnston, Kittitas County Community Development
From: Darin Yusi, Gas Engineer 
Re: Proposed Bull Ranch Development Project

The following are the City of Ellensburg Gas Division comments on the proposed Bull Ranch Development off Bull Rd and Kittitas Hwy.

Natural Gas:

There is a 4-inch main located at the intersection of Bull Rd and Umptanum Rd. The City of Ellensburg Bull Road Utility Extension project currently under construction will include the extension of that 4-inch main across Bull Road to the entrance of the proposed development. This extension should take place by mid-year 2021.

The proposed development will be required to tie into the main on Bull Road and extend the gas main throughout the development and provide service stubs to each lot. The mainline will also need to be looped into the 6-inch main on the North side of Kittitas Highway. The developer will need to provide the road crossing, appropriate traffic control, and roadway/sidewalk restoration. A natural gas utility map is included with these comments.

There are a few flag lots within the proposed development. Those service stubs will require 10' access and utility easements and need to 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 the details G-12 and G-13.

To serve the homes with natural gas, the applicant can apply for service through applications found on the City's website or at City Hall. There are also natural gas rebates for new construction. Please contact City Gas Division at 962-7124 for any further questions.

Remember any contractor digging on the property or in the right of way must call the One-Call Underground Utility Notification Center - 811.



CITY OF ELLENSBURG NATURAL GAS DIVISION UTILITY MAP REQUEST INFORMATION

PROJECT ADDRESS

PARCEL - 298633 (17-18-12010-0006) - EAST OF UMPTANUM AND BULL RD INTERSECTION

CONTACT NAME

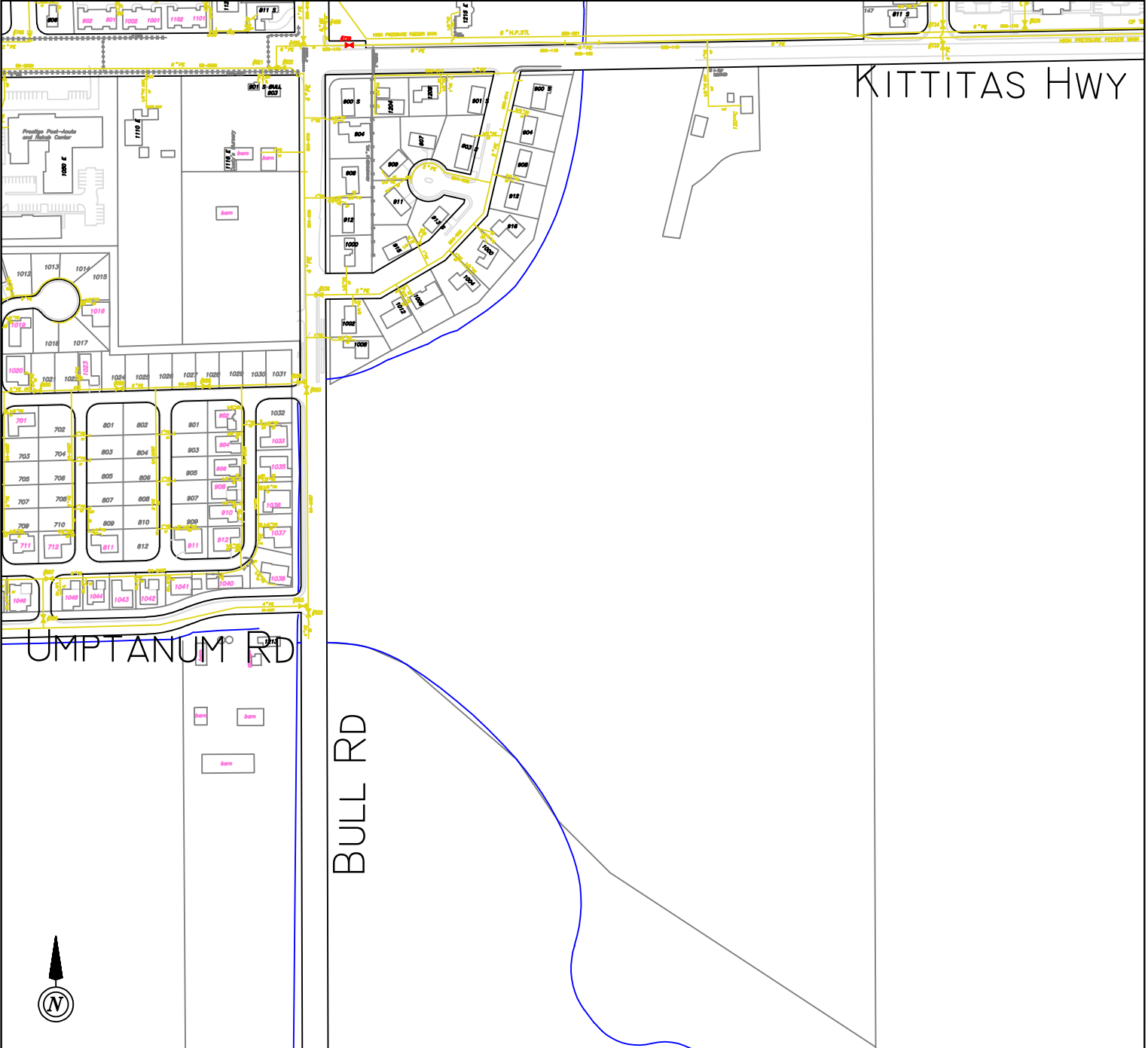
STEVE LATHROP

WORK PHONE

206-799-0728

DATE

03/16/2021



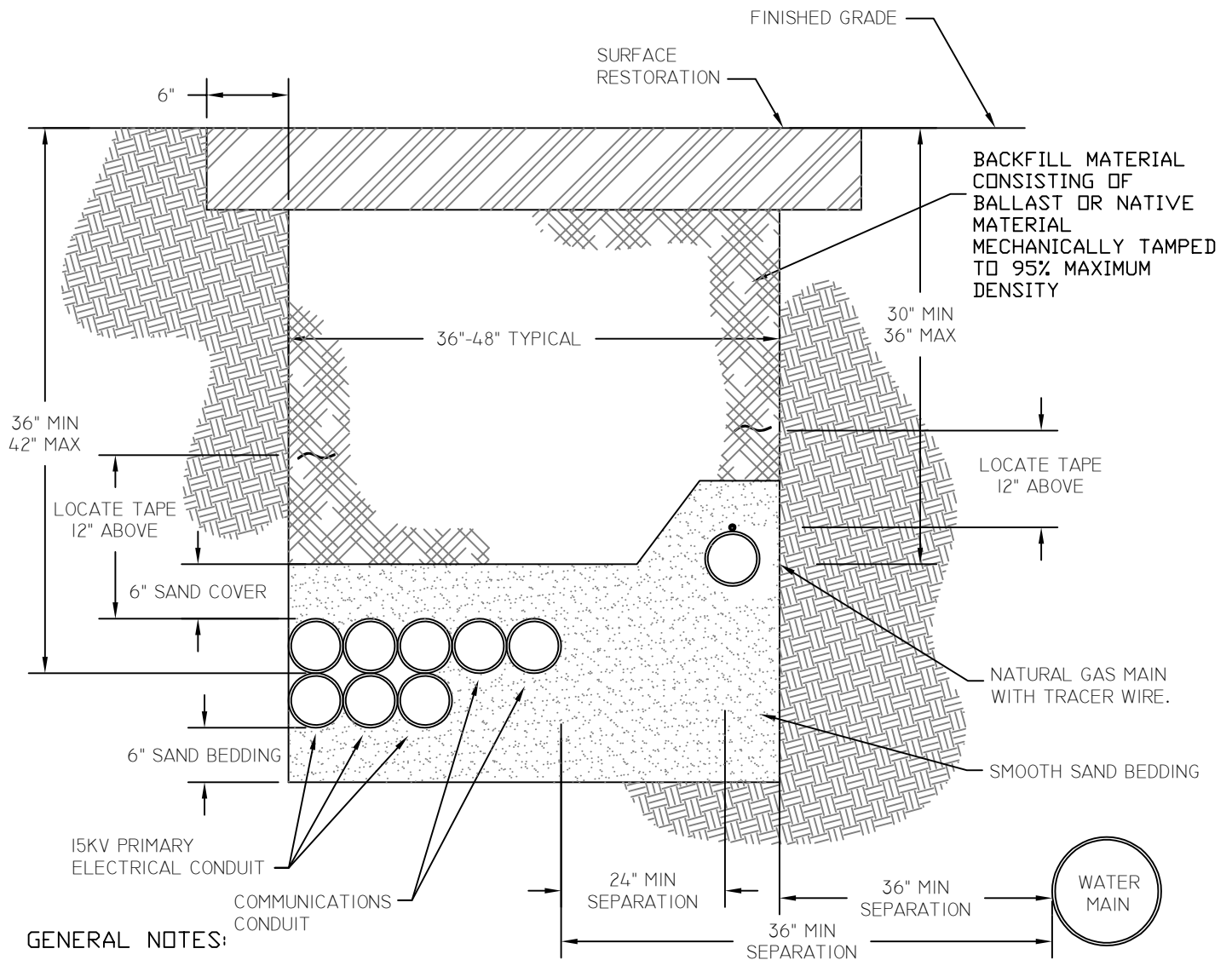
QUESTIONS: DARIN YUSI 509-962-7229

DISCLAIMER:

THE CITY OF ELLENSBURG ENERGY SERVICES DEPARTMENT CANNOT VERIFY THE ACCURACY OF THE UTILITIES REPRESENTED ON THIS PLAN. THEY ARE DISPLAYED FOR EASE OF PLANNING AND INSTALLATION AND ARE BASED UPON BEST INFORMATION AVAILABLE. CONTRACTORS AND DEVELOPERS SHOULD REFER TO CIVIL PLAN FOR MOST CURRENT DESIGN REVISION AND CALL 811 BEFORE YOU DIG.



Know what's below.
Call before you dig.



GENERAL NOTES:

1) THE MINIMUM TRENCH DEPTH REQUIRED FOR 15KV PRIMARY ELECTRICAL CONDUIT IS 36", MAXIMUM OF 42". THE MINIMUM TRENCH DEPTH REQUIRED FOR GAS MAINS IS 30", MAXIMUM OF 36". TRENCH DEPTH MIN / MAX CAN CHANGE WITH PRIOR APPROVAL FROM ENERGY SERVICES

2) BACKFILL SHOULD NOT BE USED IF IT CONTAINS LARGE ROCK, PAVING MATERIALS, CINDERS, LARGE OR SHARPLY ANGULAR SUBSTANCE OR CORROSIVE MATERIALS WHICH CAN DAMAGE CONDUITS, CABLES, GAS PIPES OR OTHER SUBSTRUCTURES OR PREVENT ADEQUATE COMPACTION OF FILL OR CONTRIBUTE TO CORROSION OF CONDUITS, CABLES OR OTHER SUBSTRUCTURES.

3) ELECTRICAL CONDUIT AND GAS MAIN MAY BE IN JOINT TRENCH WITH WATER MAIN PROVIDED A MINIMUM SEPARATION OF 36" IS MAINTAINED. THE UTILITY MAY REQUIRE STAKING PRIOR TO BACKFILL TO MAINTAIN REQUIRED SEPARATION. NO UTILITY WILL BE JOINT TRENCH WITH SEWER OR PLACED OVER THE TOP OF THE GAS MAIN OR SERVICE LINE.

4) SMOOTH SAND BEDDING IS REQUIRED FOR GAS MAINS AND PRIMARY ELECTRICAL CONDUITS, 6-INCHES BELOW AND 6-INCHES ABOVE. MAINTENANCE SAND MAY NOT BE USED AS SAND BEDDING.

REVISED 11-25-15



CITY OF ELLENSBURG
STANDARD PLANS & DETAILS

DISTRIBUTION
TRENCH REQUIREMENTS

PLAN NO.

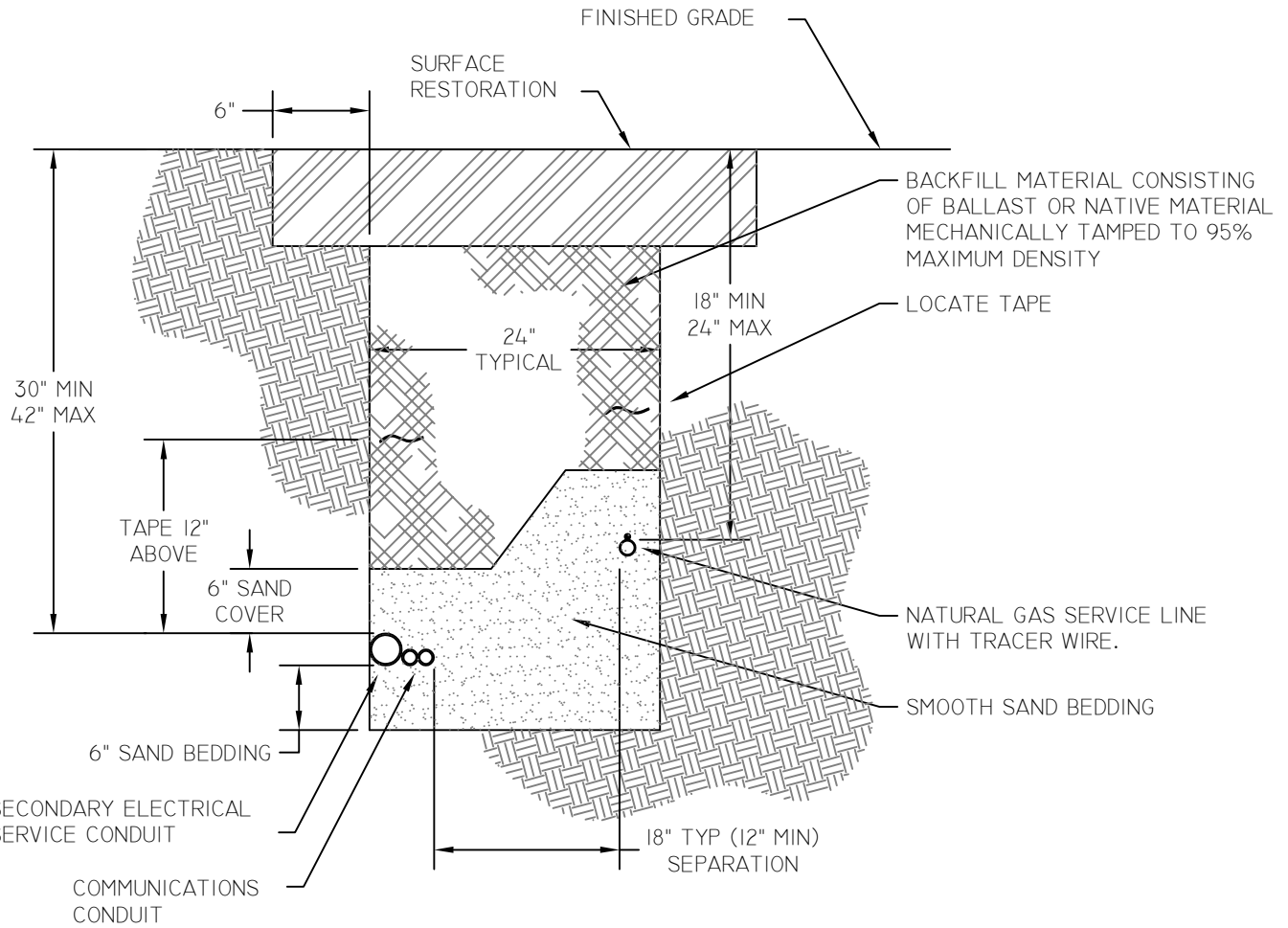
G-12

DRAWN BY: MIB

DATE: 07-19-01

UPDATED BY: JC

SCALE: NONE



GENERAL NOTES:

1) THE MINIMUM DEPTH OF TRENCH REQUIRED FOR NATURAL GAS SERVICE LINE IS 18" ON PROPERTY WITH A MINIMUM DEPTH OF 24" IN THE RIGHT OF WAY. THE MINIMUM DEPTH OF TRENCH FOR SECONDARY ELECTRICAL SERVICE CONDUIT IS 30", MAXIMUM OF 42". TRENCH DEPTH MIN / MAX CAN CHANGE WITH PRIOR APPROVAL FROM ENERGY SERVICES.

2) TRENCH SHOULD BE AS STRAIGHT AS POSSIBLE WITH NO MORE THAN (3) 90° BENDS. IN AREAS WHERE TRENCH CHANGES DIRECTION, CORNERS SHOULD BE ROUNDED TO ALLOW FOR SWEEPS. THE FLOOR OF THE TRENCH, SHOULD BE AS LEVEL AND FLAT AS PRACTICALLY POSSIBLE. THE SWEEP BELOW THE METER SHOULD BE DIRECTED TOWARD THE SOURCE OF THE SERVICE (TYPICALLY THE TRANSFORMER OR HANDBOX AT THE PROPERTY CORNER), NOT PERPENDICULAR TO THE BUILDING.

3) BACKFILL SHOULD NOT BE USED IF IT CONTAINS LARGE ROCK, PAVING MATERIALS, CINDERS, LARGE OR SHARPLY ANGULAR SUBSTANCE OR CORROSIVE MATERIALS WHICH CAN DAMAGE THE PIPELINE, CONDUITS, CABLES OR OTHER SUBSTRUCTURES AND / OR PREVENTS ADEQUATE COMPACTION OF FILL.

4) SERVICE LINES MAY BE IN A JOINT TRENCH PROVIDED A MINIMUM SEPARATION OF 12" IS MAINTAINED, WHILE 18" IS PREFERRED. UTILITY MAY REQUIRE STAKING PRIOR TO BACKFILL TO MAINTAIN REQUIRED SEPARATION AND ADEQUATE COVERAGE. NO UTILITY WILL BE PLACED OVER THE TOP OF THE GAS SERVICE LINE.

5) SMOOTH SAND BEDDING IS REQUIRED FOR GAS SERVICE LINES AND SECONDARY ELECTRICAL CONDUITS. MAINTENANCE SAND MAY NOT BE USED AS SAND BEDDING.

6) BACKFILLING MUST BE COMPLETED AT THE TIME THE GAS SERVICE LINE IS INSTALLED AND MADE LIVE. WIRE WILL NOT BE PULLED INTO CONDUITS UNTIL BACKFILL IS COMPLETED.

REVISED 08-06-13



CITY OF ELLENSBURG
STANDARD PLANS & DETAILS

SERVICE LINE
TRENCH REQUIREMENTS

PLAN NO.

G-13

DRAWN BY: SP

DATE: 07-19-01

UPDATED BY: HF

SCALE: NONE

From: [Mau, Russell E \(DOH\)](#)
To: [Rachael Stevie \(CD\)](#)
Cc: [Holly Erdman](#); [Smits, Brenda M \(DOH\)](#); [Hayden, Kathryn E \(DOH\)](#); [DOH EPH DW ERO ADMIN](#); [Mike Helgeson](#)
Subject: RE: LP-21-00001 Bull Ranch - Notice of Application; Ellensburg Water Department, 22950M, Kittitas County
Date: Tuesday, April 6, 2021 8:24:49 AM
Attachments: [image001.png](#)

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Rachael:

Thanks for the prompt reply – the City of Ellensburg’s water system has sufficient capacity to serve these additional connections; however, the City may want to review the local impact for both water demands and generated sewage for the respective systems at this development.

DOH ODW is satisfied with your response and has no further comments.

Thanks,

Russell E. Mau, PhD, PE
Regional Engineer
Office of Drinking Water
Washington State Department of Health
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216
Russell.Mau@doh.wa.gov
509-329-2116 | www.doh.wa.gov

From: Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>
Sent: Tuesday, April 6, 2021 8:16 AM
To: Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>
Cc: Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Smits, Brenda M (DOH) <brenda.smits@doh.wa.gov>; Hayden, Kathryn E (DOH) <kathryn.hayden@doh.wa.gov>; DOH EPH DW ERO ADMIN <EROADMIN@DOH.WA.GOV>
Subject: RE: LP-21-00001 Bull Ranch - Notice of Application

External Email

The City of Ellensburg is providing water and sewer utilities.

Rachael Stevie

Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
509-962-7637
rachael.stevie.cd@co.kittitas.wa.us

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Safe Start" reopening plan, Kittitas County Community Development Services is currently in Phase 3 and is open to the public in a limited capacity. At this time many of us are on a rotating schedule working from home and in the office; during this time I will do my best to respond to you as promptly as possible.

From: Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>
Sent: Tuesday, April 6, 2021 8:12 AM
To: Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>
Cc: Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Smits, Brenda M (DOH) <brenda.smits@doh.wa.gov>; Hayden, Kathryn E (DOH) <kathryn.hayden@doh.wa.gov>; DOH EPH DW ERO ADMIN <EROADMIN@DOH.WA.GOV>
Subject: RE: LP-21-00001 Bull Ranch - Notice of Application

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Rachael:

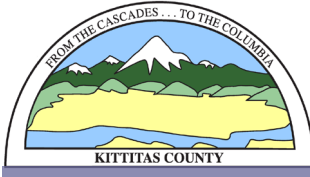
The Department of Health (DOH) Office of Drinking Water (ODW) has the following comment:

- In the SEPA, under "Utilities", the applicant notes that "water" and "sewer" are available at the site – who or how is water and sewer being provided?

This is the only comment, at this time, from DOH ODW.

Thanks,

Russell E. Mau, PhD, PE
Regional Engineer
Office of Drinking Water
Washington State Department of Health
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216
Russell.Mau@doh.wa.gov
509-329-2116 | www.doh.wa.gov



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

April 8, 2021

Rachael Stevie
Staff Planner
Kittitas County Community Development Services
411 No Ruby Street, Suite 2
Ellensburg WA 98926

RE: LP-21-00001 Bull Ranch

Dear Ms. Stevie,

Thank you for the opportunity to comment on the above listed application.

CDS Building Division requires that all new structures proposed be permitted and built to the current Kittitas County adopted building codes at the time construction.

Please don't hesitate to contact me should you have any further questions.

MIKE FLORY

Mike Flory,
Building Official

From: [Valerie Robinson](#)
To: [Rachael Stevie \(CD\)](#); [CDS User](#)
Cc: [valerie.robison](#)
Subject: File # LP-21-00001
Date: Friday, April 9, 2021 9:45:19 AM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

I would like to be contacted for the public hearing on this project Bull Ranch Long Plat file # LP-21-00001

Thank you
Valerie Robinson
425-760-2383

Rachael Stevie, Staff Planner
Kittitas County Development Services
411 N. Ruby St, Suite 2 Ellensburg, WA 98926

Re: LP-21-00001, Bull Ranch Long Plat, Lathrop Development Co, Inc; % Steven Lathrop

April 16, 2021

Dear Ms. Stevie,

I am a resident of the Gregory Place/Roy Street neighborhood, directly adjacent to the Bull Ranch Long Plat development. I am writing to register my thoughts on environmental impact and possible mitigation as the project goes forward.

I have enclosed both a calendar and a copy of an essay I wrote. The calendar is one we produce yearly for family and friends, featuring the view from our second story living room, and showcasing the tree that grows at the edge of the Lathrop property. Folks love our seasonal photos so much that the tree has its own Instagram account followed by viewers worldwide (www.instagram.com/its_me_i_am_a_tree) It is our hope that the tree may remain in place, as it sits slightly down a small bluff above Lower Lyle Creek.

The essay tells the story of goose hunters in the field beyond the tree, and shares my deep love for this area and the wildlife who visit it. In the eight years we have lived here, we have observed deer, Canada geese, Great Blue Herons, Mallard ducks, muskrat, wild turkeys, hawks, falcons, eagles, raccoons, and Red and Yellow headed blackbirds enjoying the field, ditch, creek, and of course, the tree.

My husband reasonably points out that our neighborhood spoiled someone's view when it was built in 1978, and it is the way of progress that we will now lose the view exactly as we have enjoyed it. If the planned homes are single story, we will still have a nice view of the hills and the entrance to the Yakima canyon. It will be wonderful if the developer considers adding green space or a riparian buffer that will provide the local wildlife a chance to still be a part of this landscape, and perhaps delight the residents of the 138 new homes, as well.

Thank you for your attention to the enclosed materials, and for the opportunity to contribute comments.

Sincerely,



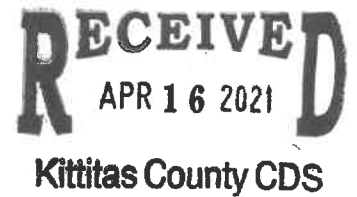
Robyn Hull Arango
1004 S. Gregory Place Ellensburg WA 98926
(509) 929-4647
rabsgurl@gmail.com

RECEIVED
APR 16 2021
Kittitas County CDS

Robyn Arango

Writing Circle

Essay, January 8, 2019



I'll Fly Away

Do geese really mate for life? This thought haunts me. I'm probably anthropomorphizing, but it seems that a commitment like that includes a caring feeling for your partner. Seasons of nesting, mating, migrating in formation- would your bond be closer than creatures who only hook up to impregnate?

It's late fall, and the lowering sky is steel-colored. Frost has come, and leaves have fallen, and the field that stretches southeast at the same level as my second-story great room has been plowed and planted with winter wheat. Beyond the skeletal tree that dominates my view, the curving furrows stretch away, not yet the stubbly pale green that will seem so incongruous when the first snow falls.

This is the third season the geese have slept in the field. They started coming last fall, and returned in the spring. My husband says Canada Geese don't even migrate south of here anymore, with the moderating climate and plentiful habitat. Nevertheless, these geese were gone from the field in the dead of winter.

It's not my field. And, of course, they are not my geese. Yet, I felt a sense of kinship with them when I heard them returning.

When I was a child, every male in my family hunted for game and birds. We all fished, dug clams, and dropped and hauled in crab pots. Kids were taught to clean crabs, gut fish, and "pick" geese and ducks,

meaning that we stripped feathers from the bird's skins, usually in Grandpa's basement. Downy feathers billowed every time the door opened, swirling like snow around our feet.

Thanksgiving and Christmas dinner at my grandparents' house was usually goose or duck back then. It was good luck if you were the first person to spit a piece of bird shot onto your plate, with a pinging sound heard 'round the table. Grandpas, uncles, dads and cousins told stories of bird hunts, usually with funny adventures thrown in: while setting up blinds and deploying decoys, someone fell asleep, spilled hot coffee from a thermos, or pitched out of a boat into freezing water.

It seemed that hunting always involved getting up in the dead of night, brewing coffee and grabbing waxed paper-wrapped sandwiches assembled the night before. I would wake to see them going; they smelled of damp wool and gun oil, and their voices were hushed and tense with anticipation.

I am a hypocrite. I love eating meat, but I know that if I had to provide it for myself, I would probably become a vegetarian. Well, a pescatarian. What's that Nirvana line? "It's okay to eat fish, 'cuz they don't have any feelings". Maybe, in a survival situation, I would surprise myself. So far, the only thing I've enjoyed killing is caterpillars, and that was really just a creepy phase in fourth grade.

The geese assemble in the late afternoon. First, I hear a far-off, musical, *h-ronk*, rising and falling. They come in strings of maybe six to twelve individuals, from all points of the compass. Are they coming from different areas to congregate at dusk, or are they being careful, splitting up to approach from varied directions, circling first to check for danger? The honking grows louder as they swoop in formation, one end of the line swinging in faster, like a line of ice skaters making a whip, to land simultaneously, feet lowered, magnificent wings flapping forward in great arcs to slow, and make a perfect touch down.

Once on the ground, the geese resemble church ladies coming together after the service, checking in, sharing a bit of news or gossip, moving between groups until they settle in to a low, buzzing chorus. I scan the field with binoculars, finding juveniles and the occasional pair of snow geese, standing out sharply against the patterns of pale ecru and charcoal gray. There are always sentries; their heads raised high above the group, scanning the sky and horizon.

A new line comes in from the canyon, impossibly small, like grains of pepper in the sky; then growing in size and sound, following the flight path of the Life Flight helicopters that pass over our house to land on the hospital roof.

I'm thrilled by this daily spectacle, scheming to get upstairs early to watch them come. In my early youth, I learned from Grandfather to look for wildlife- "See the deer? Right side, going in to the trees..." He sharpened my vision for herons standing tall in marshes, spotted fawns frozen beside their mothers, bald eagles soaring and circling above the beach. I was so proud when I could spot an animal and point it out to him.

One early summer, I journeyed with Grandpa to Alaska on his commercial fishing boat. The seven day trip, chronicled in my diary, is mostly a daily list of wildlife sightings: pods of rising killer whales, porpoise playing in the wake of the bow, and one evening, a seal in a bay that Grandpa shot after we anchored. On principle, he said. They ruin fishing nets and steal fish. We were hundreds of miles from the fishing grounds and didn't even have nets on the boat yet. I was tearful and angry, hating him in that moment.

These days, I try to point out creatures I see to my stepchildren, but they weren't raised with the desire or ability to scan the roadside for long stretches at a time. They are busy with movie screens, iPods, and snacks, and they miss it every time. "Look, an elk!" Their heads come up too slowly, unsure where to

focus. "Wha...?"

I invite my friend for a cozy Sunday afternoon at the jigsaw puzzle table, and I share how much it fills my heart when the geese arrive, as they surely will in the next half hour. Moments later, I am startled to see six camo-clad hunters trudging down the ditch between the fields, weighed down with bags of decoys, guns, and backpacks. My heart sinks and a churning dread fills my belly. I know the landowner gives permission to hunt- in past years, men have parked on the roadside and walked to the southern end of the field, where a copse of trees circles a small pond. From that distance, I could hear the shots that presumably brought down ducks, but it was out of my line of vision.

These guys are close- maybe twenty yards from the edge of the bluff, across the creek that flows between my backyard and the field behind. They are young, in their late teens and early twenties. Once they unburden themselves, they are goofy and animated, slapping one another on the back and laughing. They are having a great time together. And they know the flocks' routine as well as I do. They quickly set a few decoys in the field, and deploy a clever device that resembles a goose's wings on a pole. One guy moves the pole up and down, and it perfectly simulates the braking, landing flap of a goose alighting.

The men hunker down in the ditch in a line, their tan-colored camouflage blending perfectly with the old, dry grass and dirty field furrows. Their timing is perfect, and it's only a few minutes before a string of geese approaches, honking and circling. They are cautious, but look! Already a line of comrades has settled, and one of us is flapping down to join them!

I'm torn between admiration for mans' ingenuity and horror at the thought of "my" geese being drawn in to sure death. Suzanne and I become a little goofy ourselves, running out on the balcony, shouting for

the dogs to come out and bark, hoping to scare off the first wave of approaching honkers. They have become comfortable, knowing my barking dog can't advance beyond his fence. I feel complicit in the human ruse, as though I invited them and then helped to deceive them.

I know there are millions of Canada geese. In some places they are invasive, wintering over, fouling land and water with their feces; a nuisance. There's a battle inside me between cold rationality and a protective sentimentality. These geese feel like friends, or at least daily companions. Of course, they don't feel anything for me. Here's another thing: I have an intense dislike of being fooled. I hate surprise parties. I feel off-balance and vulnerable when I find a secret has been kept from me. I can feel that I am projecting onto these unsuspecting birds. "They will make fools of you! The secret is these birds on the ground aren't real. Don't fall for the trick!", my soul is shouting.

It's inevitable. The string of geese circle lower, flying over the ditch, and the men rise in formation and fire. BLAM BLAM BLAM BLAM BLAM! Two of eight geese thud limply to the frozen ground. The remaining geese call to one another in a higher-pitched, questioning tone. They rise, and four of them head west in escape. Two rise even higher and circle, honking. Are the lifeless birds their mates? Do they hope the dead will rise, or are they saying goodbye? Do they linger, unable to move on in the face of loss? Are they now widows and widowers who will unbalance the string in formation?

In Native American tradition an animal is thanked and honored when its life is taken to sustain man. Does this make killing nobler? The young hunters, hunkered down after their shots, now leap quickly from the ditch to grab the corpses before another string arrives. The cycle repeats four, five, six times, until 20 dead geese have been gathered. The hunters are giddy with excitement, and in the modern white man tradition, pose for grinning selfies in the dry grass with one another and their victims.

It is over. The sky is empty. Maybe the survivors spread the word to incoming fellows; maybe they just know, but no more geese approach this field, nor will they for months to come. The winter wheat is growing, but the field is silent and empty. So is the place in my heart that held childlike awe for the arrival of the flock each evening.

As I walked a week ago, I heard a faint honking high above. I craned my neck and shaded my eyes with my hand to see three huge vees of geese, heading southeast, with their proud necks straight and strong, dark wings moving in steady strokes, calling as they made minor adjustments in formation. With their feet tucked tight, and their pale breasts shining, they were slowly lowering, looking for a place to land.



it's me, i'm a tree
a year in the life





January

2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
27	28	29	30	31	1	2
3	4	5	6	7	8 New Year's Day	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
	24 Martin Luther King Jr. Day	25	26	27	28	29
30						
31						



February

2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
31	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
Valentine's Day	President's Day					
21	22	23	24	25	26	27
28	1	2	3	4	5	6



March

2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
28	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
Daylight Savings begins			St. Patrick's Day			
21	22	23	24	25	26	27
28	29	30	31	1	2	3
Passover begins						



April

2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
28	29	30	31	1	2	3
					Good Friday	
4	5	6	7	8	9	10
Easter						
11	12	13	14	15	16	17
		Ramadan begins				
18	19	20	21	22	23	24
25	26	27	28	29	30	1



May

2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
25	26	27	28	29	30	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
Mother's Day				Eid al-Fitr		
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					
	Memorial Day					



June

2021

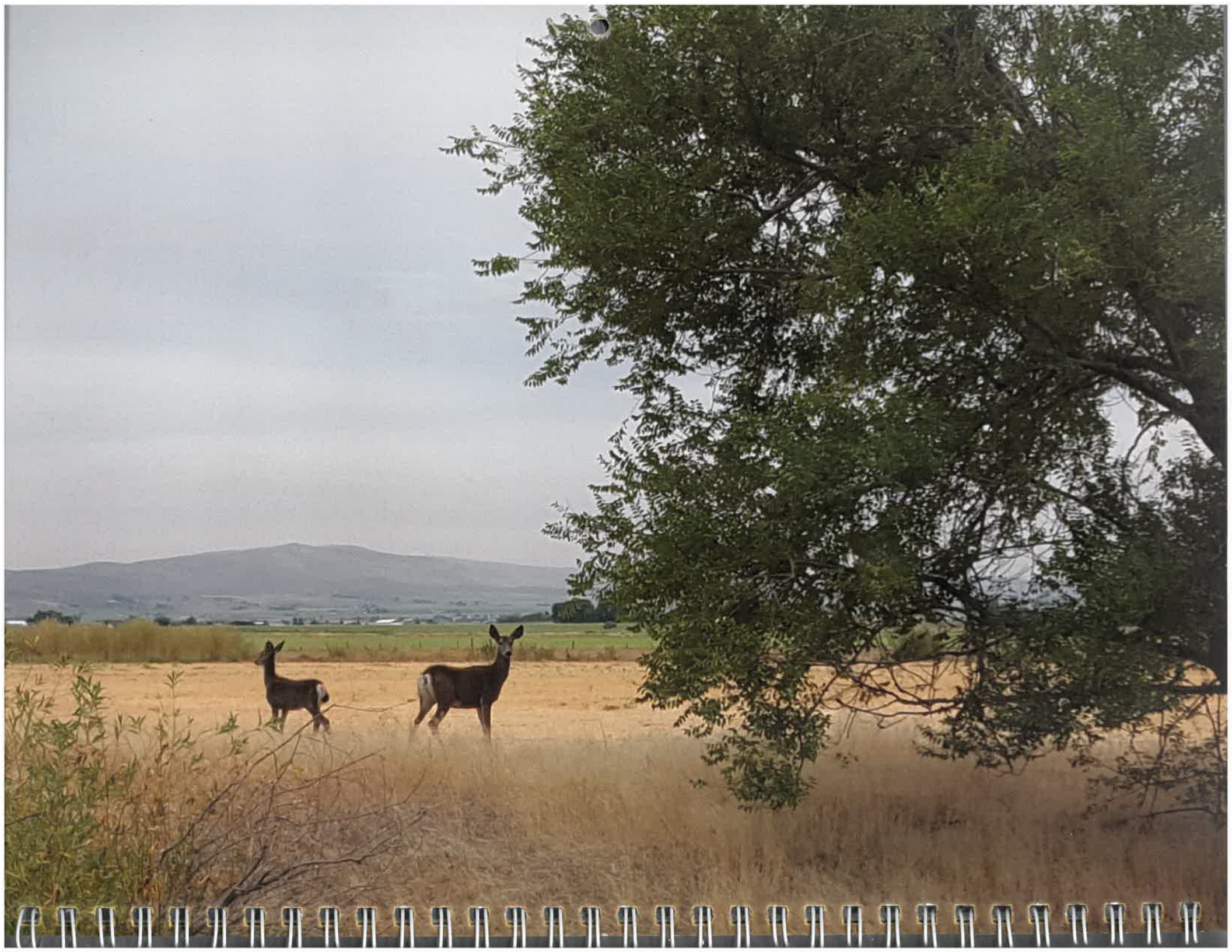
Sun	Mon	Tue	Wed	Thu	Fri	Sat
30	31	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
Father's Day						
27	28	29	30	1	2	3



July

2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
27	28	29	30	1	2	3
4 Independence Day	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20 Eid al-Adha	21	22	23	24
25	26	27	28	29	30	31



August

2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	1	2	3	4



September

2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
29	30	31	1	2	3	4
5	6	7	8	9	10	11
	Labor Day	Rosh Hashanah begins				
12	13	14	15	16	17	18
				Yom Kippur		
19	20	21	22	23	24	25
26	27	28	29	30	1	2



October

2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26	27	28	29	30	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
	Columbus Day					
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						
Halloween						



November

2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
31	1	2	3	4	5	6
7	8	9	10	11	12	13
Daylight Savings ends				Veterans Day		
14	15	16	17	18	19	20
21	22	23	24	25	26	27
				Thanksgiving		
28	29	30	1	2	3	4
	Hanukkah begins					



December

2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
28	29	30	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	1 Christmas Day
Kwanzaa begins					New Year's Eve	



CITY OF ELLENSBURG

Public Works Department
501 N. Anderson St.; Ellensburg, WA 98926
Ph: (509) 962-7230 Fax: (509) 962-7127

Memorandum

Date: April 19, 2021
To: Rachael Stevie, Planner
From: Craig Jones, Development Coordinator *CJ*
Through: Derek Mayo, City Engineer *DKM*
Re: Bull Rd & Umptanum Rd – Bull Ranch – SEPA LP-21-00001

The following are the City Public Works SEPA comments for the proposed The Bull Ranch on the east side of Bull Rd at Umptanum Rd.

The applicant can view the City of Ellensburg's Development Standards on the City's website for more information. <http://www.ci.ellensburg.wa.us/index.aspx?NID=339>

At time of civil plan review, Staff will work with the developer's engineer regarding the specific issues related to frontage and utility improvements.

Water:

The water mains available to serve this development are a 10" Ductile Iron main that runs in Kittitas Highway and an 8" stub is being installed at Umptanum Rd extension as part of the City's Bull Rd project. The developer will need to build an 8" water main on all the proposed interior roads. Each lot will need a separate water service. The maximum number of lots that can be served by one water connection is 40 lots. The water system will need to be looped between Kittitas Hwy and Umptanum Rd. See attached utility map.

Fire hydrant placement shall be per Fire Department requirements. Developer's engineer may be required to verify that fire flow capacity will meet the necessary requirements.

Specific issues related to water main and meter locations will be addressed at project civil submittal.

Sewer:

The sewer mains available to serve this development are a 10" PVC main in Kittitas Hwy and an 8" stub is being installed at Umptanum Rd extension as part of the City's Bull Rd project. The developer will need to install 8" sewer mains on the interior roads and side sewer stubs to each lot. See attached utility map.

Specific issues related to sewer main and side sewer construction will be addressed at project civil submittal.

Roadway and access:

This project will trigger the requirement for half street improvements along the Kittitas Hwy and Bull Rd frontages. The interior roads will need full street improvements. Umptanum Rd and Bull Rd are classified as collector streets and will be a 64' right of way at full build out. Kittitas Hwy is classified as a minor arterial street and will be an 80' right of way. Street improvements include concrete curb/gutter, sidewalks, street lighting, permanent signage, asphalt, asphalt markings, gravel base, storm drainage, and other items associated with minimum public improvements consistent with Public Works Development Standards. Kittitas Hwy and Bull Rd are on the Non-Motorized Transportation route and will need to include additional width to accommodate the future bike lane. Under the Land Development Code the sidewalks will need to be separated from the curb. Existing power poles may need to be relocated to accommodate these frontage improvements. A Transportation Concurrency Application may need to be filled out and submitted to the County. The application can be found on the County's website. At a minimum the City will request that a Level of Service (LOS) analysis be completed for the intersection of Mt. View Ave and Bull Rd. The two jurisdictions will review and approve the civil plans.

Specific issues related to roadway and access construction will be addressed at project civil submittal.

Storm water:

There is no storm system available for a direct discharge. The existing road side ditches will need to be conveyed across the frontages of the property. All storm facilities will need to be designed so they will not be inundated with ground water. Your engineer will need to verify groundwater during peak irrigation season to confirm the project will not be effected by it. See attached utility map.

The applicant shall use the current Stormwater Management Manual for Eastern Washington, or approved equivalent for reference in design of stormwater treatment and flow control for post construction requirements for new development and redevelopment. The design shall at a minimum use the following design storms, or as recommended for the proposed BMP, whichever is greater. Treatment shall be designed for the first ½" of rainfall on the property, and storm drainage detention on a 10 year storm event (1.2" of precipitation/24 hours) and retention facilities based on a 25 year storm event (1.6" of precipitation/24 hours). Specific issues related to storm water will be reviewed at time of civil plan submittal.

The applicant's design engineer should determine groundwater elevations in the vicinity of proposed storm water treatment and flow control facilities. The water surface elevation needs to be utilized in the facility designs and should be verified when groundwater is at its highest. Typically the groundwater in the Ellensburg area is elevated from April 15th through October 15th. However, groundwater on the subject site may not be associated with seasonal irrigation and could crest at another time during the year.

The following comments are from the City Stormwater Department;

1. If the site is an acre or greater the developer will need to make Notice of Intent (NOI) with Ecology and apply for a Stormwater General Construction Permit months in advance of

construction. <https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit>

2. The Ecology permit requires a Stormwater Pollution Prevention Plan (SWPPP) be submitted with the plan set and be reviewed by the City of Ellensburg Stormwater Utility along with a set of temporary sediment erosion control plans (TESC).

3. In addition, Ecology now requires an Operation and Maintenance (O&M) Plan be submitted to the City for review and retainage. The O&M Plan must address the long term maintenance of the stormwater facilities (swales) that will be constructed onsite to deal with the flow control and treatment requirements of Core Element 5&6 in the Eastern Washington Stormwater Management Manual.

Here is a link for additional information from Ecology;
<https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit/eCoverage-packet>

Other issues:

During civil plan review, Public Works establishes the preliminary addressing plan, the developer will need to work with the Post Office to establish the mail delivery routing plan and mailbox locations. The Post Office requires the use of metal Collection Box Unit style mailboxes.

The developer is required to obtain all other permits (HPA if required, DOE construction site grading permit, etc.) that may be required as a result of plat development.

A Utility Extension Agreement will need to be completed by the Developer and City prior to civil plan review.

Additional utility easements may be required for any proposed utility outside of the right of way. Specific issues will be addressed at civil plan submittal.

Any phasing plans for the project will need to be reviewed and may have additional requirements associated with utilities or temporary turn around.

Irrigation water will need to comply with Irrigation District requirements, and be continued through the site to downstream users.

Landscape plans will need to be included for review of any conflicts with existing or proposed utilities.

Latecomer's fees will be established along Bull Rd for water and sewer. These fees will be included in the Public Works permits for this development.

Proposed road names will go through a review process that includes the entire Kittitas County to eliminate any duplicate or similar sounding road names.

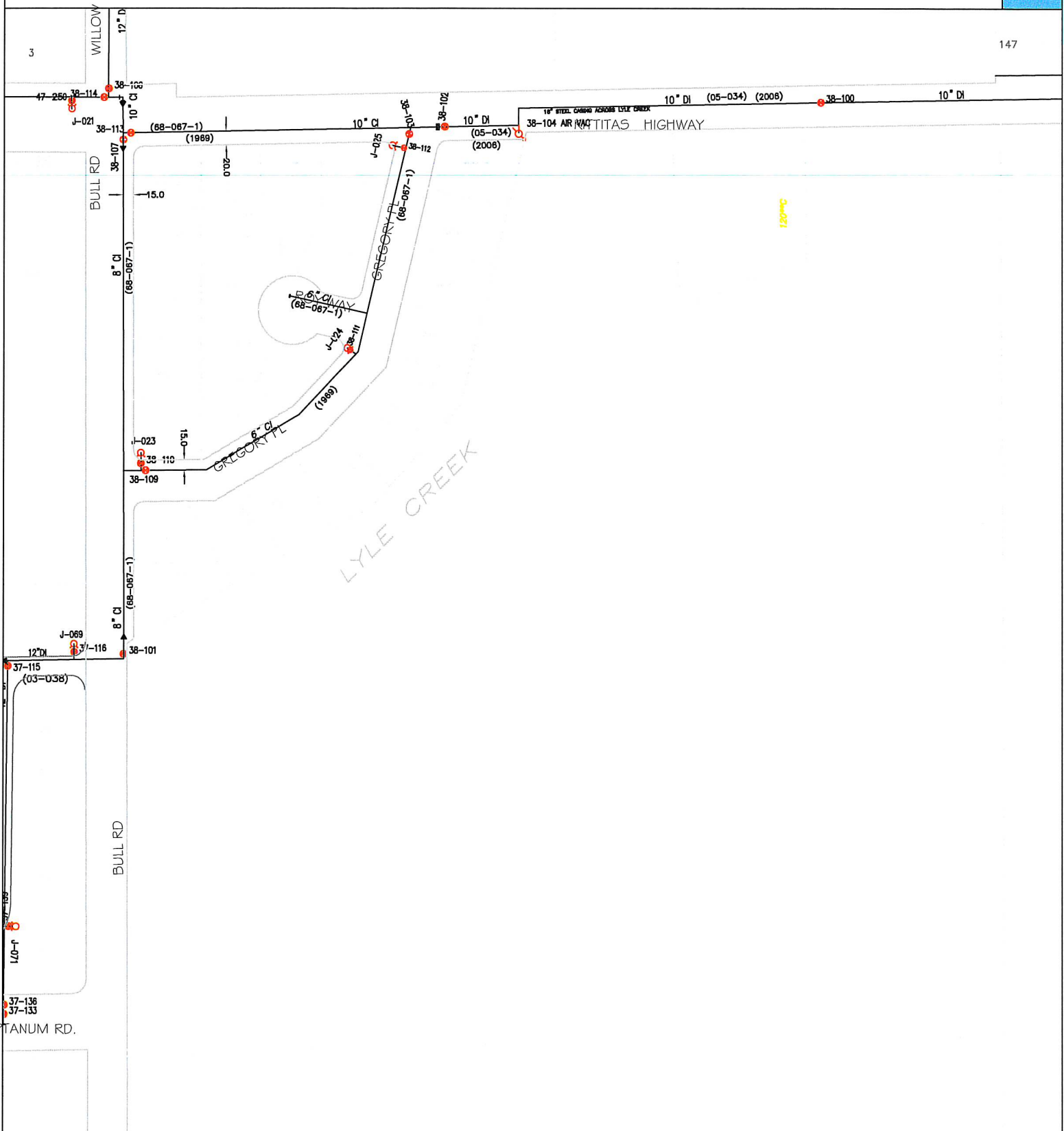
City and County will work together on the civil plan review for this development.

Cc File 21-084



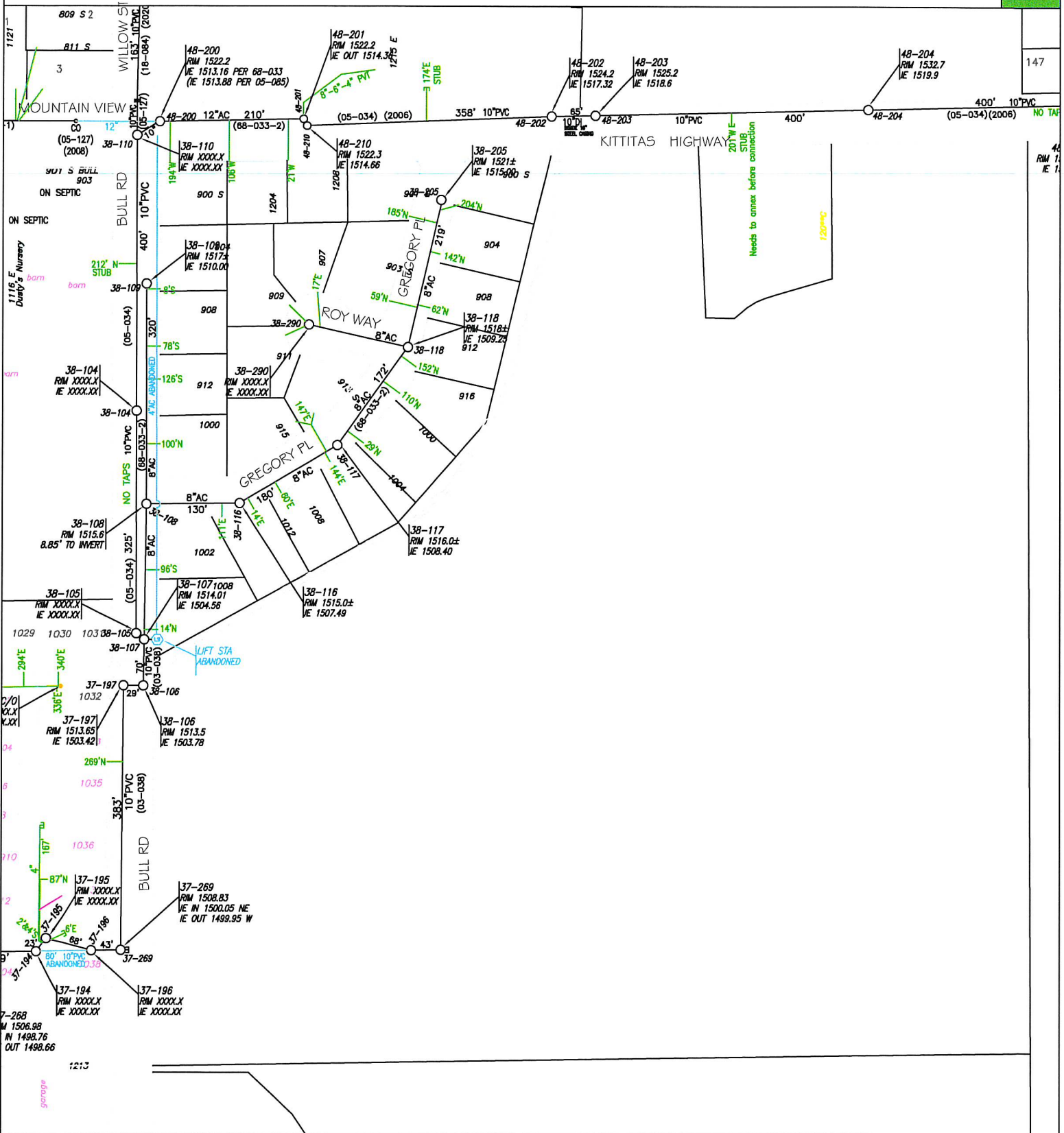
CITY OF ELLENSBURG PUBLIC WORKS DEPARTMENT UTILITY MAP REQUEST INFORMATION

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DISCLAIMER:
THE CITY OF ELLENSBURG PUBLIC WORKS DEPARTMENT CANNOT VERIFY THE ACCURACY OF THE UTILITIES REPRESENTED ON THIS PLAN. THEY ARE DISPLAYED FOR EASE OF PLANNING AND INSTALLATION AND ARE BASED UPON THE BEST INFORMATION AVAILABLE. CONTRACTORS AND DEVELOPERS SHOULD REFER TO CIVIL PLANS FOR MOST CURRENT DESIGN REVISION AND CALL 811 BEFORE YOU DIG.

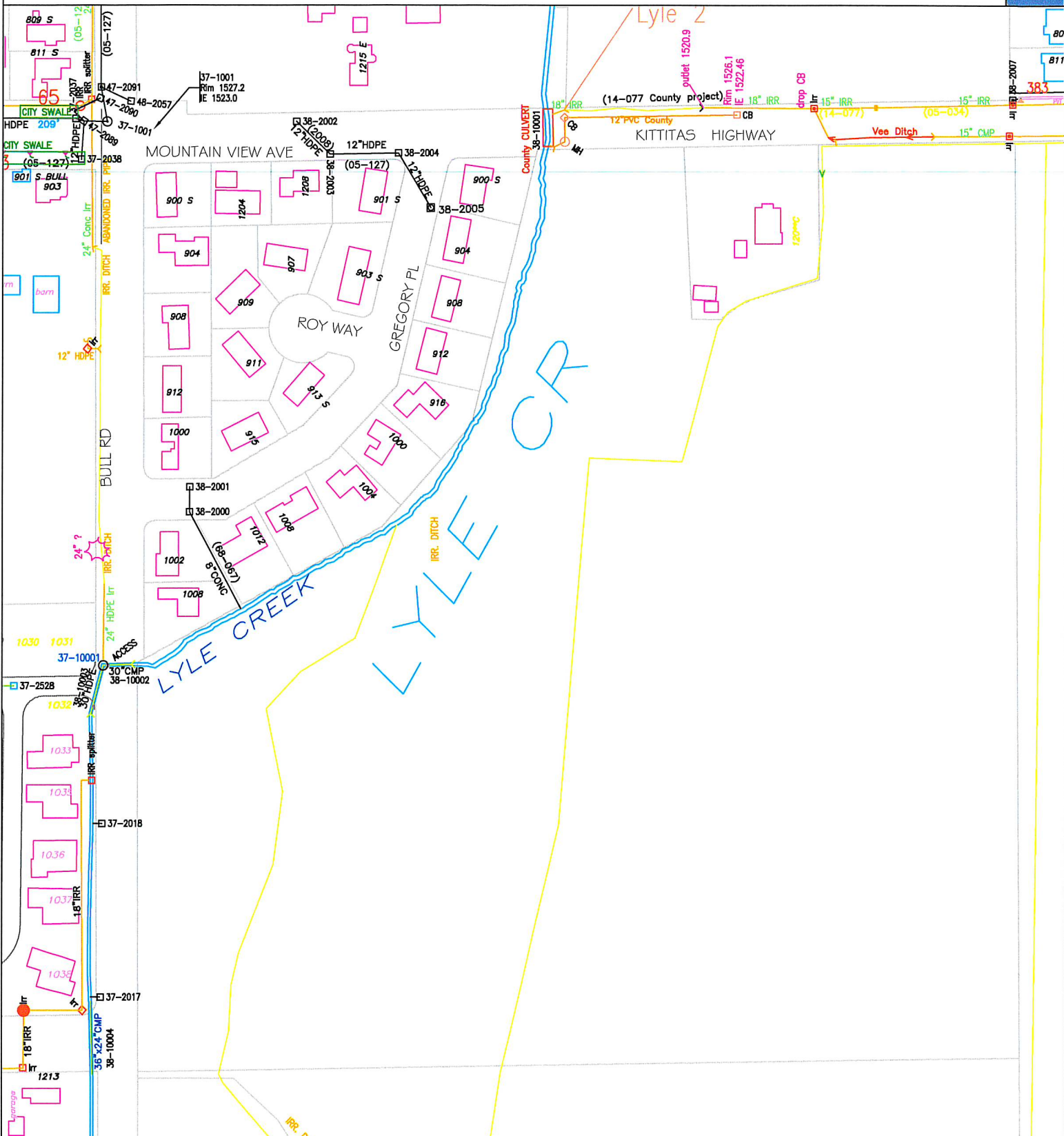




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Know what's below.
Call before you dig.



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Know what's below.
Call before you dig.



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

April 19, 2021

Rachael Stevie
Kittitas County
411 Ruby St. Suite 2
Ellensburg, WA 98926

In future correspondence please refer to:
Project Tracking Code: 2021-04-02303
Property: Kittitas County_Bull Ranch Subdivision Project (LP-21-00001)
Re: Survey Requested

Dear Rachael Stevie:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. Our statewide predictive model indicates that there is a moderate probability of encountering cultural resources within the proposed project area. This is due, in part, to the proximity of Lyle Creek, a resource that may have been historically important to Native American groups and/or settlers in the area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,

Sydney Hanson
Transportation Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov





STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 West Alder Street • Union Gap, Washington 98903-0009 • (509) 575-2490

April 19, 2021

Rachael Stevie
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: SEPA Register 202101748, LP-21-00001

Dear Rachael Stevie:

Thank you for the opportunity to comment during the Optional Determination of Non Significance process for the Bull Ranch subdivision of 45.02 acres into 138 lots, proposed by Lathrop Development Company. We have reviewed the documents and have the following comments.

WATER QUALITY

Project with Potential to Discharge Off-Site

If the project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> . Please submit an application or contact **Wendy Neet** at the Dept. of Ecology, (509) 454-7277 or email wendy.neet@ecy.wa.gov with questions about this permit.

Rachael Stevie
April 19, 2021
Page 2

WATER RESOURCES

If you plan to use water for dust suppression at your project site, be sure that you have a legal right. In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, industrial purposes, stock watering or for the irrigation of up to one-half acre of lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology. Temporary permits may be obtainable in a short time-period. The concern of Water Resources is for existing water rights. In some instances water may need to be obtained from a different area and hauled in or from an existing water right holder.

If you have any questions or would like to respond to these Water Resources comments, please contact **Christopher Kossik** at (509) 454-7872 or email at christopher.kossik@ecy.wa.gov .

Dam Safety

Under RCW 90.03.350, a Dam Safety construction permit is required for those dams or ponds which can impound a volume of 10 acre-feet or more of water or other liquids, above ground level. The Bull Ranch development project references stormwater facilities including an impoundment as part of this development. To determine if a Dam Safety construction permit is required for your project, the applicant must submit a set of construction plans to:

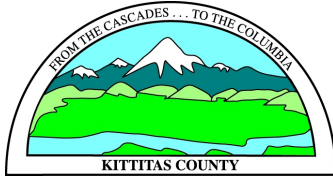
WA Department of Ecology
Dam Safety Office
PO Box 47600
Olympia, WA 98504-7600

For more information, please contact **Joe Witzak** by e-mail at jwit461@ecy.wa.gov or by telephone at (360) 407-6603.

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepa@ecy.wa.gov



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services

FROM: Public Works Planning Review Team

DATE: April 20, 2021

SUBJECT: Bull Ranch LP-21-00001

The following shall be conditions of preliminary approval:

1. Timing of Improvements: This application is subject to the latest revision of the Kittitas County Road Standards, dated 12/15/15. The following conditions apply and must be completed prior to final approval of this project. A performance guarantee may be used, in lieu of the required improvements, per the conditions outlined KCC 12.01150.
2. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 12/15/15 edition. Kittitas County Public Works shall require this road certification to be completed prior to final approval of the project. If a performance guarantee is used in lieu of the required improvements, the private road shall be constructed and certified to comply with the minimum requirements of the International Fire Code prior to issuance of a building permit.
3. Private Road Improvements: The internal road system shall be constructed to meet or exceed the conditions of a High-Density Private Road that serves 41+ tax parcels. See Table 4-4, current Kittitas County Road Standards, 12/15/15 edition.
 - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 22', with 2' shoulders, for a total width of 26'.
 - b. Minimum centerline radius shall be 60'.
 - c. Surface requirement BST/ACP.
 - d. Maximum grade is 10%.
 - e. Stopping site distance, reference AASHTO.
 - f. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - g. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easement require higher road standards. The higher of the road standards shall apply.

- h. All easements shall provide for AASHTO radius at the intersection with a county road.
 - i. A second access is required if more than 30 (thirty) lots/units will use the private road.
4. Driveways: A driveway shall serve no more than four tax parcels. See Kittitas County Road Standards, 12/15/15 edition.
- a. New access easements shall be a minimum of 30' wide. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150', or 16' if the length of the driveway is more than 150'.
 - b. Maximum grade shall be 10%.
 - c. Crushed surface depth per WSDOT standards.
 - d. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
5. Plat Notes: Plat notes shall reflect the following:
- a. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards and formally adopted by the Kittitas County Board of County Commissioners.
 - b. Maintenance of the access is the responsibility of the property owners who benefit from its use.
 - c. An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way.
 - d. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
 - e. A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior plat boundary and shall be divided 5 feet on each side of interior lot lines. Said easement shall also be used for irrigation.
6. Plat Approvals: All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):

EXAMINED AND APPROVED
This _____ day of _____, A.D., 20____.

Kittitas County Engineer

7. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
8. Road Name: Roads serving six or more lots shall be named according to the Kittitas County Private Road Naming & Signing Standards. Road names shall be subject to the approval of

the Department of Public Works and KITTCOM. Private roads shall be signed with a manual on Uniform Traffic Control Devices (MUTCD approved road name signs at all time.

9. Design Criteria within the Urban Growth Area:

- Roads proposed within the UGA shall conform and support the road system or grid, Transportation Plan and Comprehensive Plan of the affected city.
- Roads constructed within the UGA shall comply with the road standards of the affected city or Kittitas County Road Standards, whichever is more stringent. The city shall have the final approval of the road alignment, geometry and construction requirements.
- Utilities constructed within the UGA shall comply with the requirements of the affected city.

10. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.

11. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.

12. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.

13. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.

14. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.

SURVEY:

Kittitas County Code 16.24.010 requires that the Preliminary Plat submittals be prepared by a Licensed Land Surveyor. Under State Law, plans may be dual stamped as long as the division of responsibility is clearly defined. Please resubmit the documents with a surveyor stamp.

ENGINEERING:

1. Plan set is missing some important road design information (curve radii, material type and thickness, utility infrastructure). The applicant should know that all Public Roads are subject to KCC Chapter 12.4. The applicant should submit full civil plans to both Kittitas County and The City of Ellensburg for review when the plan set is finished.
2. The applicant should know that conveyance analysis should be done before final plat is approved.

3. The applicant should know that a time series verifying that the infiltration ponds drain within 72 hours of a given storm event should be included before final plat is approved.
4. Offset intersections are not recommended. Please revise to not have an offset from the existing intersection. If not possible, left turn storage on Kittitas Highway needs to be maintained from Magnolia Street and created for the proposed street connection.

FLOOD:

There is not a FEMA identified 100-year floodplain associated with this development. Therefore, a floodplain development permit is not needed. Please note that KCC 14.05 (Grading) requires excavation and fill not construct or alter the existing flow of storm water, streams, or other historical flows. The project will be reviewed for compliance with this requirement through the grading permit process.

From: [Chad Bala](#)
To: [Rachael Stevie \(CD\)](#); [Jeremy Johnston](#)
Cc: [Dan Carlson](#); [Pat Deneen](#); [Mike Jones](#); [Steve Lathrop](#)
Subject: Bull Ranch Plat, File No. LP-21-00001
Date: Wednesday, April 21, 2021 12:45:13 PM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

My name is Chad Bala, and I would like to thank you for the opportunity to comment on the Bull Ranch Plat project (LP-21-00001).

I am the representative for the adjacent landowners to the south (Schuler Deneen Family Ranch LLC & Teanaway Ridge LLC). As for some background information of our property that is adjacent and to the south of this proposal (a total of 145 +/- acres). Recently 105 acres of our property was annexed into the City of Ellensburg's City limits and rezoned appropriately. With that said we have the following comments to be considered as part of this proposal.

Access:

Proposed Road A (Major Collector) is adjacent to our northern property boundary. We would be willing to work with the applicant to see if possible whether or not a joint access could be considered. This access would not only serve this proposed development, but also serve as a future access point to the adjacent property to the South.

Irrigation:

In reviewing the stormwater report for the proposal, it references irrigation structures that provide irrigation water to our property. We request that if there is any disruption/improvements to our irrigation system that we our contacted and discussions occur so that we don't lose our continued ability to irrigate our land to the south of this proposal.

Stormwater:

The proposal seems to reflect two stormwater ponds to serve the 138 lot development. Pond 2, which seems to be the larger of the ponds, sits directly behind proposed lots 31 thru 37. Our concern is that Pond 2 is directly above our property to the South (in elevation) and we are not sure of the unintended consequences that this pond can have on our property to the South due to the topography within this area.

Again, I would like to thank you for the opportunity to comment on this proposal. We are in support of this project and are more than willing to work with the applicant regarding our concerns listed above.

Please confirm that you have received this email/comment for File No. LP-21-00001.

Regards,

Chad Bala

Terra Design Group Inc., Land Use Consultant

PO Box 686

Cle Elum WA 98926

From: [Elizabeth](#)
To: [Rachael Stevie \(CD\)](#); [CDS User](#)
Cc: [Elizabeth](#)
Subject: Public Comment for LP-21-0001
Date: Wednesday, April 21, 2021 3:20:39 PM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

My name is Liz Ritzenthaler. Our family lives at 904 Bull Rd. I have read through the online documents about the proposed Bull Ranch Long Plat. I would like to make the following remarks:

1) re sidewalks - Will this be the project that finally makes it so there is a sidewalk along the eastern portion of Bull Rd, which would link this proposed development to Mountain View/Kittitas Hwy? Currently only some homes have sidewalks along Bull Rd. This seems like a reasonable level of mitigation for adding this number of residences.

2) re sensitive areas: I am happy that the creek along the northwest portion of the project has been called out for 50 ft buffers, but I would hope they could be adjusted, if needed, to protect the special riparian tree that was highlighted in comments (and a calendar) by R. Arango in her public comments. The geoengineering report highlighted a steep slope setback that would impact a new access road and possibly lots 103, 104, and 105. I think this area they called out is close to the zone with the tree. Maybe refiguring this region of the development could be done during those early planning stages. A community-oriented open space with possibly a small playground comes to mind and might be less impactful and allow the access road to be shifted eastward into the region of lots 103, 104, and 105.

3) Finally, I would just want clarification on the impact of Bull Road becoming a more trafficked arterial road. I see a comment for a traffic study at the Bull Road and Kittitas Hwy intersection and a comment about bike lanes in another section. I would hope the water along the west side of Bull road would remain daylighted and not buried into a pipe. Is there the possibility this project could facilitate linking Uptanum Road together by finishing the missing road segment behind McDonalds??

4) please let me know if a public hearing is scheduled.

Thank you for considering these comments about the Bull Ranch Long Plat.

Sincerely, Liz Ritzenthaler

Sent from my iPad



State of Washington
DEPARTMENT OF FISH AND WILDLIFE

South Central Region • Region 3 • 1701 South 24th Avenue, Yakima, WA 98902-5720
Telephone: (509) 575-2740 • Fax: (509) 575-2474

April 21, 2021

Rachael Stevie
Community Development Services
Kittitas County
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

SUBJECT: WDFW COMMENTS ON LP-21-00001 BULL RANCH

Dear Rachael Stevie,

Thank you for the opportunity to comment on the proposed Bull Ranch project near Lyle Creek. The Washington Department of Fish and Wildlife (WDFW) is familiar with this area and nearby critical areas that should be considered as part of this review and determination process. We offer the following information for consideration to ensure Lyle Creek and the associated critical areas are protected as this property is converted from commercial agricultural production to more urbanized development.

Lyle Creek is a distributary channel of Wilson Creek; it branches off from Wilson Creek north of Ellensburg and flows back into Wilson Creek south of this project area near Berry Road. WDFW has limited fish sampling data for Lyle Creek, but Wilson Creek supports chinook and coho salmon, steelhead, and other native fishes so our expectation is that Lyle Creek does as well since it is connected at the upstream and downstream extents of its channel.

Our comments and recommendations are as follows:

- Lyle Creek and its riparian habitat support a variety of fish and wildlife and these critical areas become even more important to wildlife movement and shelter as we develop the urban growth areas. For these reasons, **WDFW recommends that the critical area buffers be marked on all parcel maps and in the field such that future development avoids these areas.**
- Thank you for including Lyle Creek and the City of Ellensburg's 50-foot critical area buffer on the site plans. We acknowledge that the City's requirements are reflected in the site plans but that there appear to be **open space areas that could be planted with a variety of native plants to help provide more of the functions and values associated with the riparian ecosystem.** WDFW would welcome the opportunity to assist the project proponents with habitat enhancements to the stream, riparian ecosystem, and other open space areas throughout the development.

- The Stormwater Site Plan Report available to review for this project shows a concrete structure in Lyle Creek (Site #2 in photos) that is likely used to divert irrigation water from Lyle Creek to the ditch network and fields to the south. This structure forms an artificial constriction in the channel and possibly a seasonal fish passage barrier. To our knowledge, the ditch is not screened to prevent the entrainment of fish into the diversion. **We recommend that the proponents contact the local WDFW staff to help rectify these features prior to build out and while there is still ease of access for construction equipment.** A Hydraulic Project Approval (HPA) would likely be required from WDFW to complete this work.
- The Lyle Creek crossing under Bull Road is undersized and does not meet WDFW's current guidelines and may be a fish passage barrier as well as a constriction that could create backwater and increased flood risks to the new development. Lyle Creek and the surrounding properties are not mapped by the FEMA flood maps, but that does not necessarily mean there are no risks of flooding. **WDFW recommends that the Bull Road culvert be replaced with a new water crossing structure as part of this development that will provide fish passage and pass the expected flows and debris in Lyle Creek.**
- Based on aerial photos, lidar, and familiarity with the area, we believe there may be wetlands present on this property or the adjacent parcels. **WDFW recommends that a full wetland delineation occur to ensure this development will not encroach upon wetlands or wetland buffers that may be located on or adjacent to the subject parcel.**

Thank you again for the opportunity to comment and please let me know if there are any questions or comments we can answer.

Sincerely,



Jennifer Nelson
Fish and Wildlife Biologist
Jennifer.Nelson@dfw.wa.gov
(509) 961-6639