



**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"

PM-21-00003

**PREAPPLICATION CONFERENCE APPLICATION  
& MEETING SUMMARY**

*(To be completed for each Preapplication Conference)*

Please type or print clearly in ink. A preapplication conference is required prior to submittal of a building permit for any commercial or multi-family project (not including 2-family dwellings) and for certain land use applications per KCC 15A.03.020. The following items must be attached to the application packet and is required to be submitted prior to scheduling of the preapplication conference.

**REQUIRED ATTACHMENTS**

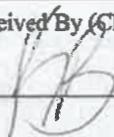
- A scaled site plan showing lot area, proposed/existing buildings, setbacks, points of access, roads, parking areas, water system components, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, and natural features (i.e. contours, streams, gullies, cliffs, etc.)
- Floor plan with minimum labeling to include uses of rooms, dimensions, plumbing & mechanical fixtures (if proposing structures other than residential and accessory)

\*\*\*Please note that pre-application conferences are valid for one year from the date of the conference. If more than one year has passed since your last pre-application conference has occurred or your project has changed, it will be determined on a case-by-case basis whether another pre-application is required. This will be determined by the CDS Director or their designee.

**APPLICATION FEES**

\$560.00	Kittitas County Community Development Services (KCCDS)
\$340.00	Kittitas County Environmental Health
\$110.00	Kittitas County Public Works
<b>\$1,010.00</b>	<b>Fees due for this application</b>

**FOR STAFF USE ONLY**

Application Received By (CDS Staff Signature): 	DATE: <u>3-2-21</u>	RECEIPT # <u>CD21-00719</u>	<div style="border: 1px solid black; padding: 5px;"> <p style="font-size: 2em; font-weight: bold; margin: 0;">RECEIVED</p> <p style="margin: 0;">MAR 02 2021</p> <p style="font-size: 0.8em; margin: 0;">Kittitas County CDS</p> <p style="font-size: 0.8em; margin: 0;">DATE STAMP IN BOX</p> </div>
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COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

**GENERAL APPLICATION INFORMATION**

1. **Name, mailing address and day phone of land owner(s) of record:**  
*Landowner(s) signature(s) required on application form.*

Name: Lathrop Development Co., Inc.  
Mailing Address: 1572 Robinson Canyon Rd.  
Ellensburg WA 98926  
City/State/ZIP:  
Day Time Phone: 509-925-5622  
Email Address: steve@lwahsd.com

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**  
*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: n/a  
Mailing Address:  
City/State/ZIP:  
Day Time Phone:  
Email Address:

3. **Name, mailing address and day phone of other contact person**  
*If different than land owner or authorized agent.*

Name: Contacts (all corporate officers of Owner):  
Mailing Address: F. Steven Lathrop 206-799-0728 steve@lwahsd.com  
City/State/ZIP: Elizabeth (Betsy) Lewis 509-901-8674  
Day Time Phone: David Lathrop 509-860-4013  
Email Address: Betsy@lathropdev.com; David@lathropdev.com

4. **Street address of property:**

Address: nkn Kittitas Hwy / nkn Bull Road  
City/State/ZIP: Ellensburg Washington

5. **Tax parcel number:** 17-18-12010-0006 | 298633

6. **Property size:** 45.02 ac (acres)

7. **Land Use Information:**

Zoning: Residential Comp Plan Land Use Designation: Ellensburg UGA

8. **Proposed Water System (as defined by KCC 13.03) NOTE: Show location of water system on site plan.**

Group A    Group B    Individual    Shared    Cistern    Other: City of Ellensburg

9. **Proposed Sewage Disposal:** City of Ellensburg

10. List any Buildings or Structures including sq. ft. & no. of stories proposed: Appx 138 residential structures

11. Proposed Project Name: The Bull Ranch

12. Type of proposed project (circle one):

- Cluster/Conservation Plat      Planned Unit Development      Master Planned Resort      Conditional Use Permit
- Shoreline Permit      Rezone      Preliminary Plat over nine (9) lots      Commercial Building

13. Would you like a representative from the Kittitas County Chamber of Commerce Economic Development office\*\* invited to this pre-application meeting (please circle one)?

YES or NO

\*\*For questions regarding how the Kittitas County Chamber of Commerce Economic Development office may be able to assist you with your business endeavor please contact them directly at (509) 925-2002.

**PROJECT NARRATIVE**

*Include responses as an attachment to this application*

14. Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, description of water system, sewage disposal, proposed buildings or structures, proposed uses for the project and all qualitative features of the proposal; include every element of the proposal in the description. \*\*See page 4 of 7

15. Provision of the zoning code applicable: 17.16

**AUTHORIZATION**

16. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent: \_\_\_\_\_ Date: \_\_\_\_\_  
(REQUIRED if indicated on application)

X n/a

Signature of Land Owner of Record \_\_\_\_\_ Date: 3/2/2021  
(Required for application submittal):

X [Signature]  
Elizabeth Lewis, as VP of Lathrop Development Co., Inc.

**Project Narrative:**

The subject property of 45.02 acres is presently unimproved and has been a farm for over 100 years.

The plat will consist of approximately 138 residential lots served by public utilities. Please see attached site plan for proposed configuration, access points, etc.

**FOR STAFF USE ONLY**

Date of Pre-Application Meeting: March 17, 2021 Time: 9am  
Pre-application meetings are scheduled typically on Wednesdays.

List persons present at pre-app meeting:

Meeting Moderator: Jeremy Johnston

*To be present at each pre-app:*

1. CDS representative (planning): Jeremy Johnston
2. CDS representative (building): N/A
3. Fire Marshal representative: Pat Nicholson
4. Public Works representative: Samantha Cox and Gail Weynand
5. Environmental Health representative (water): Holly Erdman
6. Environmental Health representative (sewer): Zac Baker
7. Others present: City of Ellenburg

*Present at pre-app for project: (attach business cards if available)*

Applicant:

Application phone: \_\_\_\_\_

Application email: \_\_\_\_\_

Applicant authorized agent (if applicable): \_\_\_\_\_

Applicant authorized agent phone: \_\_\_\_\_

Applicant authorized agent email: \_\_\_\_\_

Others present for applicant: \_\_\_\_\_

*\*The Kittitas County Community Development Services Department does not guarantee a parcel eligible for development until such time as a complete and accurate application is submitted. Further analysis may be conducted at the time of permit application.*

**Items/issues/concerns/questions discussed (To be filled in by staff during preapplication conference):**

**1. Planning/Land Use**

Critical Areas conducted \_\_\_\_\_ SEPA \_\_\_\_\_

**2. Building**

Type of Building (res., comm., etc.): \_\_\_\_\_ Building Use classification: \_\_\_\_\_

**3. Fire Marshal**

Located within Fire District # \_\_\_\_\_ (if applicable)

**4. Public Works**

Proposed access:

5. Environmental Health (water)  
Proposed water supply:

6. Environmental Health (sewer)  
Proposed sewer disposal:

7. Others present: (if applicable)



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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

**To:** The Bull Ranch, Steve Lathrop

**Date:** March 17, 2021

**From:** Jeremy Johnston, Planning Official  
(509) 962-7065, jeremy.johnston@co.kittitas.wa.us

**Subject:** The Bull Ranch Pre- Application Meeting, CDS Planning Notes

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### **Proposal:**

This memo is in regard to the proposed Bull Ranch Development on parcel #298633. The proposal will create 138 Residential lots on approximately 45.02 acres. The proposal has been reviewed for compliance with Kittitas County Code (KCC). After review of the submitted materials provided for this pre application meeting, CDS has the following comments.

### **Zoning**

The project site is located within the Residential zone an Urban Land Use designation. The subject property is in the Urban Growth area (UGA) and subject to a density minimum of 4 lots per acre. Items like roadways, critical areas, and stormwater management system can be subtracted from the acreage before calculating density. The proposal will require a Preliminary Plat application which describes how the project meets this density requirement.

### **SEPA**

A SEPA checklist will be required at project application submittal to be processed concurrently.

### **Critical Areas**

A Type 9 (unknown) stream appears to border much of the western border of the parcel. Depending on the nature of this stream, structural setbacks could be required.

### **Permitting**

The project, as proposed, will require a Preliminary Plat application and SEPA checklist. Due to the location of the project (within the UGA) certain City standards will apply.

### **Disclaimer:**

Kittitas County Community Development Services Department does not guarantee a parcel eligible for development until such time as a complete and accurate application is submitted. Further analysis may be conducted at the time of permit application. Codes are subject to change.





# KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Office (509) 962-7000 Fax (509) 962-7682

## Pre-Application Conference Notes

Project Name: The Bull Ranch Development

Project Location: Kittitas Highway/Bull Road

Project Fire Protection district: 2 – Kittitas Valley Fire Rescue

**X Fire Apparatus Access road** to be compliant with current International Fire Code Appendix D and County Road Standards.

If the development is gated, a Fire Marshal permit for a gate is required. Knox key access is required. This can be accomplished with the installation of a Knox brand keyway switch that will actuate the automatic gate opener. If the gate is not motorized, a Knox brand padlock or Knox key box will be required to allow for emergency access.

**X Key box required**

International Fire Code 506. Contact Knox Company and choose a product that will facilitate rapid access to a restricted area for fire and life-saving purposes. Gates require immediate access – can be in the form a Knox padlock or key switch that will activate the gate opener.

This is not required if no gate is proposed for your project.

**X Fire Flow**

Fire flow is the amount of water required for use by the fire department for fire suppression purposes. This is not related to hydraulic demands for an automatic sprinkler system. Fire flow is determined by the square footage and type of construction of the building.

Provide Fire Marshal with square footage of largest proposed structure for this project for the final phase and the type of construction. The Fire Marshal will determine the amount of water required for this project for manual firefighting purposes. Some projects may require the installation of a fire water tank for this purpose. A Fire Marshal permit is required for fire water tanks.

The International Fire Code Appendix B shall be used to determine water gallons per minute requirements.



# KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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## **X** Hydrant System

A fire hydrant system will be required. Contact Fire Marshal to confirm hydrant spacing and flow requirements.

International Fire Code Appendix C and D shall be used to determine spacing. The Fire Marshal will determine hydrant spacing using Appendix D, the square footage of the largest proposed structure in the development, and the type of construction.

If the largest proposed structure is to be no greater than 3600 square feet, fire flow requirements shall be a minimum of 1000 GPM for 1-hour flow. If there are larger structures proposed or commercial occupancies or assembly, such as a club house, these requirements may change. Fire hydrant spacing would be 1 hydrant for every 500 feet in this scenario. Fire hydrants shall be located on corners and approaches to cul-de-sacs where possible.

The installation of the fire hydrant system shall undergo the following inspections: underground piping to include piping schedule, depth, bedding, unions, anchoring, thrust blocking. An approval for cover will then be given. Hydro testing, flushing, and flow testing shall also be performed for final inspection.

Contact the Fire Marshal to determine inspection schedule and commissioning of the hydrant system.

Fire hydrant specifications: Front large diameter port shall require a 5" Storz adaptor with cap. The two side ports shall be 2.5 " NHT Male with caps. Confirm operating nut size with Fire Marshal.

After final, the fire hydrants shall be flow tested periodically to confirm flow rate.

## Fire Alarm

A fire alarm system may be required depending on intended use and occupancy levels. This requirement is determined during the plan review stage. If required, a Fire Marshal permit for a detection system is also required. The alarm system would require monitoring by a base station alarm service and must be service annually by a third party.

## Fire Sprinkler System

An automatic sprinkler system may be required depending on the building size, occupancy, and intended use. This requirement is determined during plan review. If required, a Fire Marshal Suppression System permit is also required. Sprinkler systems in commercial occupancies require annual inspection by a third party.

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P r e v e n t i o n • E d u c a t i o n • I n v e s t i g a t i o n • E n f o r c e m e n t

FIRE MARSHAL PATRICK NICHOLSON, IFSAC CFI, NAFI CFEI, CVFI



## KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

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**Emergency Responder Radio Coverage** – IFC 510, NFPA 72 Chapter 24, NFPA 1221 require an assessment of the emergency responder radio system at the exterior of the project and within the structure. If radio signal inside the structure does not meet specified signal strength, an ERRC system is required. A consultant may need to be involved to assess the radio signal coverage outside and inside the new structure to determine signal quality and the need for an ERCC system. This would be a collaborative process involving the Fire Marshal and Kittcom 911 Communications Center.

**Fire Extinguishers Required**

Fire extinguishers are required for every 75 feet of travel and must be mounted so that the top is no more than 4 feet off of the floor. Extinguishers must be inspected and certified each year by a third party vendor. Extinguishers must be greater than 4lb in size for most occupancies and be of the 10:A 20:BC type.

Other potential permits needed:

**Backup Generator**

If a backup generator is proposed, a Fire Marshal Permit for a generator is required.

**Propane Tank**

If a propane tank is proposed, a Fire Marshal fuel tank permit is required.

**Water Tank**

If a water storage tank is proposed for fire suppression, a Fire Marshal water tank permit is required.

**Commercial Kitchen Hood**

If your project involves food preparation, a fryer, cook station, stove, or cooktop, a kitchen hood is required. The Fire Marshal will determine if a Class I grease hood or Class II hood is required. Class I hoods are required where grease vapors exceed a minimum threshold. These hoods also require an automatic hood extinguishment system. Hoods must be cleaned and maintained. The extinguishment systems must be inspected and serviced by a third party every 6 months. The Fire Marshal's office inspects logs and verifying compliance by checking the service tags affixed by the service provider. A Fire Marshal permit for a Class I hood is required for Class I hoods. The hood type and need for a permit is determined during plan review. Some domestic appliances may require a domestic hood and not a commercial hood.



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### Fuel Tanks

If your project involves bulk storage of a hazardous material such as a combustible or flammable liquid, like gasoline, diesel fuel, heating oil, etc. a Fire Marshal Fuel Tank permit is required. Spill containment is required if the aggregate storage exceeds 660 gallons.

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FIRE MARSHAL PATRICK NICHOLSON, IFSAC CFI, NAFI CFEL, CVFI

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# KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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## Pre-Application Conference Notes

Project Name: The Bull Ranch Development

Project Location: Kittitas Highway/Bull Road

Project Fire Protection district: 2 – Kittitas Valley Fire Rescue

### **X** Hydrant System

If the largest proposed structure is to be no greater than 3600 square feet, fire flow requirements shall be a minimum of 1000 GPM for 1-hour flow. If there are larger structures proposed or commercial occupancies or assembly, such as a club house, these requirements may change. Fire hydrant spacing would be 1 hydrant for every 500 feet in this scenario. Fire hydrants shall be located on corners and approaches to cul-de-sacs where possible.

The installation of the fire hydrant system shall undergo the following inspections: underground piping to include piping schedule, depth, bedding, unions, anchoring, thrust blocking. An approval for cover will then be given. Hydro testing, flushing, and flow testing shall also be performed for final inspection.

Fire hydrant specifications: Front large diameter port shall require a 5" Storz adaptor with cap. The two side ports shall be 2.5 " NHT Male with caps. Confirm operating nut size with Fire Marshal.

The City of Ellensburg will be handling the fire hydrant installation and all the inspections.

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FIRE MARSHAL PATRICK NICHOLSON, IFSAC CFI, NAFI CFEI, CVFI

Index # 1



*To Protect and Promote the Health and the Environment of the People of Kittitas County*

Zac Bales  
Holly Erdman  
Bull Ranch preapplication meeting  
03/17/2021  
Onsite Sewage  
Water

Public Health septic requirements: City Utilities

Public Health drinking water requirements: City Utilities



507 N. Nanum Street, St. 102 · Ellensburg, WA 98926

T: 509.962.7515 · F: 509.962.7581

[www.co.kittitas.wa.us/health/](http://www.co.kittitas.wa.us/health/)

**From:** [Arden Thomas](#)  
**To:** [Jeremy Johnston](#)  
**Cc:** [Samantha Cox](#); [Gail Wevand](#); [Josh Fredrickson](#)  
**Subject:** PM-21-00003 PW water / flood comments  
**Date:** Wednesday, March 17, 2021 3:29:12 PM

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Water Mitigation and Metering – no comment – the development will be served by the City of Ellensburg Utility

Floodplain Development – There is not a FEMA designated floodplain on parcel 298633. A floodplain development permit is not required. There is a conveyance feature on the parcel. Grading plans and stormwater plans that are submitted should address this conveyance feature and provide supporting documentation that conveyance capacity will be maintained.

**Arden Thomas** | Water Resource Program Manager

Kittitas County Public Works | 411 North Ruby, Suite 1 | Ellensburg, WA 98926

Direct: 509.962.7690

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Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.

message id: 38eb45916c6dcbdac24bb8719d004a14



# **KITTITAS COUNTY**

## **DEPARTMENT OF PUBLIC WORKS**

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### **MEMORANDUM**

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**TO:** Community Development Services  
**FROM:** Gail Weyand, Engineering Technician I  
**DATE:** March 17, 2021  
**SUBJECT:** PM-21-00003 Bull Road Development

#### **Public Works Pre-Application Comments**

- A copy of the civil plans showing the sewer, water, stormwater, and profile of the roads would be required.
- A traffic impact analysis will be required to determine the additional traffic load the project generates and possible mitigation for road improvements. The applicant will begin our concurrency review process by providing a trip generation and distribution of traffic onto the County road network. Contact Public Works for additional details at 509-962-7523.
- Grading over 100 cubic yards of material requires a grading permit. Any grading over 500 cubic yards of material will require engineered grading and storm water plans. See Kittitas County Code chapter 14.05.
- An access and address permit would be required for each lot. The County Public Works will work with the City of Ellensburg using their addressing grid.
- All the roads within the development would need to go through the road naming application, the county will coordinate with the city on this.

Please contact Kittitas County Public Works (509) 962-7523 with any questions.



**COMMUNITY DEVELOPMENT DEPARTMENT**

501 North Anderson Street, Ellensburg WA 98926

Land Use Permitting (509) 962-7231 Construction Permitting (509) 962-7239

Kirsten Sackett, Director

Phone: (509) 962-7232 Fax: (509) 925-8655 E-Mail: [sackettk@ci.ellensburg.wa.us](mailto:sackettk@ci.ellensburg.wa.us)

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DATE: March 17, 2021

FROM: Jamey Ayling, Planning Manager

FILE #: PRE-APP PM-21-00003

RE: Proposed Bull Ranches Subdivision Project

LOCATION: Kittitas Hwy & Bull Road

The following Planning Department Pre-Application Comments are provided to give initial, preliminary guidance to the applicant based on the informal site plan submitted as a first step in the process of developing the proposed long plat subdivision project in the UGA.

Because this project is within the UGA the County Wide Planning Policy 2.5 states that proposals for development, subdivisions, and public projects within the unincorporated UGA's shall be subject to joint review by the county and the affected incorporated jurisdictions according to the development standards and comprehensive plans. The county shall enforce these standards as agreed upon in the joint review process or interlocal agreements. And Policy 2.6 states subdivisions and developments within the UGA's shall be orderly and coordinated between County and City Governments and utility service providers.

The City encourages you to plan this project to meet the development requirements of the Residential-Suburban (R-S) Zone as follows:

Form and Intensity Standards – Per Table 15.320.030 are as follows:

**Maximum Base Density for R-S Zone = 6 dwelling units per acre** (The Kittitas County Assessor's parcel information shows the parcel to be 45.02 acres, therefore the proposed 138 dwelling units is allowed)

**Minimum Front Yard = 15 feet**

**Minimum Garage Front yard = 22 feet**

**Minimum Rear Yard = 20 feet**

**Minimum Side Yards = 5,10 feet**

**Maximum Building Height = 35 feet**

**Open Space Required = 10% of lot size – please see ECC 15.540.020 (E) for more details**

In the beginning stages of planning for this subdivision development please refer to Chapter IV Community Design, and V Project Design in order to plan ahead and ensure all Design Elements can be met.

**Division IV. Community Design**

**15.400 Introduction**

**15.410 Streetscape Design**

**15.420 Subdivision Design and Block Structure**

**Division V. Project Design**

**15.500 Introduction**

**15.510 Site Orientation**

**15.520 Site Planning and Design Elements**

**15.530 Building Design**

**15.540 Housing Type Standards**

**15.550 Off-Street Parking**

**15.570 Landscaping**

**15.580 Outdoor Lighting**

**SEPA & Critical Areas Review**

Long Plats will require a SEPA review however Kittitas County Development Services will be the lead agency for this SEPA as the property is county jurisdiction.

Lyle creek meanders through this site on the western property boundary and has a 50 foot stream buffer which will need to be considered.

For questions regarding these requirements, please contact Community Development Planning Manager, Jamey Ayling at City Hall, 501 N. Anderson Street, via phone at 509-925-8653, or via email at [aylingj@ci.ellensburg.wa.us](mailto:aylingj@ci.ellensburg.wa.us)



# CITY OF ELLENSBURG

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

## Memorandum

**Date:** March 17, 2021  
**To:** Jeremy Johnston, Planning Official  
**From:** Craig Jones, Development Coordinator *CJ*  
**Through:** Derek Mayo, City Engineer *DKM*  
**Re:** Bull Rd & Umptanum Rd – The Bull Ranch – EX21-001

The following are the Public Works Pre-App 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 15<sup>th</sup> through October 15<sup>th</sup>. 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.

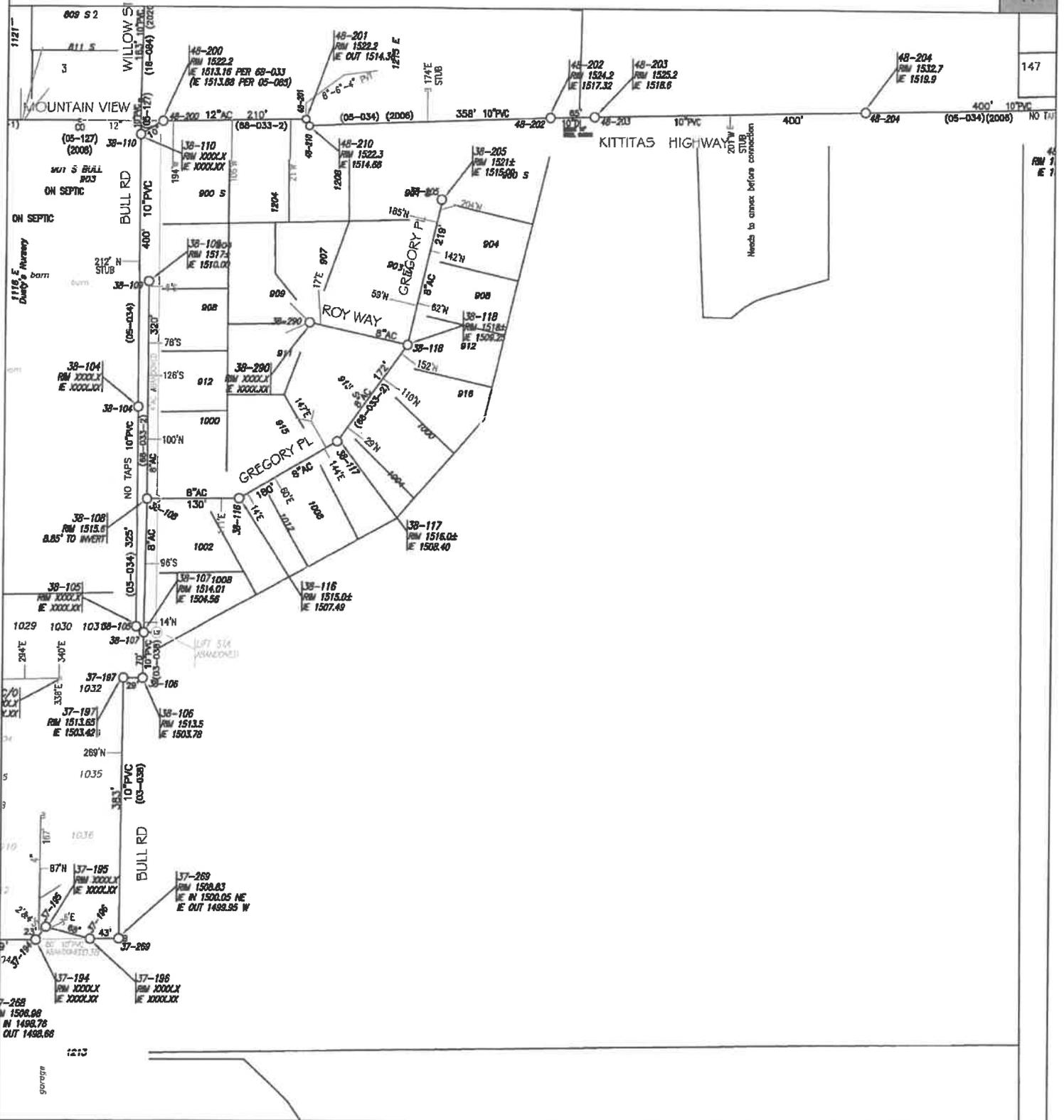
Cc File 21-084





CITY OF ELLENSBURG  
**PUBLIC WORKS DEPARTMENT**  
 UTILITY MAP REQUEST INFORMATION

SEWER







**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

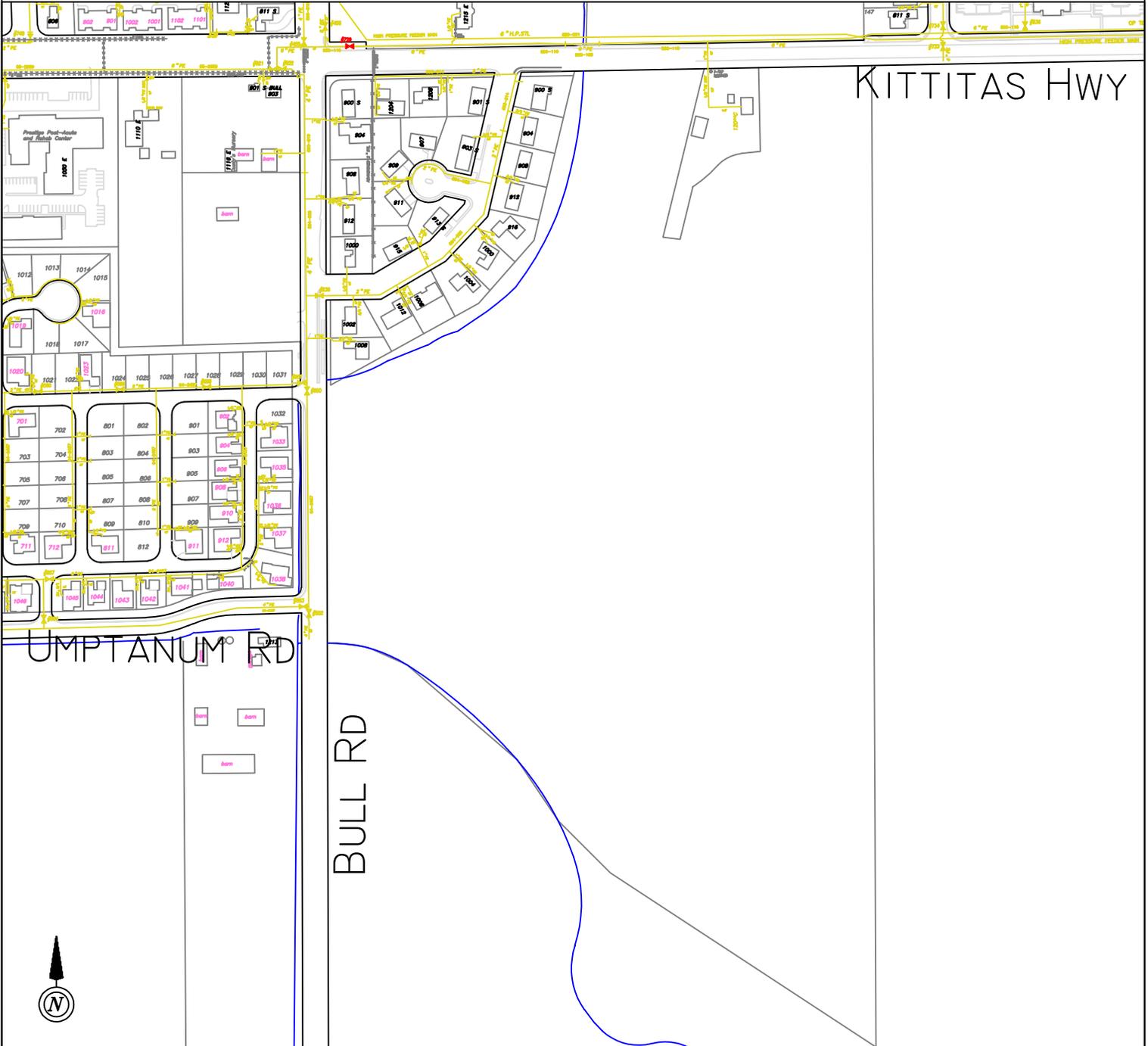
STEVE LATHROP

WORK PHONE

206-799-0728

DATE

03/16/2021



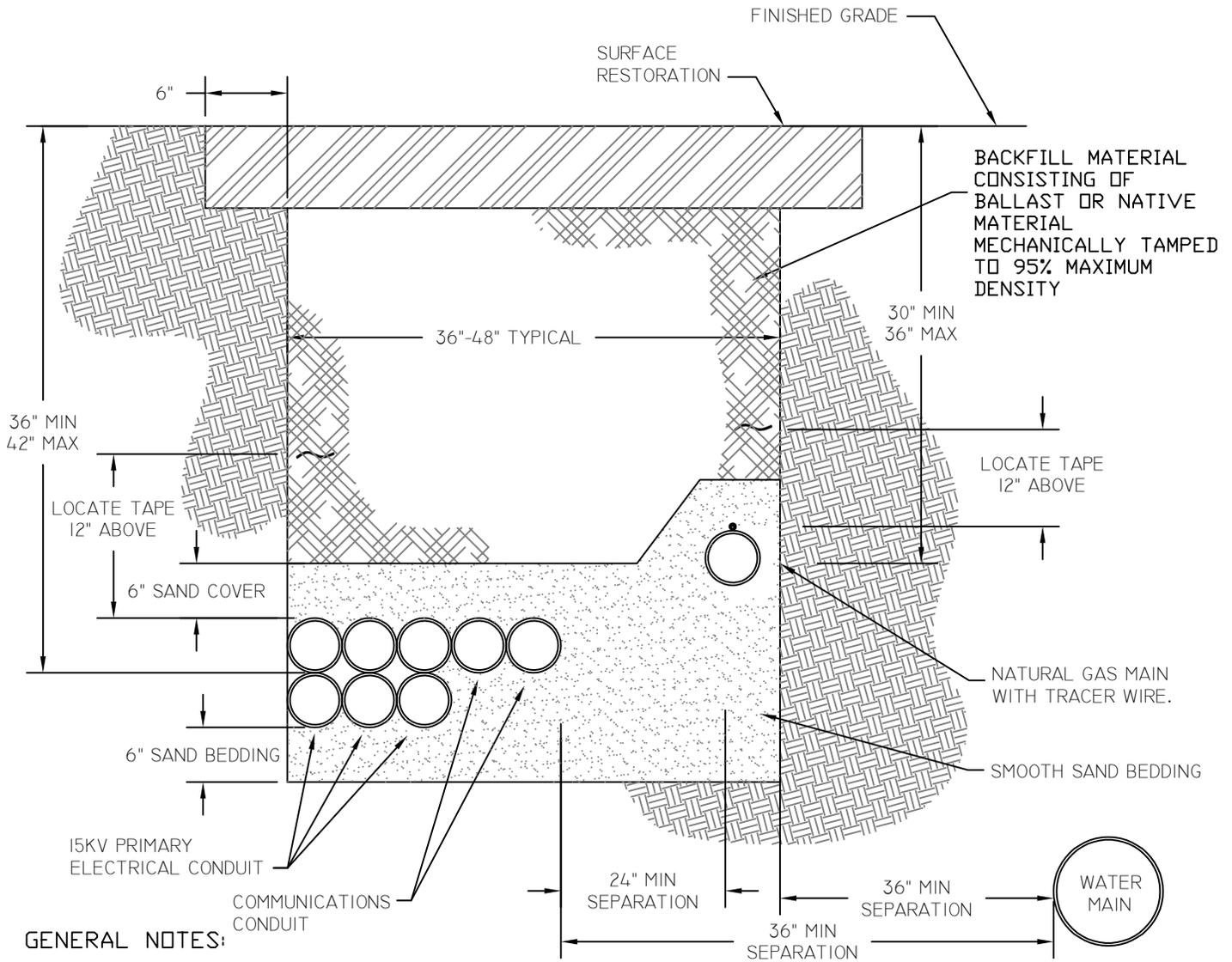
QUESTIONS: DARIN YUSI 509-962-7229

**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

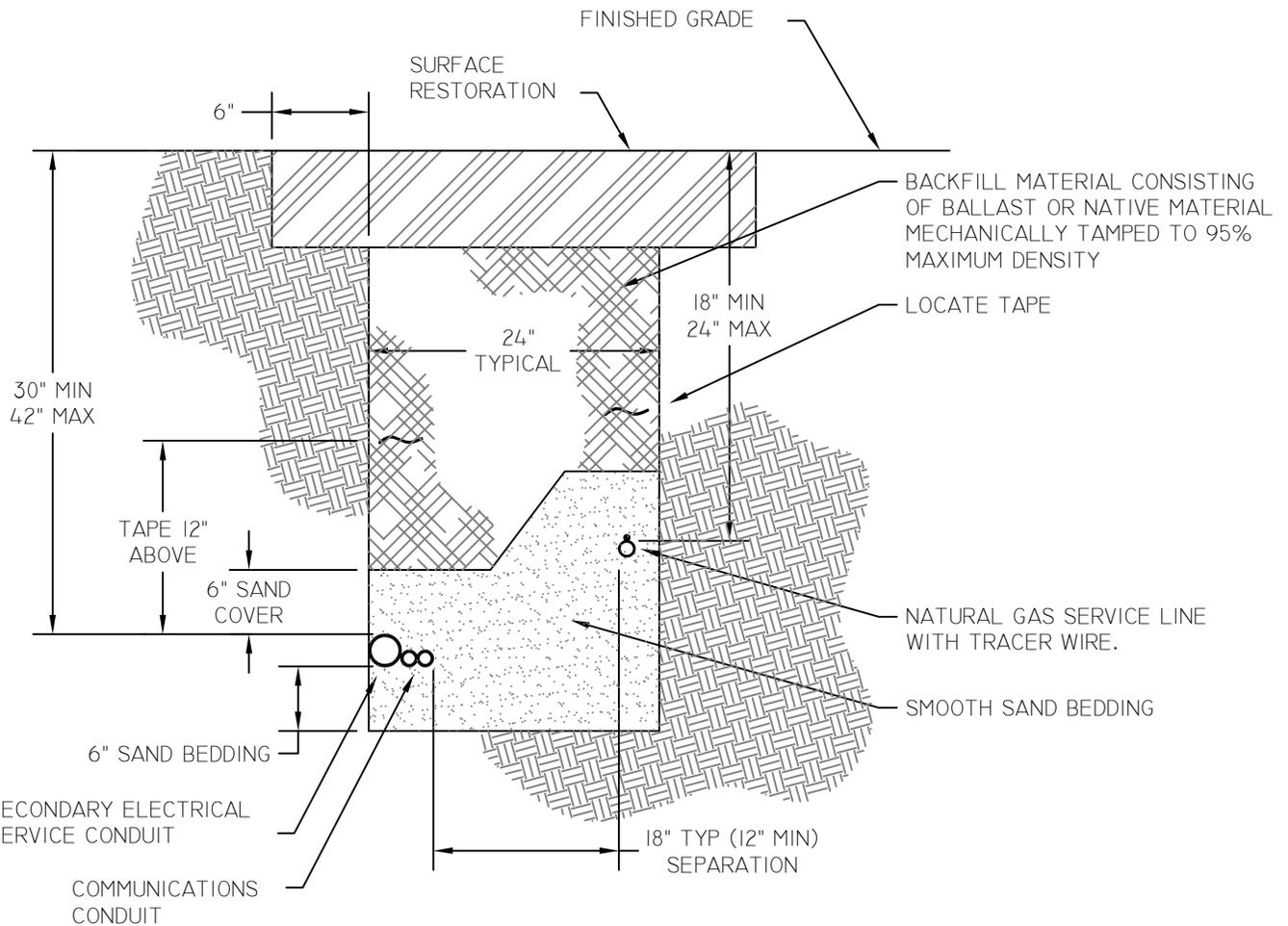
PLAN NO.  
G-12

DRAWN BY: MIB

DATE: 07-19-01

UPDATED BY: JC

SCALE: NONE Index # 1



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

Index # 1



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

## LONG PLAT APPLICATION

*(To divide lot into 5 or more lots, per KCC Title 16)*

**A preapplication conference is REQUIRED if proposing more than nine (9) lots per KCC 15A.03.020 for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.**

**Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.**

### REQUIRED ATTACHMENTS

- Two large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" copy
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
  - o Please pick up a copy of the SEPA Checklist if required)
- Project Narrative responding to Questions 9-11 on the following pages.

### OPTIONAL ATTACHMENTS

*(Optional at preliminary submittal, but required at the time of final submittal)*

- Certificate of Title (Title Report)
- Computer lot closures

**\*\*\*Final plat application and associated fees will be required at time of request for final plat processing. Please see the final plat application for current fees.**

### APPLICATION FEES:

\$2,940.00	Kittitas County Community Development Services (KCCDS) *Preliminary Plat Fee
\$1,020.00	Kittitas County Department of Public Works
\$524.00	Kittitas County Fire Marshal
\$560.00	Kittitas County Public Health
<b>\$5,044.00</b>	<b>Total fees due for this application submittal (One check made payable to KCCDS)</b>

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE:  
3-23-21

RECEIPT #  
CD21-00959



COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

FORM LAST REVISED: 03-30-2020

Page 1 of 3

Index # 2

**GENERAL APPLICATION INFORMATION**

**1. Name, mailing address and day phone of land owner(s) of record:**

*Landowner(s) signature(s) required on application form.*

Name: Lathrop Development Co, Inc; C/O: Steven Lathrop  
Mailing Address: 1572 Robinson Canyon Rd Owner Contacts:  
City/State/ZIP: Ellensburg, WA 98926 F. Steven Lathrop 206-799-0728 steve@lwhsd.com  
Elizabeth (Betsy) Lewis 509-901-8674  
Day Time Phone: (509) 925-5622 David Lathrop 509-860-4013  
Betsy@lathropdev.com; David@lathropdev.com  
Email Address: Steve@lathropdev.com

**2. Name, mailing address and day phone of authorized agent, if different from landowner of record:**

*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**3. Name, mailing address and day phone of other contact person**

*If different than land owner or authorized agent.*

Name: ESM Consulting Engineers, LLC; C/O: John Everett  
Mailing Address: 33400 8th Ave S, Suite 205  
City/State/ZIP: Federal Way, WA 98003  
Day Time Phone: (253) 838-6113  
Email Address: John.everett@esmcivil.com

**4. Street address of property:**

Address: Kittitas Hwy Ellensburg  
City/State/ZIP: Ellensburg, WA 98926

**5. Legal description of property (attach additional sheets as necessary):**

Parcel B of that certain Survey as recorded June 2, 2004, in Book 30 of Surveys, page 63, under Auditor's File No. 200406020024, records of Kittitas County, Washington; being portion of the Northeast Quarter of Section 12, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

**6. Tax parcel number:** 17-18-12010-0006 | 298633

**7. Property size:** 45.02 (acres)

**8. Land Use Information:**

Zoning: Residential Comp Plan Land Use Designation: Urban Land Use

**PROJECT NARRATIVE**

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description. The applicant is seeking to subdivide parcel #298633 into 138 single-family residential lots and construct associated utility infrastructure and access. The project site is 45.02 acres and is located between S Bull Rd and Kittitas Hwy. See Project narrative for further details.

10. **Are Forest Service roads/easements involved with accessing your development?** Yes  (No) (Circle)  
If yes, explain: \_\_\_\_\_

11. **What County maintained road(s) will the development be accessing from?**  
The development will be accessing from the County maintained Kittitas Hwy and Bull Road  
**AUTHORIZATION**

12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

**All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.**

**Signature of Authorized Agent:**  
**(REQUIRED if indicated on application)**

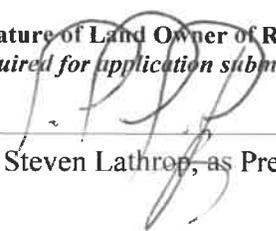
**Date:**

X \_\_\_\_\_

\_\_\_\_\_

**Signature of Land Owner of Record**  
**(Required for application submittal):**

**Date:**

X  \_\_\_\_\_

3/18/2021

F. Steven Lathrop, as President of Lathrop Development Co., Inc.

March 17, 2021

Job No. 2185-001-021

Mr. Dan Carlson  
Director  
Community Development Services  
Kittitas County  
411 N Ruby St, Suite 2  
Ellensburg, WA 98926

**RE: Long Plat Application - Project Narrative  
The Bull Ranch**

Dear Mr. Carlson

Please accept this letter and accompanying information on behalf of Lathrop Development Co., Inc, as our long plat application with Kittitas County. We would like to submit for review the development of Kittitas County Tax Parcel number 298633. The property is located at Kittitas Hwy, Ellensburg, WA 98926. The applicant is seeking to subdivide the land into 138 single-family residential lots including seven (7) new public roads and associated utility infrastructure. The proposed development will be in two or more phases and is anticipated to span Summer 2021 to 2026.

The following is a general project narrative that outlines the proposal as well as known constraints relevant to the project.

Existing Conditions

The Bull Ranch project site totals approximately 45.02 acres of residential zoned land. The project parcel is currently vacant. The site is immediately adjacent to the City of Ellensburg City limits and within the UGA boundary.

Surrounding Uses:

North: Residential (single-family), Vacant

South: Vacant

East: Vacant

West: Residential (single-family), Vacant

Critical Areas

There is a stream on site. The stream is located in the northwestern portion of the site. The stream has a 50' wide buffer and no work is proposed within it.

Access

The site currently has access through S Bull Rd on the east portion of the site. The project will be compliant with City of Ellensburg road standards. The applicant proposes two points of access; S Bull Rd. (City maintained) on the west, and Kittitas Hwy (County road) on the north. The lots will be served through seven (7) public roads. The primary access to the site will be a 64' wide major collector, while the rest will be 46' wide local access roads. The roads are interconnected and there are four turn around points. Additionally, the project will provide access to the parcel east of the subdivision (Kittitas County Parcel #138633).

**Long Plat Application Submittal**

The following items are attached with the submittal:

- Project Narrative (this letter);
- Long Plat Application;
- SEPA Checklist;
- SEPA Checklist Attachment;
- Preliminary Plan Set (2 full size copies and one 8.5x11 copy)

Application Fees (\$6,404) submitted by applicant via check.

If you have any questions, feel free to contact me at (253) 838-6113. Thank you for your attention to this project and we look forward to working with the County.

Very truly yours,

ESM CONSULTING ENGINEERS, L.L.C.



March 18, 2021

Job No. 2185-001-021

Mr. Dan Carlson  
Director  
Community Development Services  
Kittitas County  
411 N Ruby St, Suite 2  
Ellensburg, WA 98926

**RE: Long Plat Application - Project Narrative  
The Bull Ranch**

Dear Mr. Carlson:

Please accept this letter and accompanying information on behalf of Lathrop Development Co., Inc, as our long plat application with Kittitas County. We would like to submit for review the development of Kittitas County Tax Parcel number 298633. The property is located at Kittitas Hwy, Ellensburg, WA 98926. The applicant is seeking to subdivide the land into 138 single-family residential lots including seven (7) new public roads and associated utility infrastructure. The proposed development will be in two or more phases and is anticipated to span Summer 2021 to 2026.

The following is a general project narrative that outlines the proposal as well as known constraints relevant to the project.

Existing Conditions

The Bull Ranch project site totals approximately 45.02 acres of residential zoned land. The project parcel is currently vacant. The site is immediately adjacent to the City of Ellensburg City limits and within the UGA boundary.

Surrounding Uses:

North: Residential (single-family), Vacant  
South: Vacant  
East: Vacant  
West: Residential (single-family), Vacant

Density

Platting within the UGA requires a minimum density of 4 units per acre. The density calculation allows for the subtraction of critical areas, roadways and lands used for purposes of development.

In this case, the net developable area will be calculated as follows:

33400 8th Ave. S. Ste 205 Federal Way, WA 98003	Tel (253) 838 6113 Fax (253) 838 7104 www.esmcivil.com	Everett (425) 297 9900 Toll Free (800) 345 5694	Civil Engineering Land Surveying 3D Laser Scanning	Land Planning Landscape Architecture GIS
--	--	--	--	--

(Gross acreage - ROW - stream buffer (50') - infiltration)  
45.02 AC-8.21 AC-1.83 AC-5.98 AC= 29 net developable acres  
29 net developable acres x 4 units per acres (minimum density) = 116 lots  
138 lots/29 AC= 4.758 units per acre

The minimum number of lots required to meet minimum density is 116 lots, while the applicant is proposing 138 lots, a density of 4.76 lots per acre.

#### Critical Areas

There is a stream on site. The stream is located in the northwestern portion of the site. The stream has a 50' wide buffer and no work is proposed within it.

#### Access

The site currently has access through S Bull Road on the east portion of the site. The project will be compliant with City of Ellensburg road standards. The applicant proposes two points of access; S Bull Road (City maintained) on the west, and Kittitas Hwy (County road) on the north. The lots will be served through seven (7) public roads. The primary access to the site will be a 64' wide major collector, while the rest will be 46' wide local access roads. The roads are interconnected and there are four turn around points. Additionally, the project will provide access to the parcel east of the subdivision (Kittitas County Parcel #138633).

#### Long Plat Application Submittal

The following items are attached with the submittal:

- Project Narrative (this letter);
- Stormwater Site Plan Report;
- Preliminary Plan Set (2 full size copies and one 8.5x11 copy).

The following items will be hand delivered by the applicant:

- Long Plat Application;
- SEPA Checklist;
- SEPA Checklist Attachment;
- Application Fees (\$6,404).

If you have any questions, feel free to contact me at (253) 838-6113. Thank you for your attention to this project and we look forward to working with the County.

Sincerely,

ESM CONSULTING ENGINEERS, LLC

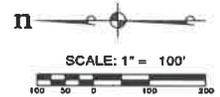
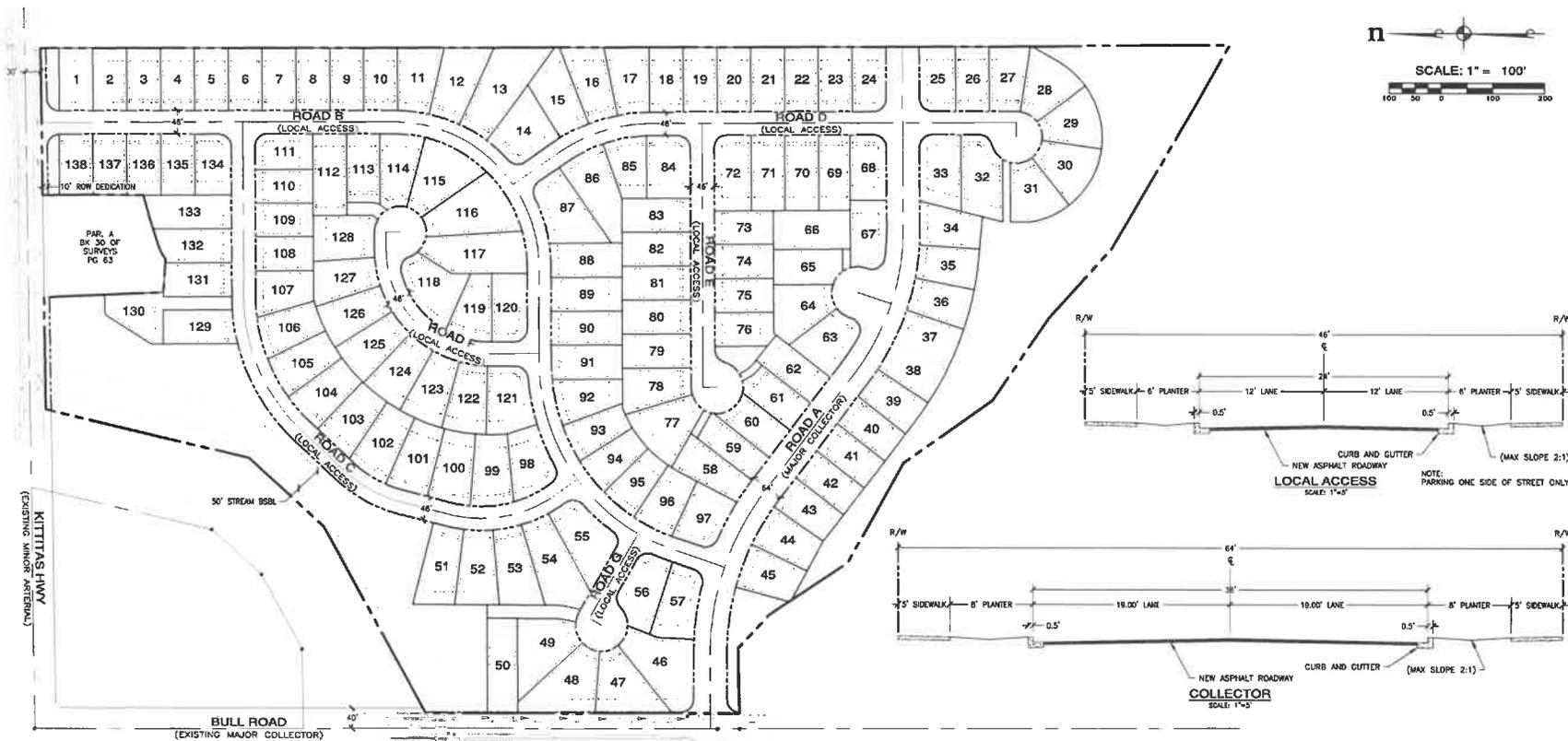
*Nohely Moreno*

NOHELY MORENO, MS  
Planner

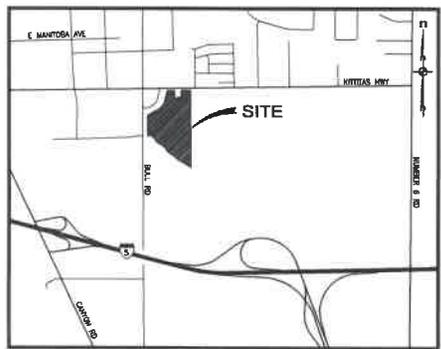
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A PORTION OF SECTION 12 T. 17 N., R. 18 E., W.M., KITTITAS COUNTY, WASHINGTON



Vicinity Map



Sheet Index

SHEET NO.	DRAWING NO.	DESCRIPTION
1	PP-01	COVER SHEET
2	PP-02	EXISTING CONDITIONS
3 - 4	PP-03 - PP-04	PRELIMINARY SITE PLAN
5 - 6	PP-05 - PP-06	PRELIMINARY UTILITY PLAN
7 - 8	PP-07 - PP-08	PRELIMINARY GRADING PLAN

SITE DATA

SITE ADDRESS: 2324 KITTITAS HWY  
 ELLensburg, WA 98926  
 PARCEL NUMBER: 208633  
 SITE AREA GROSS: 1,860,860 SF (45.02 AC)  
 ZONING: RESIDENTIAL  
 EXISTING USE: VACANT  
 PROPOSED USE: 138-LOT SINGLE FAMILY RESIDENTIAL

DEVELOPMENT STANDARDS (R)

MIN LOT SIZE: 7,200 SF  
 BUILDING SETBACKS:  
 FRONT: 15 FT MIN (20 FT TO GARAGE)  
 BACK: 25 FT  
 SIDES: 5 FT  
 BUILDING HEIGHT: 2.5 STORES OR 35 FT, WHICHEVER IS LESS

LEGAL DESCRIPTION

PORCEL 8-1 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 30, 2002, IN BOOK 28 OF SURVEYS, PAGE 9, UNDER AUDITOR'S FILE NO. 200208200001, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON.  
 PARCEL A OF THAT CERTAIN SURVEY AS RECORDED JULY 17, 1985 IN BOOK 14 OF SURVEYS AT PAGE 17, UNDER AUDITOR'S FILE NO. 488925, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

PROJECT CONTACTS

PLANNER/ENGINEER/CONSULTOR:  
 ESM CONSULTING ENGINEERS  
 LAURA BARTENHAGEN, PE, LEED AP  
 33400 8TH AVE. S  
 SUITE #205  
 FEDERAL WAY, WA 98003  
 (253) 336-6113  
 OWNER/DEVELOPER:  
 LATHROP DEVELOPMENT COMPANY, INC.  
 STEVE LATHROP  
 1572 ROBINSON CANYON ROAD  
 ELLensburg, WA 98926  
 GEOTECHNICAL ENGINEER:  
 WOLFE CREEK ENGINEERS  
 BRIAN BEAMAN  
 29335 NE 20TH ST  
 CARRINGTON, WA 98914  
 (425) 333-0083

NO.	REVISIONS	DATE	BY

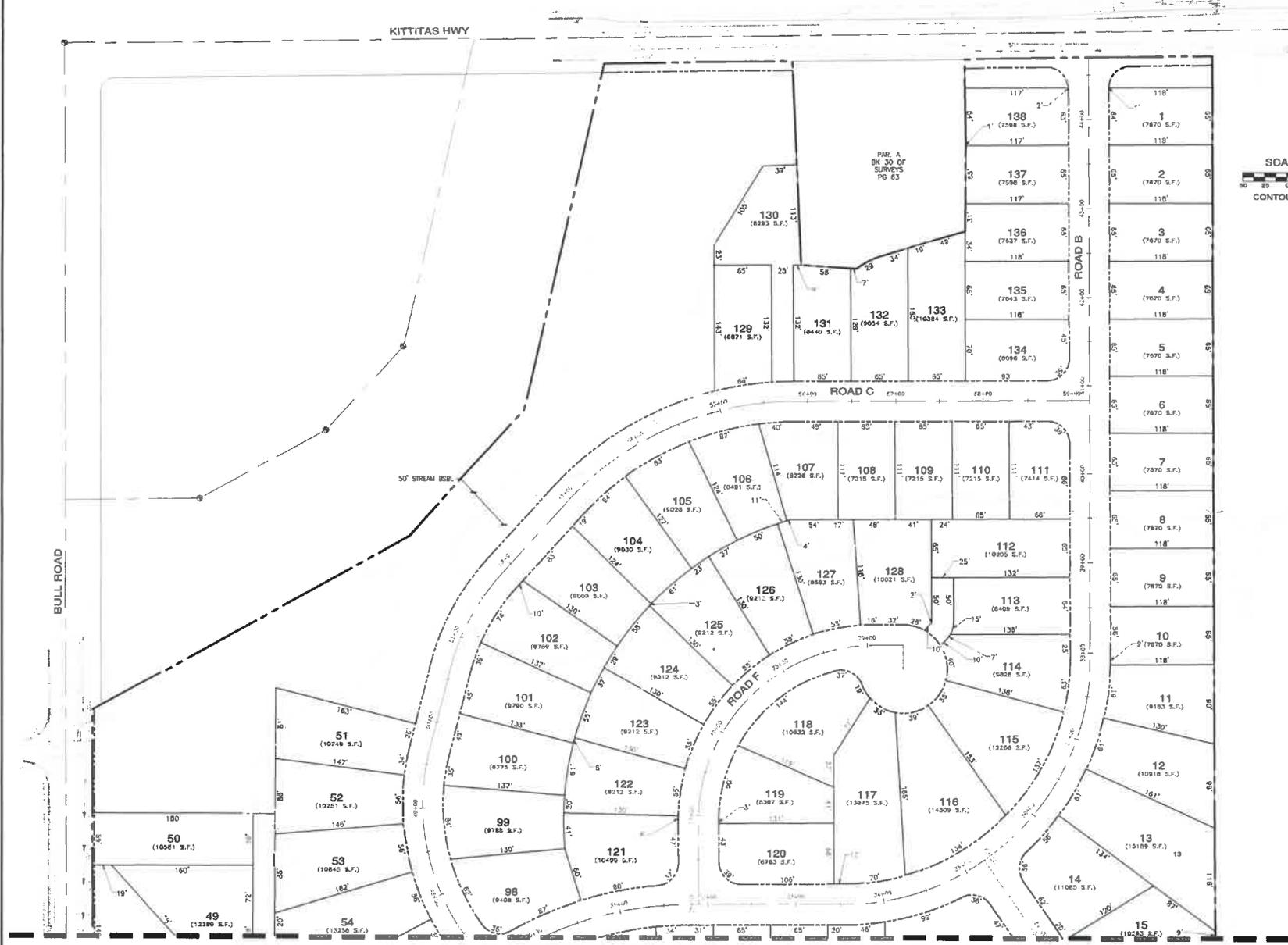
ESM CONSULTING ENGINEERS, LLC  
 33400 8TH AVE. SUITE 205  
 FEDERAL WAY, WA 98003  
 (253) 336-6113  
 www.esmengineers.com  
 Civil Engineering Land Planning  
 Public Works Project Management  
 Surveying Architecture

STEVE LATHROP  
 THE BULL RANCH  
 COVER SHEET

JOB NO.: 1387-01-019  
 DWG. NO.: PP-01  
 DESIGNED BY: LAB  
 DRAWN BY: JBY  
 CHECKED BY:  
 DATE: 10/15/2011  
 DATE OF PRINT:  
 PP-01  
 1 OF 8 SHEETS



A PORTION OF SECTION 12 T. 17 N., R. 18 E., W.M., KITTITAS COUNTY, WASHINGTON



SEE SHEET PP-04 FOR CONTINUATION

NO.	REV.	DESCRIPTION	DATE

**ESM CONSULTING ENGINEERS, LLC**  
 1000 N. 10th St., Suite 100  
 Pullman, WA 99130  
 Phone: 509.337.7200  
 Fax: 509.337.7200  
 www.esmce.com

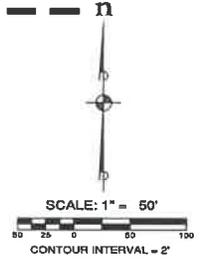
**Steve Lathrop**  
 Lead Engineer  
 Project Management

**STEVE LATHROP**  
**THE BULL RANCH**  
 PRELIMINARY SITE PLAN

KITTITAS COUNTY WASHINGTON

JOB NO.: 1307-001-0020  
 DPK. NAME: 1307-001-0020  
 DESIGNED BY: SLB  
 DRAWN BY: CRT  
 CHECKED BY:  
 DATE: 07/15/2011  
 DATE OF PRINT:  
**PP-03**  
 3 OF 8 SHEETS

A PORTION OF SECTION 12 T. 17 N., R. 18 E., W.M., KITTITAS COUNTY, WASHINGTON  
 SEE SHEET PP-03 FOR CONTINUATION



Prepared by: [unreadable]  
 Date: 02/18/2021  
 Project No: PP-04

NO.	REVISIONS	DATE

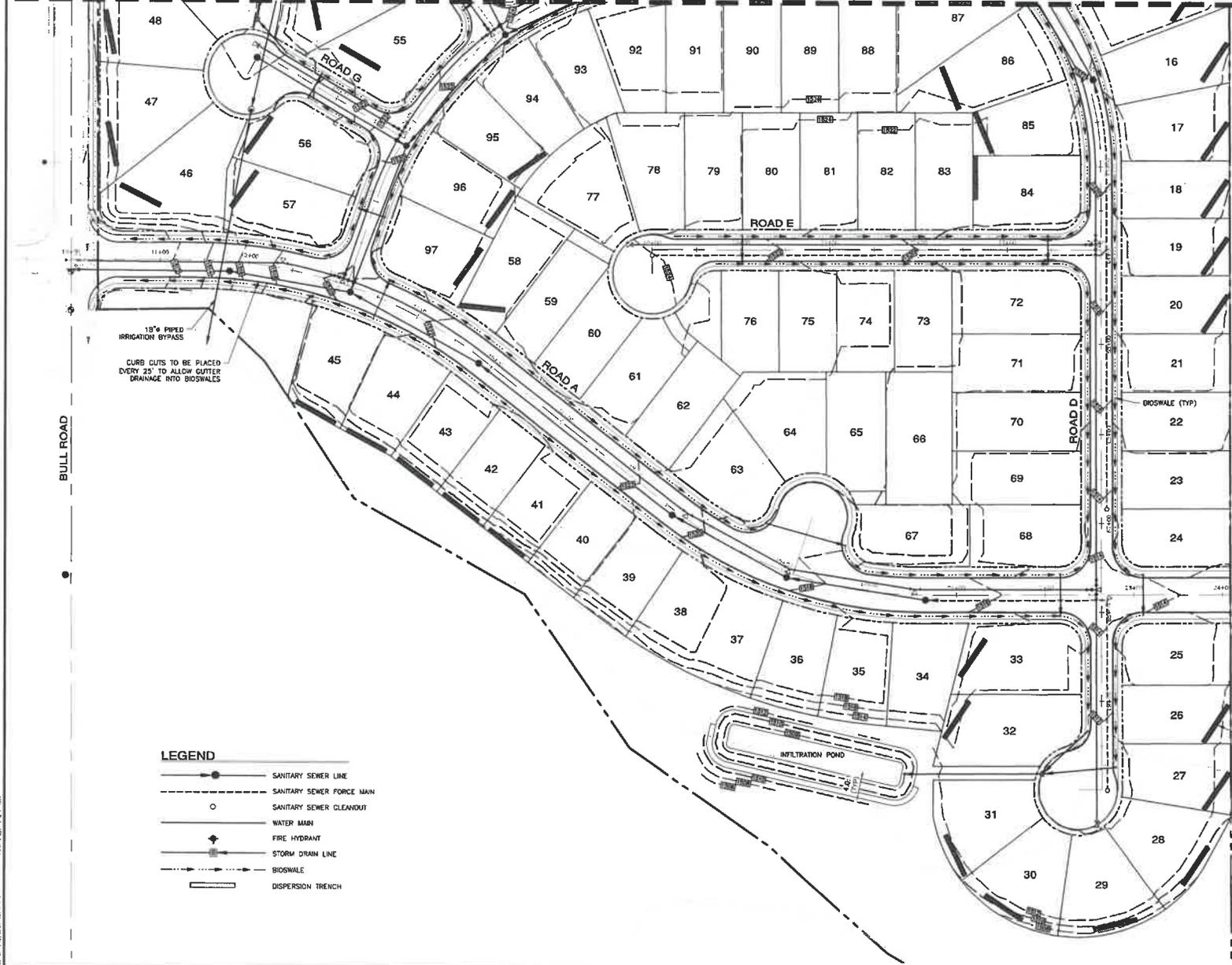
  
**ESM CONSULTING ENGINEERS, LLC**  
 23400 177th Ave, Suite 200  
 Federal Way, WA 98003  
 Phone: 206.379.2124  
 Fax: 206.379.2125  
 www.esmengineers.com  
 Civil Engineering | Land Use Planning  
 Public Works | Project Management

STEVE LATHROP  
**THE BULL RANCH**  
 PRELIMINARY SITE PLAN

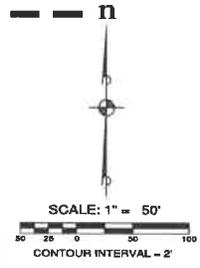
JOB NO.:	197-01-01
DWG. NAME:	PP-04
DESIGNED BY:	LSB
DRAWN BY:	DFP
CHECKED BY:	
DATE:	02/18/2021
DATE OF PRINT:	
PP-04	
4	8 SHEETS



A PORTION OF SECTION 12 T. 17 N., R. 18 E., W.M., KITTITAS COUNTY, WASHINGTON  
 SEE SHEET PP-05 FOR CONTINUATION



- LEGEND**
- SANITARY SEWER LINE
  - - - - - SANITARY SEWER FORCE MAIN
  - SANITARY SEWER CLEANOUT
  - WATER MAIN
  - ◆ FIRE HYDRANT
  - +— STORM DRAIN LINE
  - ▲— BIOSWALE
  - DISPERSION TRENCH



NO.	DESCRIPTION	DATE

**ESM CONSULTING ENGINEERS, LLC**  
 32400 8th Ave. S., Suite 200  
 Federal Way, WA 98003  
 www.esmchill.com  
 P: 206.835.3118  
 F: 206.835.3119  
 Project Management | Landscape Architecture

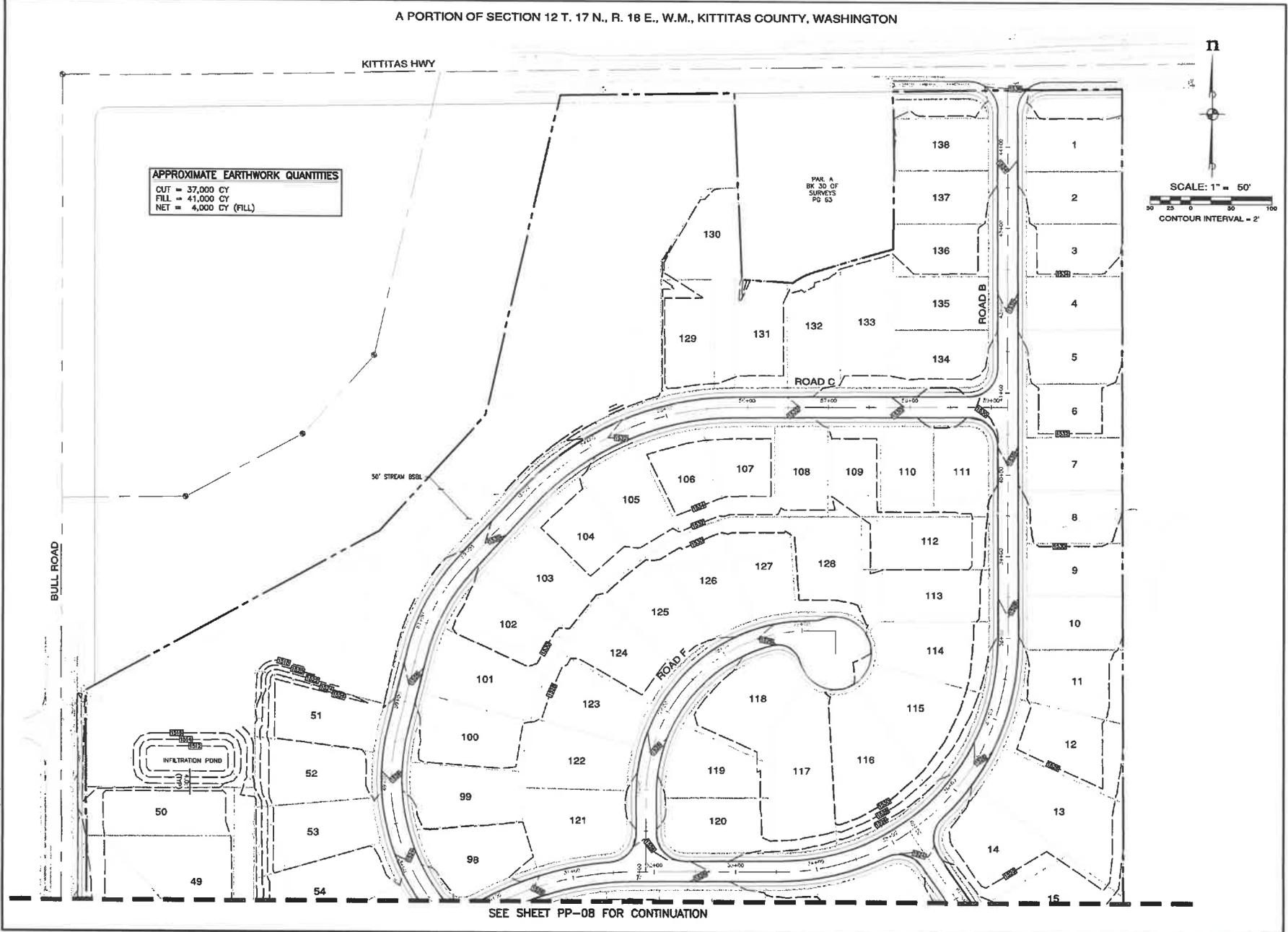
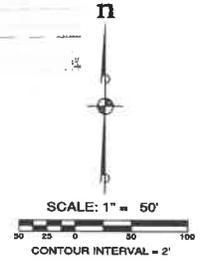
STEVE LATHROP  
**THE BULL RANCH**  
 PRELIMINARY UTILITY PLAN

KITTITAS COUNTY  
 WASHINGTON

JOB NO.:	1707-001-029
DWG. NAME:	PP-06
DESIGNED BY:	USB
DRAWN BY:	SP
CHECKED BY:	
DATE:	03/15/2021
DATE OF PRINT:	

A PORTION OF SECTION 12 T. 17 N., R. 18 E., W.M., KITTITAS COUNTY, WASHINGTON

**APPROXIMATE EARTHWORK QUANTITIES**  
 CUT = 37,000 CY  
 FILL = 41,000 CY  
 NET = 4,000 CY (FILL)



SEE SHEET PP-08 FOR CONTINUATION

ESM CONSULTING ENGINEERS, LLC 35000 8th Ave S, Suite 200 Federal Way, WA 98003 www.esmcei.com Civil Engineering   Land Use Planning   Surveying   Construction Administration Public Works   Project Management	
WASHINGTON	
STEVE LATHROP THE BULL RANCH PRELIMINARY GRADING PLAN	
KITTITAS COUNTY	
JOB NO.:	1707-201-020
DWG. NO.:	PP-07
DESIGNED BY:	LS
DRAWN BY:	CF
CHECKED BY:	
DATE:	02-12-2021
DATE OF PRINT:	
PP-07 7 OF 8 SHEETS	





# KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

## SEPA ENVIRONMENTAL CHECKLIST

### **Purpose of checklist:**

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### **Instructions for applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### **Instructions for Lead Agencies:**

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### **Use of checklist for nonproject proposals:** [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

### **APPLICATION FEES:**

\$600.00 Kittitas County Community Development Services (KCCDS)\*\*

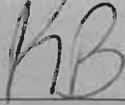
\$250.00 Kittitas County Department of Public Works\*\*

\$510.00 Kittitas County Public Health

**\$1,360.00 Total fees due for this application** (One check made payable to KCCDS)

\*\* Note:KCCDS and PW fees are waived if project is a VSP sponsored fish enhancement project.

### **FOR STAFF USE ONLY**

Application Received by (CDS Staff Signature): 	DATE: <u>3-22-21</u>	RECEIPT# <u>CD21-00960</u>	
---	-------------------------	-------------------------------	---

## A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

The Bull Ranch

2. Name of applicant: [\[help\]](#)

Lathrop Development Inc.

3. Address and phone number of applicant and contact person: [\[help\]](#)

See section A.2 of attachment.

4. Date checklist prepared: [\[help\]](#)

March 2021

5. Agency requesting checklist: [\[help\]](#)

Kittitas County Community Development Services

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Plat development will be in two or more phases anticipated to span Summer 2021 to 2026.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Geotechnical Engineering Report by Icicle Creek Engineers Inc. dated March 3rd, 2021.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

None known.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Clear and grade, developer extension approval for utilities and building permits for the residential development.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

See section A.11 of attachment.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

Kittitas County Tax Parcel No 298633, located at the southeast corner of Kittitas Hwy and S Bull Road.

## B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

### 1. Earth [\[help\]](#)

#### a. General description of the site: [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

#### b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

The slopes on the site range from 0 to 70%

#### c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

The site soil can be described as sand & gravel with varying amount of silt and cobbles.

#### d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

None known.

#### e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

See section B.1(e) of attachment.

#### f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

No. Erosion and sedimentation control best management practices will be used on site.

#### g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Approx. 40% of the site will have roads, driveways, and roofs.

#### h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

The applicant will design a temporary erosion and sediment control plan per Kittitas County requirements.

### 2. Air [\[help\]](#)

#### a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Please see Section B.2.a of attachment.

#### b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No off-site sources of emissions or odor are anticipated to affect the proposal.

#### c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Required dust control measures identified by Kittitas County will be used.

### 3. Water [\[help\]](#)

#### a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

Yes, there is a stream on site tributary to Naneum Creek and Wilson Creek.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

Yes, but none within County-required buffer setbacks. Please see the preliminary plat plans.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

None.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No.

#### b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

None.

#### c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

See Section B.3.C (1) of attachment.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Please see Section B.3.C (2) of attachment.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Please see Section B.3.d of attachment.

#### 4. **Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

- deciduous tree: alder, maple, aspen, other  
 evergreen tree: fir, cedar, pine, other  
 shrubs  
 grass  
 pasture  
 crop or grain  
 Orchards, vineyards or other permanent crops.  
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other  
 water plants: water lily, eelgrass, milfoil, other  
 other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Roots will be removed from the topsoil. Topsoil will be stockpiled and reused for landscaping.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Developed lots will be landscaped with grass and low maintenance plantings

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None known.

#### 5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other:  
mammals: deer, bear, elk, beaver, other:  
fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

Rodents, coyote, raccoon, snake, squirrels

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

No known threatened or endangered species are on or near the site.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

The site is not known to be a migration route.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Residential landscaping will provide a measure of suburban wildlife habitat.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None known.

## 6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

The site will be served by electricity and gas for heating and cooling needs.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

The project is not anticipated to affect any potential use of solar energy by adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

Construction will be in compliance with the IBC and Washington State Energy Code.

## 7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

None known.

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

None known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and

design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

There are no known existing hazardous chemicals/conditions.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None known.

- 4) Describe special emergency services that might be required. [\[help\]](#)

Please see Section B.7.a(4) of attachment.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

Please see Section B.7.a(5) of attachment.

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

See Section B.7.B.(1) of attachment.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Short-term noise: operation of heavy machinery during construction. No long-term noise impacts are anticipated.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Construction activity will be limited to permitted construction hours and construction equipment will not idle.

## 8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The site is currently vacant. The proposal will not affect current land uses or adjacent properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

No forest lands of commercial significance will be converted as a result of this proposal.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No.

- c. Describe any structures on the site. [\[help\]](#)

None.

d. Will any structures be demolished? If so, what? [\[help\]](#)

No.

e. What is the current zoning classification of the site? [\[help\]](#)

Residential

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Urban Land Use

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Approximately 326 people would reside in the completed project.

j. Approximately how many people would the completed project displace? [\[help\]](#)

None.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

Not applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

Compliance with Kittitas County Development code and comprehensive plan designation.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

Not applicable.

## 9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

The project will include 138 single-family homes.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

No measures to reduce or control housing impacts are proposed.

## 10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

The buildings will not exceed the residential zone's regulations per the Kittitas Zoning code.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Landscaping around site perimeters, single-family buildings and road frontage are proposed with this project.

## 11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Minimal glare would occur from sunlight reflected off house windows and parked cars.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

Light and glare are not expected to be a safety factor or interfere with existing views.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None known.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

None proposed, however, landscaping around the site has potential to reduce or control light and glare impacts.

## 12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

See section B.12(A) of the attachment.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

The proposed project will not displace existing recreational opportunities in the project area.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None

### 13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

[\[help\]](#)

None known.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

None known.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

GIS data from WISAARD was used to assess potential cultural historic resource impacts near the project site.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

See section B.13(d) of attachment.

### 14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

S Bull Rd provides access to the site. The site has frontage along Kittitas Hwy.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

The site is served by bus route 14 at Mountain View and Maple, approx. 0.3 miles away.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

The site homes will have on-site parking with minimum 2 stalls per residence.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

New internal roads will be constructed within the project site.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Please see Section B.14.f of attachment.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No.

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Provide internal circulation road and any measures determined during plat review.

## 15. Public Services [\[help\]](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

Project will slightly increase the need for public services such as fire protection, police protection and health care.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

See section B.15(b) of attachment.

## 16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Electricity, telephone, cable television, refuse, water, and sewer services are proposed at the site.

## C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_

Name of signee F. Steven Lathrop

Position and Agency/Organization President, Bull Road Development Co., Inc.

Date Submitted: March 18, 2021

## D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Not applicable.

Proposed measures to avoid or reduce such increases are:

Not applicable.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Not applicable.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Not applicable.

3. How would the proposal be likely to deplete energy or natural resources?

Not applicable.

Proposed measures to protect or conserve energy and natural resources are:

Not applicable.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Not applicable.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Not applicable.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Not applicable.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Not applicable.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Not applicable.

Proposed measures to reduce or respond to such demand(s) are:

Not applicable.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Not applicable.

## ATTACHMENT TO SEPA ENVIRONMENTAL CHECKLIST FOR BULL RANCH

### Introduction

This attachment contains information requested on the Kittitas County SEPA Environmental Checklist which exceeded the area provided in the form.

#### *A. Background*

2. Name of applicant:

**Applicant:** Lathrop Development Co, Inc  
Steve Lathrop  
1572 Robinson Canyon Road  
Ellensburg, WA 98926  
Email: [Steve@lathropdev.com](mailto:Steve@lathropdev.com)

**Agent:** John Everett  
ESM Consulting Engineers, LLC  
33400 8<sup>th</sup> Ave S, Suite 205  
Federal Way, WA 98003  
Ph: (253) 838-6113  
Email: [John.everett@esmcivil.com](mailto:John.everett@esmcivil.com)

10. List any government approvals or permits that will be needed for your proposal, if known.

Clear and grade, developer extension approval for utilities and building permits for the residential development.

**Note:** Approvals and Permits subject to change at agency's discretion.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The applicant is seeking permit approval to subdivide parcel # 298633 resulting in 138 new single-family residential lots, the construction of 138 new single-family residences with driveways, road improvements, utility services, landscaping. The project parcel is approximately 45.02 acres. The proposed development will be in two or more phases and is anticipated to span Summer 2021 to 2026.

#### *B. Environmental Elements* [[HELP](#)]

1. *Earth* [[help](#)]

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The estimated earthwork activities will consist of grading the site for the proposed roads and lots development. The estimated earthwork quantities are approximately 37,000 cubic yards of cut and approximately 41,000 cubic yards of fill, which yields a net fill of approximately 4,000 cubic yards. Fill material will likely be obtained from local offsite sources.

## *2. Air [help]*

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Some heavy machinery exhaust and dust particulates generated primarily by construction equipment. After construction, the ongoing emissions will primarily come from passenger vehicle exhaust and residential home emissions typical of a 138-home neighborhood.

## *3. Water*

- c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

**Stormwater runoff from roads, buildings, landscaped areas, and open space areas would be controlled through collection and treatment in bio-retention and bio-infiltration swales as well as infiltration ponds.**

2) Could waste materials enter ground or surface waters? If so, generally describe.

**Suspended soils and hydrocarbons associated with automobiles may potentially enter the ground waters via stormwater.**

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

**Temporary erosion control measures meeting County requirements will be implemented during construction will reduce potential impacts.**

## *7. Environmental Health*

- 4) Describe special emergency services that might be required.

**Emergency medical and 911 services, along with typical fire and police services may be required per the amount typical to a residential development. No special services are anticipated.**

- 5) Proposed measures to reduce or control environmental health hazards, if any:

State regulations regarding safety and the handling of hazardous materials will be followed during the construction process. Equipment refueling areas would be located in areas where spill could be quickly contained and where the risk of hazardous materials entering the surface water is minimized.

*b. Noise*

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The primary source of noise near the project is the vehicular traffic along Kittitas Hwy on the north end of the project and from Bull Road on the west end of the project. The noise should not affect the project.

*12. Recreation* [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

No designated and informal recreation opportunities are in the immediate vicinity. Mountain View Park is approximately 0.4 miles to the north of the project.

*13. Historic and cultural preservation* [\[help\]](#)

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

If any such historic or cultural evidence is encountered during construction or installation of improvements, work will be halted in the area and a state-approved archeologist/historian will be engaged to investigate, evaluate and/or move or curate such resources, as appropriate.

*14. Transportation* [\[help\]](#)

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

ITE Trip Gen Data, 10th Edition applies 9.44 as rate of trips per dwelling unit. Given the finished development will provide 138 single family homes the finished project will produce 1,303 average daily passenger vehicle trips for the project.

*15. Public Services* [\[help\]](#)

- b. Proposed measures to reduce or control direct impacts on public services, if any.

The increased demand will be offset by levies and taxes required to be paid by the applicant as part of this development, and future residents of the completed project. The project has been designed in a manner that will provide adequate access for fire, medic and police vehicles.

C. Signature [help]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_

Lathrop Development Co., Inc., by its President, F. Steven Lathrop

Date Submitted: 3/18/2021

## Jeremy Johnston

---

**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**

Lathrop Development Co., Inc.  
1572 Robinson Canyon Road  
Ellensburg, WA 98926  
Telephone: 509-925-5622; Fax: 866-213-1548 Mobile: 206-799-0728  
[steve@lathropdev.com](mailto:steve@lathropdev.com)

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# Bull Ranch

## Stormwater Site Plan Report

March 17, 2021

Prepared for

**Genesis KC Development, LLC**  
**6245 S Victor Ave**  
**Tulsa, OK 74136**

**Mark Kinney**

**(918) 810-3700**



03/15/2021

Submitted by

ESM Consulting Engineers, LLC  
33400 8th Avenue S, Suite 205  
Federal Way, WA 98003

Laura Bartenhagen, P.E.  
(253) 838-6113  
laura.bartenhagen@esmcivil.com



www.esmcivil.com

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1.2 Existing Conditions .....	
1.3 Proposed Conditions.....	
1.4 Web Soil Survey.....	
3.1 Downstream Analysis Flowpath .....	
4.1 Developed Basin Map .....	

## APPENDICES

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A. Operations and Maintenance Manual.....	
B. Construction Stormwater Pollution Prevention Plan.....	
C. Hydraulic / Hydrologic Analysis and Modeling Results.....	
D. Declaration of Covenant for Privately Maintained Facilities.....	
E. Geotechnical Report	

## 1. PROJECT OVERVIEW

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The proposed Bull Ranch project is located south and east of the intersection of Kittitas Highway & Gregory Place within Section 12, Township 17 North, Range 18 East (W.M.), at 298633 Kittitas Highway, Ellensburg, WA 98926. The site contains parcel 298633 zoned RS (Residential Suburban) for a total of 45.02 acres. The proposed project is a residential development with pedestrian access, utility services, and various infiltration facilities for stormwater flow control mitigation. Refer to Figure 1.1, 1.2, and 1.3 for a vicinity map, existing, and proposed conditions respectively.

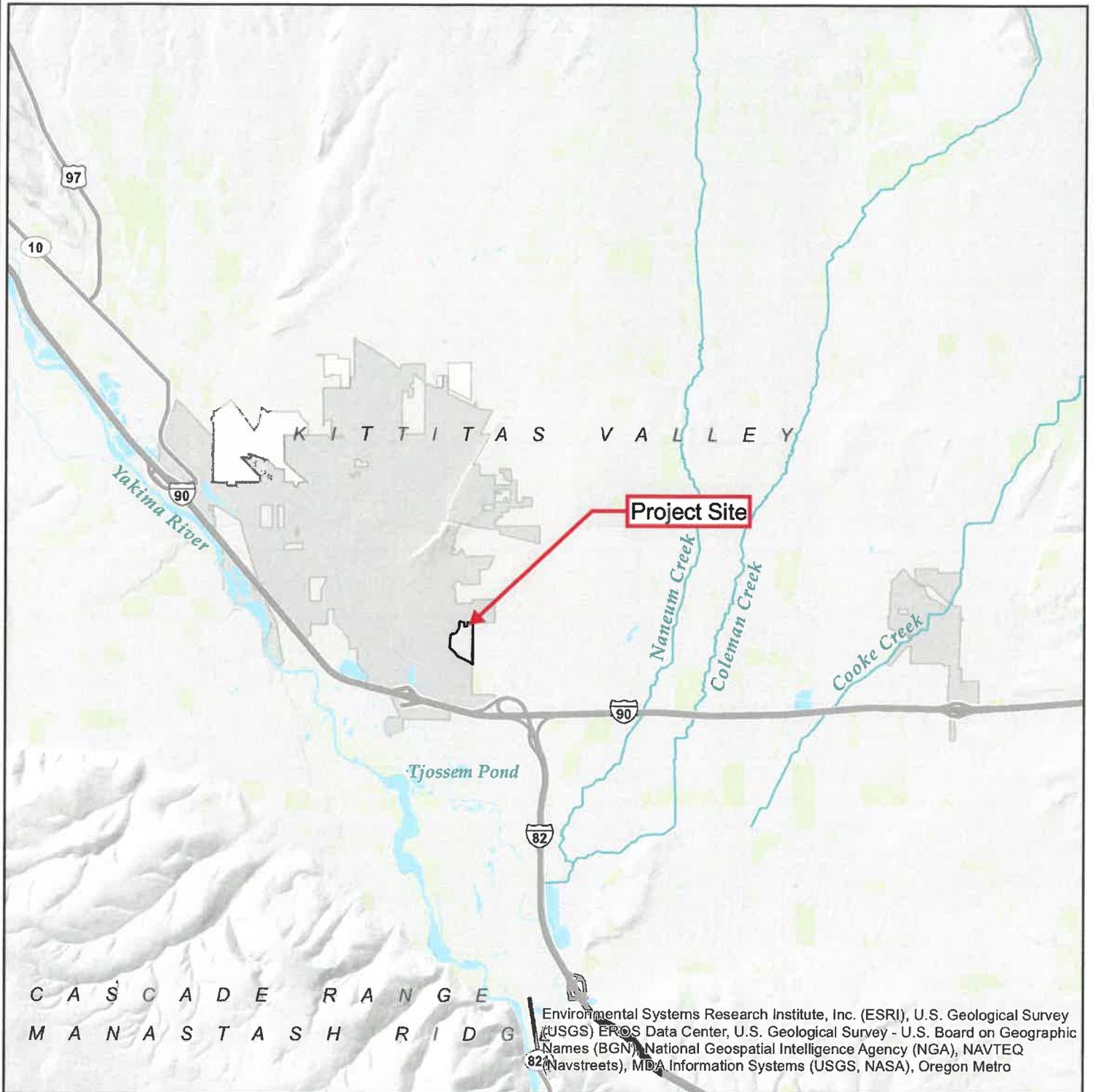
The 2019 Stormwater Management Manual for Eastern Washington and the 2019 City of Ellensburg Public Works Development Standards (hereafter collectively referred to as SWM) were used to construct this Stormwater Site Plan Report, with additional guidance from the pre-application conference summary for the proposed development. A Geotechnical Report has been prepared for this project and is included in the appendix of this report.

Any existing site improvements within the clearing limits are proposed to be demolished and the remainder of the area will be cleared and grubbed of any remaining vegetation.

Flow control mitigation will be achieved with Full Infiltration via lot infiltration trenches, bioswales, and infiltration ponds. Refer to Section 4 of this report for more information.

Water quality treatment required for this project will be provided in the bioswales. Refer to Sections 2 & 4 of this report for more information.

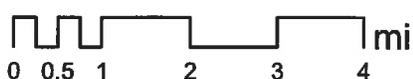
# Figure 1.1 - Vicinity Map



Date: 3/11/2021

1 inch = 11,128 feet  
Relative Scale 1:133,541

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# Figure 1.2 - Existing Site Conditions

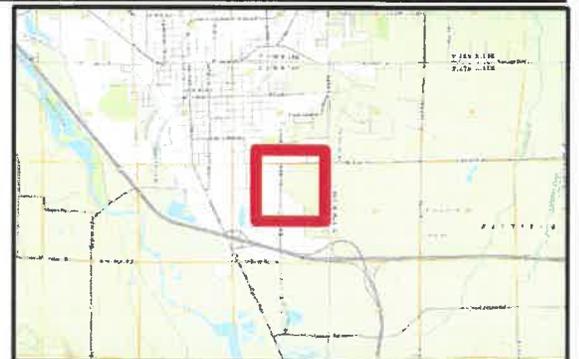
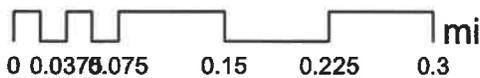


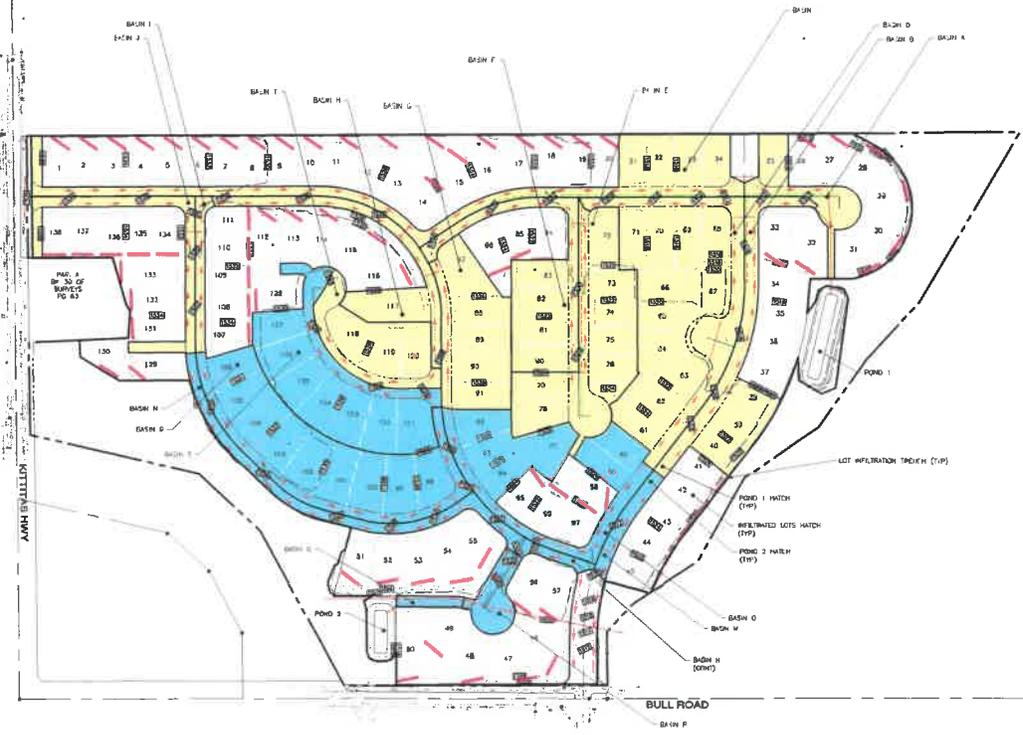
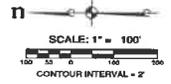
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Date: 3/11/2021

1 inch = 696 feet  
Relative Scale 1:8,346

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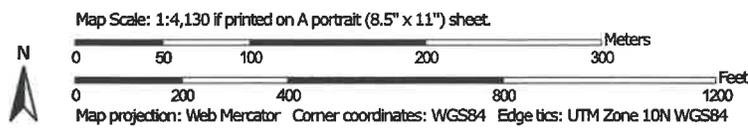


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STEVE LATHROP  
THE BULL RANCH  
FIGURE 1.3 - DEVELOPED BASIN MAP

KITTITAS COUNTY  
WASHINGTON

Hydrologic Soil Group—Kittitas County Area, Washington  
(Bull Road)



### MAP LEGEND

- Area of Interest (AOI)**  
 Area of Interest (AOI)
- Soils**
- Soil Rating Polygons**
-  A
  -  A/D
  -  B
  -  B/D
  -  C
  -  C/D
  -  D
  -  Not rated or not available
- Soil Rating Lines**
-  A
  -  A/D
  -  B
  -  B/D
  -  C
  -  C/D
  -  D
  -  Not rated or not available
- Soil Rating Points**
-  A
  -  A/D
  -  B
  -  B/D
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
  -  Interstate Highways
  -  US Routes
  -  Major Roads
  -  Local Roads
- Background**
-  Aerial Photography
- Other Legend Items:**
-  C
  -  C/D
  -  D
  -  Not rated or not available

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kittitas County Area, Washington  
 Survey Area Data: Version 13, Jun 4, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 3, 2014—Sep 21, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
410	Tanaha ashy loam, 0 to 2 percent slopes	C	6.5	14.0%
494	Caliralls silt loam, 10 to 15 percent slopes	C	15.4	33.0%
587	Argixerolls, 15 to 30 percent slopes	C	0.2	0.4%
635	Opnish ashy loam, 0 to 2 percent slopes	C	2.1	4.6%
720	Nanum ashy sandy clay loam, 0 to 2 percent slopes	C/D	19.6	42.0%
838	Nosal ashy silt loam, 0 to 2 percent slopes	C/D	2.8	5.9%
<b>Totals for Area of Interest</b>			<b>46.7</b>	<b>100.0%</b>

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

**Group A.** Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

**Group B.** Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

**Group C.** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

**Group D.** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

## 2. EXISTING CONDITIONS

---

The existing project currently has little development and is generally flat because of its current agricultural usage. There is some amount stormwater drainage along the northerly parcel boundary from Kittitas Highway (as sheetflow) and possibly irrigation water as a result of the existing irrigation channel extending from the adjacent property to the east; however, due to the existing topography of the area being flat, it is not possible to determine the limits of the upstream area nor the source irrigation water (if applicable). The upstream runoff is conveyed around and through the middle of the project site in channels and subsequently discharged along the southerly parcel boundary, no other upstream runoff reaches the site. Stormwater in the irrigation channel that runs through the central portion of the project site and divides the growable agricultural area. The onsite drainage pattern follows the irrigation requirements for the current agricultural use and are therefore man-made. As a result, the soils onsite have capacity for in-place infiltration and likely generate very little runoff; however, there is a concrete drainage channel that surrounds the agricultural area of the project site to collect and convey runoff to the adjacent parcels for irrigation. The site does not contain the 100-year flood hazard zone. Refer to Figure 1.2 for existing conditions.

There are no superfund areas in the vicinity, or upstream, of the project.

The Geotechnical Report indicates that the site has soils suitable for infiltration in various locations across the project site. Refer to the Geotechnical Report for more information.

According to NRCS's Web Soil Survey, the onsite soils are as follows:

- Tanaha ashy loam, 0 to 2 percent slopes
- Caliralls silt loam, 10 to 15 percent slopes
- Argixerolls, 15 to 30 percent slopes
- Opnish ashy loam, 0 to 2 percent slopes
- Nanum ashy sandy clay loam, 0 to 2 percent slopes
- Nosal ashy silt loam, 0 to 2 percent slopes

Refer to Figure 1.4 for the Web Soil Survey.

The geotechnical report recommends infiltration onsite; therefore, stormwater infiltration is proposed via infiltration trenches, bioswales, and infiltration ponds.

### 3. OFFSITE ANALYSIS

---

The existing project site drains predominantly to the south and east; however, there is little (if any) runoff leaving the site due to the agricultural land use and latent infiltration capacity of the soils.

The runoff from Kittitas Highway collects in a concrete drainage channel along the south side of the roadway at the northern parcel boundary and is routed across the middle of the project site. Stormwater flows area then discharged to the draining ditch along the southern parcel boundary and flow southwest offsite. There were no other sources of upstream run-on to the project site.

A site visit was completed on March 3, 2021, at 12pm. The weather was sunny and approximately 40°F. The following are pictures and descriptions that document the existing stormwater conveyance system and stormwater movement from upstream, onsite, and relevant downstream flows. Refer to Figure 3.1 for the Point locations.



At Point #1 looking west

Runoff from Kittitas Highway is collected in the concrete channel shown in the picture (on the south side of the road).

This picture is taken at a low point of the channel.



At Point #1 looking west

The valve shown here controls the flow direction of the runoff in the channel. If opened, water would flow south along the site's easterly border and bypass irrigation for the site.

The pipe that is controlled by the valve shown is approximately an 8-inch diameter pipe.



At Point #2 looking northeast

This is a flow splitter that diverts some amount of flow around the irrigated area of the project site through a 15-inch diameter pipe into a swale. That swale runs along the toe of the slope that forms the growable area of the site and runs to the south.



At Point #2 looking south

The 15-inch pipe mentioned above is controlled by this valve. There is an additional 8-inch pipe (& valve) to the left of the 15-inch pipe in this picture.



At Point #3 looking north

Stormwater runoff flows south around in this grass-lined swale to Point #4.



At Point #4 looking west

There was an additional valve at this location that directed runoff into the vertical pipe protruding from the ground in the background of the photo. That vertical pipe acts as a catch basin to allow for an angled connection. Further downstream connections from the vertical pipe were not visible and are not known beyond the arrows shown to the left.

The bottom right arrow indicates the flow direction to Point #5.



At Point #5 looking north

There is a ditch that conveys runoff from the concrete channel in the center of the irrigated area to this point (arrows coming down the hill). The long arrow across the bottom of the picture is flow that came from Point #4 above.



At Point #5 looking southeast

The end of the swale around the west side of the irrigated area of the project site has a 15-inch diameter CMP that connects to a vertical pipe (in similar fashion to the pipe at Point #4) for irrigation control and flow diversion.



At Point #5 looking south

The vertical pipe shown is a junction that splits flows into the directions indicated by the arrows in the photo to the left.

The south arrow (straight through) flows in a concrete channel. The east arrow (pointing to the top-left of the picture) flows in a 10-inch PVC pipe to Point #7.



Inside view of the vertical pipe from the above picture.

The 10-inch PVC outlet pipe (on the top) appears to be an overflow pipe since its invert is above the crown of the inlet pipe (on the left) while the 8-inch pipe (on the right) has a control valve and is in-line with the inlet pipe.



At Point #6 looking southeast

There was no drainage ditch or swale to collect runoff in this area of the project site.



At Point #7 looking south

Stormwater runoff from Point #1 and Point #5 converge here and continue south in this swale (difficult to cleanly photograph due to the tall grass).

Figure 3.1 - Downstream Analysis Flowpath



Date: 3/11/2021

1 inch = 264 feet  
Relative Scale 1:3,169

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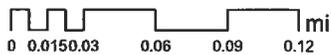
**Figure 3.1 - Downstream Analysis Flowpath**



Date: 3/11/2021

1 inch = 264 feet  
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#### **4. PERMANENT STORMWATER CONTROL PLAN**

---

This project has one Threshold Discharge Area (TDA) which fully infiltrates in-place onsite. Bioswales in the right-of-way are proposed to meet water quality requirements and flow control via Full Infiltration where there is sufficient infiltration area. There are 2 infiltration ponds proposed which collect and infiltrate runoff that overflows from the bioswales. Lots that are located in the areas with good infiltration characteristics have infiltration trenches located within each lot and are not estimated to generate any runoff that is tributary to the bioswales or the infiltration ponds.

The SCS method was used with a Type 1A storm to size the onsite infiltration facilities with an infiltration rate of 2.1 inches per hour in accordance with the Geotechnical Report, after application of all appropriate correction and safety factors.

##### **Predeveloped Site Hydrology**

The total parcel area is 45.02 acres; however, the project disturbance limit area is 37.55 acres in total. Since the proposed mitigation mechanism is Full Infiltration, no predeveloped condition area was modeled to determine developed condition compliance for the majority of the site improvements.

The upstream stormwater that is currently conveyed through the site in a network of earthen and concrete channels flows from the northerly parcel boundary to either the southerly parcel boundary (to irrigate other agricultural fields to the south) or to the westerly parcel boundary into a large conveyance channel along Bull Road. From there, stormwater continues south toward I-90. Refer to Section 3 of this report for more information.

##### **Developed Site Hydrology**

In the developed condition, the site will have the upstream stormwater from the stream diversion piped through the site and discharged into the existing stormwater conveyance system at the southern portion of the project site. The final sizing of that conveyance pipe will be determined at a later date; however, the existing conveyance restriction is a 15-inch diameter pipe opening at the inlet and outlet of the channel. The proposed pipe will be at least 18-inch diameter to convey those existing flows.

Some of the lots within the project site infiltrate in-place with infiltration trenches located on each applicable lot. The remainder of the lots and the proposed roadway will generate runoff that is collected and infiltrated in the roadside swales (which provide runoff treatment). Most of the swales infiltrate the runoff in-place, but the excess runoff will continue to either Pond #1 or Pond #2 for full infiltration. Refer to Figure 1.3 and Table 4.1 for more information.

**Table 4.1 - Developed Land Use Summary**

Basin ID	Number of Lots without Infiltration*	Basin			Tributary Pond #
		Area	Impervious	Pervious	
A	1	0.53	0.39	0.14	1
B	3	1.13	0.67	0.46	1
C	4	1.70	0.99	0.71	1
D	11	3.21	1.48	1.73	1
E	7	1.86	0.89	0.97	1
F	4	1.21	0.61	0.60	1
G	5	1.28	0.49	0.79	1
H	1	0.74	0.40	0.34	1
I	0	0.20	0.16	0.04	1
J	0	0.53	0.39	0.14	1
M	0	0.20	0.16	0.04	2
N	0	0.67	0.53	0.14	2
O	6	1.60	0.78	0.82	2
P	0	0.31	0.31	0.00	2
Q	0	0.09	0.09	0.00	2
R	9	2.47	1.05	1.42	2
S	7	1.86	0.80	1.06	2
T	3	0.95	0.47	0.48	1
<b>**Pond 1</b>	<b>39</b>	<b>13.34</b>	<b>6.94</b>	<b>6.40</b>	<b>N/A</b>
<b>**Pond 2</b>	<b>22</b>	<b>7.20</b>	<b>3.72</b>	<b>3.48</b>	<b>N/A</b>

\* Each lot is estimated to have 3000 sq-ft of impervious area with the remainder to be lawn.

\*\* Input data shown in Appendix C of this report

**Flow Control System**

This project will infiltrate all stormwater runoff onsite with a combination of infiltration trenches, bioswales, and infiltration ponds.

Stormwater runoff from the lots located within the areas of the site that have good infiltration capacity will be routed to on-lot infiltration trenches. Each trench is sized to fully infiltrate the impervious area of each lot without discharge. The pervious areas of those lots are estimated to disperse and infiltrate in place.

Stormwater runoff from the lots located within the area of the site that has low infiltration capacity are routed to the stormwater conveyance system in the proposed roadway.

Stormwater runoff from the roadways throughout the site is collected in the proposed bioswales within the right-of-way prism for treatment, infiltration, and conveyance in the event of extreme runoff rates. Swales A, D, E, G, & T in the Pond 1 basin will receive more runoff than they have capacity to infiltrate and will thus flow into Pond 1 to fully infiltrate the remaining runoff. Swale S in the Pond 2 basin will receive more runoff than it has capacity to infiltrate and will thus flow into Pond 2 to infiltrate fully.

As an added factor of safety, both Ponds 1 & 2 are sized to fully infiltrate the runoff from their respective tributary basins in without bioswale infiltration. Pond 1 stages 2.96-feet, and Pond 2 stages 2.95-feet, off of the pond bottom surfaces during their respective 100-year storm events. Pond 1 requires 26,325 cubic-feet of storage and Pond 2 requires 13,973 cubic-feet of storage.

Refer to Appendix C for the hydrology model output.

### **Water Quality System**

Runoff treatment is provided in the bioswales along the proposed roadway throughout the project site. All bioswales will be constructed per BMP T5.30 to provide adequate treatment capacity for the inflow.

### **Conveyance System Analysis and Design**

Conveyance calculations will be provided with the final report.

## **5. DISCUSSION OF CORE ELEMENTS**

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All applicable Core Elements (as determined from Figure 2.1 of the SWM and included here) are discussed in this section of the report.

### **Core Element #1 - Preparation of Stormwater Site Plans**

A Stormwater Site Plan Report (this document) and stormwater site plans are being provided with this submittal.

### **Core Element #2 - Construction Stormwater Pollution Prevention Plan**

The Stormwater Pollution Prevention Plan (SWPPP) will be included with the final report.

### **Core Element #3 - Source Control of Pollution**

Applicable source control BMPs are shown on the grading plans.

### **Core Element #4 - Preservation of Natural Drainage Systems and Outfalls**

The project site will maintain the natural drainage pattern of the existing site by infiltrating collected stormwater onsite. In extreme events, overflow from infiltration facility will continue downstream in the existing stormwater conveyance system as documented in Section 3 of this report.

### **Core Element #5 - Runoff Treatment**

Runoff treatment will be provided by the bioswales along the roadway within the project site.

Refer to Section 4: Water Quality System of this report for more information.

### **Core Element #6 - Flow Control**

The Geotechnical Report indicates that there are soils with favorable infiltration rates located across the site and there are areas that contain mostly impermeable soils. In the areas that have capacity for infiltration, each proposed lot will have an infiltration trench to percolate the runoff. All proposed roadway within the site will be collected in bioswales for treatment and infiltration. Lots that don't have an infiltration trench will be collected in the bioswales.

Runoff that exceeds the capacity of the bioswales will continue downstream in the onsite conveyance system to the infiltration ponds. Each infiltration pond is sized to fully infiltrate the runoff generated by the area tributary to that pond without the infiltration capacity of the bioswales (as an added factor of safety).

Refer to Section 4: Flow Control System for more information.

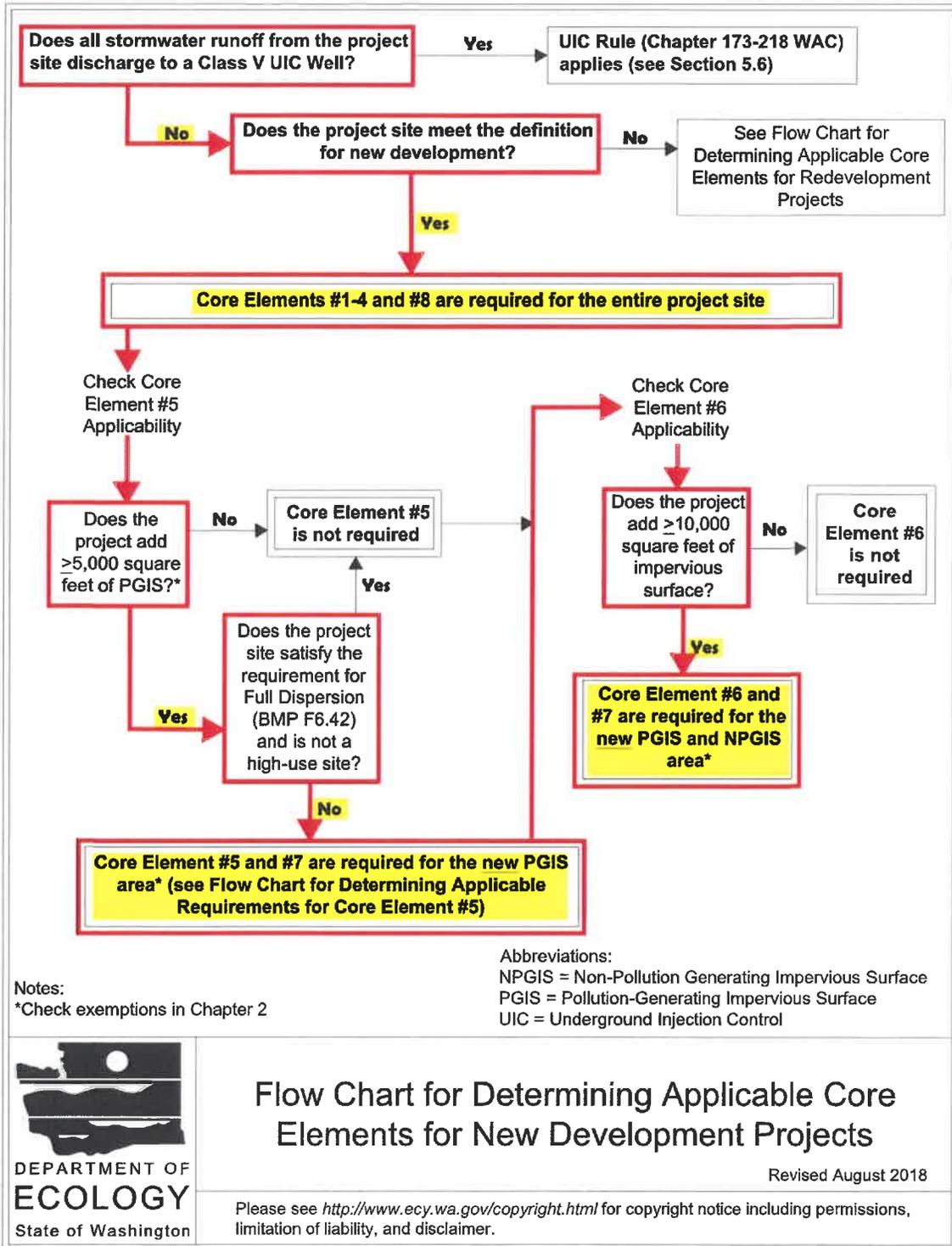
### **Core Element #7 - Operations and Maintenance**

The Operations and Maintenance Manual is included in Appendix A.

### **Core Element #8 - Local Requirements**

Local requirements are satisfied with the preparation of this report and site plan in accordance with the guidelines established in the SWM.

**Figure 2.1: Flow Chart for Determining Applicable Core Elements for New Development Projects**



## **APPENDIX A - OPERATIONS AND MAINTENANCE MANUAL**

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The proposed onsite storm system consists of infiltration trenches, bioswales, culverts, catch basins, pipes, and infiltration ponds.

The operations and maintenance manual will be provided with the final version of this report.

## APPENDIX B - CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN

This document will be provided with the final report.

## APPENDIX C - HYDRAULIC / HYDROLOGIC ANALYSIS AND MODELING RESULTS

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The project was modeled using the SCS method in StormSHED 3G, which is an approved hydrology model.

Relevant model input and output has been included in this appendix.

Appended on: Monday, March 15, 2021 4:12:36 PM

## Layout Report: Bull Ranch Model - Issues

Event	Precip (in)
2 yr 24 hr	0.80
10 year	1.20
25 year	1.60
50 year	1.80
100 year	2.00

### Node Records

#### Record Id: Pond-001

Descrip:	Prototype Record	Increment	0.10 ft
Start El.	100.00 ft	Max El.	105.00 ft
Void Ratio	100.00		
Length	200.00 ft	Width	30.00 ft
Length ss1	4.00v:1h	Length ss2	4.00v:1h
Width ss1	4.00v:1h	Width ss2	4.00v:1h
Consider surface area for infiltration			
Trap Type Node			

#### Record Id: Pond-002

Descrip:	Prototype Record	Increment	0.10 ft
Start El.	100.00 ft	Max El.	105.00 ft
Void Ratio	100.00		
Length	100.00 ft	Width	30.00 ft
Length ss1	4.00v:1h	Length ss2	4.00v:1h
Width ss1	4.00v:1h	Width ss2	4.00v:1h
Consider surface area for infiltration			
Trap Type Node			

**Record Id: Swales - Basin A**

Descrip:	Prototype Record	Increment	0.10 ft
Start El.	100.00 ft	Max El.	101.50 ft
Void Ratio	100.00		
Length	188.00 ft	Width	0.50 ft
Length ss1	3.00v:1h	Length ss2	3.00v:1h
Width ss1	3.00v:1h	Width ss2	3.00v:1h
Consider surface area for infiltration			
Trap Type Node			

**Record Id: Swales - Basin B**

Descrip:	Prototype Record	Increment	0.10 ft
Start El.	100.00 ft	Max El.	108.00 ft
Void Ratio	100.00		
Length	802.00 ft	Width	1.00 ft
Length ss1	3.00v:1h	Length ss2	3.00v:1h
Width ss1	3.00v:1h	Width ss2	3.00v:1h
Consider surface area for infiltration			
Trap Type Node			

**Record Id: Swales - Basin C**

Descrip:	Prototype Record	Increment	0.10 ft
Start El.	100.00 ft	Max El.	108.00 ft
Void Ratio	100.00		
Length	1674.00 ft	Width	0.50 ft
Length ss1	3.00v:1h	Length ss2	3.00v:1h
Width ss1	3.00v:1h	Width ss2	3.00v:1h
Consider surface area for infiltration			
Trap Type Node			

**Record Id: Swales - Basin D**

Descrip:	Prototype Record	Increment	0.10 ft
Start El.	100.00 ft	Max El.	108.00 ft
Void Ratio	100.00		
Length	916.00 ft	Width	1.00 ft
Length ss1	3.00v:1h	Length ss2	3.00v:1h
Width ss1	3.00v:1h	Width ss2	3.00v:1h
Consider surface area for infiltration			
Trap Type Node			

**Record Id: Swales - Basin E**

Descrip:	Prototype Record	Increment	0.10 ft
Start El.	100.00 ft	Max El.	108.00 ft
Void Ratio	100.00		
Length	482.00 ft	Width	0.50 ft
Length ss1	3.00v:1h	Length ss2	3.00v:1h
Width ss1	3.00v:1h	Width ss2	3.00v:1h
Consider surface area for infiltration			
Trap Type Node			

**Record Id: Swales - Basin F**

Descrip:	Prototype Record	Increment	0.10 ft
Start El.	100.00 ft	Max El.	108.00 ft
Void Ratio	100.00		
Length	745.00 ft	Width	0.50 ft
Length ss1	3.00v:1h	Length ss2	3.00v:1h
Width ss1	3.00v:1h	Width ss2	3.00v:1h
Consider surface area for infiltration			
Trap Type Node			

**Record Id: Swales - Basin G**

Descrip:	Prototype Record	Increment	0.10 ft
Start El.	100.00 ft	Max El.	108.00 ft
Void Ratio	100.00		
Length	348.00 ft	Width	0.50 ft
Length ss1	3.00v:1h	Length ss2	3.00v:1h
Width ss1	3.00v:1h	Width ss2	3.00v:1h
Consider surface area for infiltration			
Trap Type Node			

**Record Id: Swales - Basin H**

Descrip:	Prototype Record	Increment	0.10 ft
Start El.	100.00 ft	Max El.	108.00 ft
Void Ratio	100.00		
Length	778.00 ft	Width	0.50 ft
Length ss1	3.00v:1h	Length ss2	3.00v:1h
Width ss1	3.00v:1h	Width ss2	3.00v:1h
Consider surface area for infiltration			
Trap Type Node			

**Record Id: Swales - Basin I**

Descrip:	Prototype Record	Increment	0.10 ft
Start El.	100.00 ft	Max El.	108.00 ft
Void Ratio	100.00		
Length	359.00 ft	Width	0.50 ft
Length ss1	3.00v:1h	Length ss2	3.00v:1h
Width ss1	3.00v:1h	Width ss2	3.00v:1h
Consider surface area for infiltration			
Trap Type Node			

**Record Id: Swales - Basin J**

Descrip:	Prototype Record	Increment	0.10 ft
Start El.	100.00 ft	Max El.	101.50 ft
Void Ratio	100.00		
Length	675.00 ft	Width	0.50 ft
Length ss1	3.00v:1h	Length ss2	3.00v:1h
Width ss1	3.00v:1h	Width ss2	3.00v:1h
Consider surface area for infiltration			
Trap Type Node			

**Record Id: Swales - Basin M**

Descrip:	Prototype Record	Increment	0.10 ft
Start El.	100.00 ft	Max El.	108.00 ft
Void Ratio	100.00		
Length	274.00 ft	Width	1.00 ft
Length ss1	3.00v:1h	Length ss2	3.00v:1h
Width ss1	3.00v:1h	Width ss2	3.00v:1h
Consider surface area for infiltration			
Trap Type Node			

**Record Id: Swales - Basin N**

Descrip:	Prototype Record	Increment	0.10 ft
Start El.	100.00 ft	Max El.	101.50 ft
Void Ratio	100.00		
Length	1176.00 ft	Width	0.50 ft
Length ss1	3.00v:1h	Length ss2	3.00v:1h
Width ss1	3.00v:1h	Width ss2	3.00v:1h
Consider surface area for infiltration			
Trap Type Node			

**Record Id: Swales - Basin O**

Descrip:	Prototype Record	Increment	0.10 ft
Start El.	100.00 ft	Max El.	108.00 ft
Void Ratio	100.00		
Length	739.00 ft	Width	0.50 ft
Length ss1	3.00v:1h	Length ss2	3.00v:1h
Width ss1	3.00v:1h	Width ss2	3.00v:1h
Consider surface area for infiltration			
Trap Type Node			

**Record Id: Swales - Basin P**

Descrip:	Prototype Record	Increment	0.10 ft
Start El.	100.00 ft	Max El.	108.00 ft
Void Ratio	100.00		
Length	192.00 ft	Width	0.50 ft
Length ss1	3.00v:1h	Length ss2	3.00v:1h
Width ss1	3.00v:1h	Width ss2	3.00v:1h
Consider surface area for infiltration			
Trap Type Node			

**Record Id: Swales - Basin R**

Descrip:	Prototype Record	Increment	0.10 ft
Start El.	100.00 ft	Max El.	108.00 ft
Void Ratio	100.00		
Length	1002.00 ft	Width	0.50 ft
Length ss1	3.00v:1h	Length ss2	3.00v:1h
Width ss1	3.00v:1h	Width ss2	3.00v:1h
Consider surface area for infiltration			
Trap Type Node			

**Record Id: Swales - Basin S**

Descrip:	Prototype Record	Increment	0.10 ft
Start El.	100.00 ft	Max El.	108.00 ft
Void Ratio	100.00		
Length	433.00 ft	Width	0.50 ft
Length ss1	3.00v:1h	Length ss2	3.00v:1h
Width ss1	3.00v:1h	Width ss2	3.00v:1h
Consider surface area for infiltration			
Trap Type Node			

**Record Id: Swales - Basin T**

Descrip:	Prototype Record	Increment	0.10 ft
Start El.	100.00 ft	Max El.	108.00 ft
Void Ratio	100.00		
Length	341.00 ft	Width	0.50 ft
Length ss1	3.00v:1h	Length ss2	3.00v:1h
Width ss1	3.00v:1h	Width ss2	3.00v:1h
Consider surface area for infiltration			
Trap Type Node			

# Contributing Drainage Areas

Record Id: Basin A

<b>Design Method</b>	SCS	<b>Rainfall type</b>	TYPE1A.RAC			
<b>Hyd Intv</b>	10.00 min	<b>Peaking Factor</b>	484.00			
<b>Storm Duration</b>	24.00 hrs	<b>Abstraction Coeff</b>	0.20			
<b>Pervious Area</b>	0.14 ac	<b>DCIA</b>	0.39 ac			
<b>Pervious CN</b>	86.00	<b>DC CN</b>	98.00			
<b>Pervious TC</b>	10.00 min	<b>DC TC</b>	10.00 min			
<b>Pervious CN Calc</b>						
<b>Description</b>		<b>SubArea</b>	<b>Sub cn</b>			
Landscaped Area		0.14 ac	86.00			
Pervious Compositied CN (AMC 2)		86.00				
<b>Pervious TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet		350.00 ft	1.25%	10.0	0.80 in	10.00 min
Pervious TC						10.00 min
<b>DCI - CN Calc</b>						
<b>Description</b>			<b>SubArea</b>	<b>Sub cn</b>		
Impervious surfaces (pavements, roofs, etc)			0.39 ac	98.00		
DC Compositied CN (AMC 2)			98.00			
<b>DCI - TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet		0.00 ft	0.0%	10.0	0.00 in	10.00 min
Pervious TC						10.00 min

**Record Id: Basin B**

<b>Design Method</b>	SCS	<b>Rainfall type</b>	TYPE1A.RAC			
<b>Hyd Intv</b>	10.00 min	<b>Peaking Factor</b>	484.00			
<b>Storm Duration</b>	24.00 hrs	<b>Abstraction Coeff</b>	0.20			
<b>Pervious Area</b>	0.46 ac	<b>DCIA</b>	0.67 ac			
<b>Pervious CN</b>	86.00	<b>DC CN</b>	98.00			
<b>Pervious TC</b>	10.00 min	<b>DC TC</b>	10.00 min			
<b>Pervious CN Calc</b>						
<b>Description</b>			<b>SubArea</b>	<b>Sub cn</b>		
Landscape area for 5 lots and road			0.46 ac	86.00		
Pervious Compositied CN (AMC 2)			86.00			
<b>Pervious TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet		350.00 ft	1.25%	10.0	0.00 in	10.00 min
Pervious TC						10.00 min
<b>DCI - CN Calc</b>						
<b>Description</b>			<b>SubArea</b>	<b>Sub cn</b>		
Impervious surfaces (pavements, roofs, etc)			0.67 ac	98.00		
DC Compositied CN (AMC 2)			98.00			
<b>DCI - TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet		0.00 ft	0.0%	10.0	0.00 in	10.00 min
Pervious TC						10.00 min

**Record Id: Basin C**

<b>Design Method</b>	SCS	<b>Rainfall type</b>	TYPE1A.RAC			
<b>Hyd Intv</b>	10.00 min	<b>Peaking Factor</b>	484.00			
<b>Storm Duration</b>	24.00 hrs	<b>Abstraction Coeff</b>	0.20			
<b>Pervious Area</b>	0.77 ac	<b>DCIA</b>	0.90 ac			
<b>Pervious CN</b>	86.00	<b>DC CN</b>	98.00			
<b>Pervious TC</b>	10.00 min	<b>DC TC</b>	10.00 min			
<b>Pervious CN Calc</b>						
<b>Description</b>			<b>SubArea</b>	<b>Sub cn</b>		
Landscape area for 6 lots and road			0.71 ac	86.00		
Pervious Compositd CN (AMC 2)			86.00			
<b>Pervious TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet		350.00 ft	1.25%	10.0	0.80 in	10.00 min
Pervious TC						10.00 min
<b>DCI - CN Calc</b>						
<b>Description</b>			<b>SubArea</b>	<b>Sub cn</b>		
Impervious surfaces (pavements, roofs, etc)			0.99 ac	98.00		
DC Compositd CN (AMC 2)			98.00			
<b>DCI - TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet		0.00 ft	0.0%	10.0	0.00 in	10.00 min
Pervious TC						10.00 min

**Record Id: Basin D**

<b>Design Method</b>	SCS	<b>Rainfall type</b>	TYPE1A.RAC
<b>Hyd Intv</b>	10.00 min	<b>Peaking Factor</b>	484.00
<b>Storm Duration</b>	24.00 hrs	<b>Abstraction Coeff</b>	0.20
<b>Pervious Area</b>	2.52 ac	<b>DCIA</b>	1.42 ac
<b>Pervious CN</b>	86.00	<b>DC CN</b>	98.00
<b>Pervious TC</b>	10.00 min	<b>DC TC</b>	10.00 min

<b>Pervious CN Calc</b>		
<b>Description</b>	<b>SubArea</b>	<b>Sub cn</b>
Lawn from road and lots	1.73 ac	86.00
Pervious Compositd CN (AMC 2)		86.00

<b>Pervious TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet		350.00 ft	1.25%	10.0	0.80 in	10.00 min
Pervious TC						10.00 min

<b>DCI - CN Calc</b>		
<b>Description</b>	<b>SubArea</b>	<b>Sub cn</b>
Impervious surfaces (pavements, roofs, etc)	1.48 ac	98.00
DC Compositd CN (AMC 2)		98.00

<b>DCI - TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet		0.00 ft	0.0%	10.0	0.00 in	10.00 min
Pervious TC						10.00 min

**Record Id: Basin E**

<b>Design Method</b>	SCS	<b>Rainfall type</b>	TYPE1A.RAC
<b>Hyd Intv</b>	10.00 min	<b>Peaking Factor</b>	484.00
<b>Storm Duration</b>	24.00 hrs	<b>Abstraction Coeff</b>	0.20
<b>Pervious Area</b>	0.47 ac	<b>DCIA</b>	0.20 ac
<b>Pervious CN</b>	86.00	<b>DC CN</b>	98.00
<b>Pervious TC</b>	10.00 min	<b>DC TC</b>	10.00 min

<b>Pervious CN Calc</b>		
<b>Description</b>	<b>SubArea</b>	<b>Sub cn</b>
Lawn and Landscape	0.97 ac	86.00
Pervious Compositd CN (AMC 2)		86.00

<b>Pervious TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet		350.00 ft	1.25%	10.0	0.80 in	10.00 min
Pervious TC						10.00 min

<b>DCI - CN Calc</b>		
<b>Description</b>	<b>SubArea</b>	<b>Sub cn</b>
Impervious surfaces (pavements, roofs, etc)	0.89 ac	98.00
DC Compositd CN (AMC 2)		98.00

<b>DCI - TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet		0.00 ft	0.0%	10.0	0.00 in	10.00 min
Pervious TC						10.00 min

**Record Id: Basin F**

<b>Design Method</b>	SCS	<b>Rainfall type</b>	TYPE1A.RAC			
<b>Hyd Intv</b>	10.00 min	<b>Peaking Factor</b>	484.00			
<b>Storm Duration</b>	24.00 hrs	<b>Abstraction Coeff</b>	0.20			
<b>Pervious Area</b>	2.51 ac	<b>DCIA</b>	1.74 ac			
<b>Pervious CN</b>	86.00	<b>DC CN</b>	98.00			
<b>Pervious TC</b>	10.00 min	<b>DC TC</b>	10.00 min			
<b>Pervious CN Calc</b>						
<b>Description</b>		<b>SubArea</b>		<b>Sub cn</b>		
Landscaped Area		0.60 ac		86.00		
Pervious Compositd CN (AMC 2)				86.00		
<b>Pervious TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet		350.00 ft	1.25%	10.0	0.80 in	10.00 min
Pervious TC						10.00 min
<b>DCI - CN Calc</b>						
<b>Description</b>				<b>SubArea</b>	<b>Sub cn</b>	
Impervious surfaces (pavements, roofs, etc)				0.61 ac	98.00	
DC Compositd CN (AMC 2)					98.00	
<b>DCI - TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet		0.00 ft	0.0%	10.0	0.00 in	10.00 min
Pervious TC						10.00 min

**Record Id: Basin G**

<b>Design Method</b>	SCS	<b>Rainfall type</b>	TYPE1A.RAC
<b>Hyd Intv</b>	10.00 min	<b>Peaking Factor</b>	484.00
<b>Storm Duration</b>	24.00 hrs	<b>Abstraction Coeff</b>	0.20
<b>Pervious Area</b>	0.24 ac	<b>DCIA</b>	0.46 ac
<b>Pervious CN</b>	86.00	<b>DC CN</b>	98.00
<b>Pervious TC</b>	10.00 min	<b>DC TC</b>	10.00 min

<b>Pervious CN Calc</b>		
<b>Description</b>	<b>SubArea</b>	<b>Sub cn</b>
Landscaped Area	0.79 ac	86.00
<b>Pervious Compositd CN (AMC 2)</b>		86.00

<b>Pervious TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet		350.00 ft	1.25%	10.0	0.80 in	10.00 min
<b>Pervious TC</b>						10.00 min

<b>DCI - CN Calc</b>		
<b>Description</b>	<b>SubArea</b>	<b>Sub cn</b>
Impervious surfaces (pavements, roofs, etc)	0.49 ac	98.00
<b>DC Compositd CN (AMC 2)</b>		98.00

<b>DCI - TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet		0.00 ft	0.0%	10.0	0.00 in	10.00 min
<b>Pervious TC</b>						10.00 min

**Record Id: Basin H**

<b>Design Method</b>	SCS	<b>Rainfall type</b>	TYPE1A.RAC
<b>Hyd Intv</b>	10.00 min	<b>Peaking Factor</b>	484.00
<b>Storm Duration</b>	24.00 hrs	<b>Abstraction Coeff</b>	0.20
<b>Pervious Area</b>	0.64 ac	<b>DCIA</b>	0.36 ac
<b>Pervious CN</b>	86.00	<b>DC CN</b>	98.00
<b>Pervious TC</b>	10.00 min	<b>DC TC</b>	10.00 min

<b>Pervious CN Calc</b>		
<b>Description</b>	<b>SubArea</b>	<b>Sub cn</b>
Landscape area from lots and road	0.34 ac	86.00
Pervious Compositied CN (AMC 2)		86.00

<b>Pervious TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet		350.00 ft	1.25%	10.0	0.80 in	10.00 min
Pervious TC						10.00 min

<b>DCI - CN Calc</b>		
<b>Description</b>	<b>SubArea</b>	<b>Sub cn</b>
Impervious surfaces (pavements, roofs, etc)	0.40 ac	98.00
DC Compositied CN (AMC 2)		98.00

<b>DCI - TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet		0.00 ft	0.0%	10.0	0.00 in	10.00 min
Pervious TC						10.00 min

**Record Id: Basin I**

<b>Design Method</b>	SCS	<b>Rainfall type</b>	TYPE1A.RAC
<b>Hyd Intv</b>	10.00 min	<b>Peaking Factor</b>	484.00
<b>Storm Duration</b>	24.00 hrs	<b>Abstraction Coeff</b>	0.20
<b>Pervious Area</b>	0.06 ac	<b>DCIA</b>	0.14 ac
<b>Pervious CN</b>	86.00	<b>DC CN</b>	98.00
<b>Pervious TC</b>	10.00 min	<b>DC TC</b>	10.00 min

<b>Pervious CN Calc</b>		
<b>Description</b>	<b>SubArea</b>	<b>Sub cn</b>
Landscape area from lots and road	0.04 ac	86.00
Pervious Compositd CN (AMC 2)		86.00

<b>Pervious TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet		350.00 ft	1.25%	10.0	0.80 in	10.00 min
Pervious TC						10.00 min

<b>DCI - CN Calc</b>		
<b>Description</b>	<b>SubArea</b>	<b>Sub cn</b>
Impervious surfaces (pavements, roofs, etc)	0.16 ac	98.00
DC Compositd CN (AMC 2)		98.00

<b>DCI - TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet		0.00 ft	0.0%	10.0	0.00 in	10.00 min
Pervious TC						10.00 min

**Record Id: Basin J**

<b>Design Method</b>	SCS	<b>Rainfall type</b>	TYPE1A.RAC
<b>Hyd Intv</b>	10.00 min	<b>Peaking Factor</b>	484.00
<b>Storm Duration</b>	24.00 hrs	<b>Abstraction Coeff</b>	0.20
<b>Pervious Area</b>	0.36 ac	<b>DCIA</b>	0.26 ac
<b>Pervious CN</b>	86.00	<b>DC CN</b>	98.00
<b>Pervious TC</b>	10.00 min	<b>DC TC</b>	10.00 min

<b>Pervious CN Calc</b>		
<b>Description</b>	<b>SubArea</b>	<b>Sub cn</b>
Landscape area for lots and road	0.14 ac	86.00
<b>Pervious Compositied CN (AMC 2)</b>		86.00

<b>Pervious TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet		350.00 ft	1.25%	10.0	0.80 in	10.00 min
<b>Pervious TC</b>						10.00 min

<b>DCI - CN Calc</b>		
<b>Description</b>	<b>SubArea</b>	<b>Sub cn</b>
Impervious surfaces road and 8 lots	0.39 ac	98.00
<b>DC Compositied CN (AMC 2)</b>		98.00

<b>DCI - TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet		0.00 ft	0.0%	10.0	0.00 in	10.00 min
<b>Pervious TC</b>						10.00 min

**Record Id: Basin M**

<b>Design Method</b>	SCS	<b>Rainfall type</b>	TYPE1A.RAC
<b>Hyd Intv</b>	10.00 min	<b>Peaking Factor</b>	484.00
<b>Storm Duration</b>	24.00 hrs	<b>Abstraction Coeff</b>	0.20
<b>Pervious Area</b>	0.30 ac	<b>DCIA</b>	0.29 ac
<b>Pervious CN</b>	86.00	<b>DC CN</b>	98.00
<b>Pervious TC</b>	10.00 min	<b>DC TC</b>	10.00 min

<b>Pervious CN Calc</b>		
<b>Description</b>	<b>SubArea</b>	<b>Sub cn</b>
Landscape area for lots and road	0.04 ac	86.00
<b>Pervious Compositd CN (AMC 2)</b>		86.00

<b>Pervious TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet		350.00 ft	1.25%	10.0	0.80 in	10.00 min
<b>Pervious TC</b>						10.00 min

<b>DCI - CN Calc</b>		
<b>Description</b>	<b>SubArea</b>	<b>Sub cn</b>
Impervious surfaces (pavements, roofs, etc)	0.16 ac	98.00
<b>DC Compositd CN (AMC 2)</b>		98.00

<b>DCI - TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet		0.00 ft	0.0%	10.0	0.00 in	10.00 min
<b>Pervious TC</b>						10.00 min

**Record Id: Basin N**

<b>Design Method</b>	SCS	<b>Rainfall type</b>	TYPE1A.RAC
<b>Hyd Intv</b>	10.00 min	<b>Peaking Factor</b>	484.00
<b>Storm Duration</b>	24.00 hrs	<b>Abstraction Coeff</b>	0.20
<b>Pervious Area</b>	0.23 ac	<b>DCIA</b>	0.43 ac
<b>Pervious CN</b>	86.00	<b>DC CN</b>	98.00
<b>Pervious TC</b>	10.00 min	<b>DC TC</b>	10.00 min

<b>Pervious CN Calc</b>		
<b>Description</b>	<b>SubArea</b>	<b>Sub cn</b>
Landscape area for lots and road	0.14 ac	86.00
Pervious Compositied CN (AMC 2)		86.00

<b>Pervious TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet		350.00 ft	1.25%	10.0	0.80 in	10.00 min
Pervious TC						10.00 min

<b>DCI - CN Calc</b>		
<b>Description</b>	<b>SubArea</b>	<b>Sub cn</b>
Impervious surfaces Road and 1 Lot	0.53 ac	98.00
DC Compositied CN (AMC 2)		98.00

<b>DCI - TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet		0.00 ft	0.0%	10.0	0.00 in	10.00 min
Pervious TC						10.00 min

**Record Id: Basin O**

<b>Design Method</b>	SCS	<b>Rainfall type</b>	TYPE1A.RAC
<b>Hyd Intv</b>	10.00 min	<b>Peaking Factor</b>	484.00
<b>Storm Duration</b>	24.00 hrs	<b>Abstraction Coeff</b>	0.20
<b>Pervious Area</b>	0.65 ac	<b>DCIA</b>	0.70 ac
<b>Pervious CN</b>	86.00	<b>DC CN</b>	98.00
<b>Pervious TC</b>	10.00 min	<b>DC TC</b>	10.00 min

<b>Pervious CN Calc</b>		
<b>Description</b>	<b>SubArea</b>	<b>Sub cn</b>
Landscaped Area	0.82 ac	86.00
Pervious Compositd CN (AMC 2)		86.00

<b>Pervious TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet		350.00 ft	1.25%	10.0	0.00 in	10.00 min
Pervious TC						10.00 min

<b>DCI - CN Calc</b>		
<b>Description</b>	<b>SubArea</b>	<b>Sub cn</b>
Impervious surfaces (pavements, roofs, etc)	0.78 ac	98.00
DC Compositd CN (AMC 2)		98.00

<b>DCI - TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet		0.00 ft	0.0%	10.0	0.00 in	10.00 min
Pervious TC						10.00 min

**Record Id: Basin P**

<b>Design Method</b>	SCS	<b>Rainfall type</b>	TYPE1A.RAC
<b>Hyd Intv</b>	10.00 min	<b>Peaking Factor</b>	484.00
<b>Storm Duration</b>	24.00 hrs	<b>Abstraction Coeff</b>	0.20
<b>Pervious Area</b>	0.15 ac	<b>DCIA</b>	0.16 ac
<b>Pervious CN</b>	0.00	<b>DC CN</b>	98.00
<b>Pervious TC</b>	10.00 min	<b>DC TC</b>	10.00 min

<b>Pervious TC Calc</b>						
Type	Description	Length	Slope	Coeff	Misc	TT
Sheet		350.00 ft	1.25%	10.0	0.80 in	10.00 min
Pervious TC						10.00 min

<b>DCI - CN Calc</b>		
Description	SubArea	Sub cn
Impervious surfaces (pavements, roofs, etc)	0.31 ac	98.00
DC Compositd CN (AMC 2)		98.00

<b>DCI - TC Calc</b>						
Type	Description	Length	Slope	Coeff	Misc	TT
Sheet		0.00 ft	0.0%	10.0	0.00 in	10.00 min
Pervious TC						10.00 min

**Record Id: Basin R**

<b>Design Method</b>	SCS	<b>Rainfall type</b>	TYPE1A.RAC			
<b>Hyd Intv</b>	10.00 min	<b>Peaking Factor</b>	484.00			
<b>Storm Duration</b>	24.00 hrs	<b>Abstraction Coeff</b>	0.20			
<b>Pervious Area</b>	1.23 ac	<b>DCIA</b>	1.00 ac			
<b>Pervious CN</b>	86.00	<b>DC CN</b>	98.00			
<b>Pervious TC</b>	10.00 min	<b>DC TC</b>	10.00 min			
<b>Pervious CN Calc</b>						
<b>Description</b>			<b>SubArea</b>	<b>Sub cn</b>		
Landscape on lots and road			1.42 ac	86.00		
Pervious Compositd CN (AMC 2)			86.00			
<b>Pervious TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet		350.00 ft	1.25%	10.0	0.80 in	10.00 min
Pervious TC						10.00 min
<b>DCI - CN Calc</b>						
<b>Description</b>			<b>SubArea</b>	<b>Sub cn</b>		
Impervious surfaces (pavements, roofs, etc)			1.05 ac	98.00		
DC Compositd CN (AMC 2)			98.00			
<b>DCI - TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet		0.00 ft	0.0%	10.0	0.00 in	10.00 min
Pervious TC						10.00 min

**Record Id: Basin S**

<b>Design Method</b>	SCS	<b>Rainfall type</b>	TYPE1A.RAC
<b>Hyd Intv</b>	10.00 min	<b>Peaking Factor</b>	484.00
<b>Storm Duration</b>	24.00 hrs	<b>Abstraction Coeff</b>	0.20
<b>Pervious Area</b>	1.87 ac	<b>DCIA</b>	0.67 ac
<b>Pervious CN</b>	86.00	<b>DC CN</b>	98.00
<b>Pervious TC</b>	5.00 min	<b>DC TC</b>	10.00 min

<b>Pervious CN Calc</b>		
<b>Description</b>	<b>SubArea</b>	<b>Sub cn</b>
Landscaped area from lots and road	1.06 ac	86.00
Pervious Compositied CN (AMC 2)		86.00

<b>Pervious TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet		350.00 ft	1.25%	0.05	0.80 in	0.05 min
Pervious TC						0.05 min

<b>DCI - CN Calc</b>		
<b>Description</b>	<b>SubArea</b>	<b>Sub cn</b>
Impervious surfaces (pavements, roofs, etc)	0.80 ac	98.00
DC Compositied CN (AMC 2)		98.00

<b>DCI - TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet		0.00 ft	0.0%	10.0	0.00 in	10.00 min
Pervious TC						10.00 min

**Record Id: Basin T**

<b>Design Method</b>	SCS	<b>Rainfall type</b>	TYPE1A.RAC
<b>Hyd Intv</b>	10.00 min	<b>Peaking Factor</b>	484.00
<b>Storm Duration</b>	24.00 hrs	<b>Abstraction Coeff</b>	0.20
<b>Pervious Area</b>	0.48 ac	<b>DCIA</b>	0.47 ac
<b>Pervious CN</b>	86.00	<b>DC CN</b>	98.00
<b>Pervious TC</b>	10.00 min	<b>DC TC</b>	10.00 min

<b>Pervious CN Calc</b>		
<b>Description</b>	<b>SubArea</b>	<b>Sub cn</b>
Landscape area for lots and road	0.48 ac	86.00
Pervious Compositied CN (AMC 2)		86.00

<b>Pervious TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet		350.00 ft	1.25%	10.0	0.80 in	10.00 min
Pervious TC						10.00 min

<b>DCI - CN Calc</b>		
<b>Description</b>	<b>SubArea</b>	<b>Sub cn</b>
Impervious surfaces (pavements, roofs, etc)	0.47 ac	98.00
DC Compositied CN (AMC 2)		98.00

<b>DCI - TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet		0.00 ft	0.0%	10.0	0.00 in	10.00 min
Pervious TC						10.00 min

**Record Id: Pond 1 Basin**

<b>Design Method</b>	SCS	<b>Rainfall type</b>	TYPE1A.RAC
<b>Hyd Intv</b>	10.00 min	<b>Peaking Factor</b>	484.00
<b>Storm Duration</b>	24.00 hrs	<b>Abstraction Coeff</b>	0.20
<b>Pervious Area</b>	6.40 ac	<b>DCIA</b>	6.94 ac
<b>Pervious CN</b>	86.00	<b>DC CN</b>	98.00
<b>Pervious TC</b>	10.00 min	<b>DC TC</b>	10.00 min

<b>Pervious CN Calc</b>		
<b>Description</b>	<b>SubArea</b>	<b>Sub cn</b>
Landscaped Area	6.40 ac	86.00
Pervious Compositd CN (AMC 2)		86.00

<b>Pervious TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet		350.00 ft	1.25%	10.0	0.80 in	10.00 min
Pervious TC						10.00 min

<b>DCI - CN Calc</b>		
<b>Description</b>	<b>SubArea</b>	<b>Sub cn</b>
Impervious surfaces (pavements, roofs, etc)	6.94 ac	98.00
DC Compositd CN (AMC 2)		98.00

<b>DCI - TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet		0.00 ft	0.0%	10.0	0.00 in	10.00 min
Pervious TC						10.00 min

**Record Id: Pond 2 Basin**

<b>Design Method</b>	SCS	<b>Rainfall type</b>	TYPE1A.RAC
<b>Hyd Intv</b>	10.00 min	<b>Peaking Factor</b>	484.00
<b>Storm Duration</b>	24.00 hrs	<b>Abstraction Coeff</b>	0.20
<b>Pervious Area</b>	3.48 ac	<b>DCIA</b>	3.72 ac
<b>Pervious CN</b>	86.00	<b>DC CN</b>	98.00
<b>Pervious TC</b>	10.00 min	<b>DC TC</b>	10.00 min

<b>Pervious CN Calc</b>		
<b>Description</b>	<b>SubArea</b>	<b>Sub cn</b>
Landscaped Area	3.48 ac	86.00
Pervious Compositd CN (AMC 2)		86.00

<b>Pervious TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet	Sheetflow	350.00 ft	1.25%	10.0	0.80 in	10.00 min
Pervious TC						10.00 min

<b>DCI - CN Calc</b>		
<b>Description</b>	<b>SubArea</b>	<b>Sub cn</b>
Impervious surfaces (pavements, roofs, etc)	3.72 ac	98.00
DC Compositd CN (AMC 2)		98.00

<b>DCI - TC Calc</b>						
<b>Type</b>	<b>Description</b>	<b>Length</b>	<b>Slope</b>	<b>Coeff</b>	<b>Misc</b>	<b>TT</b>
Sheet		0.00 ft	0.0%	10.0	0.00 in	10.00 min
Pervious TC						10.00 min

Licensed to: Engenious Systems, Inc.

Appended on: Saturday, March 13, 2021 3:34:58 PM

**LPOOLCOMPUTE [Pond 1 Outflow] SUMMARY using Puls, 24 hr Storm Event**  
Start of live storage:100 ft

Event	Match Q (cfs)	Peak Q (cfs)	Max El (ft)	Vol (cf)	Vol (acft)	Time to Empty (hr)
100 year	4.253	0.5832	102.9557	26325.4697	0.6043	16.8978

Licensed to: Engenious Systems, Inc.

Appended on: Saturday, March 13, 2021 3:34:26 PM

**LPOOLCOMPUTE [Pond 2 Outflow] SUMMARY using Puls, 24 hr Storm Event**  
Start of live storage:100 ft

Event	Match Q (cfs)	Peak Q (cfs)	Max El (ft)	Vol (cf)	Vol (acft)	Time to Empty (hr)
100 year	2.2888	0.3226	102.9573	13973.0143	0.3208	16.8033

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**APPENDIX D - DECLARATION OF COVENANT FOR PRIVATELY MAINTAINED FACILITIES**

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A Declaration of Covenant for privately maintained facilities will be provided following completion and acceptance of construction only.

## APPENDIX E - GEOTECHNICAL REPORT

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The following is the geotechnical engineering report for this project by Icicle Creek Engineers, Inc., dated March 3, 2021.



**Report  
Geotechnical Engineering Services  
Proposed Residential Development  
New Bull Road Site – Kittitas County Parcel ID 298633  
Kittitas County, Washington**

**March 3, 2021  
ICE File No. 1390-001**

**Report  
Geotechnical Engineering Services  
Proposed Residential Development  
New Bull Road Site – Kittitas County Parcel ID 298633  
Kittitas County, Washington**

**March 3, 2021  
ICE File No. 1390-001**

**Prepared For:  
Lathrop Development Company, Inc.**

**Prepared By:  
Icicle Creek Engineers, Inc.**



March 3, 2021

F. Steven Lathrop  
Lathrop Development Company, Inc.  
1572 Robinson Canyon Road  
Ellensburg, Washington 98926

Icycle Creek Engineers (ICE) is pleased to submit one original copy and an electronic copy (pdf) of our *Report, Geotechnical Engineering Services, Proposed Residential Development, New Bull Road Site – Kittitas County Parcel ID 298633, Kittitas County, Washington*. ICE's services were completed in general accordance with our Proposal dated October 30, 2020; these services were authorized in writing by F. Steven Lathrop of Lathrop Development Company, Inc., on November 2, 2020.

The draft report was submitted to Mr. Lathrop for review and comment on January 22, 2021.

It has been our pleasure to be of service to Lathrop Development Company, Inc. on this project. If you have any questions regarding the contents of this report or if we can be of further service, please contact us.

Yours very truly,

Icycle Creek Engineers, Inc.

A handwritten signature in blue ink that reads "Brian R. Beaman".

Brian R. Beaman, PE, LEG, LHG  
Principal Engineer/Geologist/Hydrogeologist

Document ID: 1390001.cvl  
Attachment

cc (email): Laura Bartenhagen, ESM Consulting Engineers

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**REPORT  
GEOTECHNICAL ENGINEERING SERVICES  
PROPOSED RESIDENTIAL DEVELOPMENT  
NEW BULL ROAD SITE – KITTITAS COUNTY PARCEL ID 298633  
KITTITAS COUNTY, WASHINGTON  
FOR  
LATHROP DEVELOPMENT COMPANY, INC.**

**1.0 INTRODUCTION**

This report presents the results of Icicle Creek Engineers' (ICE's) geotechnical engineering services regarding a proposed residential development referred to as the New Bull Road Site within an approximately 45-acre property (Kittitas County Parcel ID 298633) located southeast of Ellensburg, in unincorporated Kittitas County, Washington. The New Bull Road Site is shown relative to nearby physical features on the Vicinity Map, Figure 1.

**2.0 PROJECT DESCRIPTION**

Our understanding of the project and property area is based on discussions with and information provided by Laura Bartenhagen of ESM Consulting Engineers, LLC (ESM). This information is referenced as follows:

- ESM Consulting Engineers, LLC, September 8, 2020, *New Bull Road, Preliminary Site Plan, Kittitas County, Washington*, sheet PL-01, scale 1" = 100'.

We understand that the preliminary plan for the proposed residential development at the New Bull Road Site includes approximately 140 residential lots, along with paved access roads, as conceptually shown on the Site Plan, Figure 2. It is likely that the number of lots will increase or decrease as the design develops. We understand that conventional two-story wood-framed residential houses will be built on the lots. The grading plan is not known at this time, but we generally expect cuts and fills to be limited to about 5 feet in height/thickness.

Underground water, storm and sewerlines will be installed within the access roads. We expect that water force mains and storm will be less than 4-feet deep. The sewerlines may be gravity or forcemain; details regarding the depth of sewerline are not known at this time. Power and/or gas utilities may also be installed, likely paralleling the shoulder area of the access roads within the access road right-of-way.

We expect that stormwater from roof downspouts and driveways will be contained within individual lots. We understand that the preliminary plan for stormwater disposal from new road areas includes collection in catch basins and conveyance through underground stormwater lines to infiltration facilities that have yet to be sited (in part, subject to this report).

**3.0 SCOPE OF SERVICES**

The purpose of our services was to explore subsurface soil and groundwater conditions at the New Bull Road Site as a basis for developing geotechnical recommendations for site development. Specifically, our services included the following:

**Information Review, Reconnaissance, Utility Locate and Test Pits**

- Review readily available geologic maps, and hydrogeologic and geotechnical information regarding the project site area.
- Complete a geologic reconnaissance of the New Bull Road Site and accessible adjacent areas to evaluate surface conditions.

- Explore subsurface soil and groundwater conditions by excavating 16 test pits to depths of about 4 to 15 feet with a trackhoe.

#### **Laboratory Testing**

- Complete laboratory tests on soil samples obtained from the test pits. The laboratory testing program included moisture content determination, laboratory compaction tests (proctors) and grain-size analysis (particle size distribution).
- Evaluate pertinent physical and engineering characteristics of the soils based on our observations and site knowledge, and on the results of laboratory tests completed on samples obtained from the test pits.

#### **Geotechnical Considerations**

- Describe and characterize soil and groundwater conditions across the site.
- Evaluate the stability of Steep Slopes (slopes steeper than 33.3-percent grade) and provide recommendations for structure (foundation) setback from Steep Slopes, as appropriate.
- Provide recommendations for site preparation and earthwork including suitability of on-site soils for use as structural fill and bedding, constraints for wet weather construction and placement and compaction of structural fill and bedding materials.
- Evaluate dewatering and shoring requirements and provide recommendations for excavation and trench side slopes.
- Provide recommendations for foundation support, uplift, friction, lateral soil pressures, and estimated postconstruction settlement performance of manhole structures.
- Provide recommendations for support of the underground utility lines including criteria for overexcavation.
- Provide recommendations for roadway subgrade preparation and pavement section.
- Provide recommendations for the structures (residential buildings) for foundation support including allowable bearing capacities, settlement estimates for shallow spread footings and preparation of subgrade for slab-on-grade floors.
- Provide recommendations for lateral earth pressures including active pressures for subgrade walls and passive earth pressures on footings. Provide recommendations for the coefficient of base friction against sliding.

#### **Field and Design Infiltration Rate**

- Evaluate soil infiltration characteristics using methods (Soil Grain Size Method) described in Washington State Department of Ecology's (Ecology's) Stormwater Management Manual for Eastern Washington (SMMEW, February 2019, Section 6.B.4, Recommended Laboratory Test Procedures), supplemented by Ecology's 2014 Stormwater Management Manual for Western Washington (SMMWW) empirical relationship (Section 3.3.6, *Method 3: Soil Grain Size Analysis Method*).
- Provide recommendations for short-term (field) and long-term (design) infiltration rate(s).

#### **4.0 GEOLOGIC AND GEOMORPHIC SETTING**

Regional geologic mapping of this area by the Washington State Department of Natural Resources (DNR, 1983, *Geologic Map of the Ellensburg Quadrangle, Washington*, Geologic Map GM-28) shows that the New Bull Road Site is underlain by Quaternary-age Alluvium deposited by tributary streams to the Yakima River. Alluvium typically consists of loose to medium dense stratified (layered) sand and gravel with variable amounts of silt and cobbles. Quaternary-age eolian (wind-blown) deposits, referred to as Loess in this report, are mapped immediately east of the New Bull Road Site. Loess typically consists of silt and fine sand in a soft/loose to stiff/medium dense condition.

Based on our review of Digital Terrain Model (DTM) derived hillshade image and topographic contours (DNR Washington LiDAR Portal, Yakima 2014 acquisition), the New Bull Road Site is generally located on a wide, gently-sloping inactive alluvial fan that has been subsequently dissected by tributary streams (Naneum Creek and Wilson Creek) to the Yakima River, creating smooth, rolling topography typical of the lower Kittitas Valley.

## **5.0 SITE CONDITIONS**

### **5.1 GENERAL**

Shane Markus, EIT of ICE completed site visits on November 23, 2020 to complete a geologic reconnaissance of the site, and December 3, 2020 to observe the excavation of test pit explorations at the site. During the site visits, the weather was partly to mostly sunny, with temperatures in the 30s and 40s. There was no snow on the ground during the site visits.

Our understanding of the New Bull Road Site is based on our review of readily available geologic and geotechnical information, historical aerial photograph review (from Google Earth and USGS EarthExplorer), surface reconnaissance of the site, and observations of subsurface conditions in 16 test pit explorations completed for this study.

### **5.2 SURFACE CONDITIONS**

#### **5.2.1 General**

The approximately 45-acre New Bull Road Site is bordered to the west by Bull Road (a two-lane County road), to the north by residential properties and Kittitas Highway (a two-lane County road), and to the east and south by similar farmland. The New Bull Road Site varies from about Elevation 1,510 feet and Elevation 1,536 feet.

#### **5.2.2 Lots 1 through 41 and Lots 51 through 140**

Most of the proposed lots (Lots 1 through 41, and 51 through 140) and access roads occupy a wide, gently sloping (about 1- to 2-percent grade down to the south) somewhat elevated crop field. The field is surfaced with silt and fine sand, with occasional round gravel and cobbles, and had been recently planted with a winter crop at the time of our site visits. An "irrigation trough" crosses the New Bull Road Site from north to south as shown on Figure 2. The irrigation trough is constructed of concrete, is raised above the adjacent ground by about 1- to 2-feet and is about 1-foot deep and 2-feet wide. The perimeter of the crop field is vegetated with tall, thick grass. An approximately 150-foot long, 25-foot wide and up to 6-foot high concrete rubble pile was observed along the northwest edge of the crop field as shown on Figure 2.

Adjacent to the northwest side of the crop field (vicinity of Lots 101 through 106, 131 and 132), the ground surface descends abruptly at about a 40- to 70-percent grade for about 10 to 12 feet of vertical relief to a stream as shown on Figure 2. The stream was flowing at about 10 gallons per minute at the time of our site visit. The slope bordering the development area and the stream is generally planar and smooth, and vegetated with mature deciduous trees and medium dense brush. We did not observe evidence of recent stream undercutting and/or erosion, or slope instability within the stream channel or adjacent slope.

#### **5.2.3 Lots 42 through 50**

The south and west edges of the crop field descend moderately at about a 20- to 35-percent grade for 6 to 8 feet of vertical relief to a neighboring crop field (owned by others) and to the area of Lots 42 through 50. Lots 42 through 50 are located within a lower, nearly-level area along the west edge of the New Bull Road Site as shown on Figure 2. This area is surfaced with grass and patches of bare soil (silt and fine sand).

## **5.3 SUBSURFACE CONDITIONS**

### **5.3.1 Subsurface Exploration Program**

Subsurface conditions at the New Bull Road Site were explored by excavating 16 test pits (Test Pits TP-1 through TP-16) at the approximate locations shown on Figure 2. A description of the field exploration program and the test pit logs are presented in Appendix A. The laboratory testing program and test results are presented in Appendix B.

### **5.3.2 Soil Conditions**

Based on our reconnaissance and observation of the test pits explorations, the shallow subsurface soil conditions are generally consistent with the previously described regional mapping by the DNR (1983). The following is a description of the soil types encountered in the test pit explorations.

**Sod and Topsoil** – All test pits encountered a surficial layer of about 4 to 6 inches of Sod and Topsoil. The Sod and Topsoil contained fine roots.

**Loess** – Loess, ranging from about 1- to 7.7-feet thick (typically about 2- to 4-feet thick), underlies the Sod and Topsoil in all test pits. The Loess generally consisted of loose to medium dense silty fine sand, or medium stiff to stiff sandy silt, with up to a trace of gravel.

**Alluvium** – Alluvium underlies the Loess in all test pits. Alluvium ranged from about 1-foot to at least 13½-feet thick. Alluvium was encountered to the completion depth in Test Pits TP-1, TP-4, TP-7, TP-8, TP-9, TP-12, TP-13, TP-14, and TP-15. Alluvium generally consisted of loose to medium dense sand and gravel with variable amounts of silt and cobbles, and stiff silt with sand.

Caliche, a mineral cement, was encountered within the Alluvium in Test Pits TP-2, TP-5, TP-6, TP-9, TP-10, TP-11 and TP-15. The Caliche ranged from about 6 inches to at least 2-feet thick (encountered to the completion depth of 4 feet in Test Pit TP-2 due to digging refusal). Caliche is formed when infiltrating rain or irrigation water precipitates calcium carbonate within the pore space between soil grains, effectively cementing the grains together and changing (hardening) the character of the soil. With regard to digging action, Alluvium where cemented by Caliche was considered to be in a moderately to heavily cemented (dense to very dense) condition.

**Older Alluvium** – Older Alluvium underlies the Alluvium at depths ranging from about 4½ to 8 feet in Test Pits TP-3, TP-5, TP-6, TP-10, TP-11, and TP-16. The Older Alluvium generally consisted of gravel with sand and variable amounts of silt and cobbles. Older Alluvium was also cemented (hardened) to varying degrees due to mineral precipitates (likely silica sourced from volcanic ash) from groundwater and/or rainwater. With regard to digging action, Older Alluvium was considered to be in a lightly to heavily cemented (dense to very dense) condition. Older Alluvium was encountered to the completion depth of the test pits, where encountered.

### **5.3.3 Groundwater Conditions**

Groundwater was encountered at depths of about 6 to 14 feet in Test Pits TP-1, TP-4, TP-7, TP-8, TP-12, TP-13, TP-14, TP-15, and TP-16; groundwater was not encountered in the remaining test pits. Groundwater was generally observed to be higher along the east and south edges of the New Bull Road Site. We expect groundwater levels to be strongly influenced by irrigation, with the highest levels during the summer months. Where observed, groundwater was typically observed to flow rapidly into the test pit excavations.

### 5.3.4 Other Observations

Excavatability of the site soil using a John Deere 120 trackhoe (with a toothed bucket) was typically easy in the Loess and Alluvium, although locally difficult to impossible where Caliche cement was encountered within the Alluvium, and difficult to very difficult in the Older Alluvium.

## 6.0 PRELIMINARY INFILTRATION ANALYSIS

We completed a preliminary evaluation of infiltration rates in general accordance with Ecology's February 2019 SMMEW (Recommended Laboratory Test Procedures, page 744). As indicated in the table below, Ecology's 2014 Stormwater Management Manual for Western Washington (SMMWW) empirical relationship (Section 3.3.6, *Method 3: Soil Grain Size Analysis Method*) was more applicable to the soil types encountered at some locations and produced more realistic infiltration rate results; the 2014 SMMWW was used when appropriate.

Grain size analyses were completed on selected soil samples obtained from the test pits; the particle size distribution reports are presented in Appendix B. The empirical relationships described in Ecology's 2019 SMMEW and 2014 SMMWW used to relate particle size distribution to saturated hydraulic conductivity were originally derived from soils with a maximum particle size of about  $D = 40$  mm (about 1.6 inches, where  $D$  is the particle diameter) (University of Washington, Massman, Joel, 2008, Infiltration Pond Research Extension Final Report). Therefore, our analysis considered only the material passing a 1.5-inch sieve (1.5-inch-minus material) in order to evaluate the infiltration rate of the matrix material.

The following is a summary of our infiltration analysis results (field/short-term and design/long-term rates):

Test Pit Number/Sample Number	Sample Depth (feet)	Geologic Unit	Soil Type	Soil Infiltration Rate (short-term / long-term <sup>(1)</sup> ) (inches per hour - iph)
TP-1 / S-2	8	Alluvium	Gravel with silt, sand and occasional cobbles	12.7 / 3.0 <sup>(2)</sup>
TP-3 / S-3	8	Older Alluvium	Gravel with silt, sand and cobbles	< 0.5 / < 0.5 <sup>(3)</sup>
TP-5 / S-3	5	Alluvium	Gravel with sand and a trace of silt	119.3 / 34.9
TP-5 / S-4	9	Older Alluvium	Silty gravel with sand and cobbles	< 0.5 / < 0.5 <sup>(3)</sup>
TP-7 / S-1	2	Loess	Silty fine sand	2.4 / 0.49
TP-8 / S-2	6	Alluvium	Silty gravel with sand and cobbles	8.2 / 1.9 <sup>(2)</sup>
TP-12 / S-2	4	Alluvium	Silty gravel with sand and occasional cobbles	5.7 / 1.3 <sup>(2)</sup>
TP-13 / S-1	1	Loess	Sandy silt	2.3 / 0.46
TP-15 / S-1	5	Alluvium	Silty gravel with sand and cobbles	7.0 / 1.6
TP-16 / S-1	4	Alluvium	Silty gravel with sand and cobbles	11.0 / 2.6

(1) The long-term (design) infiltration rate includes correction factors to account for in-situ density test method, maintenance and biofouling. The long-term infiltration rate should be used for design (sizing) infiltration facilities.

(2) Empirical relationships given in Ecology's 2014 SMMWW were considered more appropriate in calculating this infiltration rate.

(3) Cemented soils (locally encountered in Alluvium and Older Alluvium) may inhibit or prevent vertical infiltration of water (long-term soil infiltration rate = < 0.5 iph).

## **7.0 CONCLUSIONS AND RECOMMENDATIONS**

### **7.1 GENERAL**

Based on our field reconnaissance, test pit explorations, laboratory testing and analyses, we conclude that residential structures may be supported on conventional reinforced concrete spread footings extending to stiff/medium dense or denser soils (Loess, Alluvium and Older Alluvium), or on a pad of Structural Fill that extends to the competent soils. We expect that pavements and slab-on-grades may also be supported by stiff/medium dense or denser soils, or Structural Fill. We expect that underground utilities and associated manhole and vault structures will be deep enough that they will be founded on firm bearing soils.

### **7.2 STEEP SLOPE STRUCTURE SETBACK**

Kittitas County (Kittitas County Community Development Services (KCCDS) Detail D-002, "Setback from Slopes") requires foundations for new construction to be set back from Steep Slopes (considered slopes greater than 1H:1V (horizontal to vertical), or 33.3-percent-grade) a distance equal to 1/3 of the slope height. Detail D-002 indicates that alternate setbacks and clearances may be permitted subject to an investigation and recommendation by a geotechnical engineer.

Based on review of the LiDAR-derived topographic contours (DNR Washington LiDAR Portal, Yakima 2014 acquisition, processed by ICE using Esri ArcGIS 10.6) in the vicinity of Lots 103, 104 and 105 and a proposed access road, the slope is inclined at about a 40- to 70-percent grade for about 10 to 12 feet of vertical relief. We recommend a structure setback consistent with KCCDS Detail D-002 (equal to 1/3 of the slope height) in this area. This area is shown as a Regulated Steep Slope on Figure 2.

Other local slopes within or around the New Bull Road Site are inclined up to about 40-percent grade for up to about 5 feet of vertical relief. Based on our evaluation, we recommend exempting slopes less than 10 feet of vertical relief from the Kittitas County Steep Slopes regulation (KCCDS Detail D-002).

### **7.3 SITE PREPARATION**

Sod and Topsoil and Loess containing abundant roots should be stripped and removed from access road and building areas. Stripping should be minimized to the extent that only the footprint of these areas is affected. We expect the stripping depth will be up to about 1 foot during dry weather conditions.

Following stripping, the exposed pavement, slab-on-grade and footing subgrade areas should be thoroughly proofrolled in dry weather and probed in wet weather to evaluate areas of soft, loose, or otherwise unsuitable subgrade areas.

In slab-on-grade and pavement areas, soft or loose soils identified during proofrolling or probing should be moisture-conditioned and compacted as Structural Fill (see section 7.4 of this report) or removed and replaced with Structural Fill up to about 3 feet below final subgrade elevation, and a woven geotextile fabric (such as Tencate Mirafi® RS380i or equal) placed in the bottom of the excavation prior to backfilling with Structural Fill.

In building footing areas, soft or loose soils identified during proofrolling or probing should be moisture-conditioned and compacted as Structural Fill (see section 7.4 of this report) or removed and replaced with Structural Fill to a firm and unyielding subgrade, regardless of depth.

### **7.4 STRUCTURAL FILL**

Structural Fill should be free of organic material or debris and have a maximum particle size of 9 inches. The material should contain less than five percent fines (soil particles passing the US Standard No. 200

sieve) by weight relative to the portion finer than the 3/4-inch sieve. If earthwork is done during generally dry weather conditions, the fines content may be increased.

As a guideline, Structural Fill should be placed in horizontal lifts which are 12 inches or less for Loess soils or 18 inches or less for the Alluvium soils. The actual lift thickness depends on the quality of the fill material and the size of the compaction equipment. Based on our experience, a "sheepsfoot" type compaction equipment is best suited for the Loess soil type.

We recommend that Structural Fill placed in the building and pavement areas be uniformly compacted to at least 95 percent of the maximum dry density (MDD) obtained in general accordance with ASTM Test Method D 1557. Nonstructural fill placed in landscape areas need only be compacted to the degree required for trafficability of construction equipment and effective surface drainage.

We expect that the Loess, Alluvium and Older Alluvium (including cemented soils if they can be effectively broken up) that are excavated may be reused for Structural Fill during periods of extended dry weather. During wet weather, it may be necessary to import soil containing less than five percent fines (soil particles passing the US Standard No. 200 sieve). Moisture conditioning (wetting or drying) may be required, especially where silt contents are higher (such as within the Loess).

Based on our experience at other sites with surface or near surface Loess, attention to moisture content and careful monitoring of Loess compaction methods (contractor responsibility) will be important to provide uniform support for roads, utilities and structures. We expect that experimentation with compaction methods and occasional recompactive efforts when using Loess as Structural Fill may be needed, potentially causing delays.

## **7.5 FOUNDATION SUPPORT**

Proposed buildings (wood frame, two-story residential structures) may be satisfactorily supported on conventional reinforced concrete spread footings provided that they are constructed in accordance with the recommendations outlined in this section.

We recommend that spread footings be founded on stiff/medium dense or denser native undisturbed soils including the Loess (if firm and unyielding), Alluvium and Older Alluvium, or on a pad of Structural Fill that extends to the competent soils. In areas where Structural Fill is placed under footings, the zone of Structural Fill below footings should extend laterally beyond the footing edges a horizontal distance at least equal to the thickness of the Structural Fill placed. The Loess can be in a loose or medium stiff condition and may require moisture conditioning and compaction as Structural Fill (see section 7.4 of this report) to provide firm and uniform support for foundations.

Continuous and isolated spread footings should have minimum widths of 16 and 24 inches, respectively. The footings should be a minimum of 24 inches below the adjacent grade for frost protection. Footings may be designed using an allowable soil bearing value of 2,500 pounds per square foot (psf). This value applies to the sum of all dead and long-term live loads, exclusive of the weight of the footing and the backfill above the footing. For transient loads, including wind or seismic, a one-third increase in the recommended value may be used.

Care should be taken to avoid loosening or softening the bearing surface soils when preparing footing subgrades, particularly during wet weather. During wet weather, foundations should be excavated, formed and poured the same day or be protected by a layer of crushed rock or lean concrete. We estimate

that settlement of footings founded as described above will be less than ½ inch and will occur rapidly as loads are applied.

Resistance to lateral loads can be developed by friction between the base of the foundation and by passive pressures acting on the sides of foundations. We recommend that resistance to lateral loads be estimated using a coefficient of friction of 0.3 and an equivalent fluid density of 200 pounds per cubic foot (pcf). These values include a safety factor of 1.5.

#### **7.6 SLAB-ON-GRADE SUPPORT**

Slab-on-grade subgrades should be prepared as previously described in sections 7.3 and 7.4 of this report. We recommend that the subgrade surface be compacted such that a minimum compaction of 95 percent of the MDD (ATSM Test Method D 1557) is achieved before placing Structural Fill or capillary break material.

We recommend that a layer of medium to coarse sand and gravel at least 4-inches thick containing less than three percent fines (material passing the US Standard No. 200 sieve) by weight based on the fraction of the material passing the ¾-inch sieve be placed below the bottom elevation of the floor slab to provide uniform support and a capillary break. A vapor retarder and/or waterproofing should be provided if there is a potential for surface or shallow groundwater to occur or migrate under the slab.

#### **7.7 SUBGRADE (BASEMENT) WALLS**

Subgrade (basement) walls may be required for house construction. As a generality, full basement construction is not recommended because of the unpredictable occurrence of groundwater in the area. However, daylight basement construction is acceptable provided adequate wall drainage is installed that can drain by gravity to maintain dry basement conditions.

The lateral soil pressures acting on subgrade walls depend on the type, density, and geometry of the soil behind the wall and the amount of lateral wall movement which can occur as backfill is placed. For walls that are free to yield at the top at least one one-thousandth of the height of the wall, an active pressure obtained using equivalent fluid densities of 35, 45, and 60 pcf should be used for level backslopes, 4H:1V backslopes and 2H:1V backslopes, respectively. These values assume that the soil behind the wall is free draining. For "at rest" conditions where the wall is restrained against movement, a lateral pressure based on equivalent fluid densities of 50, 55, and 75 pcf should be used for level backslopes, 4H:1V backslopes and 2H:1V backslopes, respectively. These values assume that the soil behind the wall is free draining. Surcharge effects should be considered as appropriate.

In settlement-sensitive areas, the backfill for subgrade walls should be compacted to at least 95 percent of the MDD (ASTM Test Method D 1557). At other locations, wall backfill should be compacted to between 90 and 92 percent of the MDD. Measures should be taken to prevent the buildup of excess lateral soil pressures due to overcompaction of the backfill behind the wall. Care must be exercised by the contractor to avoid overcompaction.

A drainage zone consisting of clean, free-draining granular material containing less than five percent fines at least 18-inches wide should be placed against the back face of the wall for its full height. Positive drainage behind subgrade walls should also include installing a footing drain at the base of the wall as described in section 7.11 of this report.

## **7.8 UNDERGROUND UTILITY CONSIDERATIONS**

### **7.8.1 Trench Excavation**

Based on our test pit excavations, the Loess and Alluvium (except Caliche) can be excavated using conventional heavy construction equipment such as a Komatsu PC200 track-mounted excavator. The Caliche in the upper part of the Alluvium (encountered at depths ranging from about 1½ to 4 feet in Test Pits TP-2, TP-5, TP-6, TP-9, TP-10, TP-11 and TP-15) was locally very difficult to impossible to excavate using the John Deere 120 trackhoe with a standard toothed bucket. The Older Alluvium (encountered at depths ranging from about 5- to 8-feet in Test Pits TP-3, TP-5, TP-6, TP-10, TP-11 and TP-16) was difficult to very difficult to excavate using the John Deere 120 trackhoe. Alternative methods, such as excavators with tiger-toothed buckets, or hydraulic breakers, may increase efficiency of the excavation work in local areas.

### **7.8.2 Temporary Excavations**

Temporary excavations greater than 4 feet in depth in the Loess, Alluvium and Older Alluvium may be made at an inclination of 1H:1V or flatter. Flatter slopes may be necessary if instability is observed.

Some sloughing and raveling of the excavation walls should be expected. Temporary covering, such as heavy plastic sheeting, should be used to protect these slopes during periods of wet weather. Surface water runoff from above excavations should be prevented from flowing over the slope face by using berms, drainage ditches, swales, or other appropriate methods.

If the walls of temporary excavations experience excessive sloughing or raveling during construction, it may become necessary to modify the slope inclinations to maintain safe working conditions and protect adjacent facilities or structures. Excavation walls experiencing problems can be flattened or regraded to add intermediate slope benches if poor slope performance is encountered. Alternatively, underground utility trenches can be completed using temporary trench shoring (shored excavations) in lieu of open excavations.

All temporary excavations must comply with the provisions of Title 296 Washington Administrative Code (WAC), Part N, *Excavation, Trenching and Shoring*. We recommend that cut slopes for temporary excavations be made the responsibility of the contractor. The contractor is present at the site continuously and is best able to observe changes in site and soil conditions and to monitor the performance of excavations.

### **7.8.3 Shored Excavations**

To construct the underground utilities, it may be necessary to support the temporary excavations to maintain the integrity of the surrounding undisturbed soils, reduce disruption of adjacent areas, and to protect the personnel working within the excavations.

Because of the diversity of available shoring systems and construction techniques, the design of temporary shoring is most appropriately left up to the contractor proposing to complete the installation. We recommend that the shoring be designed by a licensed professional engineer in Washington, and that the PE-stamped shoring plans and calculations be submitted to the project engineer for review and comment prior to construction. The following paragraphs present recommendations for the types of shoring systems and design parameters that we conclude are appropriate for the subsurface conditions at the New Bull Road Site.

The majority of the materials within the New Bull Road Site can be retained using conventional trench shoring systems such as trench shields with lateral restraint. The design of temporary shoring should

allow for lateral pressures exerted by the adjacent soil, and surcharge loads due to traffic, construction equipment, and temporary stockpiles adjacent to the excavation, etc. Lateral load resistance can be mobilized through the use of braces, tiebacks, anchor blocks and passive pressures on members that extend below the bottoms of excavations. Temporary trench shoring utilized to support excavation walls typically uses internal bracing such as aluminum hydraulic shoring or trench shield bracing.

Temporary trench shoring with internal bracing can be designed using active soil pressures. We recommend that temporary shoring be designed using a lateral pressure equal to an equivalent fluid density of 40 pcf for conditions with a level ground surface adjacent to the excavation. If the ground within 5 feet of the excavation rises at an inclination of 1H:1V or steeper, the shoring should be designed using an equivalent fluid density of 75 pcf. For adjacent slopes flatter than 1H:1V, soil pressures can be interpolated between this range of values. Other conditions should be evaluated on a case-by-case basis.

These lateral soil pressures do not include traffic or construction surcharges that should be added separately, if appropriate. It is typical for shoring to be designed for a traffic influence equal to a uniform lateral pressure of 100 psf acting over a depth of 10 feet below the ground surface. More conservative pressure values should be used if the designer deems them appropriate. These soil pressure recommendations are based on the excavation being essentially dewatered, therefore, hydrostatic water pressures are not included.

Shoring must comply with the provisions of Title 296 WAC, Part N, *Excavation, Trenching and Shoring*. As previously described, we recommend that the design of shoring be made the responsibility of the contractor. The contractor is present at the site continuously and is best able to observe changes in site and soil conditions and to monitor the performance of excavations.

#### **7.8.4 Trench Backfill**

Trench backfill should consist of Structural Fill quality material. Structural Fill material should be free of debris, organic material and rock fragments larger than 9 inches. Unless specified otherwise in this report, the following general requirements shall apply to fill placement, including pipe bedding, and trench backfilling.

- Underground utilities should be bedded in crushed, processed or naturally occurring granular material as specified in the 2020 Washington State Department of Transportation (WSDOT) Standard Specifications, Section 9-03.12(3) for *Gravel Backfill for Pipe Zone Bedding*.
- Pipe zone bedding should extend at least 4 inches below and 6 inches above the utility line. Bedding should be worked under the pipe haunches using hand tools as required. Bedding material should be tamped or vibrated (compacted) into place.
- Pipe zone bedding for non-water underground utilities should be compacted to at least 90 percent of the MDD (ASTM Test Method D 1557). Pipe zone bedding for all water mains should be compacted to at least 95 percent of the MDD.
- Backfill placed above the bedding material should consist of Structural Fill quality on-site material, or *Common Borrow* as specified in 2020 WSDOT Standard Specifications, Section 9-03.14(3). During wet weather periods, backfill material should have less than five percent fines content.
- As a guideline, backfill should be placed in lifts of 12 inches or less for the Loess soils, and 18 inches or less for the Alluvium soils (loose thickness). The actual lift thickness will depend on the quality of the fill and the type of compaction equipment used. Each lift should be compacted prior to placing the subsequent lift. Prior to compaction, the backfill should be moisture conditioned to near optimum moisture content. The loose lift thickness should be a field decision by a representative from ICE.
- Trench backfill should be compacted in lifts to at least 95 percent of the MDD (ASTM Test Method D 1557). Backfill compaction should be achieved by mechanical means. No jetting, ponding, or flooding will be allowed for compaction.

- During trench backfill placement, in-place density tests should be completed at approximately 50-foot intervals along the trench alignment to evaluate if the required compaction is being achieved.

### **7.8.5 Manhole Support**

Any loosened subgrade soil at the base of manhole excavations should be recompacted, if possible, or removed and replaced with fill compacted to at least 95 percent of the MDD (ASTM Test Method D 1557). We recommend that a layer of *Top Course Crushed Surfacing* as specified in 2020 WSDOT Standard Specifications, Section 9-03.9(3) at least 12-inches thick be placed and compacted beneath manholes to provide uniform support. Manhole structures may be designed using an allowable bearing pressure of 3,000 psf (assuming a burial depth of at least 5 feet).

Resistance to uplift can be developed by the dead weight of the structure and friction along the sides of the structure. Frictional resistance can be computed using a coefficient of friction of 0.4 applied to the lateral soil pressures. This coefficient of friction value includes a safety factor of about 1.5. We recommend that lateral soil pressures for uplift resistance be computed using an equivalent fluid density of 55 pcf where groundwater is absent, and 30 pcf where groundwater is present. These equivalent fluid density values assume that the backfill will be compacted to at least 95 percent of the MDD (ASTM Test Method D 1557).

### **7.8.6 Settlement Considerations**

We expect that the underground utilities will generally be deep enough (more than 4-feet deep) so that the manhole structures and utility pipes will be founded on firm bearing soils. Nominal settlements will occur under these circumstances with good construction practices.

Localized exceptions will be in the areas where the pipe invert is underlain with very loose or soft soils. However, based on our test pit explorations and general knowledge of the site conditions, we do not expect that these very loose or soft soil conditions will be a persistent problem. Should these conditions be encountered, long-term settlement could occur from the pipe and bedding material in these areas, and construction difficulties during installation with the very loose or soft ground could result in additional settlement. Under these circumstances, we recommend the very loose or soft soils be removed to a depth equal to the diameter of the pipe plus 12 inches to each side. We recommend that a woven geotextile fabric such as Tencate Mirafi® RS280i/RS580i or equal be placed in the base of the overexcavation to reduce the potential for contamination of the pipe bedding. The overexcavation should be backfilled with bedding soils as discussed in the previous section. Settlements are expected to be nominal using this procedure.

### **7.8.7 Construction Dewatering**

Excavation dewatering may be necessary, depending on the time of year (more likely if trenching is completed in the late Summer or Fall) and the depth of excavation. If pockets of groundwater seepage are encountered, we expect that pumping from a sump within the trench may be used for small to moderate amounts of groundwater seepage. Well points or pumped wells will be necessary if large amounts of groundwater seepage are encountered. We recommend that the contractor be required to submit the proposed dewatering system design and plan layout to the project engineer for review and comment prior to beginning construction.

## **7.9 ACCESS ROAD CONSIDERATIONS**

### **7.9.1 Structural Fill**

New fill for the access roads should be placed as Structural Fill as described in section 7.4 of this report. We recommend that a representative from ICE observe the preparation for, placement, and compaction

of Structural Fill. A representative from ICE should complete an adequate number of in-place density tests in the Structural Fill to evaluate if the desired degree of compaction is being achieved.

### 7.9.2 Road Subgrade Preparation

We expect that the access roads will initially experience repeated traffic from heavy construction equipment and trucks. The heavy equipment loads require that the subgrade preparation be effective. Lack of adequate subgrade preparation and protection of the subgrade might result in severe damage to the access road subgrade and surfacing due to construction traffic.

Prior to placing the base course materials, we recommend that the exposed subgrade be thoroughly prepared and evaluated as recommended in section 7.3 of this report. A representative from ICE should be present to observe pavement subgrade preparation and advise on the extent of any remedial action needed.

### 7.9.3 Pavement Drainage Considerations

Paved areas that are underlain by Loess, Alluvium and Older Alluvium may be susceptible to frost heaving, especially in pavement areas where the snow is typically removed (plowed) and the subgrade is more exposed to colder temperatures rather than being “insulated” by snow cover. Where these conditions occur, frost heaving can only be avoided by a pavement section that contains free-draining aggregate (Top Course and Base Course).

### 7.9.4 Pavement Section

Construction Material	Light-Duty Pavement Section Passenger Vehicle Parking and Low Traffic Areas (inches)
Asphalt Concrete Pavement (ACP)	3
Crushed-Surfacing Top Course (CSTC)	2
Crushed-Surfacing Base Course (CSBC)*	7

\* Alternatively, CSBC can be used for the full crushed surfacing section (9 inches - eliminate the CSTC).

## 7.10 STORMWATER DISPOSAL

### 7.10.1 Stormwater Infiltration

The following is a summary of infiltration rates (short-term/field and long-term/design) from section 6.0 of this report based on the results of our grain size analysis of samples obtained from the test pit explorations.

Test Pit Number /Sample Number	Geologic Unit	Soil Infiltration Rate (short-term / long-term) (inches per hour – iph <sup>(1)</sup> )
TP-1 / S-2	Alluvium	12.7 / 3.0
TP-3 / S-3	Older Alluvium	< 0.5 / < 0.5
TP-5 / S-3	Alluvium	119.3 / 34.9
TP-5 / S-4	Older Alluvium	< 0.5 / < 0.5
TP-7 / S-1	Loess	2.4 / 0.49
TP-8 / S-2	Alluvium	8.2 / 1.9
TP-12 / S-2	Alluvium	5.7 / 1.3
TP-13 / S-1	Loess	2.3 / 0.46
TP-15 / S-1	Alluvium	7.0 / 1.6
TP-16 / S-1	Alluvium	11.0 / 2.6

- (1) The long-term (design) infiltration rate includes correction factors to account for in-situ density, test method, maintenance and biofouling. The long-term infiltration rate should be used for design (sizing) infiltration facilities.

It is possible that these infiltration rates could be increased (or decreased) depending on the results of large-scale field infiltration testing. Assuming the infiltration facility is stripped to the level of Alluvium (Loess and Caliche cement within Alluvium removed, if encountered), **we recommend a design infiltration rate of 2.1 iph). The 2.1 iph is based on using the average design rate for Alluvium soils.**

The Loess and Caliche Expected Depth Map, Figure 3, shows the locations of test pits in which Loess, or Caliche within Alluvium (low-permeability materials) were encountered to depths of 4 feet or less, and test pits in which Loess or Caliche were encountered to depths of greater than 4 feet. In addition, general areas are shaded showing where Loess or Caliche is expected to be 4-feet deep or less, or greater than 4-feet deep. This map should be used as a guideline for locating infiltration facilities in order to minimize overexcavation (removal of Loess or Caliche).

#### **7.10.2 Stormwater Dispersion**

In our opinion, stormwater runoff from the access roads can also be accomplished by using “engineered dispersion” or “natural dispersion” in general accordance with methods developed by WSDOT (April 2019, *Highway Runoff Manual, M31-16.05, Stormwater Best Management Practices*, Chapter 5-4.2.2, FC-01 and FC-02).

#### **7.11 EROSION CONTROL AND DRAINAGE CONSIDERATIONS**

The native surficial soils at the New Bull Road Site have a moderate to high potential for erosion. Erosion control measures during earthwork should include proper control of surface water runoff, use of straw bales or appropriate geotextile filters and temporary sedimentation basins. Wind-blown dust can also be a problem during the Summer and early Fall months and may require frequent use of a water truck for dust suppression during site earthwork. Erosion control measures should comply with local requirements and guidelines.

We recommend sloping the ground surface away from buildings. We recommend that perimeter footing drains be installed adjacent to the outside footings of the buildings. These drains should consist of 4-inch diameter, perforated, smooth-walled pipe bedded in at least 6 inches of 1½-inch uniform washed rock, with the base of the pipe at the base of the adjacent footings. The bedding should be enclosed within a non-woven geotextile fabric such as Tencate Mirafi® 160N or equal to reduce the potential for infiltration of fines into the drainage material from the native soils. The pipe should be placed with the perforations down. The perforated pipe should be connected to a tightline collection system that discharges away from structures.

We expect that daylight basement construction will be feasible if footing and curtain drains that flow by gravity to an appropriate discharge point are installed.

The ground surface below the drip line of the roofs should be protected with an erosion resistant material such as sod, pea gravel or crushed rock. Water runoff from the roofs should be monitored during storm events or snow melt and erosion control measures installed and/or modified should concentrated water runoff occur. Depending on the site conditions, drywells may be used for water disposal.

## 8.0 USE OF THIS REPORT

We have prepared this report for use by Lathrop Development Company, Inc. The data and report should be provided to prospective contractors for their bidding or estimating purposes, but our report, conclusions and interpretations should not be construed as a warranty of the subsurface conditions.

If there are changes in the grades, locations, configurations, or types of the facilities planned, the conclusions and recommendations presented in this report may not be applicable. If design changes are made, we request that we be given the opportunity to review our conclusions and recommendations and to provide a written modification if needed. When the design has been finalized, we recommend that the final design and specifications be reviewed by our firm to see that our recommendations have been interpreted and implemented as intended.

There are possible variations in subsurface conditions between the explorations and also with time. A contingency for unexpected conditions should be included in the project budget and schedule. Sufficient observation, testing and consultation by our firm should be provided during construction to evaluate that the conditions encountered are consistent with those indicated by the explorations, to provide recommendations for design changes should the conditions encountered during the work differ from those anticipated, and to evaluate whether or not earthwork and foundation installation activities comply with contract plans and specifications.

Within the limitations of scope, schedule and budget, our services have been executed in accordance with generally accepted practices in this area at the time the report was prepared. No warranties or other conditions, express or implied, should be understood.

\*\*\*\*\*

We trust this report meets your present needs. Please call if you have any questions.

Yours very truly,  
Icicle Creek Engineers, Inc.



Shane J. Markus, EIT  
Senior Staff Engineer



Kathy S. Killman, LEG  
Principal Engineering Geologist



**BRIAN R. BEAMAN**



Brian R. Beaman, PE, LEG, LHG  
Principal Engineer/Geologist/Hydrogeologist

Document ID: 1390001.REP



**BRIAN R. BEAMAN**

**FIGURES**





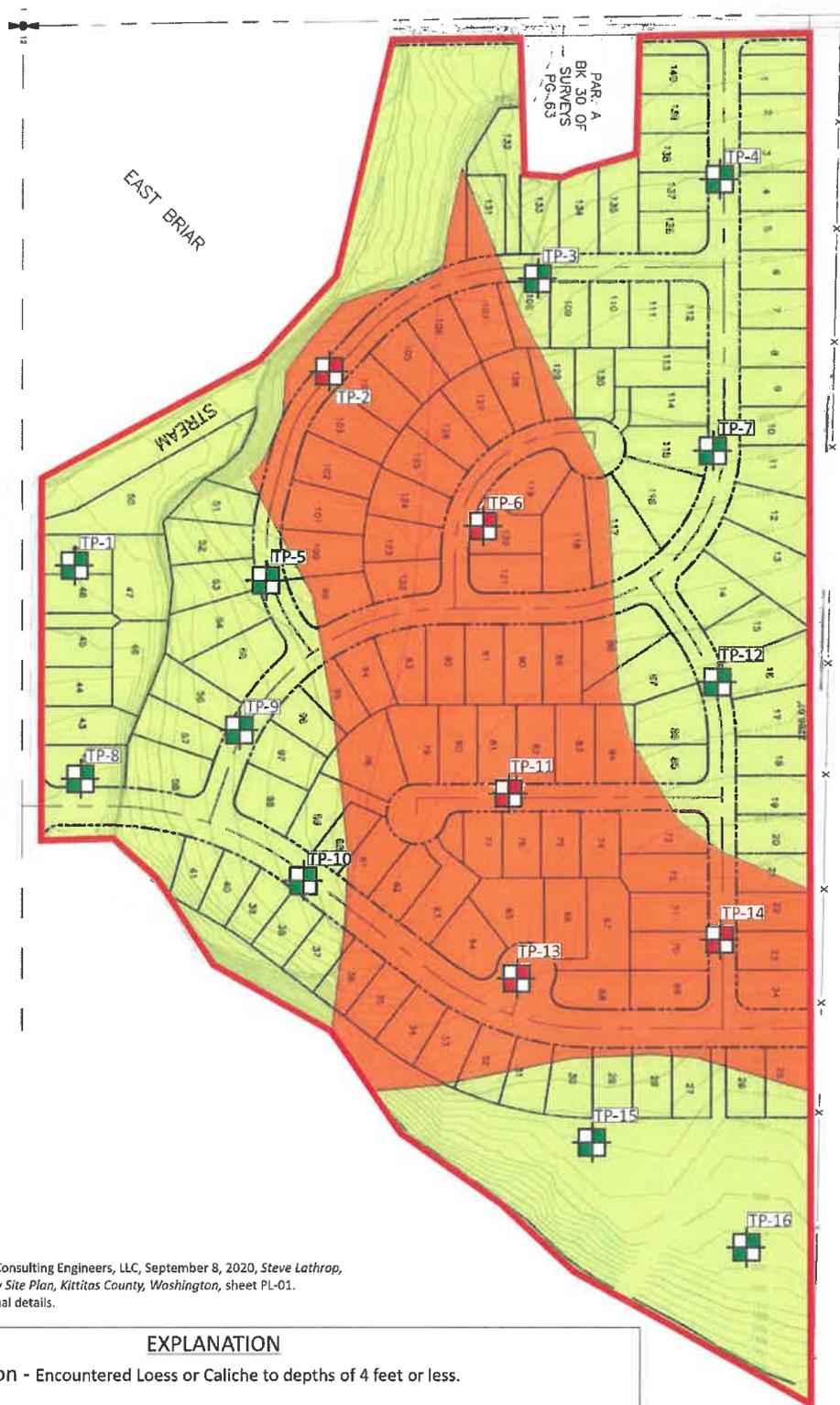
Base map reference: ESM Consulting Engineers, LLC, September 8, 2020, Steve Lathrop, New Bull Road, Preliminary Site Plan, Kittitas County, Washington, sheet PL-01.

EXPLANATION	
	Regulated Steep Slope – We recommend a structure setback consistent with KCCDS Detail D-002.
	Test Pit Location
	New Bull Road Site

KCCDS = Kittitas County Community Development Services

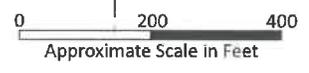


<b>SITE PLAN</b>  <b>PROPOSED RESIDENTIAL DEVELOPMENT</b> <b>NEW BULL ROAD SITE - KITTITAS COUNTY PARCEL ID 298633</b>	 29335 NE 20th Street Carnation, Washington 98014 (425) 333-0093	SCALE: As Shown	ICE FILE NO.
		DESIGNED: ---	1390-001
		DRAWN: SJM	Figure
		CHECKED: BRB/CSK	2
		DATE: 03/03/2021	



Notes: 1) Base map reference: ESM Consulting Engineers, LLC, September 8, 2020, *Steve Lathrop, New Bull Road, Preliminary Site Plan, Kittitas County, Washington, sheet PL-01.*  
 2) See report text for additional details.

EXPLANATION	
TP-1	Test Pit Location - Encountered Loess or Caliche to depths of 4 feet or less.
TP-2	Test Pit Location - Encountered Loess or Caliche to depths greater than 4 feet.
	Loess/Caliche 4-Feet Deep or Less - Up to 4 feet of low-permeability Loess or Caliche was encountered in the test pits in this area.
	Loess/Caliche Greater Than 4-feet Deep - More than 4 feet of low-permeability Loess or Caliche was encountered in the test pits in this area.
	New Bull Road Site



**LOESS AND CALICHE EXPECTED DEPTH MAP**  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
**NEW BULL ROAD SITE - KITTITAS COUNTY PARCEL ID 298633**

 29335 NE 20th Street Carnation, Washington 98014 (425) 333-0093	SCALE: As Shown	ICE FILE NO.
	DESIGNED: ---	1390-001
	DRAWN: SJM	Figure
	CHECKED: BRB/SK	3
	DATE: 03/09/2021	

**APPENDIX A**

**SUBSURFACE EXPLORATION PROGRAM**

**APPENDIX A**  
**SUBSURFACE EXPLORATION PROGRAM**

Subsurface conditions at the site were explored by excavating sixteen test pits (Test Pits TP-1 through TP-16) to depths of about 4 to 15 feet on December 3, 2020 using a John Deere 120 trackhoe operated by McCormick Excavating, LLC of Cle Elum, Washington. Locations of the test pits were obtained in the field by measuring distances from existing site features and using a geo-referenced exploration plan. The approximate locations of the test pits are shown on the Site Plan, Figure 2.

The test pit explorations were continuously observed by an engineer from ICE who visually classified the soils, obtained representative soil samples, observed groundwater conditions and prepared a detailed log of each exploration. The test pit logs are based on our interpretation of the field and laboratory data and indicate the various types of soil encountered. The densities noted on the test pit logs are based on the difficulty of digging, probing with a ½-inch-diameter steel rod, and our observations, experience and judgment. The logs also indicate the depths at which the soil characteristics change, although the change might be gradual. Soils encountered were classified in general accordance with the classification system described in Figure A-1. The test pit logs completed for this study are presented in Figures A-2 through A-6.

Approximate ground surface elevations shown on the test pit logs are based on LiDAR-based data obtained from the Washington State Department of Natural Resources, Washington LiDAR Portal and processed by ICE for 2-foot contour intervals using Esri ArcGIS 10.6.

The weather at the time of our site visit was mostly sunny with the temperature in the 30s and 40s. There was no snow on the ground at the time of the site visit. The test pits were backfilled upon completion by placing the excavated soil into the test pit in multiple loose lifts; each lift was compacted by tamping with the trackhoe bucket.

### Unified Soil Classification System

MAJOR DIVISIONS			Soil Classification and Generalized Group Description	
Coarse-Grained Soils  More than 50% retained on the No. 200 sieve	GRAVEL More than 50% of coarse fraction retained on the No. 4 sieve	CLEAN GRAVEL	GW	Well-graded gravels
			GP	Poorly-graded gravels
		GRAVEL WITH FINES	GM	Gravel and silt mixtures
			GC	Gravel and clay mixtures
	SAND More than 50% of coarse fraction passes the No. 4 sieve	CLEAN SAND	SW	Well-graded sand
			SP	Poorly-graded sand
		SAND WITH FINES	SM	Sand and silt mixtures
			SC	Sand and clay mixtures
Fine-Grained Soils  More than 50% passing the No. 200 sieve	SILT AND CLAY  Liquid Limit less than 50	INORGANIC	ML	Low-plasticity silts
			CL	Low-plasticity clays
	SILT AND CLAY  Liquid Limit greater than 50	INORGANIC	OL	Low plasticity organic silts and organic clays
			MH	High-plasticity silts
		ORGANIC	CH	High-plasticity clays
			OH	High-plasticity organic silts and organic clays
PT	Peat			
Highly Organic Soils	Primarily organic material with organic odor		PT	Peat

- Notes: 1) Soil classification based on visual classification of soil in general accordance with ASTM Test Method D 2488.  
 2) Soil classification using laboratory tests is based on ASTM Test Method D 2487.  
 3) Description of soil density or consistency is based on interpretation of digging action and probing with a 1/2-inch-diameter steel rod.

#### Soil Moisture Modifiers

Soil Moisture	Description
Dry	Absence of moisture
Moist	Damp, but no visible water
Wet	Visible water

#### Soil Particle Size Definitions

Component	Size Range
Boulders	Greater than 12 inch
Cobbles	3 inch to 12 inch
Gravel	3 inch to No. 4 (4.78 mm)
Coarse	3 inch to 3/4 inch
Fine	3/4 inch to No. 4 (4.78 mm)
Sand	No. 4 (4.78 mm) to No. 200 (0.074 mm)
Coarse	No. 4 (4.78 mm) to No. 10 (2.0 mm)
Medium	No. 10 (2.0 mm) to No. 40 (0.42 mm)
Fine	No. 40 (0.42 mm) to No. 200 (0.074 mm)
Silt and Clay	Less than No. 200 (0.074 mm)

#### SOIL CLASSIFICATION SYSTEM

**PROPOSED RESIDENTIAL DEVELOPMENT  
 NEW BULL ROAD SITE - KITTITAS COUNTY PARCEL ID 298633**

**ICICLE CREEK ENGINEERS**  
 29335 NE 20th Street  
 Carnation, Washington 98014  
 (425) 333-0093

SCALE: No Scale  
 DESIGNED: --  
 DRAWN: SIM  
 CHECKED: BRB/KSK  
 DATE: 03/09/2021

ICE FILE NO.  
**1390-001**  
 Figure  
**A-1**

Depth <sup>(1)</sup> (feet)	Soil Group Symbol <sup>(2)</sup>	Test Pit Description <sup>(3)</sup>
<b>Test Pit TP-1</b> Approximate Ground Surface Elevation: 1,515 feet      Latitude 46.98217, Longitude -120.52836		
0.0 - 0.5		Sod and Topsoil with fine roots
0.5 - 3.0	SM	Light brown silty fine SAND (loose, moist) (Loess) grades to medium dense at about 2.0 feet
3.0 - 11.0	GP-GM	Grayish-brown fine to coarse GRAVEL with silt, sand and occasional cobbles (medium dense, moist) (Alluvium) grades to wet at about 10.0 feet
Test pit completed at about 11.0 feet on 12/03/2020 Light caving of the test pit wall soberved between about 3.0 and 6.0 feet Groundwater seepage observed below about 10.0 feet Disturbed soil samples obtained at about 2.0 and 8.0 feet		
<b>Test Pit TP-2</b> Approximate Ground Surface Elevation: 1,532 feet      Latitude 46.98306, Longitude -120.52665		
0.0 - 0.5		Sod and Topsoil with fine roots
0.5 - 2.0	SM	Light brown silty fine SAND (loose, moist) (Loess)
2.0 - 4.0	GM	Light gray and brown silty fine to coarse GRAVEL with sand and occasional cobbles (very dense/heavily cemented, dry) (Alluvium/Caliche)
Test pit completed at about 4.0 feet on 12/03/2020 due to digging refusal No caving of the test pit walls observed No groundwater seepage observed Disturbed soil sample obtained at about 3.0 feet		
<b>Test Pit TP-3</b> Approximate Ground Surface Elevation: 1,532 feet      Latitude 46.98347, Longitude -120.52525		
0.0 - 0.3		Sod and Topsoil with fine roots
0.3 - 4.0	ML	Light brown sandy SILT (medium stiff, moist) (Loess) grades to stiff at about 2.0 feet
4.0 - 5.0	SM	Light brown silty fine to medium SAND with gravel (meidum dense, moist) (Alluvium)
5.0 - 12.0	GP-GM	Brown fine to coarse GRAVEL with silt, sand and cobbles (dense/lightly cemented, moist) (Older Alluvium)
Test pit completed at about 12.0 feet on 12/03/2020 No caving of the test pit walls observed No groundwater seepage observed Disturbed soil samples obtained at about 2.0, 4.5 and 8.0 feet		
<b>Test Pit TP-4</b> Approximate Ground Surface Elevation: 1,533 feet      Latitude 46.98393, Longitude -120.52401		
0.0 - 0.3		Sod and Topsoil with fine roots
0.3 - 3.0	ML	Brown sandy SILT (medium stiff, moist) (Loess)
3.0 - 6.0	GP	Grayish-brown fine to coarse GRAVEL with sand and occasional cobbles (medium dense, moist) (Alluvium)
6.0 - 10.0	GP-GM	Grayish-brown fine to coarse GRAVEL with silt, sand and cobbles (medium dense, moist) (Alluvium) grades to wet at about 9.0 feet
Test pit completed at about 10.0 feet on 12/03/2020 Light caving of the test pit walls observed between about 3.0 and 6.0 feet Groundwater seepage observed below about 9.0 feet Disturbed soil samples obtained at about 2.0 and 5.0 feet		

See Notes on Figure A-6

1390001/030321

Depth <sup>(1)</sup> (feet)	Soil Group Symbol <sup>(2)</sup>	Test Pit Description <sup>(3)</sup>
<b>Test Pit TP-5</b> Approximate Ground Surface Elevation: 1,524 feet      Latitude 46.98210, Longitude -120.52709		
0.0 - 0.3		Sod and Topsoil with fine roots
0.3 - 2.5	SM	Brown silty fine SAND (loose, moist) (Loess)
2.5 - 4.0	GM	Light grayish-brown silty fine to coarse GRAVEL with sand (very dense/heavily cemented, moist) (Alluvium/Caliche)
4.0 - 6.0	GP	Grayish-brown fine to coarse GRAVEL with sand and a trace of silt (medium dense, moist) (Alluvium)
6.0 - 8.0	GP-GM	Grayish-brown fine to coarse GRAVEL with silt and sand (medium dense, moist) (Alluvium)
8.0 - 14.0	GM	Brown silty fine to coarse GRAVEL with sand and cobbles (very dense/heavily cemented, moist) (Older Alluvium)
Test pit completed at about 14.0 feet on 12/03/2020 Moderate caving of the test pit walls observed between about 4.0 and 6.0 feet No groundwater seepage observed Disturbed soil samples obtained at about 2.0, 3.0, 5.0 and 9.0 feet		
<b>Test Pit TP-6</b> Approximate Ground Surface Elevation: 1,527 feet      Latitude 46.98234, Longitude -120.52562		
0.0 - 0.3		Sod and Topsoil with fine roots
0.3 - 3.0	ML	Brown sandy SILT (medium stiff, moist) (Loess)
3.0 - 4.5	GM	Brown silty fine to coarse GRAVEL with sand and occasional cobbles (very dense/heavily cemented, moist) (Alluvium/Caliche)
4.5 - 8.0	GP-GM	Grayish-brown fine to coarse GRAVEL with silt, sand and cobbles (medium dense, moist) (Alluvium)
8.0 - 10.0	GP-GM	Brown fine to coarse GRAVEL with silt, sand and cobbles (dense/lightly cemented, moist) (Older Alluvium)
Test pit completed at about 10.0 feet on 12/03/2020 No caving of the test pit walls observed No groundwater seepage observed Disturbed soil sample obtained at about 2.0 and 9.0 feet		
<b>Test Pit TP-7</b> Approximate Ground Surface Elevation: 1,528 feet      Latitude 46.98269, Longitude -120.52407		
0.0 - 0.3		Sod and Topsoil with fine roots
0.3 - 3.0	SM	Brown silty fine SAND (loose, moist) (Loess) grades to medium dense at about 1.5 feet
3.0 - 5.0	GP-GM	Brown fine to coarse GRAVEL with silt, sand and occasional cobbles (loose, moist) (Alluvium)
5.0 - 9.0	GM	Brown silty fine to coarse GRAVEL with sand and cobbles (medium dense, moist) (Alluvium) grades to wet at about 7.0 feet
Test pit completed at about 9.0 feet on 12/03/2020 Moderate caving of the test pit walls observed between about 3.0 and 5.0 feet Groundwater seepage observed below about 7.0 feet Disturbed soil samples obtained at about 2.0 and 6.0 feet		

See Notes on Figure A-6

1390001/030321

Depth <sup>(1)</sup> (feet)	Soil Group Symbol <sup>(2)</sup>	Test Pit Description <sup>(3)</sup>
<b>Test Pit TP-8</b> Approximate Ground Surface Elevation: 1,510 feet      Latitude 46.98120, Longitude -120.52833		
0.0 - 0.5		Sod and Topsoil with fine roots
0.5 - 1.5	SM	Brown silty fine SAND with fine roots (loose, moist) (Loess)
1.5 - 5.0	GP-GM	Grayish-brown fine to coarse GRAVEL with silt, sand and occasional cobbles (medium dense, moist) (Alluvium)
5.0 - 10.0	GM	Light brown silty fine to coarse GRAVEL with sand and cobbles (medium dense, moist) (Alluvium)
10.0 - 12.0	ML	Light gray SILT with sand (stiff, moist) (Alluvium)
12.0 - 15.0	SM	Light brown silty fine to medium SAND (medium dense, moist) (Alluvium) grades to with gravel, wet at about 14.0 feet
Test pit completed at about 15.0 feet on 12/03/2020 Moderate caving of the test pit walls observed between about 1.5 and 5.0 feet Groundwater seepage observed below about 14.0 feet Disturbed soil samples obtained at about 1.0, 6.0 and 11.0 feet		
<b>Test Pit TP-9</b> Approximate Ground Surface Elevation: 1,522 feet      Latitude 46.98141, Longitude -120.52729		
0.0 - 0.3		Sod and Topsoil with fine roots
0.3 - 2.0	ML	Light brown sandy SILT (stiff, dry) (Loess)
2.0 - 3.0	GM	Light gray silty fine to coarse GRAVEL with sand (very dense/heavily cemented, moist) (Alluvium/Caliche)
3.0 - 6.0	GP	Light grayish-brown coarse GRAVEL with sand, cobbles and a trace of silt (medium dense, moist) (Alluvium)
6.0 - 10.0	GP-GM	Brown fine to coarse GRAVEL with silt, sand and cobbles (medium dense, moist) (Alluvium)
Test pit completed at about 10.0 feet on 12/03/2020 No caving of the test pit walls observed No groundwater seepage observed Disturbed soil sample obtained at about 4.0 feet		
<b>Test Pit TP-10</b> Approximate Ground Surface Elevation: 1,523 feet      Latitude 46.98069, Longitude -120.52686		
0.0 - 0.3		Sod and Topsoil with fine roots
0.3 - 2.0	ML	Light brown sandy SILT (stiff, dry) (Loess)
2.0 - 4.0	SM	Light gray silty fine to medium SAND with gravel and cobbles (very dense/heavily cemented, dry) (Alluvium/Caliche)
4.0 - 7.0	GP	Light grayish-brown fine to coarse GRAVEL with sand, cobbles and a trace of silt (medium dense, moist) (Alluvium)
7.0 - 10.0	GP-GM	Light grayish-brown fine to coarse GRAVEL with silt, sand and cobbles (dense/lightly cemented, moist) (Older Alluvium)
Test pit completed at about 10.0 feet on 12/03/2020 No caving of the test pit walls observed No groundwater seepage observed Disturbed soil samples obtained at about 3.0 and 8.0 feet		

See Notes on Figure A-6

1390001/030321

Depth <sup>(1)</sup> (feet)	Soil Group Symbol <sup>(2)</sup>	Test Pit Description <sup>(3)</sup>
<b>Test Pit TP-11</b> Approximate Ground Surface Elevation: 1,522 feet      Latitude 46.98111, Longitude -120.52546		
0.0 - 0.3		Sod and Topsoil with fine roots
0.3 - 4.0	SM	Light brown silty fine SAND (loose, moist) (Loess) grades to medium dense at about 2.5 feet
4.0 - 5.0	GM	Light grayish-brown silty fine to coarse GRAVEL with sand (very dense/heavily cemented, moist) (Alluvium/Caliche)
5.0 - 8.0	GP	Brown fine to coarse GRAVEL with sand, occasional cobbles and a trace of silt (medium dense, moist) (Alluvium)
8.0 - 9.0	GM	Brown silty fine to coarse GRAVEL with sand and cobbles (dense/lightly cemented, moist) (Older Alluvium)
Test pit completed at about 9.0 feet on 12/03/2020 Light caving of the test pit walls was observed between about 5.0 and 8.0 feet No groundwater seepage observed Disturbed soil samples obtained at about 2.0 and 6.0 feet		
<b>Test Pit TP-12</b> Approximate Ground Surface Elevation: 1,522 feet      Latitude 46.98160, Longitude -121.52407		
0.0 - 0.3		Sod and Topsoil with fine roots
0.3 - 2.5	ML	Dark brown sandy SILT (medium stiff, moist) (Loess)
2.5 - 9.0	GM	Brown silty fine to coarse GRAVEL with sand and occasional cobbles (loose, moist) (Alluvium) grades to medium dense, wet at about 6.0 feet
Test pit completed at about 9.0 feet on 12/03/2020 Severe caving of the test pit walls was observed between about 2.5 and 6.0 feet Groundwater seepage was observed below about 6.0 feet Disturbed soil samples obtained at about 2.0 and 4.0 feet		
<b>Test Pit TP-13</b> Approximate Ground Surface Elevation: 1,518 feet      Latitude 46.98023, Longitude -120.52542		
0.0 - 0.3		Sod and Topsoil with fine roots
0.3 - 8.0	ML	Light brown sandy SILT (medium stiff, moist) (Loess) grades to stiff at about 3.0 feet
8.0 - 10.0	SM	Brown silty fine to medium SAND with gravel and occasional cobbles (medium dense, moist) (Alluvium) grades to wet at about 9.0 feet
Test pit completed at about 10.0 feet on 12/03/2020 No caving of the test pit walls observed Groundwater seepage was observed below about 9.0 feet Disturbed soil samples obtained at about 1.0 and 8.5 feet		

See Notes on Figure A-6

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Depth <sup>(1)</sup> (feet)	Soil Group Symbol <sup>(2)</sup>	Test Pit Description <sup>(3)</sup>
<b>Test Pit TP-14</b> Approximate Ground Surface Elevation: 1,516 feet      Latitude 46.98039, Longitude -120.52406		
0.0 - 0.3		Sod and Topsoil with fine roots
0.3 - 4.5	SM	Brown silty fine SAND with a trace of gravel (loose, moist) (Loess) grades to medium dense at about 2.0 feet
4.5 - 9.0	GM	Brown silty fine to coarse GRAVEL with sand and cobbles (medium dense, moist) (Alluvium) grades to wet at about 6.0 feet
Test pit completed at about 9.0 feet on 12/03/2020 Light caving of the test pit walls observed between about 4.5 and 9.0 feet Groundwater seepage observed below about 6.0 feet Disturbed soil samples obtained at about 2.0 and 5.0 feet		
<b>Test Pit TP-15</b> Approximate Ground Surface Elevation: 1,511 feet      Latitude 46.97947 Longitude -120.52495		
0.0 - 0.3		Sod and Topsoil with fine roots
0.3 - 1.5	SM	Light brown silty fine SAND (loose, moist) (Loess)
1.5 - 2.0	GM	Light gray silty fine to coarse GRAVEL with sand (dense/moderately cemented, dry) (Alluvium/Caliche)
2.0 - 4.0	GP-GM	Light grayish-brown fine to coarse GRAVEL with silt, sand and occasional cobbles (medium dense, moist) (Alluvium)
4.0 - 10.0	GM	Brown silty fine to coarse GRAVEL with sand and cobbles (medium dense, moist) (Alluvium) grades to wet at about 7.0 feet
Test pit completed at about 10.0 feet on 12/03/2020 Light caving of the test pit walls observed between about 4.0 and 10.0 feet Groundwater seepage observed below about 7.0 feet Disturbed soil sample obtained at about 5.0 feet		
<b>Test Pit TP-16</b> Approximate Ground Surface Elevation: 1,506 feet      Latitude 46.97901, Longitude -120.52390		
0.0 - 0.3		Sod and Topsoil with fine roots
0.3 - 2.0	SM	Light brown silty fine SAND (medium dense, dry) (Loess)
2.0 - 8.0	GM	Brown silty fine to coarse GRAVEL with sand and cobbles (medium dense, moist) (Alluvium) grades to wet at about 6.0 feet
8.0 - 13.0	GM	Brown silty fine to coarse GRAVEL with sand and occasional cobbles (dense/lightly cemented, moist) (Older Alluvium)
Test pit completed at about 13.0 feet on 12/03/2020 Light caving of the test pit walls observed between about 2.0 and 8.0 feet Groundwater seepage observed below about 6.0 feet Disturbed soil sample obtained at about 4.0 feet		

**Notes:**

- (1) The depths on the test pit logs are shown in 0.5 foot increments, however these depths are based on approximate measurements across the length of the test pit and should be considered accurate to 1.0 foot. The depths are relative to the adjacent ground surface.
- (2) The soil group symbols are based on the Soil Classification System, Figure A-1.
- (3) The approximate test pit locations are shown on the Site Plan, Figure 2.

1390001/030321

**APPENDIX B**

**LABORATORY TESTING PROGRAM**

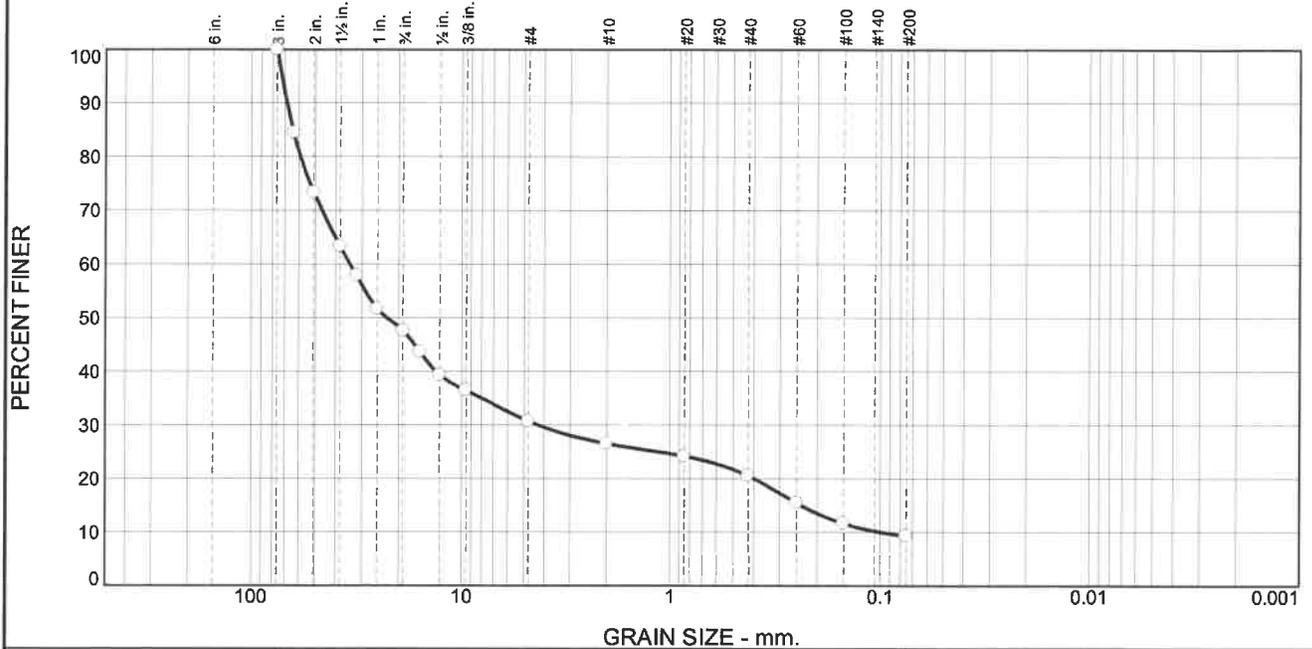
**APPENDIX B  
LABORATORY TESTING PROGRAM**

The soil samples obtained from the test pits were visually examined in our soils laboratory and selected samples were tested to evaluate pertinent physical characteristics. The testing program included moisture content by ASTM Test Method D 2216 and grain size analysis (particle size distribution) by ASTM Test Methods C 117 (modified) and C 136 (modified). The test results are presented on Figure B-1 (moisture content) and Figures B-2 through B-11 (particle size distribution reports).

Test Pit Number	Sample Number	Sample Depth (feet)	Moisture Content (percent)
TP-1	S-1	2	20
TP-1	S-2	8	6
TP-2	S-1	3	9
TP-3	S-1	2	23
TP-3	S-2	4.5	16
TP-3	S-3	8	9
TP-4	S-1	2	20
TP-4	S-2	5	6
TP-5	S-1	2	12
TP-5	S-2	3	12
TP-5	S-3	5	4
TP-5	S-4	9	8
TP-6	S-1	2	17
TP-6	S-2	9	7
TP-7	S-1	2	18
TP-7	S-2	6	7
TP-8	S-1	1	13
TP-8	S-2	6	11
TP-8	S-3	11	47
TP-9	S-1	4	4
TP-10	S-1	3	15
TP-10	S-2	8	5
TP-11	S-1	2	9
TP-11	S-2	6	4
TP-12	S-1	2	18
TP-12	S-2	4	11
TP-13	S-1	1	14
TP-13	S-2	8.5	25
TP-14	S-1	2	25
TP-14	S-2	5	16
TP-15	S-1	5	6
TP-16	S-1	4	6

1390001/030321

# Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	52.4	16.9	4.2	6.0	11.2	9.3	

TEST RESULTS			
Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
3	100.0		
2.5	84.5		
2	73.3		
1.5	63.3		
1.25	57.8		
1	51.6		
3/4	47.6		
5/8	43.6		
1/2	39.3		
3/8	36.5		
#4	30.7		
#10	26.5		
#20	24.1		
#40	20.5		
#60	15.4		
#100	11.6		
#200	9.3		

**Material Description**

Grayish-brown fine to coarse GRAVEL with silt, sand and occasional cobbles (medium dense, moist) (Alluvium)

**Atterberg Limits (ASTM D 4318)**

PL= NP                      LL= NV                      PI= NP

**Classification**

USCS (D 2487)= GP-GM    AASHTO (M 145)= A-1-a

**Coefficients**

D<sub>90</sub>= 68.1722              D<sub>85</sub>= 63.9538              D<sub>60</sub>= 34.1242  
D<sub>50</sub>= 22.9953              D<sub>30</sub>= 4.2808              D<sub>15</sub>= 0.2384  
D<sub>10</sub>= 0.0996              C<sub>u</sub>= 342.69              C<sub>c</sub>= 5.39

**Remarks**

Moisture Content 6 Percent

---

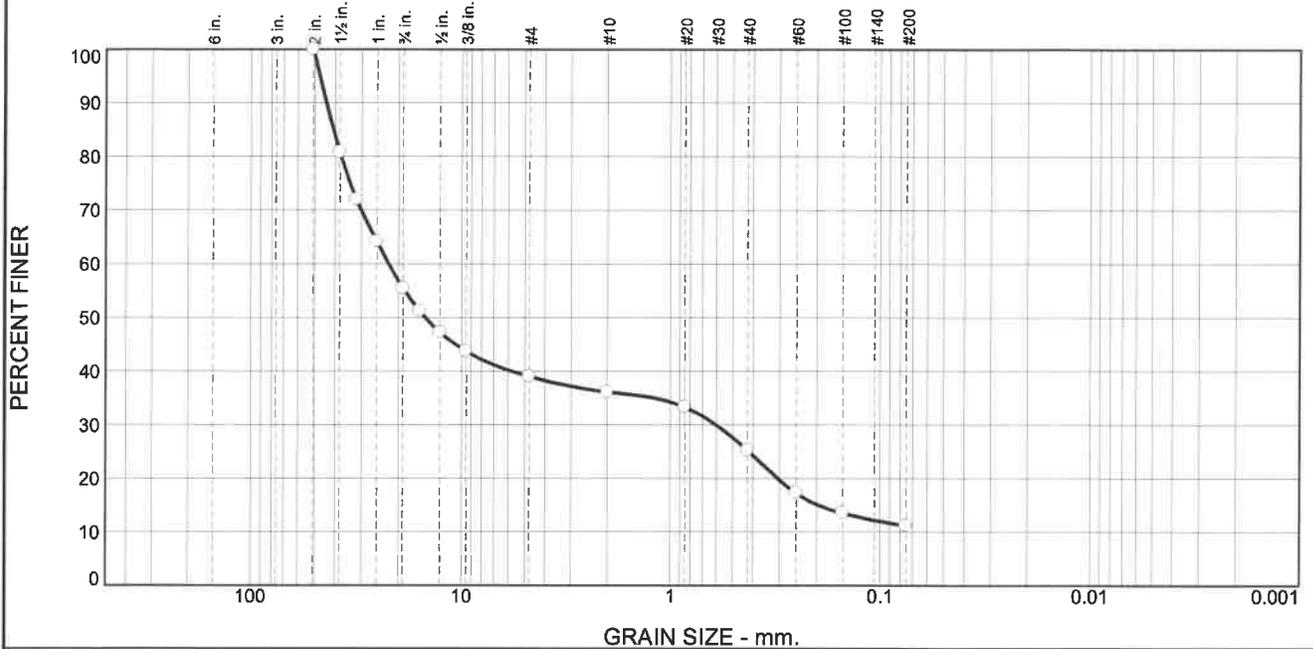
**Date Received:** 12/04/2020    **Date Tested:** 12/14/2020  
**Tested By:** SJM  
**Checked By:** JMS  
**Title:** Project Eng. Geologist

\* (no specification provided)

**Source of Sample:** Test Pit Explorations    **Depth:** 8 feet    **Date Sampled:** 12/03/2020  
**Sample Number:** Test Pit TP-1, S-2

**ICICLE CREEK ENGINEERS, INC.**    **Client:** Lathrop Development Company  
**Carnation, WA**    **Project:** Proposed Residential Development, New Bull Road Site  
**Project No:** 1390-001    **Figure:** B-2

# Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	44.6	16.4	2.9	10.9	14.1	11.1	

TEST RESULTS			
Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
2	100.0		
1.5	80.8		
1.25	72.0		
1	64.1		
3/4	55.4		
5/8	51.2		
1/2	47.2		
3/8	43.7		
#4	39.0		
#10	36.1		
#20	33.3		
#40	25.2		
#60	17.3		
#100	13.5		
#200	11.1		

**Material Description**

Brown fine to coarse GRAVEL with silt, sand and cobbles (dense, moist) (Older Alluvium)

**Atterberg Limits (ASTM D 4318)**

PL= NP      LL= NV      PI= NP

**Classification**

USCS (D 2487)= GP-GM      AASHTO (M 145)= A-1-a

**Coefficients**

D<sub>90</sub>= 44.0803      D<sub>85</sub>= 40.8533      D<sub>60</sub>= 22.3175  
 D<sub>50</sub>= 14.9407      D<sub>30</sub>= 0.6027      D<sub>15</sub>= 0.1958  
 D<sub>10</sub>=                  C<sub>u</sub>=                  C<sub>c</sub>=

**Remarks**

Moisture Content 9 Percent  
 \*Moderate cementation of soil grains observed  
 \*Cemented soil slaked (broke apart) in water

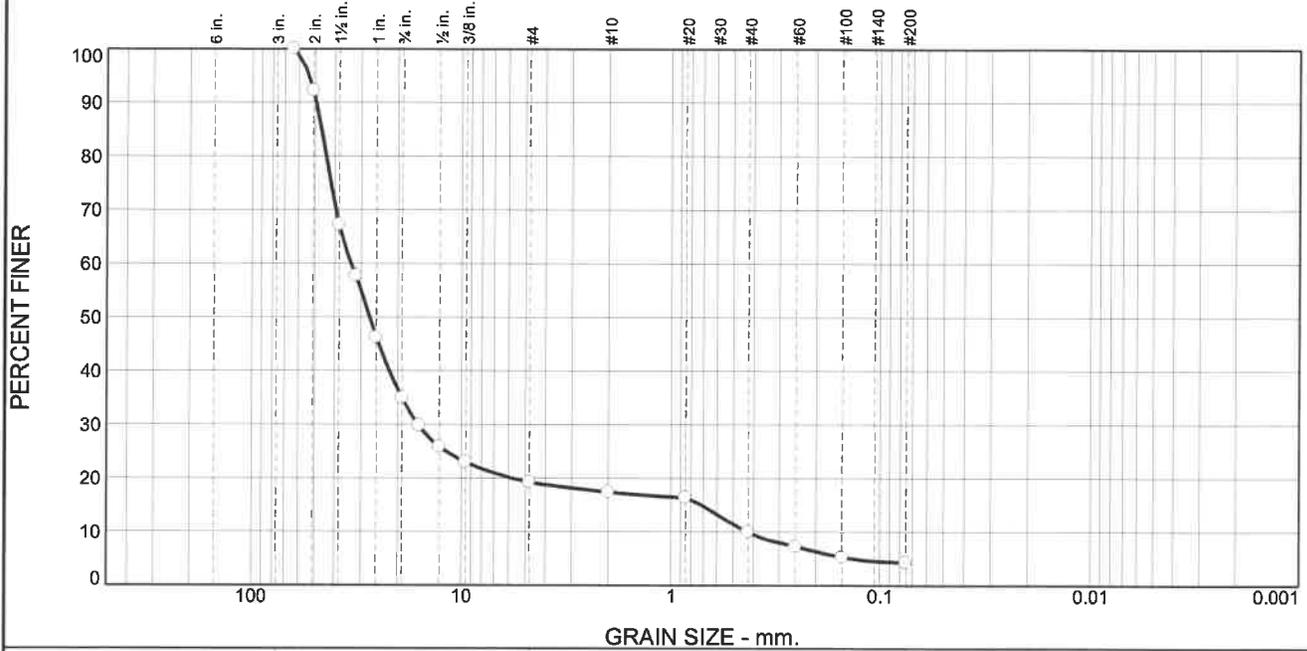
Date Received: 12/04/2020      Date Tested: 12/14/2020  
 Tested By: SJM  
 Checked By: JMS  
 Title: Project Eng. Geologist

\* (no specification provided)

Source of Sample: Test Pit Explorations      Depth: 8 feet      Date Sampled: 12/03/2020  
 Sample Number: Test Pit TP-3, S-3

<b>ICICLE CREEK ENGINEERS, INC.</b>	Client: Lathrop Development Company
Carnation, WA	Project: Proposed Residential Development, New Bull Road Site
	Project No: 1390-001      Figure B-3

# Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	65.1	15.7	1.8	7.5	5.6	4.3	

TEST RESULTS			
Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
2.5	100.0		
2	92.2		
1.5	67.2		
1.25	57.7		
1	46.2		
3/4	34.9		
5/8	29.8		
1/2	25.8		
3/8	23.0		
#4	19.2		
#10	17.4		
#20	16.4		
#40	9.9		
#60	7.3		
#100	5.3		
#200	4.3		

**Material Description**

Grayish-brown coarse GRAVEL with sand and a trace of silt (medium dense, moist) (Alluvium)

**Atterberg Limits (ASTM D 4318)**

PL= NP      LL= NV      PI= NP

**Classification**

USCS (D 2487)= GP      AASHTO (M 145)= A-1-a

**Coefficients**

D<sub>90</sub>= 49.2369      D<sub>85</sub>= 46.4181      D<sub>60</sub>= 33.3788  
 D<sub>50</sub>= 27.3507      D<sub>30</sub>= 16.0404      D<sub>15</sub>= 0.7152  
 D<sub>10</sub>= 0.4289      C<sub>u</sub>= 77.83      C<sub>c</sub>= 17.97

**Remarks**

Moisture Content 4 Percent

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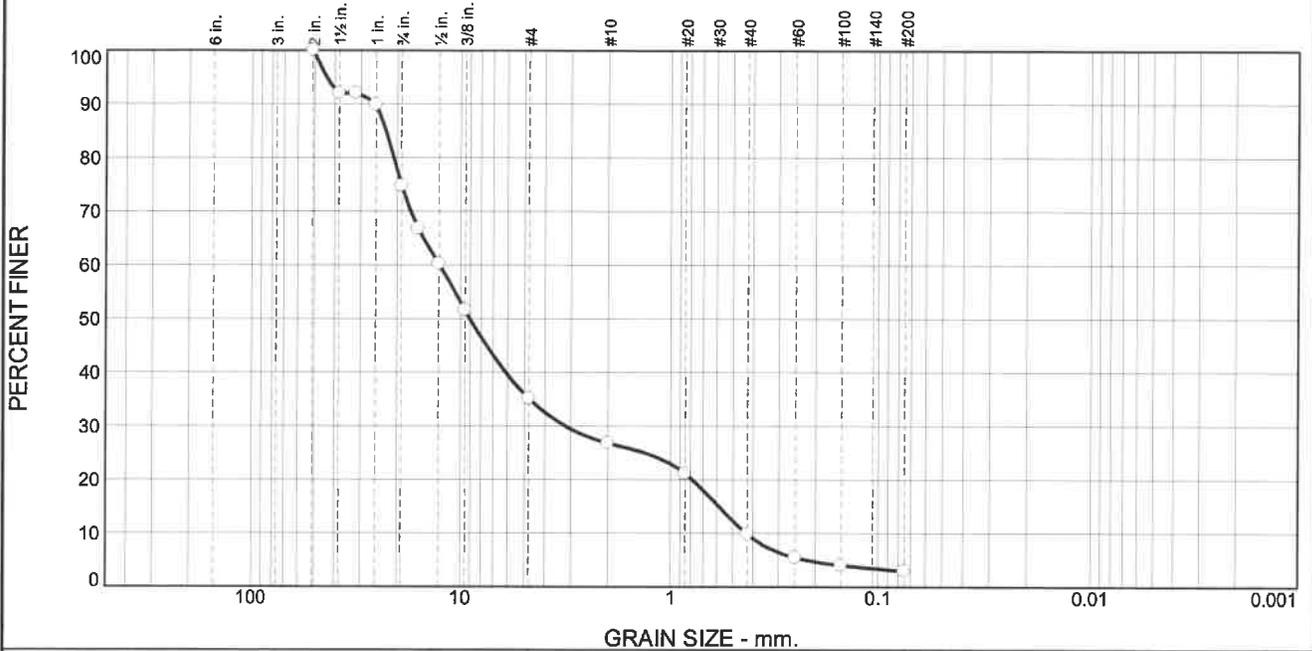
Date Received: 12/04/2020      Date Tested: 12/14/2020  
 Tested By: SJM  
 Checked By: JMS  
 Title: Project Eng. Geologist

(no specification provided)

Source of Sample: Test Pit Explorations      Depth: 5 feet      Date Sampled: 12/03/2020  
 Sample Number: Test Pit TP-5, S-3

<b>ICICLE CREEK ENGINEERS, INC.</b>	Client: Lathrop Development Company
Carnation, WA	Project: Proposed Residential Development, New Bull Road Site
	Project No: 1390-001      Figure B-4

# Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	25.2	39.7	8.3	17.0	6.8	3.0	

TEST RESULTS			
Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
2	100.0		
1.5	92.0		
1.25	92.0		
1	89.8		
3/4	74.8		
5/8	66.8		
1/2	60.2		
3/8	51.6		
#4	35.1		
#10	26.8		
#20	21.1		
#40	9.8		
#60	5.4		
#100	4.0		
#200	3.0		

**Material Description**

Brown silty fine to coarse GRAVEL with sand and cobbles (very dense, moist) (Older Alluvium)\*

**Atterberg Limits (ASTM D 4318)**

PL= NP                      LL= NV                      PI= NP

**Classification**

USCS (D 2487)= GW                      AASHTO (M 145)= A-1-a

**Coefficients**

D<sub>90</sub>= 25.7009                      D<sub>85</sub>= 22.7687                      D<sub>60</sub>= 12.6006  
D<sub>50</sub>= 9.0332                      D<sub>30</sub>= 3.1982                      D<sub>15</sub>= 0.5848  
D<sub>10</sub>= 0.4311                      C<sub>u</sub>= 29.23                      C<sub>c</sub>= 1.88

**Remarks**

Moisture Content 8 Percent  
\*Heavy cementation of soil grains observed  
\*Cemented soil remained intact in water

Date Received: 12/04/2020                      Date Tested: 12/14/2020  
Tested By: SJM  
Checked By: JMS  
Title: Project Eng. Geologist

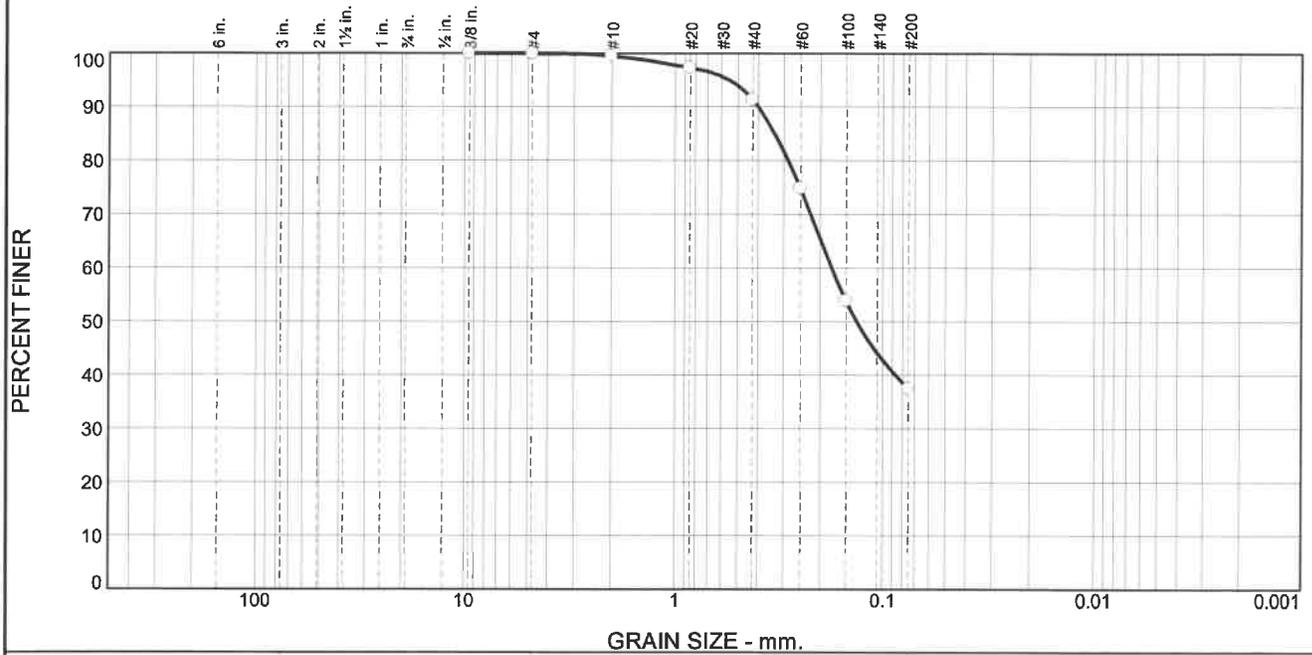
\* (no specification provided)

Source of Sample: Test Pit Explorations                      Depth: 9 feet                      Date Sampled: 12/03/2020  
Sample Number: Test Pit TP-5, S-4

**ICICLE CREEK ENGINEERS, INC.**  
Carnation, WA

Client: Lathrop Development Company  
Project: Proposed Residential Development, New Bull Road Site  
Project No: 1390-001                      Figure B-5

# Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.0	0.5	8.2	53.9		37.4

TEST RESULTS			
Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
3/8	100.0		
#4	100.0		
#10	99.5		
#20	97.3		
#40	91.3		
#60	74.8		
#100	53.8		
#200	37.4		

\* (no specification provided)

**Material Description**

Brown silty fine SAND (loose, moist) (Loess)

**Atterberg Limits (ASTM D 4318)**

PL= NP                      LL= NV                      PI= NP

**Classification**

USCS (D 2487)= SM                      AASHTO (M 145)= A-4(0)

**Coefficients**

D<sub>90</sub>= 0.4000                      D<sub>85</sub>= 0.3323                      D<sub>60</sub>= 0.1762  
D<sub>50</sub>= 0.1333                      D<sub>30</sub>=                                      D<sub>15</sub>=  
D<sub>10</sub>=                                      C<sub>u</sub>=                                      C<sub>c</sub>=

**Remarks**

Moisture Content 18 Percent

---

Date Received: 12/04/2020                      Date Tested: 12/14/2020  
Tested By: SJM  
Checked By: JMS  
Title: Project Eng. Geologist

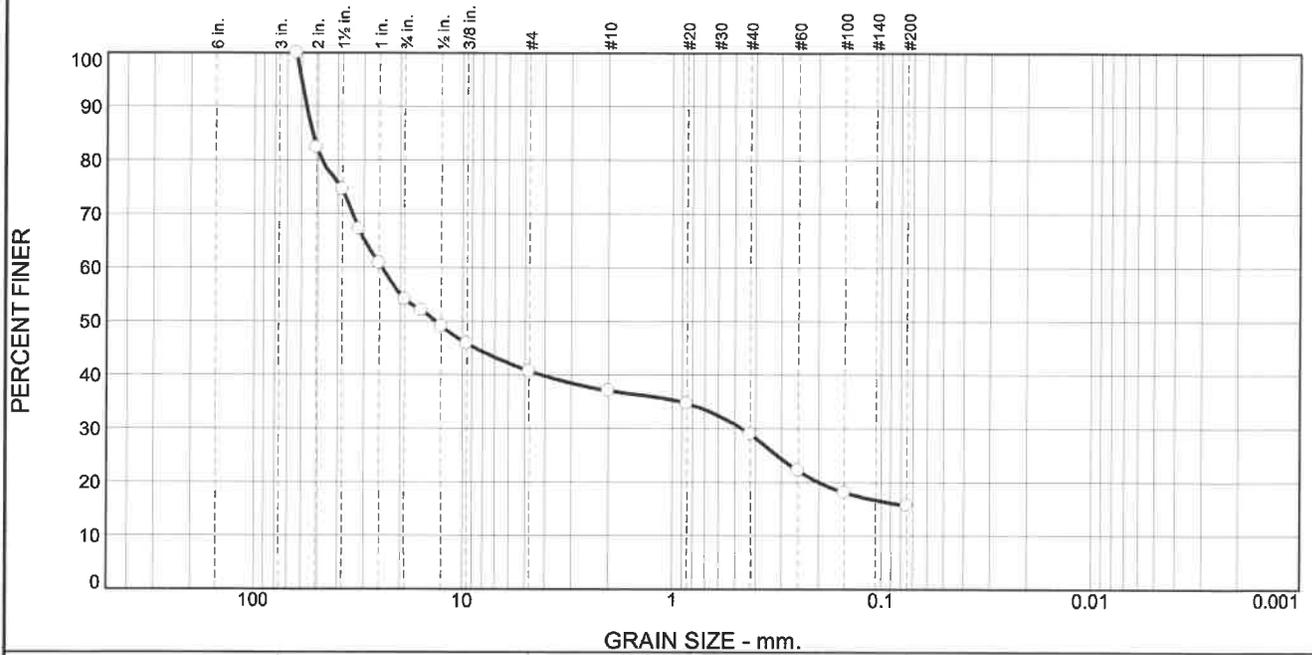
Source of Sample: Test Pit Explorations                      Depth: 2 feet                      Date Sampled: 12/03/2020  
Sample Number: Test Pit TP-7, S-1

**ICICLE CREEK ENGINEERS, INC.**  
  
**Carnation, WA**

Client: Lathrop Development Company  
Project: Proposed Residential Development, New Bull Road Site

Project No: 1390-001                      Figure B-6

# Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	46.0	13.3	3.7	8.0	13.4	15.6	

TEST RESULTS			
Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
2.5	100.0		
2	82.4		
1.5	74.6		
1.25	67.1		
1	60.8		
3/4	54.0		
5/8	52.0		
1/2	49.0		
3/8	45.8		
#4	40.7		
#10	37.0		
#20	34.7		
#40	29.0		
#60	22.1		
#100	18.1		
#200	15.6		

\* (no specification provided)

**Material Description**

Light brown silty fine to coarse GRAVEL with sand and cobbles (medium dense, moist) (Alluvium)

**Atterberg Limits (ASTM D 4318)**

PL= NP      LL= NV      PI= NP

**Classification**

USCS (D 2487)= GM      AASHTO (M 145)= A-1-b

**Coefficients**

D<sub>90</sub>= 56.7770      D<sub>85</sub>= 53.1164      D<sub>60</sub>= 24.5981  
 D<sub>50</sub>= 13.6325      D<sub>30</sub>= 0.4652      D<sub>15</sub>=  
 D<sub>10</sub>=      C<sub>u</sub>=      C<sub>c</sub>=

**Remarks**

Moisture Content 11 Percent

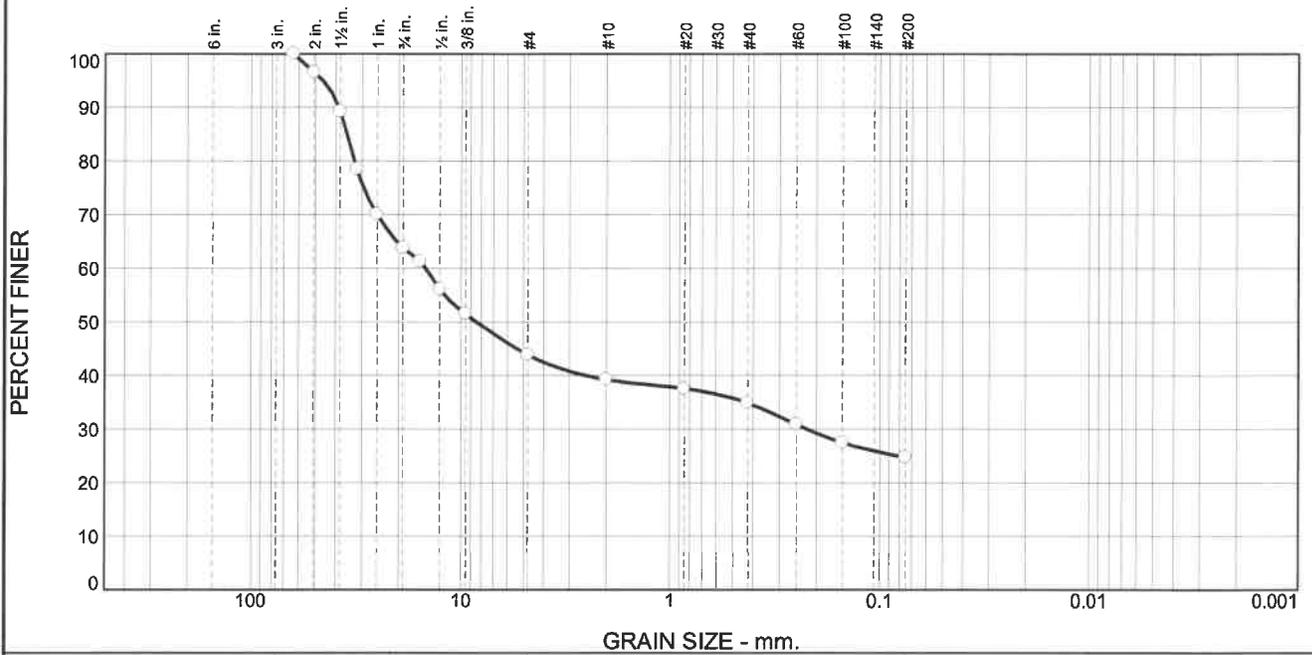
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Date Received: 12/04/2020      Date Tested: 12/14/2020  
 Tested By: SJM  
 Checked By: JMS  
 Title: Project Eng. Geologist

Source of Sample: Test Pit Explorations      Depth: 6 feet      Date Sampled: 12/03/2020  
 Sample Number: Test Pit TP-8, S-2

<b>ICICLE CREEK ENGINEERS, INC.</b>	Client: Lathrop Development Company
Carnation, WA	Project: Proposed Residential Development, New Bull Road Site
	Project No: 1390-001      Figure B-7

# Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	36.2	19.9	4.7	4.3	10.2	24.7	

TEST RESULTS			
Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
2.5	100.0		
2	96.5		
1.5	89.2		
1.25	78.5		
1	70.1		
3/4	63.8		
5/8	61.3		
1/2	56.1		
3/8	51.5		
#4	43.9		
#10	39.2		
#20	37.6		
#40	34.9		
#60	30.9		
#100	27.5		
#200	24.7		

**Material Description**

Brown silty fine to coarse GRAVEL with sand and occasional cobbles (loose, moist) (Alluvium)

**Atterberg Limits (ASTM D 4318)**

PL= NP      LL= NV      PI= NP

**Classification**

USCS (D 2487)= GM      AASHTO (M 145)= A-1-b

**Coefficients**

D<sub>90</sub>= 38.7462      D<sub>85</sub>= 35.3728      D<sub>60</sub>= 14.9345  
D<sub>50</sub>= 8.4360      D<sub>30</sub>= 0.2217      D<sub>15</sub>=  
D<sub>10</sub>=      C<sub>u</sub>=      C<sub>c</sub>=

**Remarks**

Moisture Content 11 Percent

---

Date Received: 12/04/2020      Date Tested: 12/14/2020  
Tested By: SJM  
Checked By: JMS  
Title: Project Eng. Geologist

(no specification provided)

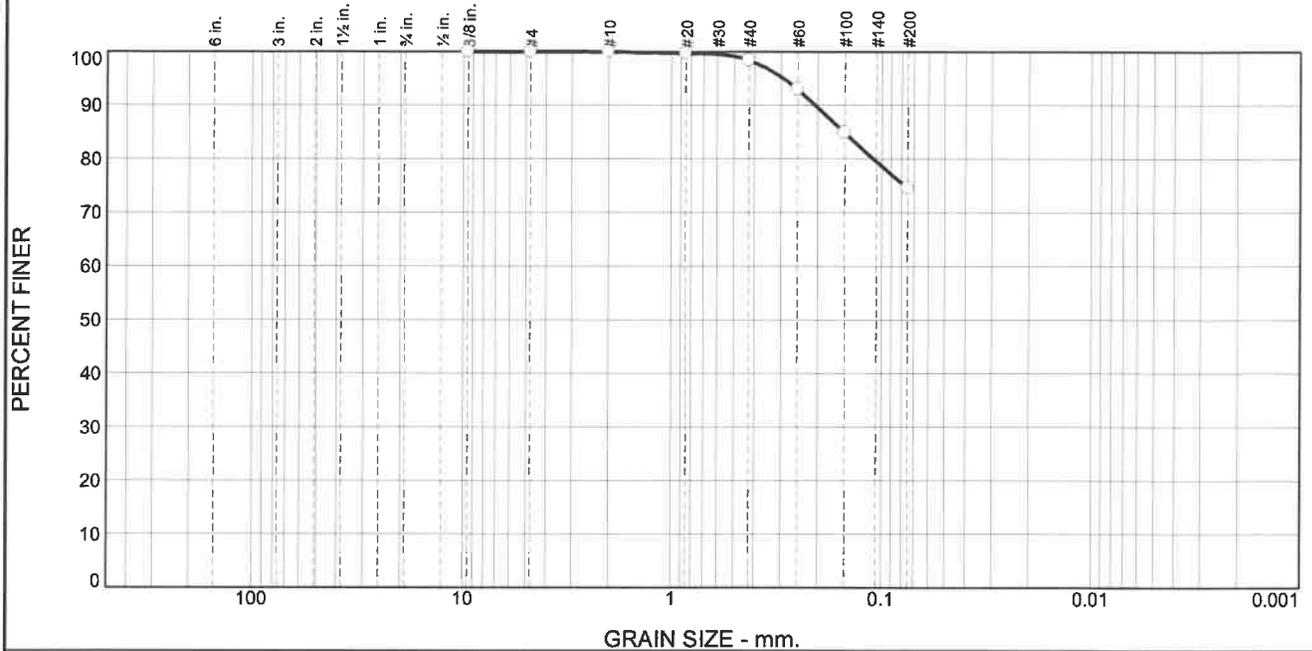
Source of Sample: Test Pit Explorations      Depth: 4 feet      Date Sampled: 12/03/2020  
Sample Number: Test Pit TP-12, S-2

**ICICLE CREEK ENGINEERS, INC.**  
  
**Carnation, WA**

Client: Lathrop Development Company  
Project: Proposed Residential Development, New Bull Road Site

Project No: 1390-001      Figure B-8

# Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.0	0.1	1.5	23.8	74.6	

TEST RESULTS			
Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
3/8	100.0		
#4	100.0		
#10	99.9		
#20	99.7		
#40	98.4		
#60	92.9		
#100	84.9		
#200	74.6		

\* (no specification provided)

**Material Description**

Light brown sandy SILT (medium stiff, moist) (Loess)

**Atterberg Limits (ASTM D 4318)**

PL= NP                      LL= NV                      PI= NP

**Classification**

USCS (D 2487)= ML                      AASHTO (M 145)= A-4(0)

**Coefficients**

D<sub>90</sub>= 0.2058                      D<sub>85</sub>= 0.1512                      D<sub>60</sub>=

D<sub>50</sub>=                                      D<sub>30</sub>=                                      D<sub>15</sub>=

D<sub>10</sub>=                                      C<sub>u</sub>=                                      C<sub>c</sub>=

**Remarks**

Moisture Content 14 Percent


---

**Date Received:** 12/04/2020                      **Date Tested:** 12/14/2020

**Tested By:** SJM

**Checked By:** JMS

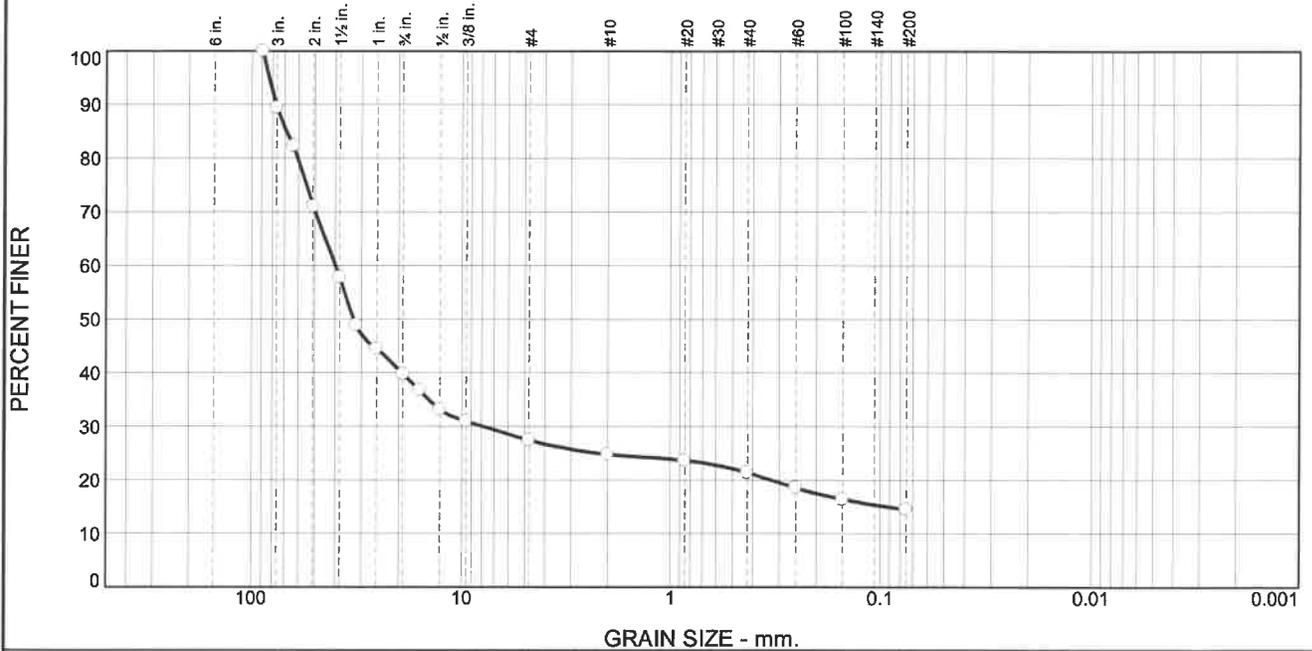
**Title:** Project Eng. Geologist

**Source of Sample:** Test Pit Explorations                      **Depth:** 1 foot                      **Date Sampled:** 12/03/2020

**Sample Number:** Test Pit TP-13, S-1

<b>ICICLE CREEK ENGINEERS, INC.</b>	<p><b>Client:</b> Lathrop Development Company</p> <p><b>Project:</b> Proposed Residential Development, New Bull Road Site</p>
<b>Carnation, WA</b>	<p><b>Project No:</b> 1390-001</p> <p style="text-align: right;"><b>Figure</b> B-9</p>

# Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
10.6	49.7	12.3	2.6	3.4	6.9	14.5	

TEST RESULTS			
Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
3.5	100.0		
3	89.4		
2.5	82.3		
2	71.0		
1.5	57.8		
1.25	48.9		
1	44.5		
3/4	39.7		
5/8	36.8		
1/2	33.1		
3/8	31.0		
#4	27.4		
#10	24.8		
#20	23.6		
#40	21.4		
#60	18.6		
#100	16.4		
#200	14.5		

**Material Description**

Brown silty fine to coarse GRAVEL with sand and cobbles (medium dense, moist) (Alluvium)

**Atterberg Limits (ASTM D 4318)**

PL= NP                      LL= NV                      PI= NP

**Classification**

USCS (D 2487)= GM                      AASHTO (M 145)= A-1-b

**Coefficients**

D<sub>90</sub>= 77.0115                      D<sub>85</sub>= 68.4172                      D<sub>60</sub>= 39.8564  
D<sub>50</sub>= 32.6710                      D<sub>30</sub>= 7.8477                      D<sub>15</sub>= 0.0931  
D<sub>10</sub>=                                      C<sub>u</sub>=                                      C<sub>c</sub>=

**Remarks**

Moisture Content 6 Percent

---

Date Received: 12/04/2020                      Date Tested: 12/04/2020  
Tested By: SJM  
Checked By: JMS  
Title: Project Eng. Geologist

\* (no specification provided)

Source of Sample: Test Pit Explorations                      Depth: 5 feet                      Date Sampled: 12/03/2020  
Sample Number: Test Pit TP-15, S-1

**ICICLE CREEK ENGINEERS, INC.**  
Carnation, WA

Client: Lathrop Development Company  
Project: Proposed Residential Development, New Bull Road Site  
Project No: 1390-001                      Figure B-10



  
**SUBDIVISION GUARANTEE**

Guarantee No.: G-6329-12264

Fee: \$300.00

Order No.: 451094AM

Tax: \$24.90

Dated: March 15, 2021

ISSUED BY

**STEWART TITLE GUARANTY COMPANY**

Stewart Title Guaranty Company (the "Company"), guarantees the County of and Kittitas any City within which said subdivision is located in a sum not exceeding \$1,000.00 that, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the subdivision, the only parties having any record title interest in said land whose signatures are necessary, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map as referred to in the guarantee.

Countersigned by:

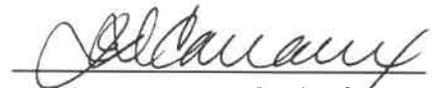


Authorized Countersignature

**AmeriTitle**  
208 W Ninth, Ste. 6  
Ellensburg, WA 98926



Frederick H. Eppinger  
President and CEO



Denise Carraux  
Secretary

Guarantee Serial No.	G-6329-12264
-------------------------	--------------

In writing this company, please address it at P.O. Box 2029, Houston, Texas 77252, and refer to the printed Serial No.

## SCHEDULE A

Order Number: 451094AM

Prepared by: Dave Johnson  
Guarantee No.: G-6329-12264

Effective Date: March 15, 2021  
Premium: \$300.00  
Sales Tax: \$24.90

OWNERS: Lathrop Development Co., Inc., a Washington corporation

### LEGAL DESCRIPTION:

Parcel B of that certain Survey as recorded June 2, 2004, in Book 30 of Surveys, Page 63, under Auditor's File No. 200406020024, records of Kittitas County, Washington; being a portion of the Northeast Quarter of Section 12, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

### SUBJECT TO:

1. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: <http://taxsifter.co.kittitas.wa.us> or call their office at (509) 962-7535.

Tax Year: 2021  
Tax Type: County  
Total Annual Tax: \$12,549.22  
Tax ID #: 298633  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$6,274.61  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2021  
Second Installment: \$6,274.61  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2021  
Levy Code: 22  
Land use/DOR code: 91  
Land Value: \$1,125,500.00  
Improvements:

2. Possibility of unpaid assessments levied by the Kittitas Reclamation District, notice of which is given by an amendatory contract recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. 208267, no search having been made therefore.

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.

3. A Mortgage, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
Amount \$600,000.00  
Mortgagor: Lathrop Development Co., Inc., a Washington corporation  
Mortgagee: Bull Road Development, Inc., a Washington corporation

**WA Subdivision Guarantee**

Recorded: January 15, 2021  
Instrument No.: 202101150024

4. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Thomas W. Bull II and Jonelle Bull, Curtis and Luci Bull, and Ken and Cathy Hash  
Purpose: Existing septic system and drainage and all other stated purposes  
Recorded: June 2, 2004  
Instrument No.: 200406020023
5. A record of Survey, including the terms and provisions thereof,  
Recorded: March 7, 1996  
Instrument No.: 199603070018  
Book: 21, Page(s): 230
6. A record of Survey, including the terms and provisions thereof,  
Recorded: August 30, 2002  
Instrument No.: 200208300001  
Book: 28, Page(s): 9
7. A record of Survey, including the terms and provisions thereof,  
Recorded: June 2, 2004  
Instrument No.: 200406020024  
Book: 30, Page(s): 63

**WA Subdivision Guarantee**

**Order Number:** 451094AM

**Guarantee No.:** G-6329-12264

This Guarantee and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of or opinion as to the sufficiency or effect of the matters shown, or opinion as to the marketability of title to the land.

FD ENCASED MON.  
LAST VISITED  
JULY 2002

C/L KITTITAS HWY.

EXISTING

08°12' W C/L KITTITAS HWY.  
21.175

DETAIL - NOT TO SCALE

PARCEL A  
BOOK 28  
RECORDS  
NORTHEA  
W.M., KIT  
  
PARCEL B  
ON SURV  
KITTITAS  
OF SECT  
WASHINGTON

NOTES:

1. THIS  
DIM - 52  
AND PRI  
LOCATE  
TRAVERS  
AT H R A
2. THIS  
WHICH 4
3. THE  
KITTITAS  
BASED  
ON KIT
4. THE  
BOUNDARY  
17 18
5. A H  
PARCEL  
DRAINAGE  
BENEFIT  
ARE RE

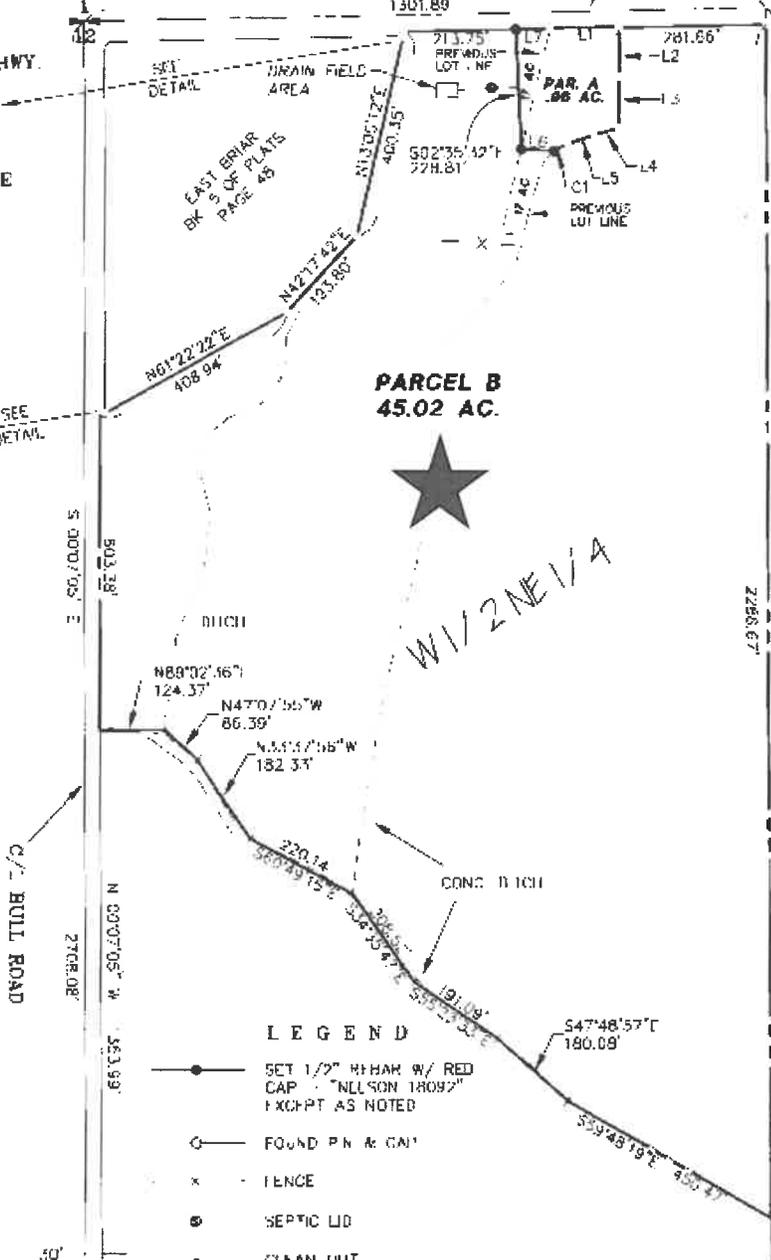
PARCEL B  
45.02 AC.



W 1/2 NE 1/4

SEE  
DETAIL  
EAST BRUAR  
BK 9 OF PLATS  
PAGE 45  
S 00°07'05" E  
11.38'  
N 00°07'05" W

TAIL - NOT TO SCALE



LEGEND

- SET 1/2" W/HAH W/ RED CAP - "NELLSON 18092" EXCEPT AS NOTED
- FOUND P.N. & CAP
- x FENCE
- SEPTIC LID
- DRAINAGE

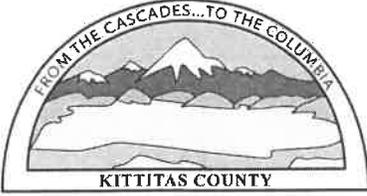
CURVE TABLE			
CURVE	DELTA	RADIUS	LEN
C1	21°00'16"	19.00'	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°08'12"E	730.4
L2	N00°35'00"W	98.3
L3	N00°11'49"E	98.9
L4	N74°01'39"E	48.7
L5	N72°51'40"E	52.9
L6	S86°20'44"E	63.3



NKA Kittitas Highway  
Ellensburg, WA 98926

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF



**KITTITAS COUNTY  
COMMUNITY DEVELOPMENT SERVICES**

**Receipt Number: CD21-00959**

411 N. Ruby St., Suite 2  
Ellensburg, WA 98926  
509-962-7506 / <https://www.co.kittitas.wa.us/cds/> /

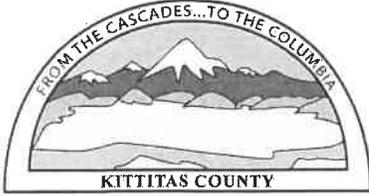
**Payer/Payee:** LATHROP DEVELOPMENT CO INC  
1572 ROBINSON CANYON RD  
ELLENSBURG WA 98926-8022

**Cashier:** KATHY BOOTS  
**Payment Type:** CHECK (8765)

**Date:** 03/23/2021

**LP-21-00001 Long Plat to preliminary approval**

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Preliminary Plat	\$2,940.00	\$2,940.00	\$0.00
Preliminary Plat (Public Works) - One (1) Civil Review	\$1,020.00	\$1,020.00	\$0.00
Preliminary Plat (Health)	\$560.00	\$560.00	\$0.00
Long Plat (Fire)	\$524.00	\$524.00	\$0.00
<b>LP-21-00001 TOTALS:</b>	<b>\$5,044.00</b>	<b>\$5,044.00</b>	<b>\$0.00</b>
<b>TOTAL PAID:</b>		<b>\$5,044.00</b>	



**KITTITAS COUNTY  
COMMUNITY DEVELOPMENT SERVICES**

**Receipt Number: CD21-00960**

411 N. Ruby St., Suite 2  
Ellensburg, WA 98926  
509-962-7506 / <https://www.co.kittitas.wa.us/cds/>

**Payer/Payee:** LATHROP DEVELOPMENT CO INC  
1572 ROBINSON CANYON RD  
ELLENSBURG WA 98926-8022

**Cashier:** KATHY BOOTS  
**Payment Type:** CHECK (9865)

**Date:** 03/23/2021

**SE-21-00008 SEPA**

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
SEPA Review (PW)	\$250.00	\$250.00	\$0.00
SEPA Checklist (Health)	\$275.00	\$275.00	\$0.00
SEPA Checklist	\$600.00	\$600.00	\$0.00
<b>SE-21-00008 TOTALS:</b>	<b>\$1,125.00</b>	<b>\$1,125.00</b>	<b>\$0.00</b>
<b>TOTAL PAID:</b>		<b>\$1,125.00</b>	

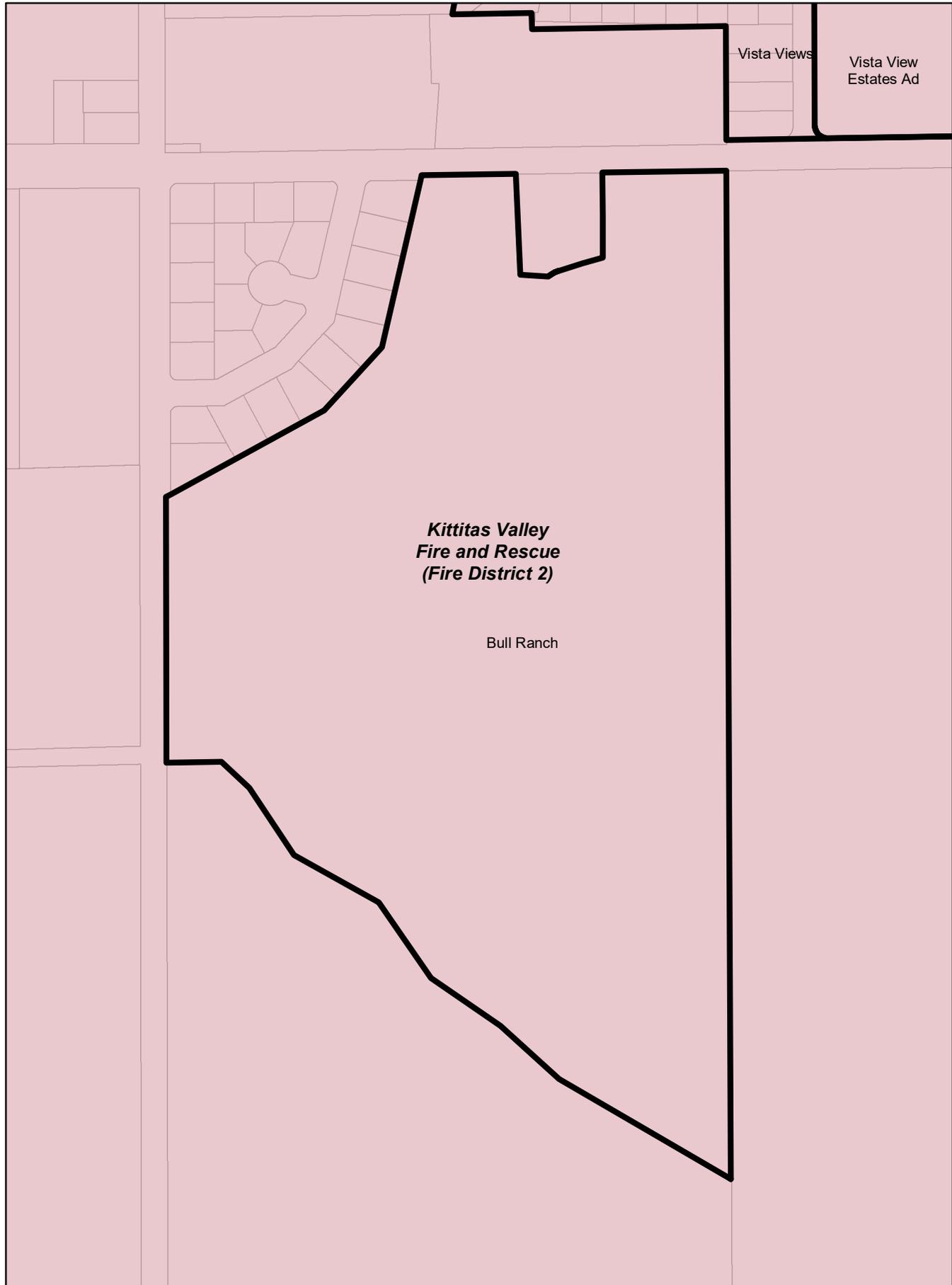


**LP-21-00001**  
**Bull Ranch**

**Aerial View**

Index # 11

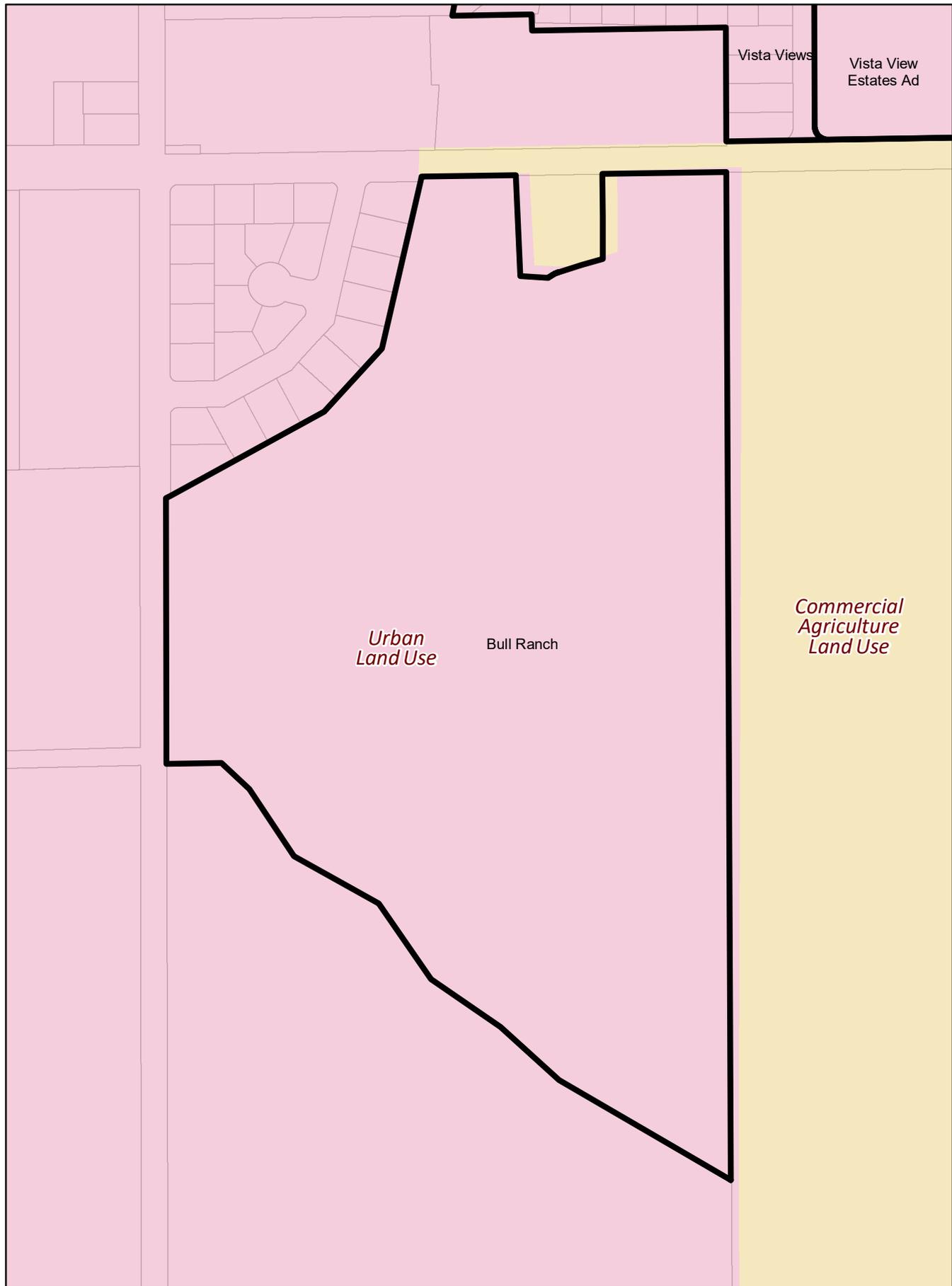




**LP-21-00001**  
**Bull Ranch**

**Fire District**

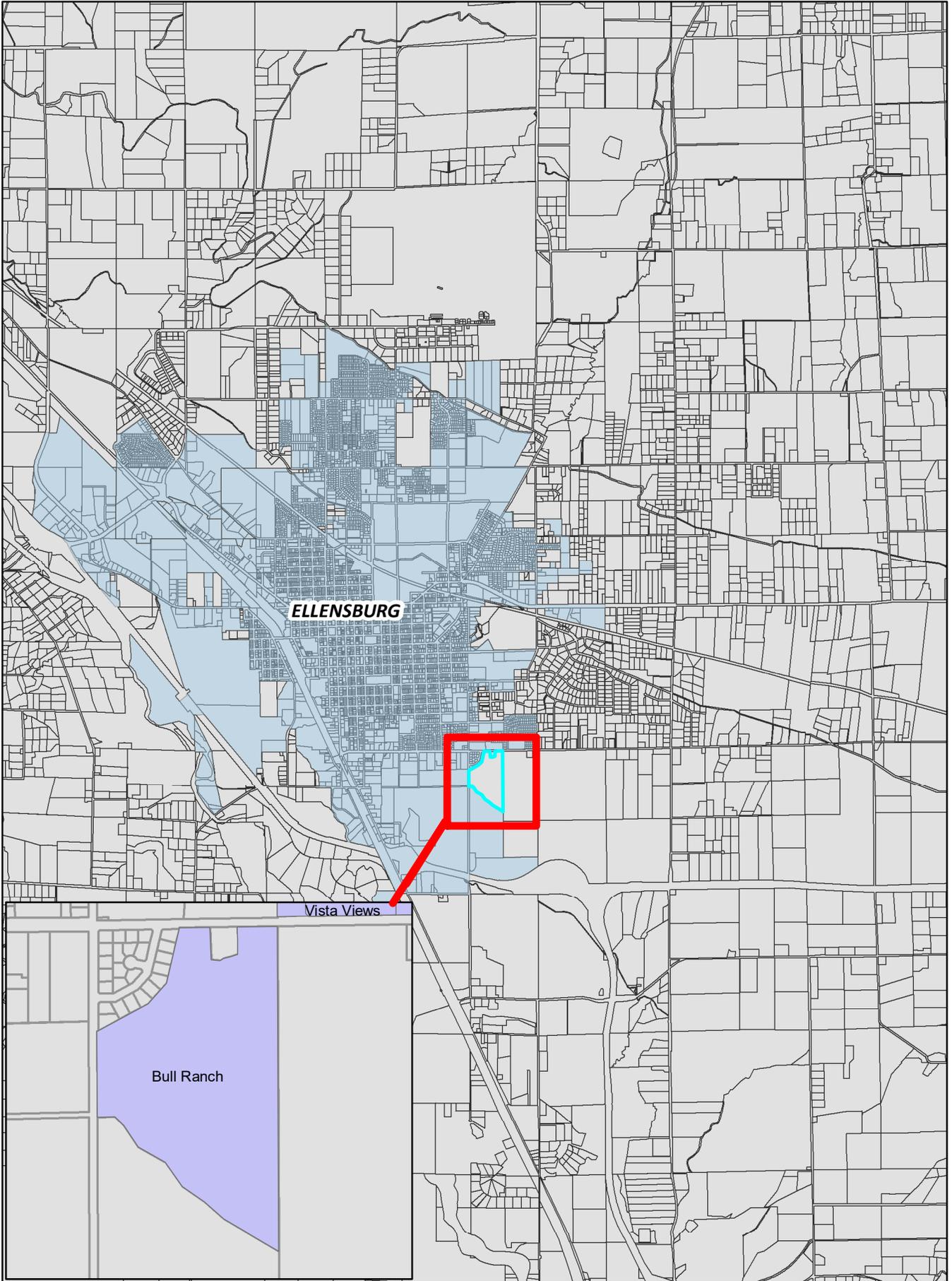
Index # 11



**LP-21-00001**  
**Bull Ranch**

**Land Use**

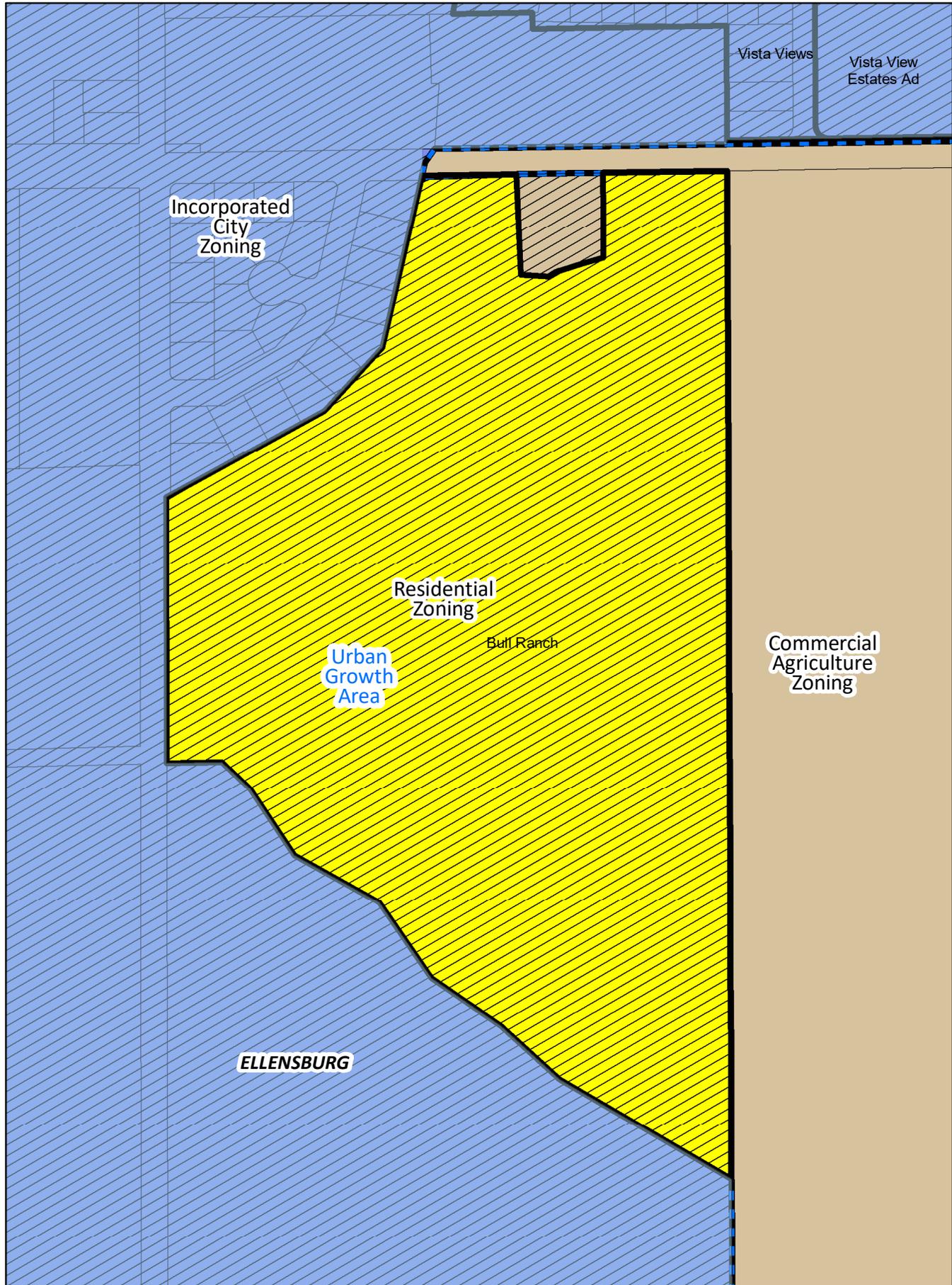
Index # 11



**LP-21-00001**  
**Bull Ranch**

**Vicinity View**

Index # 11



**LP-21-00001**  
**Bull Ranch**

## **Zoning**

Index # 11

**From:** [Rachael Stevie \(CD\)](#)  
**To:** ["steve@lathropdev.com"](mailto:steve@lathropdev.com)  
**Cc:** ["steve@lwhsd.com"](mailto:steve@lwhsd.com); ["betsy@lathropdev.com"](mailto:betsy@lathropdev.com); ["david@lathropdev.com"](mailto:david@lathropdev.com); [Jeremy Johnston](#)  
**Subject:** LP-21-00001 Bull Ranch - Deemed Complete  
**Date:** Tuesday, March 30, 2021 8:31:00 AM  
**Attachments:** [image001.png](#)  
[LP-21-00001 Bull Ranch Deemed Complete.pdf](#)  
[LP-21-00001 Bull Ranch Affidavit of Posting.pdf](#)  
[LP-21-00001 Bull Ranch Sign Posting Map.pdf](#)

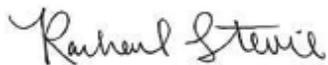
---

Good morning Mr. Lathrop,

Please see attached correspondence regarding your Long Plat Application. Your signs are ready to be picked up at any time. As soon as I receive your Affidavit of Sign Posting back (a copy is provided with your signs) and pictures of the signs posted, I will work on getting your application noticed.

If you have any questions, please do not hesitate to contact me.

Thank you and have a great day.



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](mailto: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.



## 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"

March 30, 2021

Lathrop Development Co, Inc  
C/O Steven Lathrop  
1572 Robinson Canyon Rd  
Ellensburg, WA 98926

### **RE: Bull Ranch Long Plat (LP-21-00001) – Deemed Complete**

Parcel# 298633

Dear Mr. Lathrop,

The application packet for a 138 single-family residential lot plat was received on March 23, 2021 and has been determined complete on March 30, 2021. The proposed project includes one hundred and thirty-eight (138) residential lots with 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). 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.

In accordance with the provisions of KCC 15A.030.060, the following will occur:

1. The site must be posted in accordance with KCC15A. Sign(s) are ready for pickup at Community Development Services along with posting instructions and an Affidavit of Posting form to be signed and returned with a picture of the posted sign(s) prior to a Notice of Application being issued.
2. A Notice of Application will be sent to the public (adjacent landowners), Kittitas County departments, and non-County governmental agencies inviting written comments on this proposal. Consideration of written comments from adjacent property owners and public agencies will be incorporated in the staff report.
3. As requested by the County, additional materials may be required before this matter is brought before the Hearings Examiner.
4. An open record hearing will be scheduled before the Kittitas County Hearings Examiner to consider both applications where public testimony may be given and a final decision will be made.

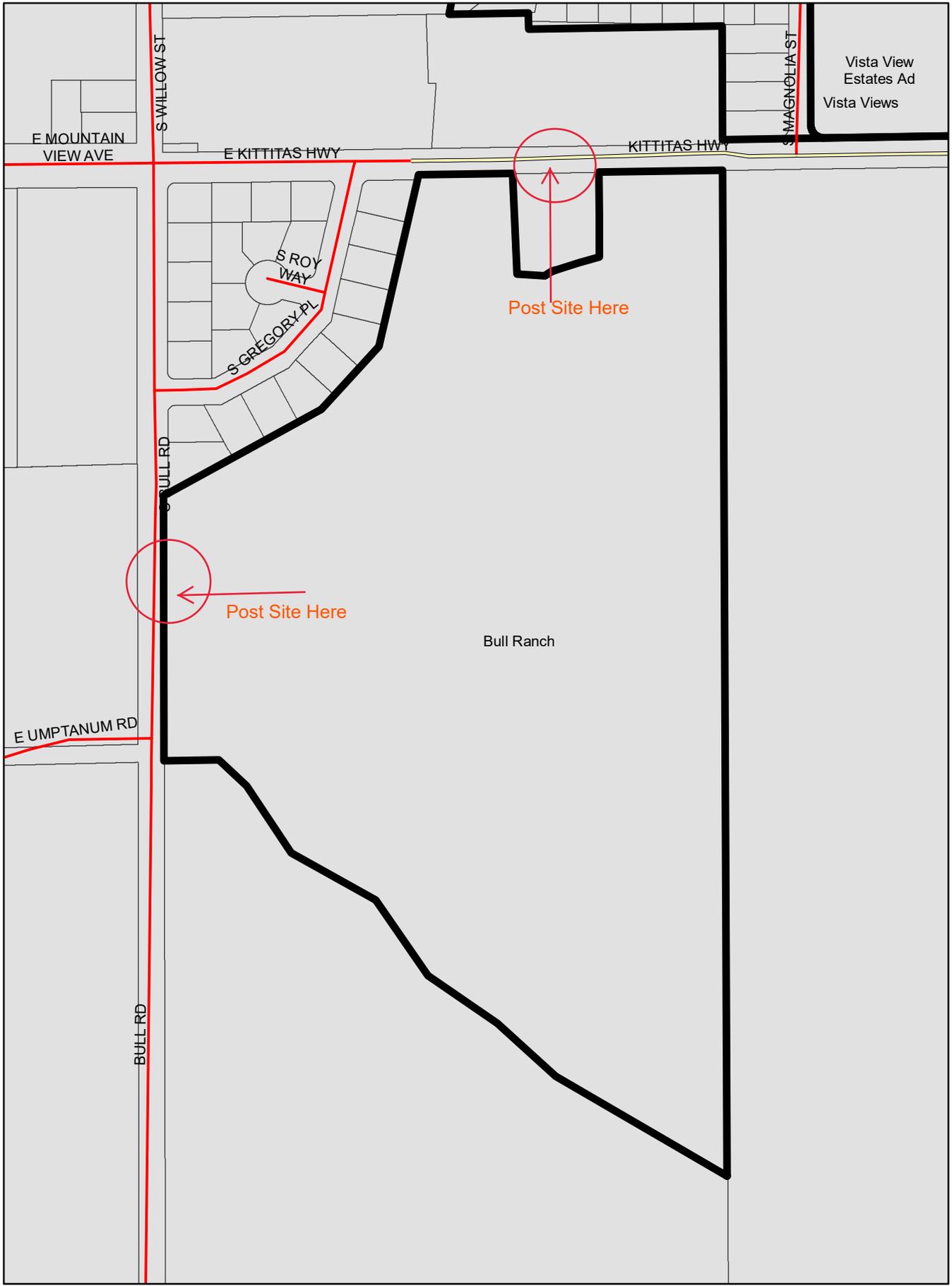
If you have any questions regarding this matter, I can be reached by e-mail at [rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us).

Sincerely,

Rachael Stevie  
Planner I  
Kittitas County Community Development Services  
411 N Ruby St # 2, Ellensburg, WA 98926

cc: *Jeremy Johnston, Planning Official*

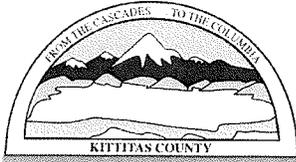
*via email*



**LP-21-00001**  
**Bull Ranch**

**Sign Posting Map**

Index # 13



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

## AFFIDAVIT OF POSTING

Effective July 19, 2007, Kittitas County Code requires all project actions that are not processed administratively to have a notice posted at the site of the project. Per KCC 15A.03.110 the following applies:

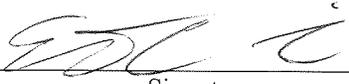
1. The applicant shall post the subject property with signs as required by Community Development Services.
2. Signs shall be posted on each road frontage on the subject property and shall be clearly visible and accessible.
3. Signs shall be posted and on-site prior to the issuance of a Notice of Application.
4. The sign shall be posted in a sturdy manner to remain on-site until fifteen days after the expiration of the Notice of Decision appeal period. It shall be the responsibility of the applicant to properly dispose of the sign.
5. At the time of development application, Community Development Services will identify the number of signs needed and the general location of each sign on the subject property.
6. It shall be the responsibility of the applicant to place the structure on which the sign will be posted on site. At such time the structure and sign is in place, the applicant shall contact Community Development Services.

DATE: <b>March 30, 2021</b>	PLANNER: <b>Rachael Stevie</b>

PROJECT NAME: <b>Bull Ranch Long Plat</b>	FILE NUMBER: <b>LP-21-00001</b>
---	---------------------------------

### PLEASE COMPLETE THE FOLLOWING:

I, Elizabeth Lewis, certify that I am the landowner and/or authorized agent responsible for the posting of this land use project site and further certify that the site has been posted as required by Kittitas County Code. I understand that the required posting period begins immediately and ends 15 days after the ending of the appeal period on the Notice of Decision and the sign(s) will be posted at the site until this time. **Failure to post the site and return this form to Community Development Services in a timely manner will result in a delay of the application review for the project.**

  
Signature

3/31/2021  
Date

Please return the above certification to CDS; or email to [rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us); or mail to: Community Development Services, 411 North Ruby Street, Suite 2, Ellensburg, WA 98926.

For Staff Use Only:

Received RS

# LAND USE ACTION

Project: LP-21-00001 Bull Ranch Long Plat

Description: 138 single-family residential lots and supporting infrastructure

\* Interested parties may obtain project information from Community Development Services, 411 N. Ruby St., Effensburg, WA or at [www.co.kittitas.wa.us/cds](http://www.co.kittitas.wa.us/cds)

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

(509) 962-7506



# LAND USE ACTION

**Project:** LP-21-00001 Bull Ranch Long Plat

**Description:** 138 single-family residential lots and supporting infrastructure.

\*Interested parties may obtain project information from Community Development Services, 411 N. Ruby St., Ellensburg, WA or at [www.co.kittitas.wa.us/cds](http://www.co.kittitas.wa.us/cds)

KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

**(509) 962-7506**

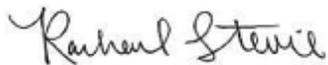
**From:** [Rachael Stevie \(CD\)](#)  
**To:** ["legals@kvnews.com"](mailto:legals@kvnews.com); ["Megan Woodruff"](#)  
**Subject:** LP-21-00001 Bull Ranch (Publishing) NOA  
**Date:** Wednesday, March 31, 2021 2:12:00 PM  
**Attachments:** [LP-21-00001 Bull Ranch NOA Legal.pdf](#)  
[image001.png](#)

---

Good afternoon,

Please see attached noticed an publish as requested.

Thanks so much!



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](mailto: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.

## NOTICE OF APPLICATION

**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](mailto:rachael.stevie.cd@co.kittitas.wa.us).

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

Publish Daily Record:	Tuesday, April 6, 2021 and Tuesday, April 13, 2021
-----------------------	--

**From:** [Rachael Stevie \(CD\)](#)  
**To:** [Pat Nicholson](#); [Ryan McAllister](#); [Kim Dawson](#); [Julie Kjorsvik](#); [Toni Berkshire](#); [Jesse Cox](#); [Holly Erdman](#); [Lisa Lawrence](#); [Patti Johnson](#); [Candie Leader](#); [Gail Weyand](#); ["Yakima Nation - Jessica"](#); ["Yakima Nation - J Marvin"](#); ["Yakama Nation"](#); ["Yakama Nation - Environmental Review"](#); ["SEPA Register"](#); ["SEPA Unit"](#); ["DOE - gcle"](#); ["DOE - lowh"](#); ["migi461@ecy.wa.gov"](#); ["WDFW - Scott Downes"](#); ["WDFW - Jennifer Nelson"](#); ["WDFW - Elizabeth Torrey"](#); ["SEPA \(DAHP\)"](#); ["James E Brooks Library - Jorgenja"](#); ["James E Brooks Library - Nelmsk"](#); [Mike Flory](#); [Douglas Mitchell](#); [Jeremy Larson](#); [Steph Mifflin](#); ["WA State Department of Health - Russell"](#); ["becky.kennedy@dnr.wa.gov"](#); ["cindy.preston@dnr.wa.gov"](#); ["rivers@dnr.wa.gov"](#); ["Allison Kimball \(brooksideconsulting@gmail.com\)"](#); [" \(tribune@nkctribune.com\)"](#); ["terry@nkctribune.com"](#); ["Megan Woodruff"](#); ["legals@kvnews.com"](#); ["deborah.j.knaub@usace.army.mil"](#); ["Hendrix, Leah D"](#); ["mark.a.gradwohl.civ@mail.mil"](#); ["Kimberly.peacher@navy.mil"](#); ["eburgwater@yahoo.com"](#); ["pubworks@ci.ellensburg.wa.us"](#); ["comdev@ci.ellensburg.wa.us"](#); ["energyservices@ci.ellensburg.wa.us"](#); ["fwalker@eburg.wednet.edu"](#); ["elliotr@kvfr.org"](#); ["kdkistler@bpa.gov"](#); ["klarned@fs.fed.us"](#); ["Prilucik, Jacob"](#); ["Kaiser, Mark"](#); ["Jacob Prilucik"](#); ["Lynn.Harmon@PARKS.WA.GOV"](#); ["yusid@ci.ellensburg.wa.us"](#); ["jonesc@ci.ellensburg.wa.us"](#); ["aylingj@ci.ellensburg.wa.us"](#)  
**Cc:** ["steve@lathropdev.com"](#); ["steve@lwbsd.com"](#); ["betsy@lathropdev.com"](#); ["david@lathropdev.com"](#); ["john.everett@esmcivil.com"](#); [Jeremy Johnston](#); [Kelly Bacon \(CD\)](#); [Jeremiah Cromie](#)  
**Subject:** LP-21-00001 Bull Ranch - Notice of Application  
**Date:** Tuesday, April 6, 2021 8:06:00 AM  
**Attachments:** [image001.png](#)  
[LP-21-00001 Bull Ranch NOA.pdf](#)  
[LP-21-00001 Bull Ranch SEPA Checklist.pdf](#)

---

Good morning,

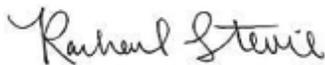
CDS is requesting comment on the following Long Plat application LP-21-00001 Bull Ranch. Links to the file materials can be found below. I have attached the Notice of Application along with the SEPA Checklist. Kittitas County anticipates issuing a DNS for this project application and is using the optional SEPA process. The comment period will end **Wednesday, April 21, 2021 at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date. Links to the file materials can be found below. Please let me know if you have any issues accessing the materials.

Internal link: [LP-21-00001 Bull Ranch](#)

External link: [LP-21-00001 Bull Ranch](#)

If the links above do not work, please go to the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to "Long Plats" and then the Project File Number "LP-21-00001 Bull Ranch".

Thank you and have a great day!



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](mailto: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.



# 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

## 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](mailto:rachael.stevie.cd@co.kittitas.wa.us).



# KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

## Affidavit of Mailing & Publication

PROPOSAL NAME: (LP-21-00001) Bull Ranch

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: April 6, 2021

I certify that the following documentation:

- Notice of Application for Bull Ranch Preliminary Plat

has been mailed and/or emailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Rachael Stevie  
Planner I  
County of Kittitas  
State of Washington

Subscribed and sworn to before me this 6<sup>th</sup> day of April 2021

Kathy Boots  
Notary Public for the State of Washington residing  
in Ellensburg.

My appointment expires: 10-13-2024



**From:** Rachael Stevie (CD)  
**To:** Pat Nicholson; Ryan McAllister; Kim Dawson; Julie Kiorsvik; Toni Berkshire; Jesse Cox; Holly Erdman; Lisa Lawrence; Patti Johnson; Candie Leader; Gail Weyand; "Yakima Nation - Jessica"; "Yakima Nation - J Marvin"; "Yakama Nation"; "Yakama Nation - Environmental Review"; "SEPA Register"; "SEPA Unit"; "DOE - gcle"; "DOE - lowh"; "migi461@ecy.wa.gov"; "WDFW - Scott Downes"; "WDFW - Jennifer Nelson"; "WDFW - Elizabeth Torrey"; "SEPA (DAHP)"; "James E Brooks Library - Jorgenia"; "James E Brooks Library - Nelmsk"; Mike Flory; Douglas Mitchell; Jeremy Larson; Steph Mifflin; "WA State Department of Health - Russell"; "becky.kennedy@dnr.wa.gov"; "cindy.preston@dnr.wa.gov"; "rivers@dnr.wa.gov"; "Allison Kimball (brooksideconsulting@gmail.com)"; "(tribune@nkctribune.com)"; "terry@nkctribune.com"; "Megan Woodruff"; "legals@kvnews.com"; "deborah.j.knaub@usace.army.mil"; "Hendrix, Leah D"; "mark.a.gradwohl.civ@mail.mil"; "Kimberly.peacher@navy.mil"; "eburgwater@yahoo.com"; "pubworks@ci.ellensburg.wa.us"; "comdev@ci.ellensburg.wa.us"; "energyservices@ci.ellensburg.wa.us"; "fwalker@eburg.wednet.edu"; "elliott@kvfr.org"; "kdistler@bpa.gov"; "klarned@fs.fed.us"; Prilucik, Jacob; "Kaiser, Mark"; "Jacob Prilucik"; "Lynn.Harmon@PARKS.WA.GOV"; "yusid@ci.ellensburg.wa.us"; "ionesc@ci.ellensburg.wa.us"; "avlingi@ci.ellensburg.wa.us"  
**Cc:** "steve@lathropdev.com"; "steve@lwhsd.com"; "betsy@lathropdev.com"; "david@lathropdev.com"; "john.everett@esmcivil.com"; Jeremy Johnston; Kelly Bacon (CD); Jeremiah Cromie  
**Subject:** LP-21-00001 Bull Ranch - Notice of Application  
**Date:** Tuesday, April 6, 2021 8:06:00 AM  
**Attachments:** image001.png  
LP-21-00001 Bull Ranch NOA.pdf  
LP-21-00001 Bull Ranch SEPA Checklist.pdf

---

Good morning,

CDS is requesting comment on the following Long Plat application LP-21-00001 Bull Ranch. Links to the file materials can be found below. I have attached the Notice of Application along with the SEPA Checklist. Kittitas County anticipates issuing a DNS for this project application and is using the optional SEPA process. The comment period will end Wednesday, April 21, 2021 at 5pm. CDS will assume your agency does not wish to provide comment if not received by this date. Links to the file materials can be found below. Please let me know if you have any issues accessing the materials.

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Thank you and have a great day!



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](mailto:rachael.stevie.cd@co.kittitas.wa.us)

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DAILY RECORD/KITTITAS PUB  
C/O IDAHO STATE JOURNAL RECEIVABLES  
PO BOX 1570  
POCATELLO ID 83204  
(509)925-1414  
Fax (509)925-5696

ORDER CONFIRMATION

Salesperson: MEGAN WOODRUFF

Printed at 03/31/21 14:27 by mwo18

-----  
Acct #: 84329

Ad #: 2046415

Status: New WHOLD

KC COMMUNITY DEVELOPMENT SERVICES  
411 N. RUBY ST, SUITE 2  
ELLENSBURG WA 98926

Start: 04/06/2021 Stop: 04/13/2021  
Times Ord: 2 Times Run: \*\*\*  
STD6 2.00 X 8.74 Words: 429  
Total STD6 17.48  
Class: 0001 LEGAL NOTICES  
Rate: LEG2 Cost: 305.20  
# Affidavits: 1

Contact: JEREMY JOHNSTON

Phone: (509)962-7506

Fax#:

Email: jeremy.johnston@co.kittitas.

Agency:

Ad Descrpt: N/APP LP-21-00001 BULL RA

Given by: RACHAEL STEVIE

P.O. #: LP-21-00001/R STEVIE

Created: mwo18 03/31/21 13:44

Last Changed: mwo18 03/31/21 14:25

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PUB ZONE EDT TP RUN DATES  
DR A 97 S 04/06,13  
DRWN LEG2 97 S 04/06,13  
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AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414  
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

\_\_\_\_\_  
Name (print or type)

\_\_\_\_\_  
Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB  
C/O IDAHO STATE JOURNAL RECEIVABLES  
PO BOX 1570  
POCATELLO ID 83204  
(509)925-1414  
Fax (509)925-5696

ORDER CONFIRMATION (CONTINUED)

Salesperson: MEGAN WOODRUFF

Printed at 03/31/21 14:27 by mwo18

-----  
Acct #: 84329

Ad #: 2046415

Status: New WHOLD WHOI

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

**PUBLISH:** Daily Record: Tuesday, April 6, 2021 and Tuesday, April 13, 2021

ALLEN, CLINTON D & PATRICIA L  
1400 E HOBERT AVE  
ELLENSBURG, WA 98926-9215

ARANGO, CLAY & ROBYN  
1004 S GREGORY PL  
ELLENSBURG, WA 98926-9634

BACON, KELLY L  
911 S ROY WAY  
ELLENSBURG, WA 98926-9635

BAILES, JERRY A & CATHERINE M  
690 ORCHARD RE  
ELLENSBURG, WA 98926-8465

BALDOVINOS, LUIS & MARTHA  
1408 E HOBERT AVE  
ELLENSBURG, WA 98926-9215

BENDER, JOHN L & KELI R  
904 S GREGORY PL  
ELLENSBURG, WA 98926-9633

BROWN, MATTHEW & LAINA  
909 S ROY WAY  
ELLENSBURG, WA 98926-9635

BROWN, ROCK H & LINDSEY E  
712 S LOCUST ST  
ELLENSBURG, WA 98926-5186

BRUNSON, DUSTIN E & SHARON C  
901 BULL RD  
ELLENSBURG, WA 98926-9640

BULL, CURTIS B & LUCILLE E  
1215 E MOUNTAIN VIEW AVE  
ELLENSBURG, WA 98926-9641

CARLSON, SCOTT J & KANDICE MORGAN  
1641 PAYNE RD  
ELLENSBURG, WA 98926-8448

CASCADE VIEW INC  
620 SE EVERETT MALL WAY STE 360  
EVERETT, WA 98208-8113

CASEDAY, JARRED & NICOLE  
711 CYPRESS CT  
ELLENSBURG, WA 98926-5073

CORP OF PRESIDING BISHOP  
50 E NORTH TEMPLE FL 22  
SALT LAKE CITY, UT 84150-0022

DIZNEY, PATRICK C  
1406 E HOBERT AVE  
ELLENSBURG, WA 98926-9215

EDDINGS, DANIEL  
1110 E MOUNTAIN VIEW AVE  
ELLENSBURG, WA 98926-3928

FENCELINE LLC  
1360 BERRY RD  
ELLENSBURG, WA 98926

FIGGINS, BERLE W JR  
604 WALLULA AVE  
WALLA WALLA, WA 99362-8242

GARCIA, RICHARD A JR  
1412 E HOBERT AVE  
ELLENSBURG, WA 98926-9215

GEYER, JENNIFER G  
912 BULL RD  
ELLENSBURG, WA 98926-9640

GIDLUND, KEITH A  
900 GREGORY PL  
ELLENSBURG, WA 98926

HARMON, ALLEN R ETUX  
708 S WILLOW  
ELLENSBURG, WA 98926

JENNINGS, LELAND RAY ETUX  
908 BULL RD  
ELLENSBURG, WA 98926

JOHNSON, DARLEEN E  
PO BOX 351  
ELLENSBURG, WA 98926-1913

JONES, DOUGLAS O & JILL B  
1404 E HOBERT AVE  
ELLENSBURG, WA 98926-9215

KETZENBERG, GENE E & SANDRA K  
915 GREGORY PL  
ELLENSBURG, WA 98926-9633

LANE, KELLY M  
PO BOX 1476  
ELLENSBURG, WA 98926-1907

LATHROP DEVELOPMENT CO INC  
1572 ROBINSON CANYON RD  
ELLENSBURG, WA 98926-8022

LEAVERTON, KEVIN R & SARAH E  
1000 S GREGORY PL  
ELLENSBURG, WA 98926-9634

MACKIE, RICHARD D & JUDITH M  
900 Bull Rd  
ELLENSBURG, WA 98926-1928

MATTSEN, CHRISTOPHER E & JONIKA E  
1008 BULL RD  
ELLENSBURG, WA 98926-9639

MEABON, KATHY M  
1012 S GREGORY PL  
ELLENSBURG, WA 98926-9634

MELANSON, BRADLEY J  
1410 E HOBERT AVE  
ELLENSBURG, WA 98926

MINEAR, DAVID N  
908 S GREGORY PL  
ELLENSBURG, WA 98926-9633

NGUYEN, THAI VAN & THU DUYEN THI  
1402 E HOBERT AVE  
ELLENSBURG, WA 98926-9215

RDMB LIMITED PARTNERSHIP  
41 BARNES RD  
ELLENSBURG, WA 98926

REL, CHRISTOPHER L  
913 S GREGORY PL  
ELLENSBURG, WA 98926-9633

RITZENTHALER, PAUL JR & ELIZABETH  
904 BULL RD  
ELLENSBURG, WA 98926-9640

ROSAS, MOISES & MARBELLA  
PO BOX 1434  
ELLENSBURG, WA 98926-1907

SALTZMAN, DAVID K. ETUX  
1000 BULL ROAD  
ELLENSBURG, WA 98926

SAVAGE, TANNER J  
1414 E HOBERT AVE  
ELLENSBURG, WA 98926-9215

SCHEIB, DEBRA K  
1008 GREGORY PLACE  
ELLENSBURG, WA 98926

SCHULER DENEEN FAMILY RANCH LLC  
PO BOX 808  
CLE ELUM, WA 98922-0808

SHINGLEDECKER, ROB K  
901 S GREGORY PL  
ELLENSBURG, WA 98926-9633

SMITH, WAYNE M & CORINNE A  
807 S MAGNOLIA ST  
ELLENSBURG, WA 98926-9218

SPROUSE, WAYNE R.  
907 ROY WAY  
ELLENSBURG, WA 98926

STETNER, JETTREL  
916 S GREGORY PL  
ELLENSBURG, WA 98926-9633

STRICKLAND, JAMES D JR ETUX  
120 KITTITAS HWY  
ELLENSBURG, WA 98926

SUMMER SEASONS II LLC  
109 BEAR CREEK LN  
BELLINGHAM, WA 98229-9349

TOWNSEND, UNETTA L  
805 S MAGNOLIA ST  
ELLENSBURG, WA 98926-9218

WILSON, TAMMY R  
711 S MAGNOLIA ST  
ELLENSBURG, WA 98926

WILTON, MARSHALL  
912 GREGORY PL  
ELLENSBURG, WA 98926-9633

YOUNG, PATRICIA L  
PO BOX 1297  
ELLENSBURG, WA 98926-1297



# 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](http://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

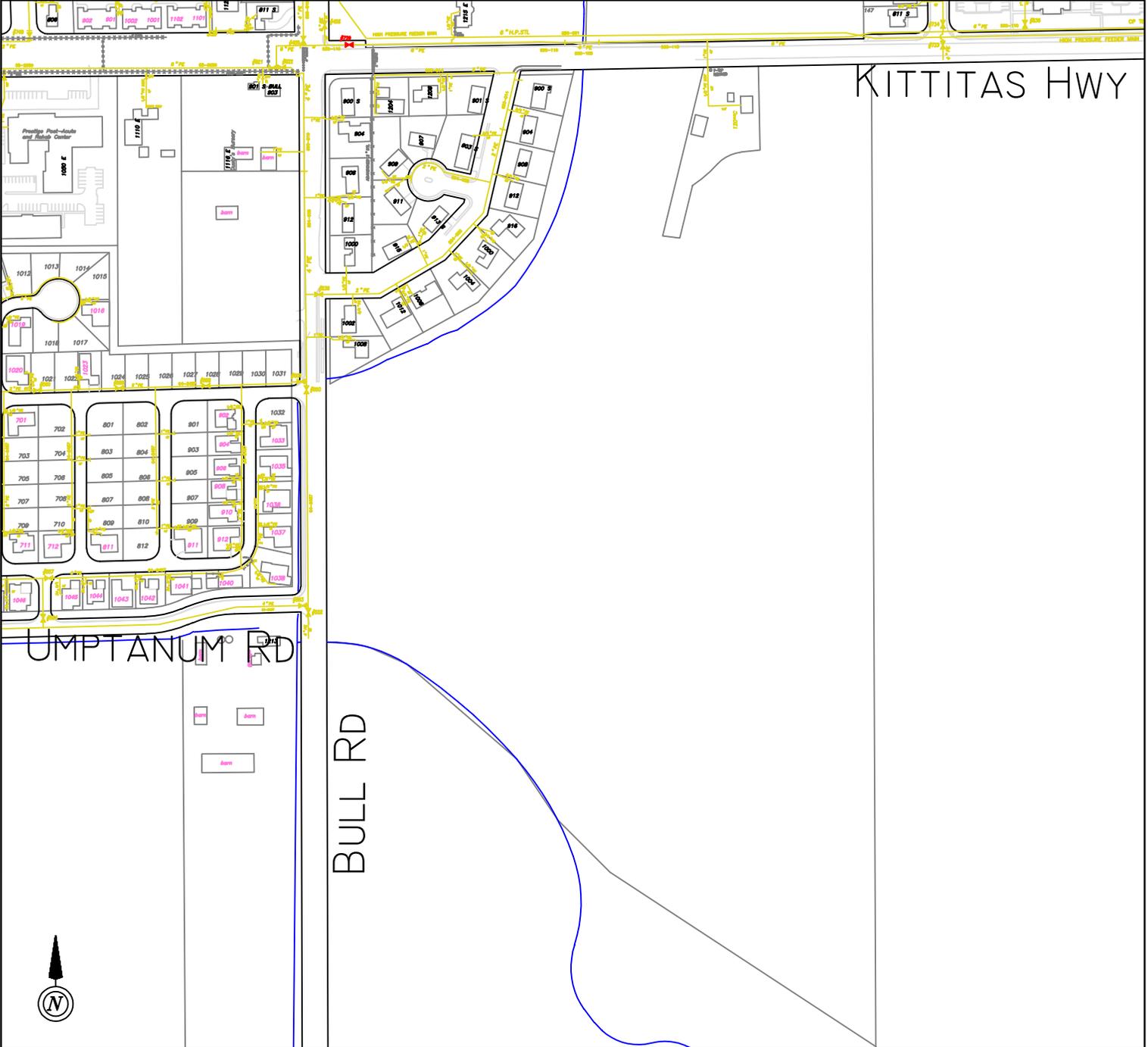
STEVE LATHROP

WORK PHONE

206-799-0728

DATE

03/16/2021



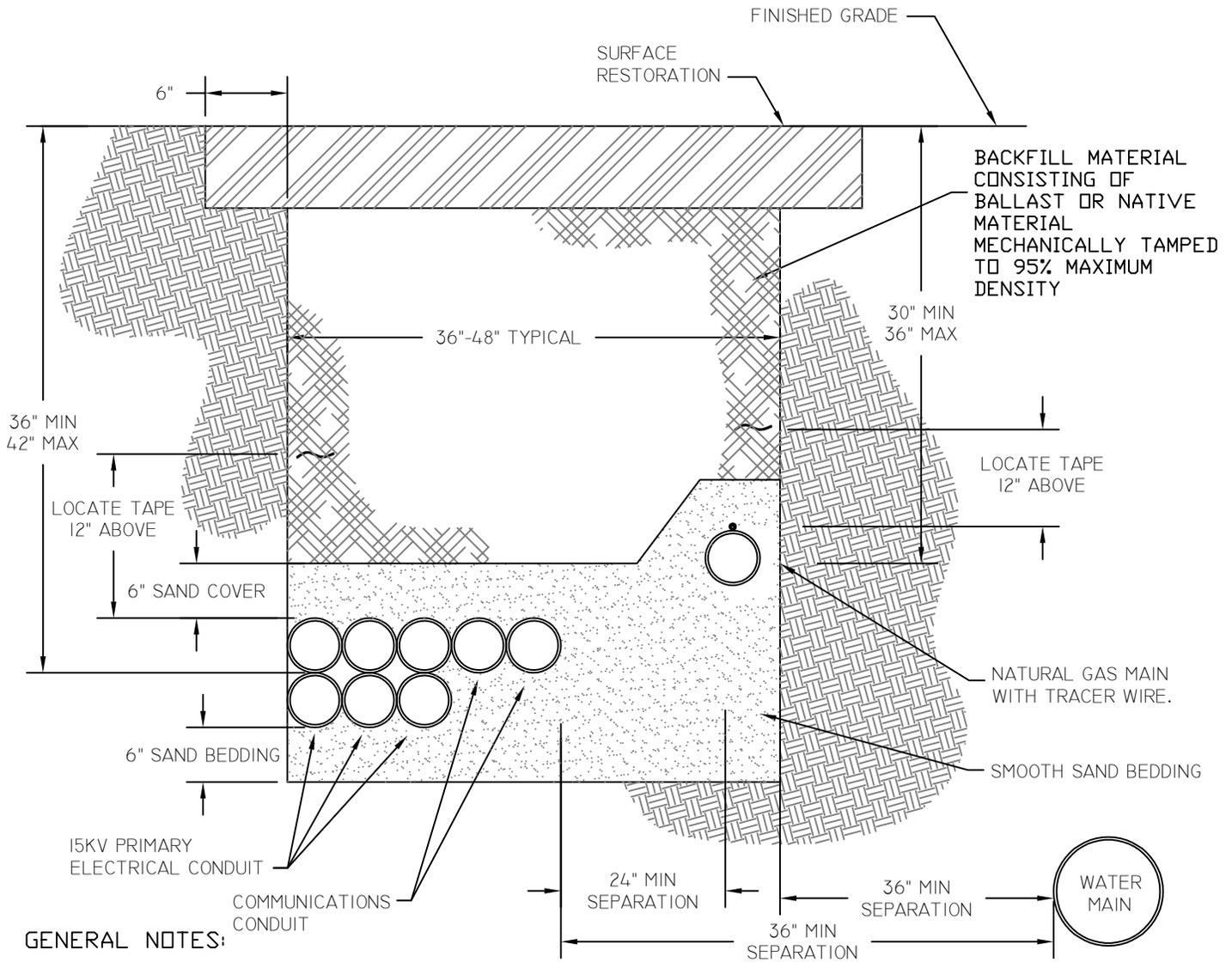
QUESTIONS: DARIN YUSI 509-962-7229

**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.  
Index #120  
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.

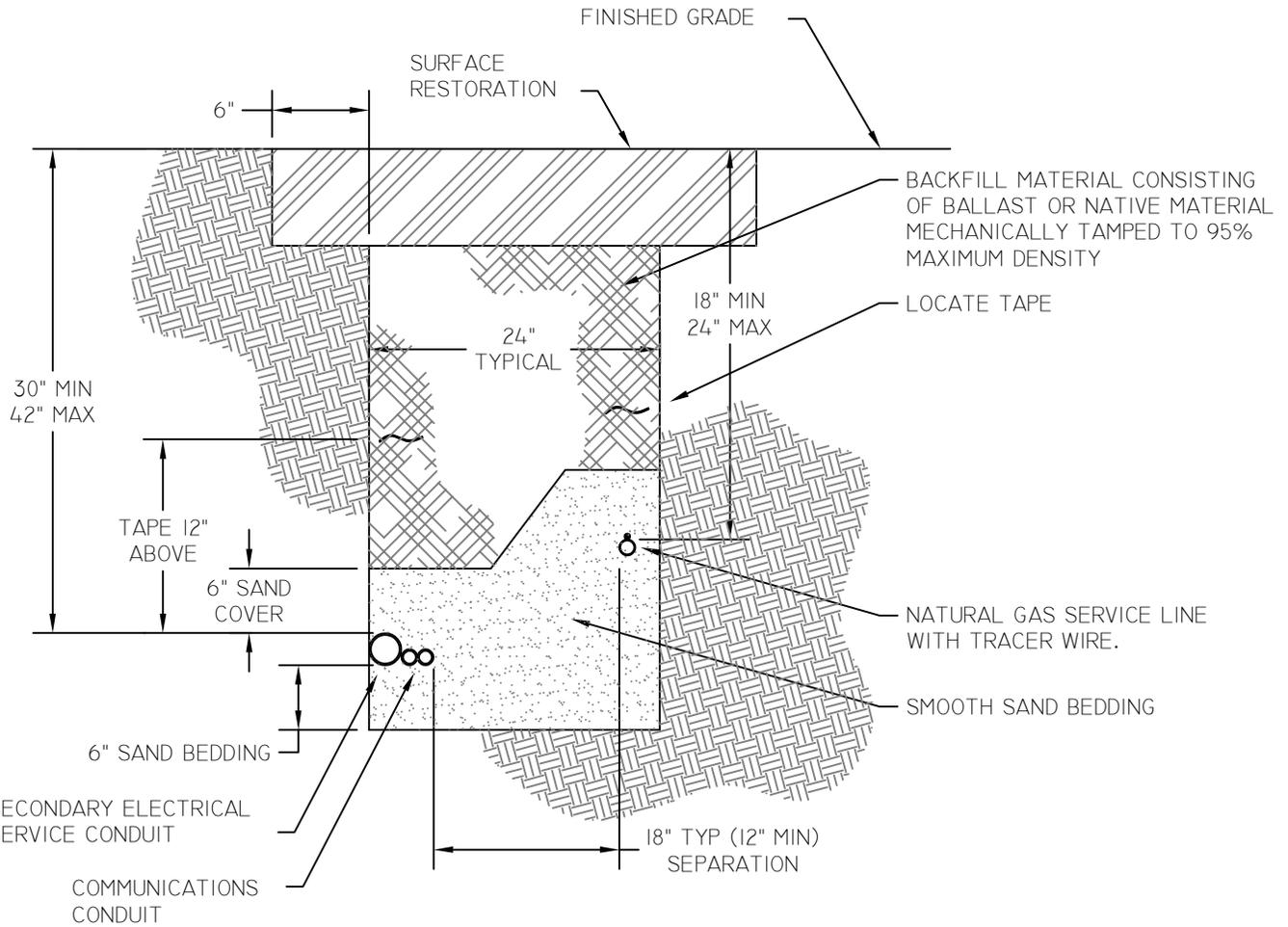
G-12

DRAWN BY: MIB

DATE: 07-19-01

UPDATED BY: JC

SCALE: NONE Index # 20



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

Index # 20

**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](mailto:Russell.Mau@doh.wa.gov)  
509-329-2116 | [www.doh.wa.gov](http://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](mailto: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](mailto:Russell.Mau@DOH.WA.GOV)>  
**Sent:** Tuesday, April 6, 2021 8:12 AM  
**To:** Rachael Stevie (CD) <[rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)>  
**Cc:** Holly Erdman <[Holly.erdman@co.kittitas.wa.us](mailto:Holly.erdman@co.kittitas.wa.us)>; Smits, Brenda M (DOH) <[brenda.smits@doh.wa.gov](mailto:brenda.smits@doh.wa.gov)>; Hayden, Kathryn E (DOH) <[kathryn.hayden@doh.wa.gov](mailto:kathryn.hayden@doh.wa.gov)>; DOH EPH DW ERO ADMIN <[EROADMIN@DOH.WA.GOV](mailto:EROADMIN@DOH.WA.GOV)>  
**Subject:** RE: LP-21-00001 Bull Ranch - Notice of Application

**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:

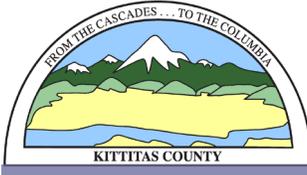
The Department of Health (DOH) Office of Drinking Water (ODW) has the following comment:

- 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](mailto:Russell.Mau@doh.wa.gov)  
509-329-2116 | [www.doh.wa.gov](http://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](http://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,



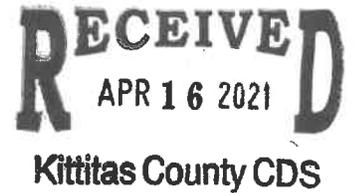
Robyn Hull Arango  
1004 S. Gregory Place Ellensburg WA 98926  
(509) 929-4647  
rabsgurl@gmail.com

**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

Index # 24



Index # 24

# 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

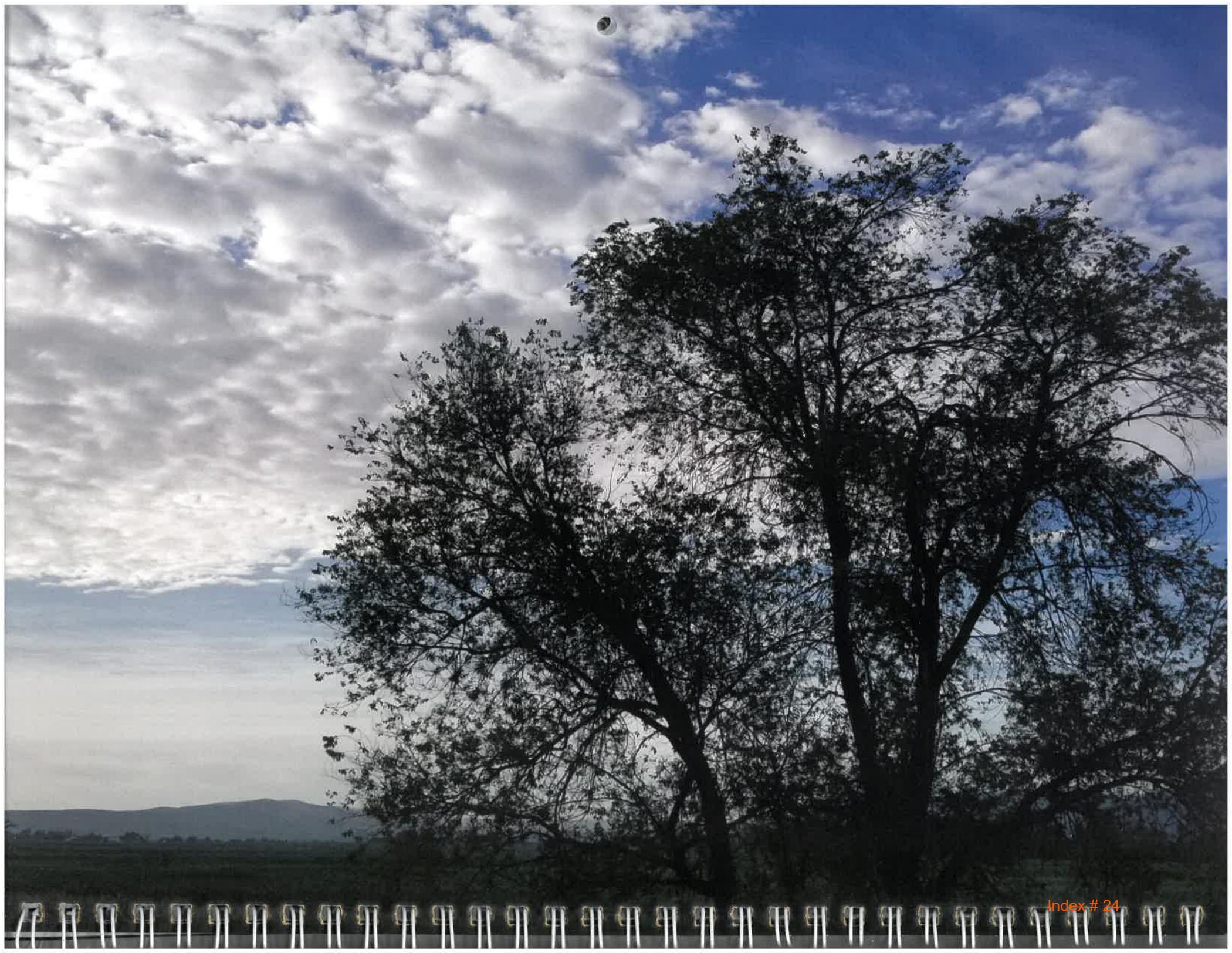
Sun	Mon	Tue	Wed	Thu	Fri	Sat
31	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
Valentine's Day	President's Day					
21	22	23	24	25	26	27
28	1	2	3	4	5	6



# 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

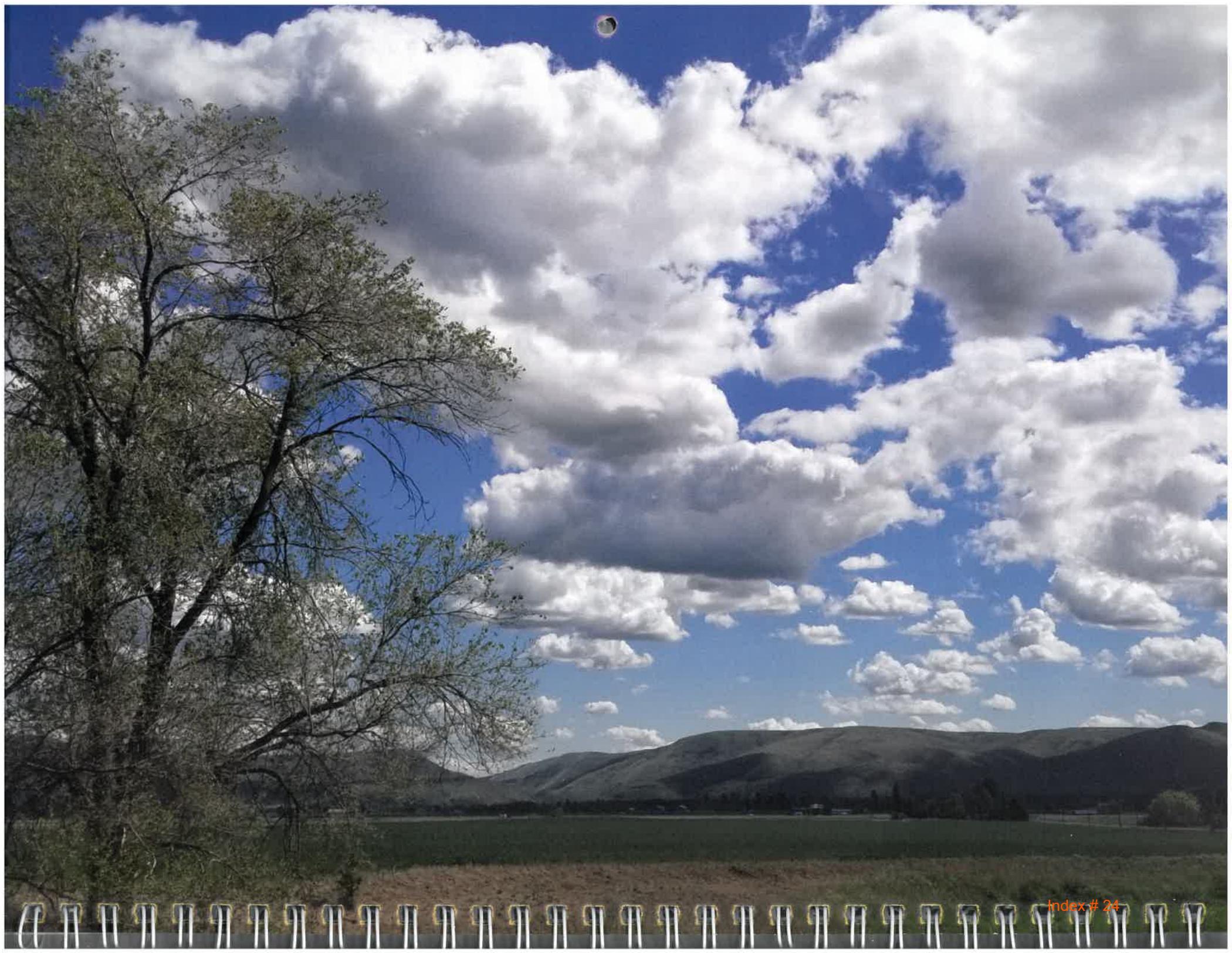
Sun	Mon	Tue	Wed	Thu	Fri	Sat
28	29	30	31	1	2	3
					Good Friday	
4	5	6	7	8	9	10
Easter						
11	12	13	14	15	16	17
		Ramadan begins				
18	19	20	21	22	23	24
25	26	27	28	29	30	1



# 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

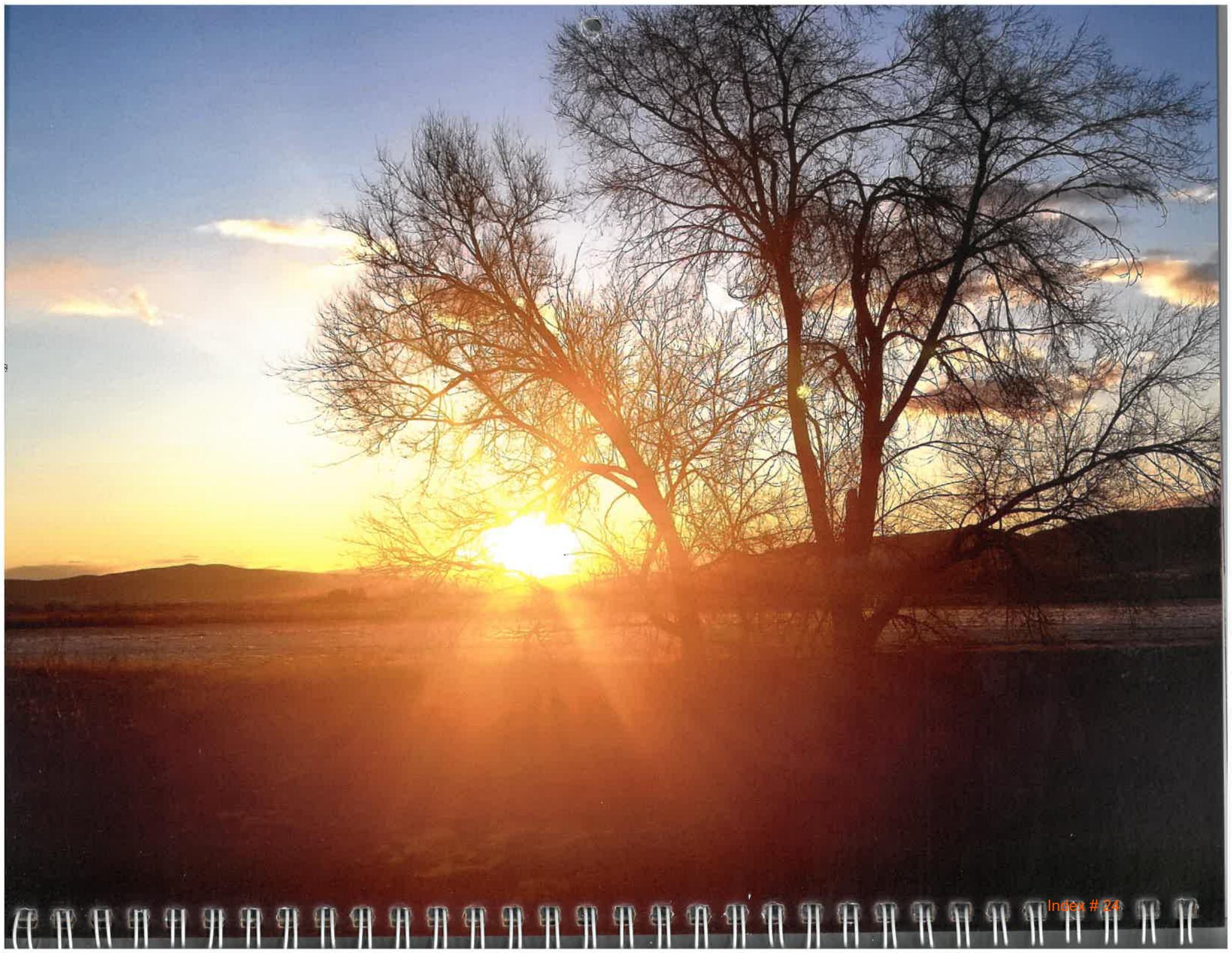
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	1	2	3	4



# 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					



Index # 24

# 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
						Christmas Day
26	27	28	29	30	31	1
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 15<sup>th</sup> through October 15<sup>th</sup>. 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.

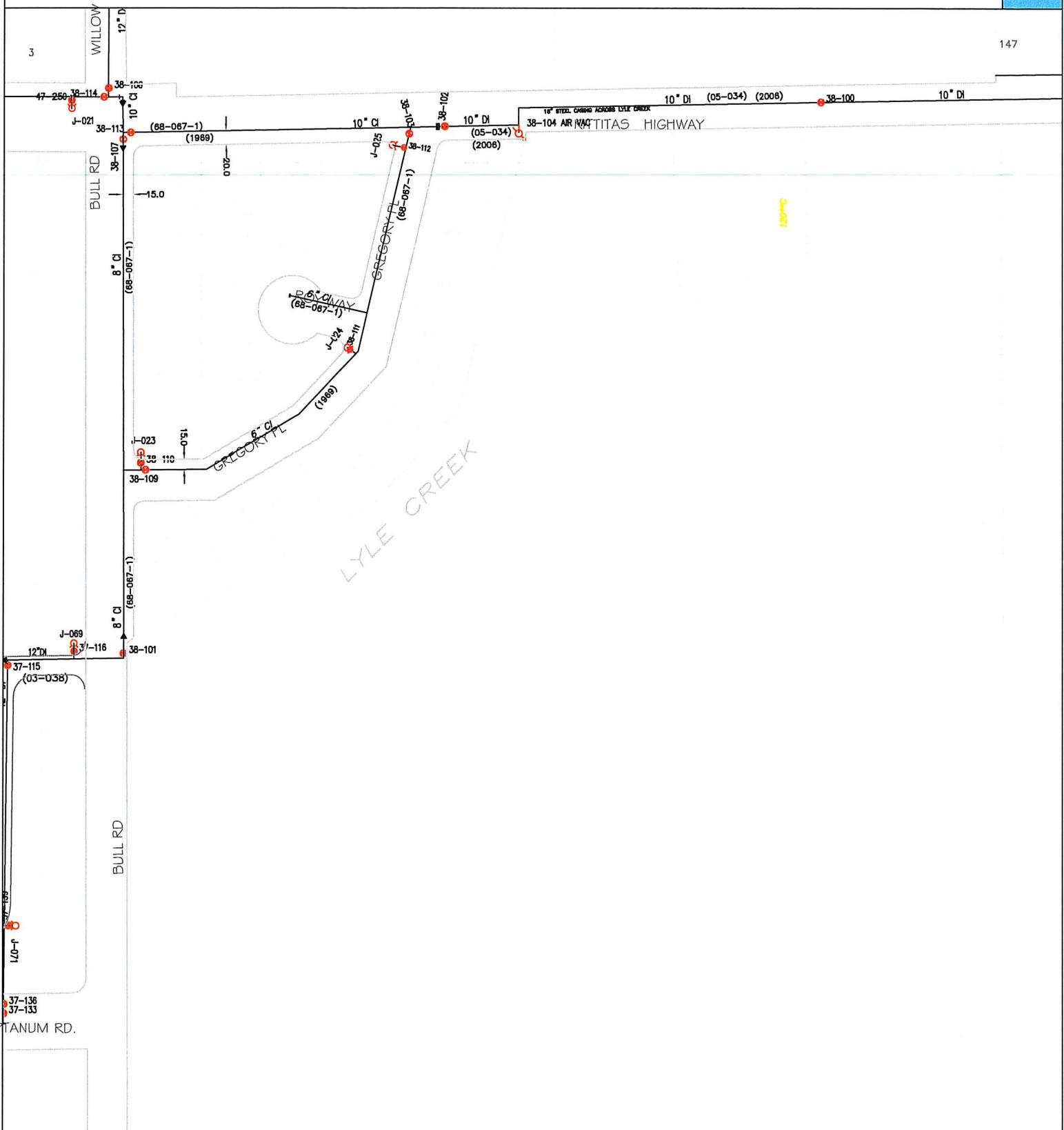
City and County will work together on the civil plan review for this development.

Cc File 21-084



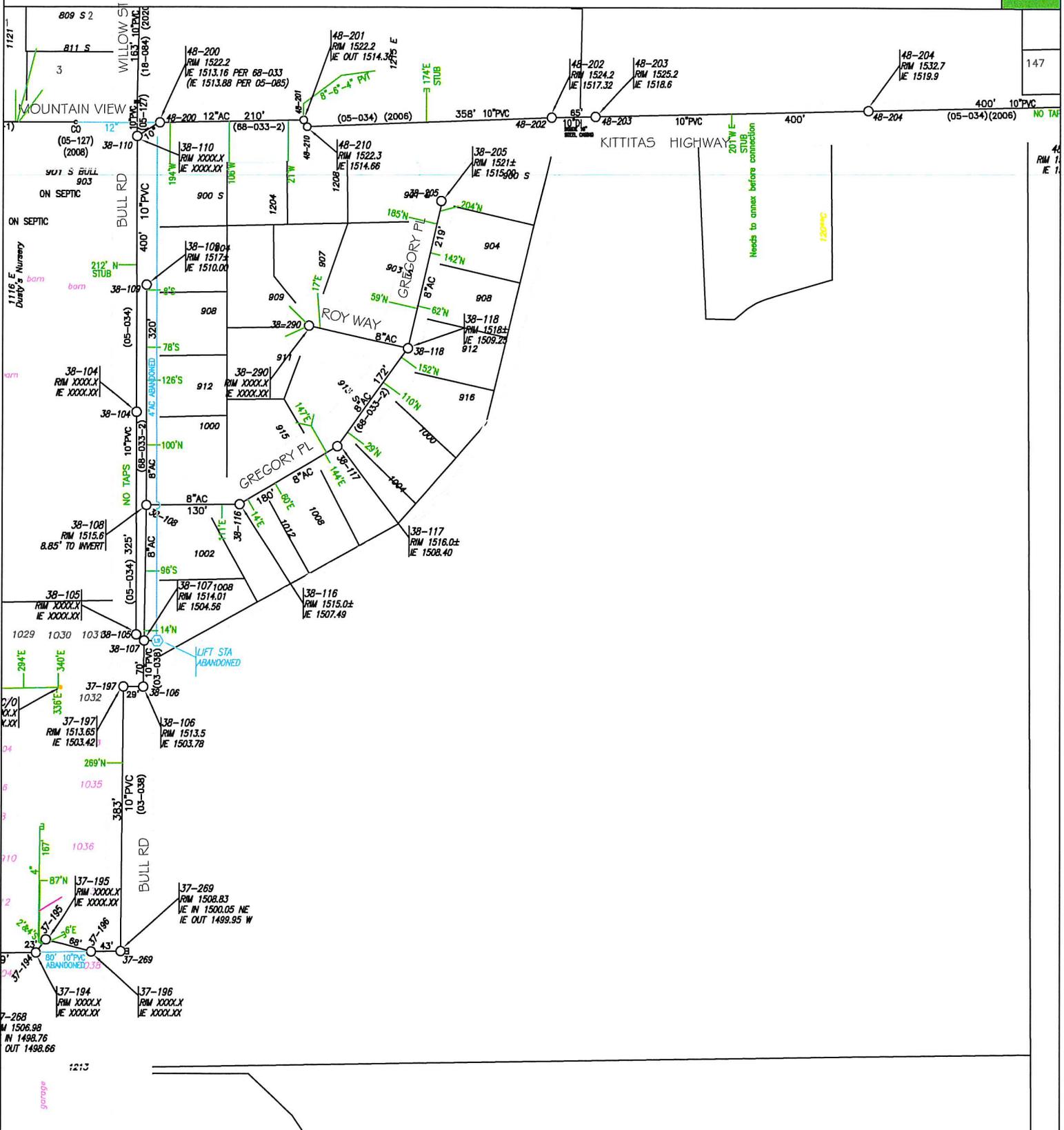
# CITY OF ELLENSBURG PUBLIC WORKS DEPARTMENT UTILITY MAP REQUEST INFORMATION

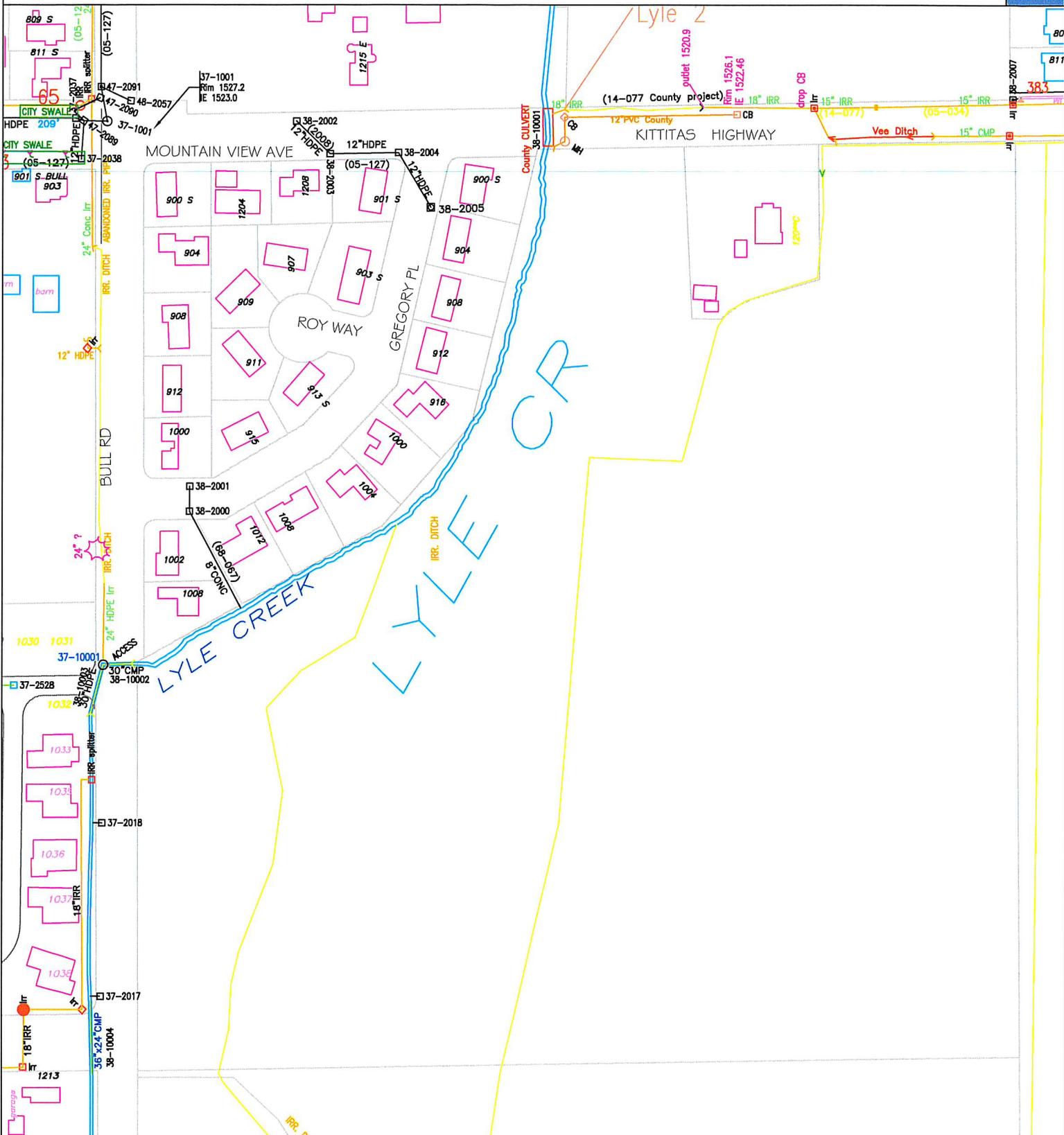
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**DISCLAIMER:**  
THE CITY OF ELLENSBURG PUBLIC WORKS DEPARTMENT CANNOT VERIFY THE ACCURACY OF THE UTILITIES REPRESENTED ON THIS PLAN. THEY ARE DISPLAYED FOR EASE OF PLANNING AND INSTALLATION AND ARE BASED UPON THE BEST INFORMATION AVAILABLE. CONTRACTORS AND DEVELOPERS SHOULD REFER TO CIVIL PLANS FOR MOST CURRENT DESIGN REVISION AND CALL 811 BEFORE YOU Dig. **Index # 23**

**811**  
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](mailto: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](mailto: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](mailto: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](mailto:crosepa@ecy.wa.gov)



# KITITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: Community Development Services

FROM: Public Works Planning Review Team

DATE: April 20, 2021

SUBJECT: Bull Ranch LP-21-00001

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#### 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

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**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

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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 24<sup>th</sup> 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](mailto:Jennifer.Nelson@dfw.wa.gov)  
(509) 961-6639

**From:** [Rachael Stevie \(CD\)](#)  
**To:** ["steve@lathropdev.com"](mailto:steve@lathropdev.com)  
**Cc:** ["steve@lwbsd.com"](mailto:steve@lwbsd.com); ["betsy@lathropdev.com"](mailto:betsy@lathropdev.com); ["david@lathropdev.com"](mailto:david@lathropdev.com); [Jeremy Johnston](#)  
**Subject:** LP-21-00001 Bull Ranch - Transmittal of Comments  
**Date:** Friday, April 23, 2021 7:26:00 AM  
**Attachments:** [image001.png](#)  
[LP-21-00001 Bull Ranch Transmittal of Comments.pdf](#)  
[LP-21-0001 Bull Ranch Combined Comments.pdf](#)

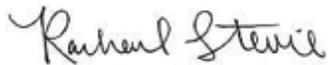
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Good morning,

Please see attached correspondence regarding your Long Plat application.

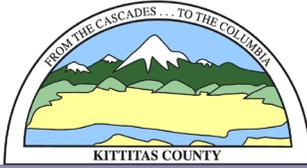
If you have any questions, please do not hesitate to contact me.

Thank you and have a wonderful Friday!



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](mailto: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.



# 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 23, 2021

Lathrop Development Co, Inc  
C/O Steven Lathrop  
1572 Robinson Canyon Rd  
Ellensburg, WA 98926

## **RE: Bull Ranch Long Plat (LP-21-00001) – Transmittal of Comments**

Parcel# 298633

Dear Mr. Lathrop,

The comment period for the Bull Ranch Preliminary Plat (LP-21-00001) ended on Wednesday, April 21, 2021 at 5:00pm. Community Development Services received the following comments:

March 30, 2021	City of Ellensburg – PW & Utilities – Darin Yusi (late pre-application comments; received before comment period)
April 6, 2021	Department of Health- Office of Drinking Water – Russell Mau
April 8, 2021	Kittitas County CDS Building – Mike Flory
April 9, 2021	Valerie Robinson
April 16, 2021	Robyn Arango
April 19, 2021	City of Ellensburg Public Works – Craig Jones & Derek Mayo
April 19, 2021	Department of Archaeology & Historic Preservation – Sydney Hanson
April 19, 2021	Department of Ecology – Gwen Clear
April 20, 2021	Kittitas County Public Works – Planning Review Team
April 21, 2021	Chad Bala
April 21, 2021	Liz Ritzenhaler
April 21, 2021	Washington Department of Fish & Wildlife – Jennifer Nelson

If you wish to provide any responses to any of the received comments, please do so by 5:00 pm on May 3, 2021 so that staff can incorporate any of your responses into the staff report for the public hearing.

If you have any questions regarding this matter, please contact me at (509) 962-7637.

Sincerely,

Rachael Stevie  
Planner I  
Kittitas County Community Development Services  
411 N Ruby St # 2, Ellensburg, WA 98926

*Enclosed: Combined comments via email*

cc: *Jeremy Johnston, Planning Official*

*via email*

# *Lathrop Development Co., Inc.*

1572 Robinson Canyon Road, Ellensburg, WA 98926

---

Telephone (509) 925-5622  
Fax (866) 213-1548  
e-mail: [steve@lwbsd.com](mailto:steve@lwbsd.com)

April 28, 2021

VIA EMAIL ONLY

Rachael Stevie, Planner 1  
Kittitas County Community Development Services  
411 North Ruby, Suite 2  
Ellensburg, WA 98926

Re: Bull Ranch Long Plat (LP-21-00001) – Response to Public Comments

Dear Ms. Stevie:

Please accept the following responses of the applicant to the public comments to be incorporated into your staff report of the above project:

Darin Yusi, Gas Engineer, City of Ellensburg: Concur with comments which will be addressed in construction drawings and final plat engineering.

Russel Mau, Engineer, Office of Drinking Water, WSDH: Subject property is within the City of Ellensburg urban growth area and adequate sewer and water capacity to serve project confirmed.

Mike Flory, Kittitas County Building Official: Concur with comments.

Valerie Robinson: Concur that notices of the public hearing should be provided as provided by law.

Robyn Hull Arango: The project will include a mixture of single and two-story homes as permitted by County code with buffer and unimproved areas remaining along the steeper slopes and Lyle Creek. There are no plans to remove the tree that she mentions, which is located within the Lyle Creek buffer.

Craig Jones, Development Coordinator, City of Ellensburg:

Water: Concur with comments which will be addressed in construction drawings and final plat engineering.

Sewer: Concur with comments which will be addressed in construction drawings and final plat engineering.

Roadway and access: Concur with comments which will be addressed in construction drawings and final plat engineering.

Storm water: Concur with comments regarding conveyance for existing road side ditches, separation from groundwater, and stormwater modeling requirements. The SWPPP, TESC, and O&M documents will be provided as requested and an NPDES permit will be obtained from DOE.

Sydney Hanson, Transportation Archaeologist, DAHP: The subject property was a farmstead and has been intensively farmed and irrigated for over 130 years with various and numerous ground disturbing activities taking place from time to time all across its scope. The required buffer adjacent to Lyle Creek will be maintained. A cultural resource survey will be contracted. The contract will include services for consultation with the Yakama Nation, the Confederated Tribes of the Colville Reservation, and the Snoqualmie Tribe. Results will be registered within the DAHP project tracking system. Following the results of the contracted background research and surface survey we will seek guidance on plans for shovel probing, and/or archaeological monitoring of roadways and utility trenches. An inadvertent discoveries agreement will be developed following DAHP guidelines and a paper copy will be carried onsite during construction activities.

Gwen Clear, Environmental Review Coordinator, DOE:

Water quality: No storm water is proposed to be discharged off-site either during construction of development or thereafter. However, an NPDES construction permit will be applied for.

Water resources: The subject property has surface water irrigation rights which will be utilized initially for dust control. Municipal water will be available shortly after development activities commence. No other uses of surface or ground water is anticipated.

Dam Safety: No water, including storm water retention, will require the impoundment of water sufficient to require a dam safety construction permit. The proposed development will have small infiltration ponds (less than 0.5 acre-feet each) for overflow conditions from the roadside swales. The small infiltration ponds will be significantly smaller than the thresholds that trigger dam safety which are 10 acre-feet of volume and over 6 feet berm.

Kittitas County Department of Public Works: The proposed roadways will be public and no private

roads are proposed.

Chad Bala, Schuler Deneen Family Ranch LLC:

Access: Concur and are currently working directly with them to discuss options

Irrigation: The irrigation structure on the subject property which diverts water from Lyle Creek and serves this adjacent property will not be changed or affected. The open ditch running from this structure will also remain in its present location for about the upper two thirds of its length and then will be put into an underground pipe to the adjacent property. The location of the pipe will be somewhat different from the location of the ditch but its discharge point onto the adjacent land will be substantially the same. The adjacent landowner will be provided plans to review and approve.

Stormwater: The two proposed stormwater ponds are proposed for infiltration, in an overflow condition for the roadside swales. While the roadside swales have been designed to infiltrate based on the geotechnical information developed for the project, it was considered a safety best management practice to have additional infiltration storage in the two ponds. The infiltration ponds have been placed at natural low areas of the site, where infiltration is feasible, as recommended by the geotechnical engineer. The locations and elevations for the ponds allow for at least 3 feet separation to existing seasonal high groundwater. The infiltration ponds will be further detailed on the construction plans and designed to ensure that there are no impacts to downstream properties.

Elizabeth Ritzenthaler: The half street improvement on the east side of Bull Road will be done to city standards with respect to sidewalks. A traffic study will be provided. The project will not affect Lyle Creek. The balance of the comments are addressed elsewhere in this response.

Jennifer Nelson, Fish and Wildlife Biologist, WDFW:

Critical areas will be protected and maintained as required under KCC 17A.03 and other applicable laws and regulations. Open space areas will be converted from historical agricultural and overgrown vegetation to a more natural and low maintenance landscape. The assistance of WDFW is welcomed in this regard.

The subject property has no rights to divert or use water from Lyle Creek and no interest or rights in or over the present diversion structure or the Lyle Creek water course. The comments submitted should be directed to the appropriate rights holders.

Historic and current uses of the subject property are exempt activities under the county

Kittitas County Community Development Services  
April 28, 2021  
Page 4 of 4

critical areas ordinance. The applicant will comply with KCC 17A.03 as it may apply to the project.

Thank you for the opportunity to respond to the above reference comments.

Very truly yours,

A handwritten signature in black ink, appearing to read 'F. Steven Lathrop', written over the printed name.

F. Steven Lathrop  
President

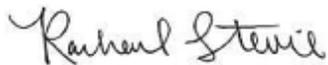
**From:** [Rachael Stevie \(CD\)](#)  
**To:** ["legals@kvnews.com"](mailto:legals@kvnews.com); ["Megan Woodruff"](#)  
**Subject:** LP-21-00001 Bull Ranch- (Publishing) Notice of SEPA Action & Public Hearing  
**Date:** Tuesday, May 18, 2021 8:11:00 AM  
**Attachments:** [LP-21-00001 Bull Ranch Notice of SEPA Action & Public Hearing Legal.pdf](#)  
[image001.png](#)

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Good morning! (again)

Please see attached notice and publish as requested.

Thank you!



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](mailto: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.

## Notice of SEPA Action and Public Hearing Bull Ranch Long Plat LP-21-00001

NOTICE IS HEREBY given that Kittitas County CDS and the Kittitas County Hearings Examiner will meet at 6:00 p.m. on June 10, 2021 to conduct a virtual public hearing to consider the Bull Ranch Long Plat (LP-21-00001). The proposal is 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).

All interested parties are encouraged to attend the hearing by using one of the methods listed below:

1. By online Webex video conferencing: Meeting Link:  
<https://kittitascounty.webex.com/kittitascounty/j.php?MTID=efe7dd60b52363038cf18c95a59ba68cd>
2. By <https://kittitascounty.webex.com> or the Cisco Webex App on your phone or electronic device:  
Meeting Number: 187 086 5322      Meeting Password: Hearing  
By telephone: 1-408-418-9388      Meeting Number: 187 086 5322

Instructions for how to participate in virtual public hearings may be found at:

<https://www.co.kittitas.wa.us/uploads/documents/cds/Virtual%20Public%20Hearing%20Instructions.pdf>.

If you do not have access to an internet connection, you may join a virtual public meeting by using a community Wi-Fi service. There are several provided throughout the county. Here is a map of free community Wi-Fi locations:

<https://eburg.maps.arcgis.com/apps/Directions/index.html?appid=537575cc1cd6423a959551df3f56bcfb>.

For public meetings concerning the Easton area, a free Wi-Fi access point will be available at the Easton Fire Department KCFD #3 during the meeting. If you use this service, please do not park in an area that will affect station operations.

NOTICE IS HEREBY given that pursuant to WAC 197-11-355, Kittitas County Community Development Services did, on May 20, 2021, issue a Mitigated Determination of Non-Significance (MDNS) for the Bull Ranch Long Plat (LP-21-0001).

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This MDNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the MDNS. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before June 4, 2021 by 5:00 PM.

Anyone with an interest in this matter is urged to attend this noticed hearing where testimony will be taken. Written comments will also be received. Documents may be viewed at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx>, under “Long Plats” file number “LP-21-00001 Bull Ranch,” or at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2,

Ellensburg, WA 98926 prior to the hearing. Interested persons are encouraged to verify date and time prior to attending.

Staff Planner: Rachael Stevie

Dated: May 20, 2021

Publish in: Daily Record- May 20, 2021 & May 27, 2021

**From:** Rachael Stevie (CD)  
**To:** "Steve Lathrop"; [steve@lwbsd.com](mailto:steve@lwbsd.com); Betsy Lewis; David Lathrop; "john.everett@esmccivil.com"; "SEPA Register"; "yusid@ci.ellensburg.wa.us"; "Mau, Russell E (DOH)"; Mike Flory; "Valerie Robinson"; "rabsqurl@gmail.com"; "Craig Jones"; "mayod@ci.ellensburg.wa.us"; "Hanson, Sydney (DAHP)"; "ECY RE CRO SEPA Coordinator"; Candie Leader; "Chad Bala"; "lizritz2000@hotmail.com"; "WDFW - Jennifer Nelson"; "aylingj@ci.ellensburg.wa.us"  
**Cc:** Jeremy Johnston; Kelly Bacon (CD); Jeremiah Cromie  
**Subject:** LP-21-00001 Bull Ranch- Notice of SEPA Action & Public Hearing  
**Date:** Thursday, May 20, 2021 8:51:00 AM  
**Attachments:** [image001.png](#)  
[LP-21-00001 Bull Ranch MDNS Signed.pdf](#)  
[LP-21-00001 Bull Ranch Notice of SEPA Action & Public Hearing.pdf](#)  
[LP-21-00001 Bull Ranch SEPA Checklist.pdf](#)  
[Virtual Public Hearing Instructions.pdf](#)  
[Community Wifi Locations.pdf](#)

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Good morning,

Attached to this email you will find:

- Notice of SEPA Action and Public Hearing,
- SEPA Mitigated Determination of Nonsignificance (MDNS),
- SEPA Checklist, and
- Instructional Materials for Public Hearing

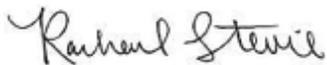
Below are the links to all documents associated with the Bull Ranch Long Plat application:

[LP-21-00001 Bull Ranch - External Access](#)

[LP-21-00001 Bull Ranch - Internal Access](#)

Please contact me if you have any questions.

Thank you,



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](mailto:rachael.stevie.cd@co.kittitas.wa.us)

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## Notice of SEPA Action and Public Hearing Bull Ranch Long Plat LP-21-00001

**To:** Interested Parties,  
Applicant

**From:** Rachael Stevie, Planner

**Date:** May 20, 2021

**Subject:** Bull Ranch Long Plat (LP-21-00001)

NOTICE IS HEREBY given that Kittitas County CDS and the Kittitas County Hearings Examiner will meet at 6:00 p.m. on June 10, 2021 to conduct a virtual public hearing to consider the Bull Ranch Long Plat (LP-21-00001). The proposal is 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).

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Meeting Number: 187 086 5322 Meeting Password: Hearing  
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NOTICE IS HEREBY given that pursuant to WAC 197-11-355, Kittitas County Community Development Services did, on May 20, 2021, issue a Mitigated Determination of Non-Significance (MDNS) for the Bull Ranch Long Plat (LP-21-0001).

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This

decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This MDNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the MDNS. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before June 4, 2021 by 5:00 PM.

Anyone with an interest in this matter is urged to attend this noticed hearing where testimony will be taken. Written comments will also be received. Documents may be viewed at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx>, under “Long Plats” file number “LP-21-00001 Bull Ranch,” or at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926 prior to the hearing. Interested persons are encouraged to verify date and time prior to attending.

Staff Planner: Rachael Stevie

Dated: May 20, 2021  
Publish in: Daily Record- May 20, 2021 & May 27, 2021



## MITIGATED DETERMINATION OF NONSIGNIFICANCE

**File:** SEPA Checklist (LP-21-00001)  
Bull Ranch Long Plat

**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). Certain City of Ellensburg standards will apply to projects located within the UGA.

**Proponent:** Lathrop Development Co, Inc.  
C/O Steven Lathrop  
1572 Robinson Canyon Rd  
Ellensburg, WA 98926

**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.

**Lead Agency:** Kittitas County Community Development Services

The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request, or can be viewed at the Kittitas County Community Development Services website at: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "Long Plats" using the file number "LP-21-00001."

The lead agency has determined that certain mitigation measures are necessary in order to issue a Mitigated Determination of Non-Significance (MDNS) for this proposal. Failure to comply with mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. The mitigation measures include the following:

### Critical Areas

- 1) All final surveys shall include denotation of Lyle Creek and it's 50' buffer.
- 2) The applicant will work with WDFW to protect fish habitat and migration along Lyle Creek. This may include but is not limited to installation of fish screening and/or replacement of the Bull Road Culvert with a new water crossing structure. Compliance with any associated HPA conditions shall be required. Any encroachment into riparian buffer areas shall be mitigated consistent with WDFW recommendations and consistent with Kittitas County Code 17A.

Cultural Resources

- 3) Should ground disturbing or other activities related to the proposed subdivision result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP). Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.

This MDNS is issued under WAC 197-11-355; the lead agency will not act on this proposal for 15 days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21 RCW, shall be commenced on or before **June 4, 2021 at 5 p.m.** to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg WA 98926.

Questions or Comments regarding this determination can be directed to Jeremy Johnston, (509) 962-7065, [jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us).

**Responsible  
Official:**



Jeremy Johnston

**Title:** Kittitas County CDS Planning Official

**Address:** Kittitas County Community Development Services  
411 North Ruby St., Suite 2  
Ellensburg, WA 98926  
(509) 962-7506

**Date:** May 20, 2021

**Pursuant to Chapter 15A.07.010 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$1550.00 to the Kittitas County Community Development Services, 411 N Ruby St. Suite 2, Ellensburg WA 98926. Timely appeals must be received no later than 5:00pm, June 4, 2021. Aggrieved parties are encouraged to contact Community Development Services at (509) 962-7506 for more information on appeal process.**



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

## Affidavit of Mailing & Publication

PROPOSAL NAME: Bull Ranch Long Plat (LP-21-00001)

NOTIFICATION OF: Notice of Hearing and SEPA Action

NOTIFICATION MAIL DATE: May 20, 2021

I certify that the following documentation:

- Notice of Hearing and SEPA Action: Bull Ranch Long Plat

has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

  
\_\_\_\_\_  
Signature

Rachael Stevie  
Planner I  
County of Kittitas  
State of Washington

Subscribed and sworn to before me this 20<sup>th</sup> day of May 2021



  
\_\_\_\_\_

Kathy Boots  
Notary Public for the State of Washington residing  
in Ellensburg.

My appointment expires: 10-13-2024



# ADVERTISING PROOF

401 N Main St,  
 Ellensburg, WA 98926  
 Ph. (509) 204-8250 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
05/18/21	50096

JEREMY JOHNSTON  
 KC COMMUNITY DEVELOPMENT SERVICES  
 411 N. RUBY ST, SUITE 2  
 ELLENSBURG, WA 98926

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
101977	Notice of SEPA Actio	05/20/21	05/27/21	4	\$439.89

### Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount: **\$0.00**  
 Surcharge: **\$0.00**  
 Credits: **\$0.00**

Gross: **\$439.89**  
 Paid Amount: **\$0.00**

**Amount Due: \$439.89**

*We Appreciate Your Business!*

**Notice of SEPA Action and Public Hearing  
Bull Ranch Long Plat  
LP-21-00001**

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Meeting Number: 187 086 5322  
Meeting Password: Hearing  
By telephone: 1-408-418-9388  
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Staff Planner: Rachael Stevie  
Dated: May 20, 2021  
Publish in: Daily Record- May 20, 2021 & May 27, 2021

PUBLISH: Daily Record: May 20 & 27, 2021 / LEGAL  
#: 101977

## Rachael Stevie (CD)

---

**From:** Rachael Stevie (CD)  
**Sent:** Thursday, May 20, 2021 8:51 AM  
**To:** 'Steve Lathrop'; steve@lwhsd.com; Betsy Lewis; David Lathrop; 'john.everett@esmcivil.com'; 'SEPA Register'; 'yusid@ci.ellensburg.wa.us'; 'Mau, Russell E (DOH)'; Mike Flory; 'Valerie Robinson'; 'rabs GURL@gmail.com'; 'Craig Jones'; 'mayod@ci.ellensburg.wa.us'; 'Hanson, Sydney (DAHP)'; 'ECY RE CRO SEPA Coordinator'; Candie Leader; 'Chad Bala'; 'lizritz2000@hotmail.com'; 'WDFW - Jennifer Nelson'; 'aylingj@ci.ellensburg.wa.us'  
**Cc:** Jeremy Johnston; Kelly Bacon (CD); Jeremiah Cromie  
**Subject:** LP-21-00001 Bull Ranch- Notice of SEPA Action & Public Hearing  
**Attachments:** LP-21-00001 Bull Ranch MDNS Signed.pdf; LP-21-00001 Bull Ranch Notice of SEPA Action & Public Hearing.pdf; LP-21-00001 Bull Ranch SEPA Checklist.pdf; Virtual Public Hearing Instructions.pdf; Community Wifi Locations.pdf

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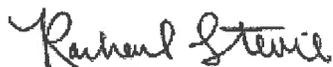
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[LP-21-00001 Bull Ranch - Internal Access](#)

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Kittitas County  
Community Development Services  
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Ellensburg, WA 98926  
509-962-7637  
[rachael.stevie.cd@co.kittitas.wa.us](mailto: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:** [Jeremy Johnston](#)  
**To:** [Hanson, Sydney \(DAHP\)](#); ["SEPA \(DAHP\)"](#)  
**Cc:** ["Guy Moura \(HSY\)"](#); ["Aren Orsen \(HSY\)"](#); ["steve@snoqualmietribe.us"](#); ["Casey Barney"](#); ["Corrine Camuso"](#); ["Gregg Kiona"](#); ["Jessica Lally"](#); ["Kate Valdez"](#); ["Noah Oliver"](#); [Rachael Stevie \(CD\)](#); [Dan Carlson](#)  
**Subject:** RE: LP-21-00001 Bull Ranch- Notice of SEPA Action & Public Hearing  
**Date:** Thursday, May 27, 2021 2:40:53 PM  
**Attachments:** [image001.png](#)

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Good Afternoon Sydney,

Rachael sent your question to me regarding the reasoning behind our SEPA decision to not require an Archeological Survey for the Bull Ranch Plat project on parcel 298633.

The County utilizes the thresholds established in KCC 17B.05.010 Cultural, archaeological and historical resources, in determining when to require a survey. Initially there was some question as to whether the project met one of the exceptions established in KCC 17B.05.010(B)(1)(a)(iii)-

“The project’s entire three-dimensional area of proposed ground-disturbance is located within previous fill or previously disturbed earth.”

The site has been historically utilized for a variety of significant ground disturbing activities associated with agricultural uses. Although we thought there was some justification for this exception, we had some concerns that this may not meet the letter of this exemption. We continued on to section 17B.05.010(B)(1)(c), which outlines the specific thresholds for requiring a survey. It is ultimately this section in which our determination to not require a survey was made. These thresholds are noted below along with our analysis in red:

- i. “The project area is located within one quarter (1/4) mile from either a protected Native American pre-contact site recorded with DAHP, or a protected historic site that is listed or eligible, or potentially eligible and unevaluated, in the DAHP inventory.”

**We received no indication from DAHP or an affected Tribe that the project site met this criteria. The comment letter from DAHP did not mention that the site was within ¼ mile of a pre-contact site recorded with DAHP or a protected historic site.**

- ii. “DAHP or an affected Native American tribe timely comments through the above cultural resources review process (or concurrent permitting or environmental review process, if applicable), and requests an archaeological survey be completed due to the presence of one or more of the following risk-factors:

- Documented historic feature(s) on the property or located within one quarter (1/4) mile from the project area;
- Previous positive archaeological survey results from a survey on the property or within one quarter (1/4) mile from the project area; or
- A tribally-recorded site located within one quarter (1/4) mile of the project area.”

**The comment letter provided by DAHP did note any documented historic features, positive archeological survey results, or tribally recorded sites located on the site or within ¼ mile of the site.**

- iii. DAHP and an affected Native American tribe timely comment through the above cultural

resources review process (or concurrent permitting or environmental review process, if applicable), and both DAHP and the affected Native American tribe request that an archaeological survey be completed due to a professional archaeologist's determination that the project area is in an area that is at high-risk for the presence of archaeological resources (e.g. in an area with high-risk soil deposit types such as historic high-energy soil deposits, or soils with multiple depositional contexts).

CDS did not receive a comment from an affected Tribe requesting a survey of the site during the comment period. This criteria requires concurrence from DAHP and an affected Tribe to require a survey. It also notes a determination of "high-risk" for the presence of archeological resources. The comment letter provided by DAHP noted a moderate probability.

iv. The County determines that an archaeological survey is otherwise warranted.

Due to the expressed "moderate" probability for the presence of archeological resources, combined with none of the other criteria being met, and a previously heavily ground disturbed site, CDS did not find grounds to require a survey.

I hope this provides some insight into how we evaluate project applications in reference to this code section. Let me know if I can clarify further.

Have a great Memorial Day Weekend.

### **Jeremy Johnston**

*Kittitas County CDS, Planning Official*

(509) 962-7065

[jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)



**"Building Partnerships-Building Communities"**

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**From:** SEPA (DAHP) <[sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)>

**Sent:** Thursday, May 27, 2021 1:39 PM

**To:** Rachael Stevie (CD) <[rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)>

**Cc:** Guy Moura (HSY) <[Guy.Moura@colvilletribes.com](mailto:Guy.Moura@colvilletribes.com)>; 'Aren Orsen (HSY)'

<[Aren.Orsen.HSY@colvilletribes.com](mailto:Aren.Orsen.HSY@colvilletribes.com)>; 'steve@snoqualmietribe.us' <[steve@snoqualmietribe.us](mailto:steve@snoqualmietribe.us)>;

Casey Barney <[Casey\\_Barney@Yakama.com](mailto:Casey_Barney@Yakama.com)>; Corrine Camuso <[Corrine\\_Camuso@yakama.com](mailto:Corrine_Camuso@yakama.com)>; Gregg Kiona <[Gregg\\_Kiona@Yakama.com](mailto:Gregg_Kiona@Yakama.com)>; Jessica Lally <[jessica\\_lally@yakama.com](mailto:jessica_lally@yakama.com)>; Kate Valdez <[kate@yakama.com](mailto:kate@yakama.com)>; Noah Oliver <[Noah\\_Oliver@yakama.com](mailto:Noah_Oliver@yakama.com)>

**Subject:** RE: LP-21-00001 Bull Ranch- Notice of SEPA Action & Public Hearing

**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.

Hi Rachael,

We had requested a survey for this project on 4/19 (see attached). Can you clarify why the County is only requiring an inadvertent discovery plan?

Thanks!

All the best,

**Sydney Hanson, MA | Transportation Archaeologist**

*(pronouns: she / her)*

360.280.7563 (cell) | [sydney.hanson@dahp.wa.gov](mailto:sydney.hanson@dahp.wa.gov)

Department of Archaeology & Historic Preservation | [www.dahp.wa.gov](http://www.dahp.wa.gov)

1110 Capitol Way S, Suite 30 | Olympia WA 98501

PO Box 48343 | Olympia WA 98504-8343

*\*All DAHP employees are currently working remotely as a precaution against COVID-19. Thank you for your patience and understanding.*

Please consider the environment before printing this email

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**From:** Rachael Stevie (CD) <[rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)>

**Sent:** Thursday, May 20, 2021 8:51 AM

**To:** Steve Lathrop <[Steve@lathropdev.com](mailto:Steve@lathropdev.com)>; [steve@lwhsd.com](mailto:steve@lwhsd.com); Betsy Lewis <[betsy@lathropdev.com](mailto:betsy@lathropdev.com)>; David Lathrop <[David@lathropdev.com](mailto:David@lathropdev.com)>; [john.everett@esmcivil.com](mailto:john.everett@esmcivil.com); ECY RE SEPA REGISTER <[separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov)>; [yusid@ci.ellensburg.wa.us](mailto:yusid@ci.ellensburg.wa.us); Mau, Russell E (DOH) <[Russell.Mau@DOH.WA.GOV](mailto:Russell.Mau@DOH.WA.GOV)>; Mike Flory <[mike.flory@co.kittitas.wa.us](mailto:mike.flory@co.kittitas.wa.us)>; Valerie Robinson <[robinsonr1val@yahoo.com](mailto:robinsonr1val@yahoo.com)>; [rabs GURL@gmail.com](mailto:rabs GURL@gmail.com); Craig Jones <[jonesc@ci.ellensburg.wa.us](mailto:jonesc@ci.ellensburg.wa.us)>; [mayod@ci.ellensburg.wa.us](mailto:mayod@ci.ellensburg.wa.us); Hanson, Sydney (DAHP) <[sydney.hanson@dahp.wa.gov](mailto:sydney.hanson@dahp.wa.gov)>; ECY RE CRO SEPA Coordinator <[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; Chad Bala <[bala.ce@gmail.com](mailto:bala.ce@gmail.com)>; [lizritz2000@hotmail.com](mailto:lizritz2000@hotmail.com); Nelson, Jennifer L (DFW)



## **BULL RANCH LONG PLAT (LP-21-00001) FINDINGS OF FACT, DECISION, AND CONDITIONS OF APPROVAL**

### **I. GENERAL INFORMATION**

Requested Action: 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).

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.

### **II. SITE INFORMATION**

Total Project Size:	45.02 acres
Number of Lots:	138, minimum lot size 7200 square feet
Domestic Water:	City of Ellensburg
Sewage Disposal:	City of Ellensburg
Fire Protection:	Kittitas Valley Fire & Rescue (Fire District 2)
Irrigation District:	Ellensburg Water Company

Site Characteristics:

North: Primarily residential  
South: Primarily undeveloped farmland  
East: Primarily undeveloped farmland  
West: Primarily residential

Access: Primary access to the site will be via South Bull Road on the west and Kittitas Highway on the north.

Zoning and Development Standards: The subject property is located in Residential zoning within an Urban Growth Area. The purpose and intent of the Residential zone is to provide for and protect areas for homesite development designed to meet contemporary building and living standards where public water and sewer systems are provided. The purpose and intent of the Urban Growth areas is to provide for areas that are suitable and desirable for urban densities as determined by the sponsoring city's ability to provide urban services, and to allow for alternative methods of development that allows for infill and development at urban levels.

Preliminary Plats: The plat drawing submitted with the current application was reviewed under the current version of KCC 16.12 Preliminary Plats.

### **III. ADMINISTRATIVE REVIEW**

Deemed Complete: A Long Plat Application and SEPA Checklist were submitted to Kittitas County Community Development Services on March 23, 2021. The application was deemed complete on March 30, 2021.

Notice of Application: The site was posted pursuant to KCC 15A.03.110 on March 31, 2021. Two posting sites were established near two primary access routes. A Notice of Application was mailed to all state and local agencies/departments with potential interest in the project as required by KCC 15A.03.060, as well as to adjacent landowners located within five hundred (500) feet of any portion of the boundary of the proposal's contiguous tax parcels on April 6, 2021 and noticed in the local county paper of record on April 6, 2021 and April 13, 2021. The comment period for this notice ended on April 21, 2021.

#### **IV. COMPREHENSIVE PLAN**

The Kittitas County Comprehensive Plan designates the proposal site as an “Urban Growth Area”. Kittitas County has established the following goals and policies to guide activities that are designated in these lands. These goals and policies were developed in response to identified needs within the county, and support the County Wide Planning Policies:

LU-G2: Promote the development of large-scale, high-intensity urban land uses within the UGA where there is supporting infrastructure.

Staff Consistency Statement:

*The project proposal will establish 138 residential lots, where there is currently only one lot. Existing city services are sufficient to support this growth.*

LU-G4: Maintain a flexible balance of land uses which will protect, preserve, and enhance the rural character, historical forest lands, agricultural industries, mineral lands, and high-quality environment.

Staff Consistency Statement:

*The proposed project is establishing open space areas that will protect Lyle Creek and its associated buffer.*

LU-P7: Promote infill development of vacant or under-utilized properties.

Staff Consistency Statement:

*The proposed project will replace long un-used farmland with 138 residential lots, which will help to expand housing availability in Kittitas County.*

LU-P47: Encourage and accommodate future expansion of utilities and roadways in a logical manner for new development in urban growth areas. Expansion of utilities and roadways shall not be made exclusively to accommodate new development outside of urban growth areas.

Staff Consistency Statement:

*The proposed project will utilize utilities and roadways already established by the City of Ellensburg. The proposed project will also add seven (7) new access tracts to support the newly established residences and their occupants.*

**CDS staff reviewed the project for consistency with the Kittitas County Comprehensive Plan as described above. CDS finds the proposed development consistent with the Goals and Policies of the Kittitas County Comprehensive Plan.**

#### **V. ENVIRONMENTAL REVIEW**

A critical areas review of the parcel was conducted by CDS staff. There is a Type 9 Stream that has been identified as Lyle Creek in the northwestern portion of the site. The stream has a 50’ buffer that no development is proposed within.

Kittitas County CDS issued an MDNS for this project on May 20, 2021 (See Index #38) after utilizing the optional DNS process. The SEPA MDNS includes 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 includes 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.

## VI. AGENCY AND PUBLIC COMMENTS

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal and have been notified of the Public Hearing. Public comments were received and are included in the record (Index #s 23, 24, 29, 30). The City of Ellensburg Public Works & Utilities, Department of Health – Office of Drinking Water, Kittitas County Community Development Services – Building, City of Ellensburg Public Works, Department of Archaeology & Historic Preservation, Department of Ecology, Kittitas County Public Works, and the Washington Department of Fish & Wildlife all submitted timely comments (Index #s 20-22, 25-28, 31).

In addition to these agency comments the following individuals submitted comment during the comment period: Valerie Robinson, Robyn Arango, Chad Bala, and Liz Ritzenhaler.

Below are summaries of the substantive agency comments submitted. For full context and details please see Index #s 20-22, 25-28, 31

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.

*Applicant response: “Concur with comments which will be addressed in construction drawings and final plat engineering.”*

Staff response: CDS Staff has conditioned this proposal to include collaboration between the applicant and the City of Ellensburg for utility design and installation.

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.

*Applicant response: “Subject property is within the City of Ellensburg urban growth area and adequate sewer and water capacity to serve project confirmed.”*

Staff response: CDS staff provided comment to the applicant.

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.

Applicant Response: *“Concur with comments.”*

Staff response: CDS Staff provided comment to the applicant and conditioned the proposal to ensure all structures are permitted and built to current Kittitas County adopted building codes at time of construction.

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.

Applicant Response: *“Water: Concur with comments which will be addressed in construction drawings and final plat engineering. Sewer: Concur with comments which will be addressed in construction drawings and final plat engineering. Roadway and access: Concur with comments which will be addressed in construction drawings and final plat engineering. Storm water: Concur with comments regarding conveyance for existing roadside ditches, separation from groundwater, and stormwater modeling requirements. The SWPPP, TESC, and O&M documents will be provided as requested and an NPDES permit will be obtained from DOE.”*

Staff response: CDS Staff has conditioned this proposal to include collaboration between the applicant and the City of Ellensburg for utility design and installation.

Department of Archaeology and Historic Preservation: 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.

Applicant response: *“The subject property was a farmstead and has been intensively farmed and irrigated for over 130 years with various and numerous ground disturbing activities taking place from time to time all across its scope. The required buffer adjacent to Lyle Creek will be maintained. A cultural resource survey will be contracted. The contract will include services for consultation with the Yakama Nation, the Confederated Tribes of the Colville Reservation, and the Snoqualmie Tribe. Results will be registered within the DAHP project tracking system. Following the results of the contracted background research and surface survey we will seek guidance on plans for shovel probing, and/or archaeological monitoring of roadways and utility trenches. An inadvertent discoveries agreement will be developed following DAHP guidelines and a paper copy will be carried onsite during construction activities.”*

Staff response: CDS Staff has provided this comment to the applicant and 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 the Washington State Department of Archaeology and Historic Preservation (DAHP).

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.

Applicant response: *“Water quality: No storm water is proposed to be discharged off-site either during construction of development or thereafter. However, an NPDES construction permit will be applied for. Water resources: The subject property has surface water irrigation rights which will be utilized initially for dust control. Municipal water will be available shortly after development activities commence. No other uses of surface or ground water is anticipated. Dam Safety: No water, including storm water retention, will require the impoundment of water sufficient to require a dam safety construction permit.”*

*The proposed development will have small infiltration ponds (less than 0.5 acre-feet each) for overflow conditions from the roadside swales. The small infiltration ponds will be significantly smaller than the thresholds that trigger dam safety which are 10 acre-feet of volume and over 6 feet berm.”*

Staff response: CDS staff provided the comments to the applicant and conditioned the proposal to include obtaining a NPDES permit and submitting plans to DOE to determine if a DAM Safety construction permit will be necessary.

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.

Applicant Response: *“The proposed roadways will be public and no private roads are proposed.”*

Staff response: CDS staff provided comments to the applicant and conditioned the 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.

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.

Applicant Response: *“Critical areas will be protected and maintained as required under KCC 17 A.03 and other applicable laws and regulations. Open space areas will be converted from historical agricultural and overgrown vegetation to a more natural and low maintenance landscape. The assistance of WDFW is welcomed in this regard. The subject property has no rights to divert or use water from Lyle Creek and no interest or rights in or over the present diversion structure or the Lyle Creek water course. The comments submitted should be directed to the appropriate rights holders. Historic and current uses of the subject property are exempt activities under the county critical areas ordinance. The applicant will comply with KCC 17 A.03 as it may apply to the project.”*

Staff response: CDS Staff provided comments to the applicant and conditioned the proposal to ensure the applicant notates the Lyle Creek buffer on the final survey and works with WDFW to protect fish habitat and migration. CDS did not require a wetland delineation as recommended by WDFW due to the fact that neither Kittitas County GIS or DNR GIS indicated any wetlands on the property.

Below are summaries of the public comments submitted. For full context and details please see Index #s 23, 24, 29, 30

Valerie Robinson: Ms. Robinson asked to be notified of the Public Hearing for this project.

Applicant response: *“Concur that notices of the public hearing should be provided as provided by law.”*

Robin Arango: Ms. Arango expressed hope that a certain tree by Lyle Creek will remain in place. She also asked the applicant to consider adding green space or riparian buffer that will provide the local wildlife a chance to remain a part of the landscape.

Applicant response: *“The project will include a mixture of single and two-story homes as permitted by County code with buffer and unimproved areas remaining along the steeper slopes and Lyle Creek. There are no plans to remove the tree that she mentions, which is located within the Lyle Creek buffer.”*

Chad Bala: Mr. Bala provided comments regarding the possibility of a joint access road. Additionally, he requested that if any of the irrigation structures on the applicant’s property are altered, that he be made aware so he can continue to irrigate his property. Lastly, Mr. Bala has concerns of possible unintended consequences Stormwater pond 2 will have on his property. Mr. Bala commented that he is in support of the project and willing to work with the applicant regarding his concerns.

Applicant response: *“Access: Concur and are currently working directly with them to discuss options Irrigation: The irrigation structure on the subject property which diverts water from Lyle Creek and serves this adjacent property will not be changed or affected. The open ditch running from this structure will also remain in its present location for about the upper two thirds of its length and then will be put into an underground pipe to the adjacent property. The location of the pipe will be somewhat different from the location of the ditch but its discharge point onto the adjacent land will be substantially the same. The adjacent landowner will be provided plans to review and approve. Stormwater: The two proposed stormwater ponds are proposed for infiltration, in an overflow condition for the roadside swales. While the roadside swales have been designed to infiltrate based on the geotechnical information developed for the project, it was considered a safety best management practice to have additional infiltration storage in the two ponds. The infiltration ponds have been placed at natural low areas of the site, where infiltration is feasible, as recommended by the geotechnical engineer. The locations and elevations for the ponds allow for at least 3 feet separation to existing seasonal high groundwater. The infiltration ponds will be further detailed on the construction plans and designed to ensure that there are no impacts to downstream properties.”*

Liz Ritzenthaler: “Ms. Ritzenthaler questioned whether this project would add sidewalks to the eastern portion of Bull Rd. She also expressed support of Ms. Arango’s comment, and also hopes the specific tree remains in place. Ms. Ritzenthaler suggested community-oriented open space, such as a playground may be less impactful to the riparian buffer. Finally, Ms. Ritzenthaler had questions about Bull Road becoming a more trafficked arterial road, keeping the water alongside of the road daylighted, and connecting the segmented section of Umptanum Road.

Applicant response: *“The half street improvement on the east side of Bull Road will be done to city standards with respect to sidewalks. A traffic study will be provided. The project will not affect Lyle Creek. The balance of the comments are addressed elsewhere in this response.”*

**CDS has reviewed all of the comments submitted and conditioned this Staff Report to address many of the concerns noted.**

## **VII. PROJECT ANALYSIS**

In review of this proposal, it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff’s analysis and consistency review for the subject application.

### Comprehensive Plan Consistency:

The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. The subdivision is adequately served by Kittitas County and City of Ellensburg services. The lots are served by the City of Ellensburg water system. The proposal is a large-scale, high-intensity urban land use that is within the UGA and there is supporting infrastructure as noted in LU-G2. The proposal also supports infill of otherwise underutilized land as noted in LU-P7.

Consistency with the provision of KCC 17 Zoning:

The proposal is consistent with the provisions of KCC 17.11. The lots approved are each a minimum of 7200 feet and meet the minimum density requirement of 4 lots per acre which is consistent with Residential Zoning within an Urban Growth Area. The density calculation subtracted roadway, critical area buffers and lands used for development purposes pursuant to KCC 17.11.050. CDS reviewed the project for consistency with KCC 17.11 and found that it was consistent.

Consistency with the provisions of KCC 17A Critical Areas:

This proposal is consistent with the Kittitas County Critical Areas Code. There is a Type 9 Stream that has been identified as Lyle Creek in the northwestern portion of the site. The stream has a proposed 50’ buffer in the application materials which is consistent with Title 17A buffer requirements. The SEPA MDNS was conditioned to protect the creek and its buffer. CDS staff finds the project, as conditioned, consistent with KCC 17A Critical Areas.

Consistency with the provisions of KCC 16.12: Preliminary Plat Subdivision Code:

This proposal is consistent with the Kittitas County Subdivision Code for Preliminary Plats.

Consistency with the provisions of KCC Title 12: Roads and Bridges:

All roads are required to meet all Kittitas County Road Standards.

**VIII. RECOMMENDATION**

As conditioned below, the application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 12, Title 13, Title 16.12, Title 17A, Title 17.11, Title 17.16R and Title 20 of the Kittitas County Code, and the Kittitas County Comprehensive Plan. Staff recommends approval of the Bull Ranch Preliminary Plat, subject to the following findings of fact, conclusions, and conditions:

**Suggested Findings of Fact**

1. 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).

2. Site Information:

Total Project Size:	45.02 acres
Number of Lots:	138, minimum lot size 7200 square feet
Domestic Water:	City of Ellensburg
Sewage Disposal:	City of Ellensburg
Fire Protection:	Kittitas Valley Fire & Rescue (Fire District 2)
Irrigation District:	Ellensburg Water Company

Site Characteristics:

North:	Primarily residential
South:	Primarily undeveloped farmland
East:	Primarily undeveloped farmland
West:	Primarily residential

Access: Primary access to the site will be via South Bull Road on the west and Kittitas Highway on the north.

3. The Comprehensive Plan Land Use designation is Urban.
4. The subject property is zoned Residential within an Urban Growth Area.
5. A Long Plat Application and SEPA Checklist were submitted to Kittitas County Community Development Services on March 23, 2021. The application was deemed complete on March 30, 2021. The site was posted pursuant to KCC 15A.03.110 on March 31, 2021. Two posting sites were established near two primary access routes. A Notice of Application was mailed to all state and local agencies/departments with potential interest in the project as required by KCC 15A.03.060, as well as to adjacent landowners located within five hundred (500) feet of any portion of the boundary of the proposal's contiguous tax parcels on April 6, 2021 and noticed in the local county paper of record on April 6, 2021 and April 13, 2021. The comment period for this notice ended on April 21, 2021.
6. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. The proposed subdivision will be adequately served by City of Ellensburg water and sewage systems. Staff has conducted an administrative critical area review in accordance with KCC 17A and found that although critical areas exist on the parcel, appropriate buffers and mitigations have been recommended to minimize impacts and protect these critical areas.
7. This proposal, as conditioned, is consistent with the Kittitas County Zoning Codes 17.11 and 17.16R.
8. This proposal is consistent with the Kittitas County 16.12 Subdivision Code for Preliminary Plats.
9. This proposal as conditioned, is consistent with the provisions of KCC Title 12: Roads and Bridges.
10. This proposal is consistent with the provisions of KCC 15 Environmental Policy.
11. All roads are required to meet all Kittitas County Road Standards.
12. An MDNS was issued by Kittitas County on CDS on May 20, 2021.

**Suggested Conclusions:**

1. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. Public use and interest will be served by approval of this proposal.
4. As conditioned, the proposal is consistent with Kittitas County Code Title 16 Subdivision, Title 17 Zoning, Title 17A Critical Areas, Title 15 Environmental, and Title 12 Roads and Bridges.

**Suggested Conditions of Approval:**

1. The project shall proceed in substantial conformance with the plans and application materials on file dated March 23, 2021 except as amended by the conditions herein.
2. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.

3. All accesses and roads shall be IFC compliant.
4. It is the responsibility of the applicant to contact the Kittitas County Assessor's and Treasurer's offices to confirm all taxes are current prior to final plat approval.
5. Computer sheets shall be submitted with the final plat showing the closure of plat boundaries, blocks, lots or any tract. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
6. The Final Plat shall contain the name of the Engineer/Surveyor responsible for preparing the documents on all sheets.
7. The proposed development will tie in with the City of Ellensburg's gas main on Bull Road, will provide stubs to each residence, and will loop the connection back into the City's main on the north side of Kittitas Highway.
8. All structures will be permitted and built to the current Kittitas County adopted building codes at the time of construction.
9. The applicant will work with the City of Ellensburg to design and install natural gas lines, water lines, sewer lines, roadway and access, and stormwater runoff and storage. These elements shall be constructed to City of Ellensburg standards.
10. The applicant will obtain a NPDES Construction Stormwater General Permit. A set of construction plans shall be submitted to the Department of Ecology to determine if a Dam Safety construction permit will be necessary.
11. The applicant will obtain all necessary permits through Kittitas County Public Works and will comply with current road standards. Requested survey and engineering changes noted in the Kittitas County Public Works comment letter (dated 4/20/2021) shall be addressed for Final Plat approval.

**In addition to the conditions noted above, the following MDNS conditions shall also apply**

**Critical Areas**

1. All final surveys shall include denotation of Lyle Creek and it's 50' buffer.
2. The applicant will work with WDFW to protect fish habitat and migration along Lyle Creek. This may include but is not limited to installation of fish screening and/or replacement of the Bull Road Culvert with a new water crossing structure. Compliance with any associated HPA conditions shall be required. Any encroachment into riparian buffer areas shall be mitigated consistent with WDFW recommendations and consistent with Kittitas County Code 17A.

**Cultural Resources**

3. Should ground disturbing or other activities related to the proposed subdivision result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP). Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.

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**RECEIVED**  
JUN 03 2021  
Kittitas County CDS

**KITTITAS COUNTY HEARINGS EXAMINER**

Bull Ranch Long Plat Application of:

LP-21-00001

Lathrop Development Co., Inc., Appellant

NOTICE OF ADMINISTRATIVE  
APPEAL OF SEPA DECISION

1. Notice is hereby given of the administrative appeal by Appellant of the Mitigated Determination of Non-Significance (“MDNS”) issued for the Bull Ranch Long Plat (LP-21-00001) (the “Plat”) dated May 20, 2021. The Notice of SEPA Action and the MDNS are attached hereto as Exhibits 1 and 2, respectively.

2. Appellant is the applicant for the Plat, and its address is 1572 Robinson Canyon Road, Ellensburg, Washington, 98926.

3. This appeal is brought pursuant to KCC 15.04.210 on the grounds that the inclusion of following portion of the mitigation measures set forth in Paragraph 2 of “Critical Areas” of the MDNS violates, or is inconsistent with, RCW 43.21C.060 and WAC 197-11-330 and 197-11-794.

*“...This may include but is not limited to installation of fish screening and/or replacement of the Bull Road Culvert with a new water crossing structure. Compliance with any associated HPA conditions shall be required....”*

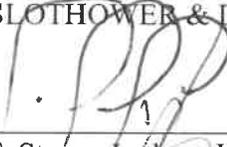
This language implies an obligation on Appellant to provide mitigation measures having no reasonable nexus, under either law or fact, to any impact of the Plat on Lyle Creek or its

1 waters. Appellant holds no rights to any of the waters of Lyle Creek, has no legal authority to  
2 take any actions with respect to its course, will impose a fifty (50) foot critical area buffer on the  
3 Plat from Lyle Creek, and proposes no development or other activities either within the buffer or  
4 that would otherwise impact Lyle Creek. The disputed language should be deleted from the  
5 MDNS and that portion of the condition should not be imposed on the Plat.

6 4. The appeal fee of <sup>1550.00</sup>~~1560.00~~ is submitted to the county together with this notice of  
7 appeal.

8  
9 Respectfully submitted this 3rd day of June, 2021.

10 LATHROP, WINBAUER, HARREL,  
11 SLOTHOWER & DENISON L.L.P.

12   
13 F. Steven Lathrop WSBA #5243  
14 Attorney for Appellants

1 **CERTIFICATE OF SERVICE**

2 I certify that I have this day caused a copy of the document to which this is attached to be  
3 served on the individual(s) listed below and in the manner noted below:

4  
5 Jeremy Johnston, CDS Planning Official  
6 Kittitas County Community Development Services  
7 411 N. Ruby Street, Suite 2  
8 Ellensburg, WA 98926

- BY U.S. MAIL
- BY HAND DELIVERY
- BY OVERNIGHT DELIVERY
- BY EMAIL: jeremy.johnston@co.kittitas.wa.us

9 I certify, or declare, under penalty of perjury under the laws of the State of Washington that the  
10 foregoing is true and correct.

11 Signed at Ellensburg, Washington this 3rd day of May, 2021.

12   
 13 Rhoda Crispin  
 14 Legal Assistant to F. Steven Lathrop

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**KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES**

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

**Notice of SEPA Action and Public Hearing  
Bull Ranch Long Plat  
LP-21-00001**

**To:** Interested Parties,  
Applicant

**From:** Rachael Stevie, Planner

**Date:** May 20, 2021

**Subject:** Bull Ranch Long Plat (LP-21-00001)

NOTICE IS HEREBY given that Kittitas County CDS and the Kittitas County Hearings Examiner will meet at 6:00 p.m. on June 10, 2021 to conduct a virtual public hearing to consider the Bull Ranch Long Plat (LP-21-00001). The proposal is 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).

All interested parties are encouraged to attend the hearing by using one of the methods listed below:

1. By online Webex video conferencing: Meeting Link:
2. <https://kittitascounty.webex.com/kittitascounty/j.php?MTID=efe7dd60b52363038cf18c95a59ba68cd>
3. By <https://kittitascounty.webex.com> or the Cisco Webex App on your phone or electronic device:  
Meeting Number: 187 086 5322 Meeting Password: Hearing  
By telephone: 1-408-418-9388 Meeting Number: 187 086 5322

Instructions for how to participate in virtual public hearings may be found at:

<https://www.co.kittitas.wa.us/uploads/documents/cds/Virtual%20Public%20Hearing%20Instructions.pdf>.

If you do not have access to an internet connection, you may join a virtual public meeting by using a community Wi-Fi service. There are several provided throughout the county. Here is a map of free community Wi-Fi locations:

<https://eburg.maps.arcgis.com/apps/Directions/index.html?appid=537575cc1cd6423a959551df3f56bcfb>.

For public meetings concerning the Easton area, a free Wi-Fi access point will be available at the Easton Fire Department KCFD #3 during the meeting. If you use this service, please do not park in an area that will affect station operations.

NOTICE IS HEREBY given that pursuant to WAC 197-11-355, Kittitas County Community Development Services did, on May 20, 2021, issue a Mitigated Determination of Non-Significance (MDNS) for the Bull Ranch Long Plat (LP-21-0001).

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This

decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This MDNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the MDNS. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before June 4, 2021 by 5:00 PM.

Anyone with an interest in this matter is urged to attend this noticed hearing where testimony will be taken. Written comments will also be received. Documents may be viewed at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx>, under “Long Plats” file number “LP-21-00001 Bull Ranch,” or at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926 prior to the hearing. Interested persons are encouraged to verify date and time prior to attending.

Staff Planner: Rachael Stevie

Dated: May 20, 2021  
Publish in: Daily Record- May 20, 2021 & May 27, 2021



## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Building Partnerships; Building Communities

### MITIGATED DETERMINATION OF NONSIGNIFICANCE

**File:** SEPA Checklist (LP-21-00001)  
Bull Ranch Long Plat

**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). Certain City of Ellensburg standards will apply to projects located within the UGA.

**Proponent:** Lathrop Development Co, Inc.  
C/O Steven Lathrop  
1572 Robinson Canyon Rd  
Ellensburg, WA 98926

**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.

**Lead Agency:** Kittitas County Community Development Services

The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request, or can be viewed at the Kittitas County Community Development Services website at: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "Long Plats" using the file number "LP-21-00001."

The lead agency has determined that certain mitigation measures are necessary in order to issue a Mitigated Determination of Non-Significance (MDNS) for this proposal. Failure to comply with mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. The mitigation measures include the following:

#### Critical Areas

- 1) All final surveys shall include denotation of Lyle Creek and it's 50' buffer.
- 2) The applicant will work with WDFW to protect fish habitat and migration along Lyle Creek. This may include but is not limited to installation of fish screening and/or replacement of the Bull Road Culvert with a new water crossing structure. Compliance with any associated HPA conditions shall be required. Any encroachment into riparian buffer areas shall be mitigated consistent with WDFW recommendations and consistent with Kittitas County Code 17A.

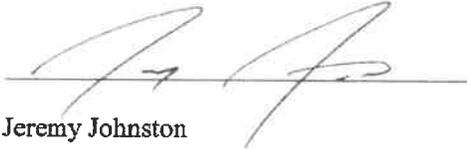
Cultural Resources

- 3) Should ground disturbing or other activities related to the proposed subdivision result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP). Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.

This MDNS is issued under WAC 197-11-355; the lead agency will not act on this proposal for 15 days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21 RCW, shall be commenced on or before **June 4, 2021 at 5 p.m.** to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg WA 98926.

Questions or Comments regarding this determination can be directed to Jeremy Johnston, (509) 962-7065, [jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us).

**Responsible  
Official:**



Jeremy Johnston

**Title:** Kittitas County CDS Planning Official

**Address:** Kittitas County Community Development Services  
411 North Ruby St., Suite 2  
Ellensburg, WA 98926  
(509) 962-7506

**Date:** May 20, 2021

**Pursuant to Chapter 15A.07.010 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$1550.00 to the Kittitas County Community Development Services, 411 N Ruby St. Suite 2, Ellensburg WA 98926. Timely appeals must be received no later than 5:00pm, June 4, 2021. Aggrieved parties are encouraged to contact Community Development Services at (509) 962-7506 for more information on appeal process.**

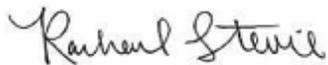
**From:** [Rachael Stevie \(CD\)](#)  
**To:** ["legals@kvnews.com"](mailto:legals@kvnews.com); ["Megan Woodruff"](#)  
**Subject:** LP-21-00001 Bull Ranch- (Publishing) Notice of Public Hearing CANCELLED  
**Date:** Thursday, June 3, 2021 2:06:00 PM  
**Attachments:** [LP-21-00001 Bull Ranch Notice of Hearing Legal CANCELLED.pdf](#)  
[image001.png](#)

---

Hi Megan,

Please publish attached memo as requested.

Thank you!



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](mailto: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.

**CANCELLED - Notice of Public Hearing**  
**Bull Ranch Long Plat**  
**LP-21-00001**

NOTICE IS HEREBY given that the Bull Ranch Long Plat virtual public hearing, which was scheduled for June 10, 2021, at 6:00 p.m. before the Kittitas County Hearing Examiner has been CANCELLED due to a SEPA Appeal being filed on June 3, 2021. A Re-Scheduled Notice of Public Hearing will be provided once a new date and time is determined for this proposal.

Staff Planner: Rachael Stevie

Dated: June 3, 2021

Publish in: Daily Record- June 8, 2021

**From:** [Rachael Stevie \(CD\)](#)  
**To:** ["Steve Lathrop"; "steve@lwhsd.com"; "Betsy Lewis"; "David Lathrop"; "john.everett@esmcivil.com"; "yusid@ci.ellensburg.wa.us"; "Mau, Russell E \(DOH\)"; Mike Flory; "Valerie Robinson"; "rabsqurl@gmail.com"; "Craig Jones"; "mayod@ci.ellensburg.wa.us"; "Hanson, Sydney \(DAHP\)"; "ECY RE CRO SEPA Coordinator"; Candie Leader; "Chad Bala"; "lizritz2000@hotmail.com"; "WDFW - Jennifer Nelson"; "aylingj@ci.ellensburg.wa.us"](#)  
**Cc:** [Jeremy Johnston; Kelly Bacon \(CD\); Jeremiah Cromie](#)  
**Subject:** LP-21-00001 Bull Ranch- Notice of Public Hearing CANCELLED  
**Date:** Thursday, June 3, 2021 2:39:00 PM  
**Attachments:** [image001.png](#)  
[LP-21-00001 Bull Ranch Notice of Hearing CANCELLED.pdf](#)

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Good afternoon,

Please see attached correspondence regarding the Bull Ranch Long Plat application.

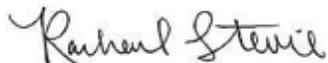
Below are the links to all documents associated with the Bull Ranch Long Plat application:

[LP-21-00001 Bull Ranch - External Access](#)

[LP-21-00001 Bull Ranch - Internal Access](#)

Please contact me if you have any questions.

Thank you,



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](mailto: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.



## 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"

# **CANCELLED - Notice of Public Hearing Bull Ranch Long Plat LP-21-00001**

**To:** Interested Parties,  
Applicant

**From:** Rachael Stevie, Planner

**Date:** June 3, 2021

**Subject:** Bull Ranch Long Plat (LP-21-00001)

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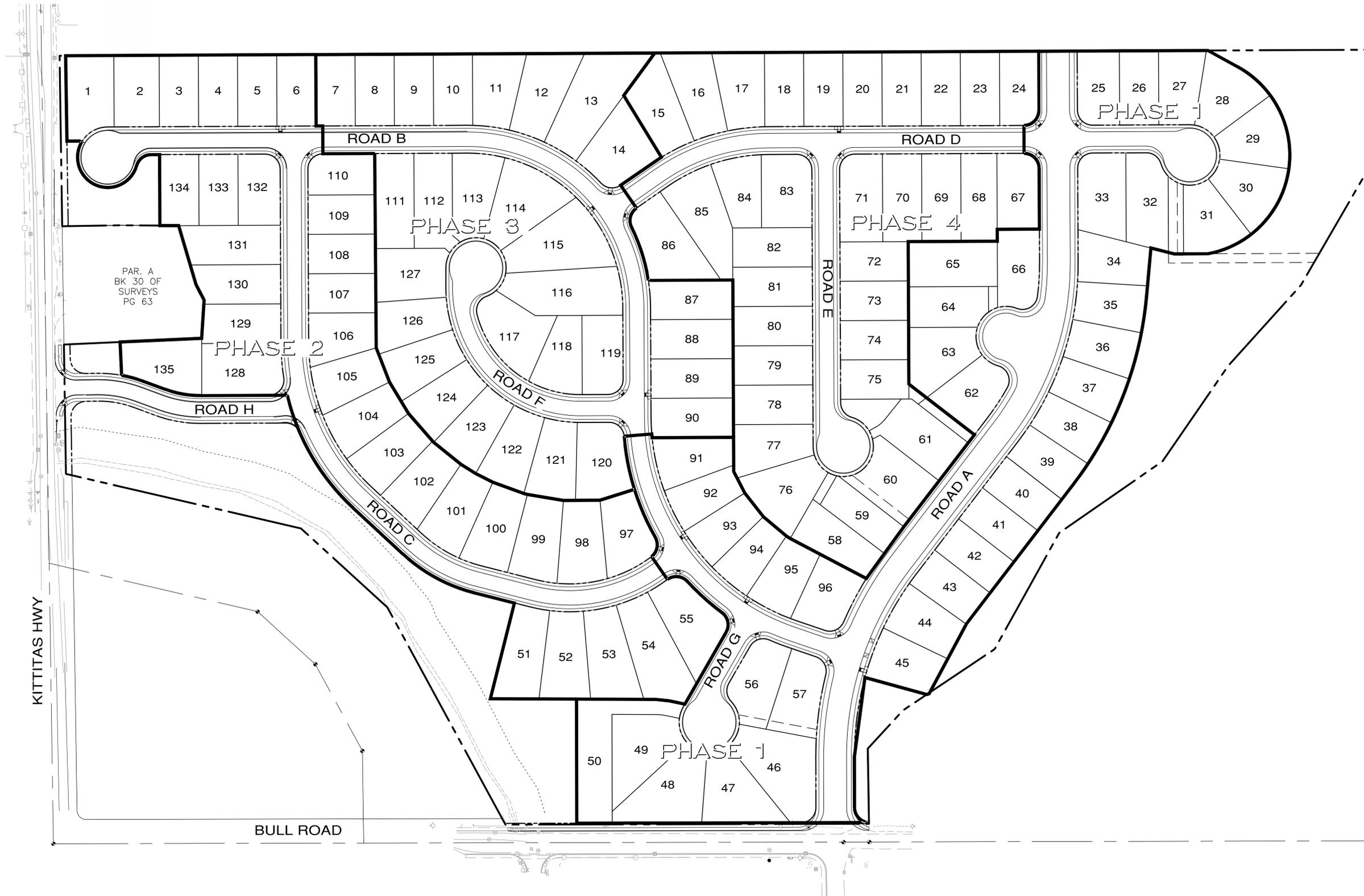
NOTICE IS HEREBY given that the Bull Ranch Long Plat virtual public hearing, which was scheduled for **June 10, 2021, at 6:00 p.m.** before the Kittitas County Hearing Examiner has been **CANCELLED** due to a SEPA Appeal being filed on June 3, 2021. A Re-Scheduled Notice of Public Hearing will be provided once a new date and time is determined for this proposal.

Staff Planner: Rachael Stevie

Dated: June 3, 2021

Publish in: Daily Record- June 8, 2021

A PORTION OF SECTION 12 T. 17 N., R. 18 E., W.M., KITTITAS COUNTY, WASHINGTON



REVISIONS		
NO.	DESCRIPTION/DATE	BY



**ESM CONSULTING ENGINEERS, LLC**  
 33400 8th Ave S, Suite 205  
 Federal Way, WA 98003  
 www.esmcivil.com  
 Civil Engineering | Land Surveying | Project Management | Landscape Architecture  
 FEDERAL WAY EXERCISE  
 (253) 838-6113  
 (253) 837-9900

**LATHROP DEVELOPMENT COMPANY, INC.**  
**THE BULL RANCH**  
 PHASING PLAN  
 KITTITAS COUNTY WASHINGTON

JOB NO.: 1367-001-020  
 DWG. NAME: PH-01  
 DESIGNED BY: LGB  
 DRAWN BY: GFF  
 CHECKED BY:  
 DATE: 08/26/2021  
 DATE OF PRINT:  
**PH-01**  
 5 OF 68 SHEETS



COUNTY APPROVAL	CITY APPROVAL
_____	_____
DATE	DATE

File: \\smc\eng\esrm-jobs\1367\001\018\plots\PH-01.dwg  
 Plotted: 9/6/2021 10:41 AM  
 Plotted By: Greg Fiedore

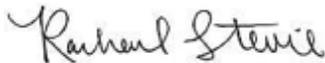
**From:** [Rachael Stevie \(CD\)](#)  
**To:** "[Megan Woodruff](#)"; "[legals@kvnews.com](mailto:legals@kvnews.com)"; "[Jana Stoner](#)"; "[Terry Hamberg](#)"  
**Subject:** LP-21-00001 Bull Ranch- (Publishing) Notice of Public Hearing (updated)  
**Date:** Monday, August 9, 2021 2:17:00 PM  
**Attachments:** [LP-21-00001 Bull Ranch Notice of Public Land Use Hearing Legal.docx](#)  
[image001.png](#)  
[LP-21-00001 Bull Ranch Notice of Public Land Use Hearing Legal.pdf](#)

---

Hello!

Please disregard the previous notice I sent and replace it with this version. We had a last minute change.

Thanks so much and sorry about that!



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](mailto:rachael.stevie.cd@co.kittitas.wa.us)

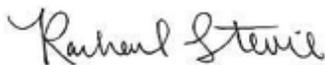
---

**From:** Rachael Stevie (CD)  
**Sent:** Monday, August 9, 2021 10:45 AM  
**To:** 'Megan Woodruff' <[mwoodruff@kvnews.com](mailto:mwoodruff@kvnews.com)>; 'legals@kvnews.com' <[legals@kvnews.com](mailto:legals@kvnews.com)>; 'Jana Stoner' <[jana@nkctribune.com](mailto:jana@nkctribune.com)>; 'Terry Hamberg' <[terry@nkctribune.com](mailto:terry@nkctribune.com)>  
**Subject:** LP-21-00001 Bull Ranch- (Publishing) Notice of Public Hearing

Good morning!

Please publish attached memo as requested.

Thank you!



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](mailto:rachael.stevie.cd@co.kittitas.wa.us)

# Notice of Public Land Use Hearing

## Bull Ranch Long Plat

### LP-21-00001

NOTICE IS HEREBY given that Kittitas County CDS and the Kittitas County Hearings Examiner will meet at 6:00 p.m. on August 26, 2021 to conduct a virtual public hearing to consider the Bull Ranch Long Plat (LP-21-00001). The proposal is 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).

All interested parties are encouraged to attend the hearing by using one of the methods listed below:

1. By online Webex video conferencing: Meeting Link:  
<https://kittitascounty.webex.com/kittitascounty/j.php?MTID=me3a8eab4a7c62b8c3a9d4704ded0b92f>
2. By <https://kittitascounty.webex.com> or the Cisco Webex App on your phone or electronic device:  
Meeting Number: 1461 28 7824      Meeting Password: Hearing  
By telephone: 1-408-418-9388      Meeting Number: 1461 28 7824

Instructions for how to participate in virtual public hearings may be found at:

<https://www.co.kittitas.wa.us/uploads/documents/cds/Virtual%20Public%20Hearing%20Instructions.pdf>.

If you do not have access to an internet connection, you may join a virtual public meeting by using a community Wi-Fi service. There are several provided throughout the county. Here is a map of free community Wi-Fi locations:

<https://eburg.maps.arcgis.com/apps/Directions/index.html?appid=537575cc1cd6423a959551df3f56cbf>.

For public meetings concerning the Easton area, a free Wi-Fi access point will be available at the Easton Fire Department KCFD #3 during the meeting. If you use this service, please do not park in an area that will affect station operations.

Anyone with an interest in this matter is urged to attend this noticed hearing where testimony will be taken. Written comments will also be received. Documents may be viewed at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx>, under “Long Plats” file number “LP-21-00001 Bull Ranch,” or at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926 prior to the hearing. Interested persons are encouraged to verify date and time prior to attending.

Staff Planner: Rachael Stevie

Dated: August 12, 2021

Publish in: Northern Kittitas County Tribune - August 12, 2021 & August 19, 2021  
Daily Record- August 12, 2021 & August 19, 2021

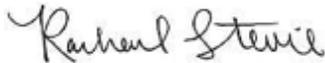
**From:** [Rachael Stevie \(CD\)](#)  
**To:** "[Steve Lathrop](#)"; "[steve@lwhsd.com](#)"; "[Betsy Lewis](#)"; "[David Lathrop](#)"; "[john.everett@esmcivil.com](#)"; "[yusid@ci.ellensburg.wa.us](#)"; "[Mau, Russell E \(DOH\)](#)"; "[Mike Flory](#)"; "[Valerie Robinson](#)"; "[rabsgurl@gmail.com](#)"; "[Craig Jones](#)"; "[mayod@ci.ellensburg.wa.us](#)"; "[Hanson, Sydney \(DAHP\)](#)"; "[ECY RE CRO SEPA Coordinator](#)"; "[Candie Leader](#)"; "[Chad Bala](#)"; "[lizritz2000@hotmail.com](#)"; "[WDFW - Jennifer Nelson](#)"; "[aylingj@ci.ellensburg.wa.us](#)"; "[deck1118@fairpoint.net](#)"  
**Cc:** [Jeremy Johnston](#); [Kelly Bacon \(CD\)](#); [Jeremiah Cromie](#)  
**Subject:** RE: LP-21-00001 Bull Ranch- Notice of Public Hearing  
**Date:** Wednesday, August 18, 2021 7:35:00 AM  
**Attachments:** [image001.png](#)  
[LP-21-00001 Bull Ranch Notice of Public Land Use Hearing Memo \(corrected date\).pdf](#)

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Good morning,

Please see corrected Notice of Public Hearing attached to this email. The original memo incorrectly noted that the hearing was scheduled for 8/12/21. The correct date is **Thursday, August 26, 2021**. The notice that was published in the newspaper of record did reflect the correct date of August 26, 2021.

Thanks and sorry for any confusion!



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](mailto:rachael.stevie.cd@co.kittitas.wa.us)

---

**From:** Rachael Stevie (CD)  
**Sent:** Thursday, August 12, 2021 8:35 AM  
**To:** 'Steve Lathrop' <[Steve@lathropdev.com](mailto:Steve@lathropdev.com)>; 'steve@lwhsd.com' <[steve@lwhsd.com](mailto:steve@lwhsd.com)>; 'Betsy Lewis' <[betsy@lathropdev.com](mailto:betsy@lathropdev.com)>; 'David Lathrop' <[David@lathropdev.com](mailto:David@lathropdev.com)>; 'john.everett@esmcivil.com' <[john.everett@esmcivil.com](mailto:john.everett@esmcivil.com)>; 'yusid@ci.ellensburg.wa.us' <[yusid@ci.ellensburg.wa.us](mailto:yusid@ci.ellensburg.wa.us)>; 'Mau, Russell E (DOH)' <[Russell.Mau@DOH.WA.GOV](mailto:Russell.Mau@DOH.WA.GOV)>; 'Mike Flory' <[mike.flory@co.kittitas.wa.us](mailto:mike.flory@co.kittitas.wa.us)>; 'Valerie Robinson' <[robinsonr1val@yahoo.com](mailto:robinsonr1val@yahoo.com)>; 'rabsgurl@gmail.com' <[rabsgurl@gmail.com](mailto:rabsgurl@gmail.com)>; 'Craig Jones' <[jonesc@ci.ellensburg.wa.us](mailto:jonesc@ci.ellensburg.wa.us)>; 'mayod@ci.ellensburg.wa.us' <[mayod@ci.ellensburg.wa.us](mailto:mayod@ci.ellensburg.wa.us)>; 'Hanson, Sydney (DAHP)' <[Sydney.Hanson@dahp.wa.gov](mailto:Sydney.Hanson@dahp.wa.gov)>; 'ECY RE CRO SEPA Coordinator' <[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)>; 'Candie Leader' <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; 'Chad Bala' <[bala.ce@gmail.com](mailto:bala.ce@gmail.com)>; 'lizritz2000@hotmail.com' <[lizritz2000@hotmail.com](mailto:lizritz2000@hotmail.com)>; 'WDFW - Jennifer Nelson' <[jennifer.nelson@dfw.wa.gov](mailto:jennifer.nelson@dfw.wa.gov)>; 'aylingj@ci.ellensburg.wa.us' <[aylingj@ci.ellensburg.wa.us](mailto:aylingj@ci.ellensburg.wa.us)>; 'deck1118@fairpoint.net' <[deck1118@fairpoint.net](mailto:deck1118@fairpoint.net)>  
**Cc:** [Jeremy Johnston](mailto:jeremy.johnston@co.kittitas.wa.us) <[jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)>; [Kelly Bacon \(CD\)](mailto:kelly.bacon.cd@co.kittitas.wa.us) <[kelly.bacon.cd@co.kittitas.wa.us](mailto:kelly.bacon.cd@co.kittitas.wa.us)>; [Jeremiah Cromie](mailto:jeremiah.cromie@co.kittitas.wa.us) <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>  
**Subject:** LP-21-00001 Bull Ranch- Notice of Public Hearing

Good morning,

Please see attached correspondence regarding the Bull Ranch Long Plat application.

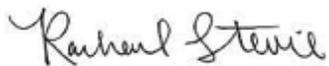
Below are the links to all documents associated with the Bull Ranch Long Plat application:

[LP-21-00001 Bull Ranch - External Access](#)

[LP-21-00001 Bull Ranch - Internal Access](#)

Please contact me if you have any questions.

Thank you,

A handwritten signature in black ink that reads "Rachael Stevie". The signature is written in a cursive, flowing style.

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](mailto:rachael.stevie.cd@co.kittitas.wa.us)



## 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”

### Notice of Public Land Use Hearing Bull Ranch Long Plat LP-21-00001

**To:** Interested Parties,  
Applicant

**From:** Rachael Stevie, Planner

**Date:** August 12, 2021

**Subject:** Bull Ranch Long Plat (LP-21-00001)

NOTICE IS HEREBY given that Kittitas County CDS and the Kittitas County Hearings Examiner will meet at **6:00 p.m. on August 26, 2021** to conduct a virtual public hearing to consider the Bull Ranch Long Plat (LP-21-00001). The proposal is 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).

All interested parties are encouraged to attend the hearing by using one of the methods listed below:

1. By online Webex video conferencing: Meeting Link:  
<https://kittitascounty.webex.com/kittitascounty/j.php?MTID=me3a8eab4a7c62b8c3a9d4704ded0b92f>
2. By <https://kittitascounty.webex.com> or the Cisco Webex App on your phone or electronic device:  
Meeting Number: 1461 28 7824 Meeting Password: Hearing  
By telephone: 1-408-418-9388 Meeting Number: 1461 28 7824

Instructions for how to participate in virtual public hearings may be found at:

<https://www.co.kittitas.wa.us/uploads/documents/cds/Virtual%20Public%20Hearing%20Instructions.pdf>.

If you do not have access to an internet connection, you may join a virtual public meeting by using a community Wi-Fi service. There are several provided throughout the county. Here is a map of free community Wi-Fi locations:

<https://eburg.maps.arcgis.com/apps/Directions/index.html?appid=537575cc1cd6423a959551df3f56bcfb>.

For public meetings concerning the Easton area, a free Wi-Fi access point will be available at the Easton Fire Department KCFD #3 during the meeting. If you use this service, please do not park in an area that will affect station operations.

Anyone with an interest in this matter is urged to attend this noticed hearing where testimony will be taken. Written comments will also be received. Documents may be viewed at

<https://www.co.kittitas.wa.us/cds/land-use/default.aspx>, under “Long Plats” file number “LP-21-00001 Bull Ranch,” or at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926 prior to the hearing. Interested persons are encouraged to verify date and time prior to attending.

Staff Planner: Rachael Stevie

Dated: August 12, 2021  
Published in: Northern Kittitas County Tribune - August 12, 2021 & August 19, 2021  
Daily Record - August 12, 2021 & August 19, 2021



# 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"

## Affidavit of Mailing & Publication

PROPOSAL NAME: Bull Ranch Long Plat (LP-21-00001)

NOTIFICATION OF: Notice of Hearing

NOTIFICATION MAIL DATE: August 12, 2021

I certify that the following documentation:

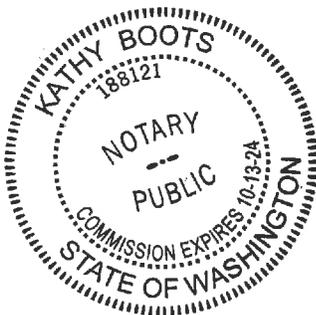
- Notice of Hearing: Bull Ranch Long Plat

has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Rachael Stevie  
Planner I  
County of Kittitas  
State of Washington

Subscribed and sworn to before me this 12<sup>th</sup> day of August 2021



Kathy Boots  
Notary Public for the State of Washington residing  
in Ellensburg.

My appointment expires: 10-13-2024



# ADVERTISING PROOF

401 N Main St,  
 Ellensburg, WA 98926  
 Ph. (541) 331-6473 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
08/09/21	50096

JEREMY JOHNSTON  
 KC COMMUNITY DEVELOPMENT SERVICES  
 411 N. RUBY ST, SUITE 2  
 ELLENSBURG, WA 98926

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
132792	Bull Ranch Long Plat	08/12/21	08/19/21	4	\$323.50

### Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	<b>\$0.00</b>	Gross:	<b>\$323.50</b>
Surcharge:	<b>\$0.00</b>	Paid Amount:	<b>\$0.00</b>
Credits:	<b>\$0.00</b>		

**Amount Due: \$323.50**

*We Appreciate Your Business!*

**Notice of Public Land Use Hearing  
Bull Ranch Long Plat  
LP-21-00001**

NOTICE IS HEREBY given that Kittitas County CDS and the Kittitas County Hearings Examiner will meet at 6:00 p.m. on August 26, 2021 to conduct a virtual public hearing to consider the Bull Ranch Long Plat (LP-21-00001). The proposal is 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).

All interested parties are encouraged to attend the hearing by using one of the methods listed below:

1. By online Webex video conferencing: Meeting Link: <https://kittitascounty.webex.com/kittitas-county/j.php?MTID=me3a8eab4a7c62b8c3a9d-4704ded0b92f>
2. By <https://kittitascounty.webex.com> or the Cisco Webex App on your phone or electronic device:  
Meeting Number: 1461 28 7824  
Meeting Password: Hearing  
By telephone: 1-408-418-9388  
Meeting Number: 1461 28 7824

Instructions for how to participate in virtual public hearings may be found at: <https://www.co.kittitas.wa.us/uploads/documents/cds/Virtual%20Public%20Hearing%20Instructions.pdf>.

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Staff Planner: Rachael Stevie

Dated: August 12, 2021  
Publish in: Northern Kittitas County Tribune - August 12, 2021 & August 19, 2021  
PUBLISH: Daily Record- August 12, 2021 & August 19, 2021 / LEGAL #: 132792

## Rachael Stevie (CD)

---

**From:** Rachael Stevie (CD)  
**Sent:** Thursday, August 12, 2021 8:35 AM  
**To:** 'Steve Lathrop'; 'steve@lwhsd.com'; 'Betsy Lewis'; 'David Lathrop'; 'john.everett@esmcivil.com'; 'yusid@ci.ellensburg.wa.us'; 'Mau, Russell E (DOH)'; Mike Flory; 'Valerie Robinson'; 'rabsgurl@gmail.com'; 'Craig Jones'; 'mayod@ci.ellensburg.wa.us'; 'Hanson, Sydney (DAHP)'; 'ECY RE CRO SEPA Coordinator'; Candie Leader; 'Chad Bala'; 'lizritz2000@hotmail.com'; 'WDFW - Jennifer Nelson'; 'aylingj@ci.ellensburg.wa.us'; 'deck1118@fairpoint.net'  
**Cc:** Jeremy Johnston; Kelly Bacon (CD); Jeremiah Cromie  
**Subject:** LP-21-00001 Bull Ranch- Notice of Public Hearing  
**Attachments:** Virtual Public Hearing Instructions.pdf; Community Wifi Locations.pdf; LP-21-00001 Bull Ranch Notice of Public Land Use Hearing Memo.pdf

Good morning,

Please see attached correspondence regarding the Bull Ranch Long Plat application.

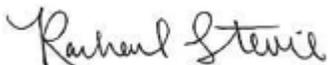
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Please contact me if you have any questions.

Thank you,



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**KITTITAS COUNTY HEARINGS EXAMINER**

Bull Ranch Long Plat Application of:  
Lathrop Development Co., Inc., Appellant

LP-21-00001

APPELLANT'S SEPA APPEAL  
BRIEF

**I. FACTS**

Appellant has proposed to plat 45 acres adjacent to Lyle Creek into approximately 138 residential lots (the "Project"). See Exhibits 1 and 2 for the location of Lyle Creek with respect to the proposed development.<sup>1</sup> A SEPA check list was submitted, the pertinent portions of which are attached as Exhibit 3. (See also Index #6.) Washington Fish and Wildlife ("WDFW") provided SEPA comments to the plat, and Appellant provided its response. (See Index # 31 and 33, respectively. County staff issued the mitigated determination of significance ("MDNS") for the Project on May 20, 2021, (See Index #38) containing, among other items unrelated to this appeal, the following conditions:

"Critical Areas

- 1) All final surveys shall include denotation of Lyle Creek and it's 50' buffer.
- 2) *The applicant will work with WDFW to protect fish habitat and migration along Lyle Creek. This may include but is not limited to installation of fish screening and/or replacement of the Bull Road Culvert with a new water crossing structure. Compliance with any associated HPA conditions shall be required. Any encroachment into riparian buffer areas shall be mitigated consistent with WDFW recommendations and consistent with Kittitas County Code 17A. (Emphasis added)*

<sup>1</sup> Exhibit 1 is not in the record but better illustrates the stream location with reference to topography, and Exhibits 2 and 3 are excerpts of pertinent portions of the record and are provided for the Hearings Examiner's convenience.

1 The condition 2 is the subject of this appeal. The above comprises the complete record  
2 of the SEPA information relative to the inclusion of the contested language in the MDNS  
3 conditions. Notice of this appeal was timely filed and served June 3, 2021.

## 4 **II. ISSUE PRESENTED ON APPEAL**

5 Does the imposition of Critical Area Condition 2 in the MDNS comply with the  
6 requirements of RCW 43.21C.060, WAC 197-11-330 and 660 and applicable case law?  
7

## 8 **III. DISCUSSION**

9 Kittitas County has adopted a critical area ordinance codified in 17A KCC which deals  
10 with buffers in areas of riparian habitat in Chapter 17A.07 KCC. Buffer criteria include intensity  
11 of use-development in this case, presence of threatened or endangered species, susceptibility to  
12 erosion or channel instability, presence of multiple channels or islands, use of a buffer  
enhancement plan, and stream width. KCC 17A.07.010(3).

13 Although in this case the County and the City of Ellensburg concur that the application of  
14 the City's 50 foot critical area buffer should be established and maintained,<sup>2</sup> nothing in the  
15 record or the MDNS presents any evidence or substantiation that any of such buffer criteria are  
16 applicable to this situation, or, more importantly, that a 50 foot buffer is in anyway insufficient to  
17 adequately protect Lyle Creek from impacts of the Project without more. No development  
18 activity will take place within the buffer; no storm or other surface waters from the Project will  
19 flow into the buffer area or stream channel; no water will, or legally can, be diverted from Lyle  
20 Creek by Appellant or the Project; and Appellant has no legal rights whatever to take any actions  
with respect to Lyle Creek.

21 WDFW apparently concurs in the adequacy of the buffer area; does not request or  
22 provide information, specific or otherwise, that a different buffer area should be imposed; has  
23 concerns about an irrigation structure in the creek that exclusively serves a different property and  
24 a culvert under a city street that is in no way impacted by the Project; and mentions nothing  
25 about potential, let alone specific, impacts of the Project. As they apply to this appeal, WDFW  
made the following requests: recommends that Appellant get in contact "to help rectify" the  
26

1 irrigation diversion structure and that the culvert under Bull Road be replaced. Index #31. None  
2 of these comments rise to the required level of specificity. WAC 197-11-550.

3 Appellant's response pointed out that it has no right to divert water from Lyle Creek or  
4 any rights to affect or change the irrigation structure or interfere in its use.<sup>3</sup> As to the culvert, the  
5 Project having no right (or responsibility) to affect creek flows or impact on the City street in this  
6 location, Appellant suggested that WDFW should look elsewhere for its proposed remedies.  
7 Index 33. Without any identified, specific impacts the Project may have on the creek, there was  
8 nothing more about which Appellant could respond.

9 A SEPA determination of non-significance "may be conditioned only to mitigate specific  
10 adverse environmental impacts which are identified in the environmental documents..." and  
11 "shall be reasonable and capable of being accomplished." RCW 43.21C.060. In making the  
12 threshold determination, the responsible official shall state its evaluation of the information  
13 presented in the MDNS and determine "if the proposal is likely to have a probable significant  
14 adverse environmental impact" based on the information provided. WAC 197-11-330 (emphasis  
15 added). Of note is the very first sentence of the MDNS: "*The lead agency for this proposal has  
16 determined that it will not have a probable significant adverse impact on the environment.*"  
17 (Index #38, emphasis added) Mitigation measures must be based on adopted policies and rules;  
18 directly related to specific, adverse environmental impacts "clearly identified in" the proposed  
19 Project; reasonable and capable of being accomplished; and be imposed "only to the extent  
20 attributable to the identified adverse impacts" of the Project. WAC 197-11-660.

21 The "...nexus rule permits only those conditions necessary to mitigate a specific adverse  
22 impact of a proposal. The rough proportionality requirement then limits the extent of the  
23 mitigation measures...to those which are roughly proportional to the impact they are designed to  
24 mitigate." *Honesty in Environmental Analysis and Legislation (HEAL) v. Central Puget Sound  
25 Growth Management Hearings Board*, 96 Wash. App. 522, 533-534, 979 P.2d. 864 (1999).

26 There is no evidence in the record of any significant environmental impacts of the Project  
on Lyle Creek; or that the buffer area is not sufficient to adequately protect the creek from any  
perceived harm; or that specific, adverse environmental impacts on the creek have been clearly

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<sup>2</sup> Appellant also concurs to the establishment of the 50 foot buffer area.

1 identified. Absent such, there is, and can be, no showing of a nexus between the objectionable  
2 condition and the Project. With no nexus, there need be no proportionality.<sup>4</sup>

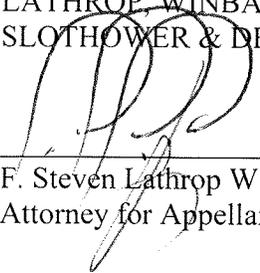
3 Governmental actions under SEPA may be “conditioned or denied only on the basis of  
4 specific, proven significant environmental impacts.” *Nagatani Bros., Inc. v. Skagit County*  
5 *Board of Commissioners*, 108 Wash.2d. 477, 482, 739 P.2d. 969 (1987). When the record is  
6 devoid of such evidence, the mitigating condition should not be imposed. *Levine v. Jefferson*  
7 *County*, 116 Wash. 2d. 575, 807 P.2d. 363 (1991). Finally, the removal of this condition does  
8 not require a remand for further comment or fact finding. RCW 43.21C.060; *Brinnon Group v.*  
9 *Jefferson County*, 159 Wash.App. 446, 245 P.2d. 789 (2011); *Davidson Series & Assoc. v.*  
10 *Central Puget Sound Growth Management Hearing Bd.*, 159 Wash.App. 148, 244 P.2d. 1003  
11 (2010).

#### 12 IV. CONCLUSION

13 The WDFW comment expresses a general, subjective concern with no specific evidence  
14 connecting the Project with environmental harm. The MDNS cites no actual significant adverse  
15 environmental impacts and identifies no County policies requiring or supporting any mitigation  
16 measures in addition to the protection provided by the 50 foot buffer. All appropriate SEPA  
17 procedures have been followed and comment rights afforded to interested parties. The resulting  
18 record is devoid of any evidence supporting the imposition of this condition. The cited condition  
19 should be excluded from the MDNS and not imposed as a condition of the Plat.

20 Respectfully submitted this 17<sup>th</sup> day of June, 2021.

21 LATHROP, WINBAUER, HARREL,  
22 SLOTHOWER & DENISON L.L.P.

23   
24 F. Steven Lathrop WSBA #5243  
25 Attorney for Appellants

26 <sup>3</sup> It is assumed the Hearing Examiner knows well and appreciates the difficulties resulting from interference  
with another’s historic irrigation diversionary rights and structures.

<sup>4</sup> And, it would be exceedingly difficult to divine from the language of Condition 2 where Appellant’s  
obligations start and stop in order to establish any reasonable proportionality.

1 **CERTIFICATE OF SERVICE**

2 I certify that I have this day caused a copy of the document to which this is attached and  
3 together with referenced exhibits to be served on the individual(s) listed below and in the manner noted  
4 below:

5  
6 Jeremy Johnston, CDS Planning Official  
7 Kittitas County Community Development Services  
8 411 N. Ruby Street, Suite 2  
9 Ellensburg, WA 98926

- BY U.S. MAIL
- BY HAND DELIVERY to CDS only
- BY OVERNIGHT DELIVERY
- BY EMAIL: [jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)  
[andy@wenatcheelaw.com](mailto:andy@wenatcheelaw.com)  
[Tracy@wenatcheelaw.com](mailto:Tracy@wenatcheelaw.com)

10 I certify, or declare, under penalty of perjury under the laws of the State of Washington that the  
11 foregoing is true and correct.

12 Signed at Ellensburg, Washington this 6<sup>th</sup> day of July, 2021.

13 

14 Rhoda Crispin  
15 Legal Assistant to F. Steven Lathrop  
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## EXHIBIT 3

### 3. Water [\[help\]](#)

#### a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

Yes, there is a stream on site tributary to Naneum Creek and Wilson Creek.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

Yes, but none within County-required buffer setbacks. Please see the preliminary plat plans.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

None.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No.

#### b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

None.

#### c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

See Section B.3.C (1) of attachment.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Please see Section B.3.C (2) of attachment.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Please see Section B.3.d of attachment.

#### 4. **Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

- deciduous tree: alder, maple, aspen, other  
 evergreen tree: fir, cedar, pine, other  
 shrubs  
 grass  
 pasture  
 crop or grain  
 Orchards, vineyards or other permanent crops.  
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other  
 water plants: water lily, eelgrass, milfoil, other  
 other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Roots will be removed from the topsoil. Topsoil will be stockpiled and reused for landscaping.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Developed lots will be landscaped with grass and low maintenance plantings

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None known.

#### 5. **Animals** [\[help\]](#)

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The estimated earthwork activities will consist of grading the site for the proposed roads and lots development. The estimated earthwork quantities are approximately 37,000 cubic yards of cut and approximately 41,000 cubic yards of fill, which yields a net fill of approximately 4,000 cubic yards. Fill material will likely be obtained from local offsite sources.

## 2. Air [help]

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Some heavy machinery exhaust and dust particulates generated primarily by construction equipment. After construction, the ongoing emissions will primarily come from passenger vehicle exhaust and residential home emissions typical of a 138-home neighborhood.

## 3. Water

- c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

**Stormwater runoff from roads, buildings, landscaped areas, and open space areas would be controlled through collection and treatment in bio-retention and bio-infiltration swales as well as infiltration ponds.**

2) Could waste materials enter ground or surface waters? If so, generally describe.

**Suspended soils and hydrocarbons associated with automobiles may potentially enter the ground waters via stormwater.**

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

**Temporary erosion control measures meeting County requirements will be implemented during construction will reduce potential impacts.**

## 7. Environmental Health

- 4) Describe special emergency services that might be required.

**Emergency medical and 911 services, along with typical fire and police services may be required per the amount typical to a residential development. No special services are anticipated.**

- 5) Proposed measures to reduce or control environmental health hazards, if any:

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5 **BEFORE THE KITTITAS COUNTY HEARINGS EXAMINER**

6 Bull Ranch Long Plat Application of:  
7 Lathrop Development Co., Inc., Appellant  
8

LP-21-00001

9  
10 **STIPULATION AND ORDER ON  
11 SEPA APPEAL**

12 **STIPULATION**

13 Comes now Appellant, Lathrop Development Co., Inc., by and through its counsel and  
14 the County of Kittitas ("County") by and through its counsel and do hereby stipulate:

15 1. The County issued its mitigated determination of significance ("MDNS") for the  
16 above long plat application ("Project") on May 20, 2021, (See Index #38) containing, among  
17 other items unrelated to this appeal, the following conditions:

18 "Critical Areas

19 1) All final surveys shall include denotation of Lyle Creek and it's 50' buffer.

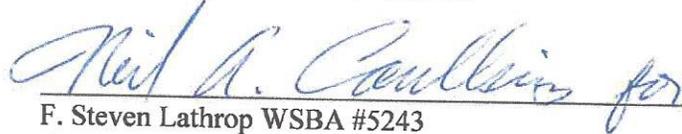
20 2) *The applicant will work with WDFW to protect fish habitat and migration along Lyle Creek. This may include but is not limited to installation of fish screening and/or replacement of the Bull Road Culvert with a new water crossing structure. Compliance with any associated HPA conditions shall be required. Any encroachment into riparian buffer areas shall be mitigated consistent with WDFW recommendations and consistent with Kittitas County Code 17A. (Emphasis added; "Condition 2")*

21 2. Appellant timely appealed Condition 2.

22 3. Appellant and the County request that Condition 2 be stricken from the MDNS and that  
23 this appeal is then and thereafter dismissed.  
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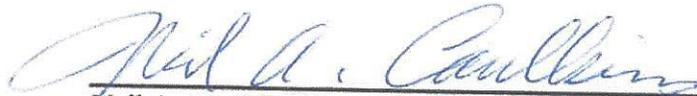
1  
2 Respectfully submitted this 6<sup>th</sup> day of August, 2021.

3 LATHROP, WINBAUER, HARREL,  
4 SLOTHOWER & DENISON L.L.P.

5 

6 F. Steven Lathrop WSBA #5243  
7 Attorney for Appellant

8 KITTITAS COUNTY WASHINGTON

9 

10 Neil A. Caulkins, Deputy Prosecuting Attorney  
11 WSBA # 31759

12  
13 **ORDER ON SEPA APPEAL**

14 This matter having come on regularly before the Kittitas County Hearings Examiner upon the  
15 above stipulation of Appellant and the County and the Hearings Examiner being otherwise fully  
16 appraised of the facts and circumstances herein, it is hereby ordered, adjudged and decreed:

17 1. Condition 2 as fully recited in the above Stipulation is stricken from the MDNS and  
18 of no further force and effect.

19 2. Based on the above Stipulation, the SEPA appeal filed in this matter by Lathrop  
20 Development Co., Inc. is HEREBY DISMISSED.

21 DATED this 9 day of August, 2021  
22 COUNTY OF KITTITAS HEARING EXAMINER

23   
24  
25 ANDREW L. KOTTKAMP



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

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"Building Partnerships – Building Communities"

# BULL RANCH LONG PLAT (LP-21-00001) FINDINGS OF FACT, DECISION, AND CONDITIONS OF APPROVAL

## I. GENERAL INFORMATION

Requested Action: 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).

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.

## II. SITE INFORMATION

Total Project Size:	45.02 acres
Number of Lots:	138, minimum lot size 7200 square feet
Domestic Water:	City of Ellensburg
Sewage Disposal:	City of Ellensburg
Fire Protection:	Kittitas Valley Fire & Rescue (Fire District 2)
Irrigation District:	Ellensburg Water Company

### Site Characteristics:

North: Primarily residential  
South: Primarily undeveloped farmland  
East: Primarily undeveloped farmland  
West: Primarily residential

Access: Primary access to the site will be via South Bull Road on the west and Kittitas Highway on the north.

Zoning and Development Standards: The subject property is located in Residential zoning within an Urban Growth Area. The purpose and intent of the Residential zone is to provide for and protect areas for homesite development designed to meet contemporary building and living standards where public water and sewer systems are provided. The purpose and intent of the Urban Growth areas is to provide for areas that are suitable and desirable for urban densities as determined by the sponsoring city's ability to provide urban services, and to allow for alternative methods of development that allows for infill and development at urban levels.

Preliminary Plats: The plat drawing submitted with the current application was reviewed under the current version of KCC 16.12 Preliminary Plats.

## III. ADMINISTRATIVE REVIEW

Deemed Complete: A Long Plat Application and SEPA Checklist were submitted to Kittitas County Community Development Services on March 23, 2021. The application was deemed complete on March 30, 2021.

Notice of Application: The site was posted pursuant to KCC 15A.03.110 on March 31, 2021. Two posting sites were established near two primary access routes. A Notice of Application was mailed to all state and local agencies/departments with potential interest in the project as required by KCC 15A.03.060, as well as to adjacent landowners located within five hundred (500) feet of any portion of the boundary of the proposal's contiguous tax parcels on April 6, 2021 and noticed in the local county paper of record on April 6, 2021 and April 13, 2021. The comment period for this notice ended on April 21, 2021.

#### **IV. COMPREHENSIVE PLAN**

The Kittitas County Comprehensive Plan designates the proposal site as an “Urban Growth Area”. Kittitas County has established the following goals and policies to guide activities that are designated in these lands. These goals and policies were developed in response to identified needs within the county, and support the County Wide Planning Policies:

LU-G2: Promote the development of large-scale, high-intensity urban land uses within the UGA where there is supporting infrastructure.

Staff Consistency Statement:

*The project proposal will establish 138 residential lots, where there is currently only one lot. Existing city services are sufficient to support this growth.*

LU-G4: Maintain a flexible balance of land uses which will protect, preserve, and enhance the rural character, historical forest lands, agricultural industries, mineral lands, and high-quality environment.

Staff Consistency Statement:

*The proposed project is establishing open space areas that will protect Lyle Creek and its associated buffer.*

LU-P7: Promote infill development of vacant or under-utilized properties.

Staff Consistency Statement:

*The proposed project will replace long un-used farmland with 138 residential lots, which will help to expand housing availability in Kittitas County.*

LU-P47: Encourage and accommodate future expansion of utilities and roadways in a logical manner for new development in urban growth areas. Expansion of utilities and roadways shall not be made exclusively to accommodate new development outside of urban growth areas.

Staff Consistency Statement:

*The proposed project will utilize utilities and roadways already established by the City of Ellensburg. The proposed project will also add seven (7) new access tracts to support the newly established residences and their occupants.*

**CDS staff reviewed the project for consistency with the Kittitas County Comprehensive Plan as described above. CDS finds the proposed development consistent with the Goals and Policies of the Kittitas County Comprehensive Plan.**

#### **V. ENVIRONMENTAL REVIEW**

A critical areas review of the parcel was conducted by CDS staff. There is a Type 9 Stream that has been identified as Lyle Creek in the northwestern portion of the site. The stream has a 50’ buffer that no development is proposed within.

Kittitas County CDS issued an MDNS for this project on May 20, 2021 (See Index #38) after utilizing the optional DNS process. The SEPA MDNS includes 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 includes 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 (See Index # 54).

## **VI. AGENCY AND PUBLIC COMMENTS**

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal and have been notified of the Public Hearing. Public comments were received and are included in the record (Index #s 23, 24, 29, 30). The City of Ellensburg Public Works & Utilities, Department of Health – Office of Drinking Water, Kittitas County Community Development Services – Building, City of Ellensburg Public Works, Department of Archaeology & Historic Preservation, Department of Ecology, Kittitas County Public Works, and the Washington Department of Fish & Wildlife all submitted timely comments (Index #s 20-22, 25-28, 31).

In addition to these agency comments the following individuals submitted comment during the comment period: Valerie Robinson, Robyn Arango, Chad Bala, and Liz Ritzenhaler.

Below are summaries of the substantive agency comments submitted. For full context and details please see Index #s 20-22, 25-28, 31

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.

*Applicant response: “Concur with comments which will be addressed in construction drawings and final plat engineering.”*

Staff response: CDS Staff has conditioned this proposal to include collaboration between the applicant and the City of Ellensburg for utility design and installation.

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.

*Applicant response: “Subject property is within the City of Ellensburg urban growth area and adequate sewer and water capacity to serve project confirmed.”*

Staff response: CDS staff provided comment to the applicant.

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.

Applicant Response: *“Concur with comments.”*

Staff response: CDS Staff provided comment to the applicant and conditioned the proposal to ensure all structures are permitted and built to current Kittitas County adopted building codes at time of construction.

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.

Applicant Response: *“Water: Concur with comments which will be addressed in construction drawings and final plat engineering. Sewer: Concur with comments which will be addressed in construction drawings and final plat engineering. Roadway and access: Concur with comments which will be addressed in construction drawings and final plat engineering. Storm water: Concur with comments regarding conveyance for existing roadside ditches, separation from groundwater, and stormwater modeling requirements. The SWPPP, TESC, and O&M documents will be provided as requested and an NPDES permit will be obtained from DOE.”*

Staff response: CDS Staff has conditioned this proposal to include collaboration between the applicant and the City of Ellensburg for utility design and installation.

Department of Archaeology and Historic Preservation: 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.

Applicant response: *“The subject property was a farmstead and has been intensively farmed and irrigated for over 130 years with various and numerous ground disturbing activities taking place from time to time all across its scope. The required buffer adjacent to Lyle Creek will be maintained. A cultural resource survey will be contracted. The contract will include services for consultation with the Yakama Nation, the Confederated Tribes of the Colville Reservation, and the Snoqualmie Tribe. Results will be registered within the DAHP project tracking system. Following the results of the contracted background research and surface survey we will seek guidance on plans for shovel probing, and/or archaeological monitoring of roadways and utility trenches. An inadvertent discoveries agreement will be developed following DAHP guidelines and a paper copy will be carried onsite during construction activities.”*

Staff response: CDS Staff has provided this comment to the applicant and 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 the Washington State Department of Archaeology and Historic Preservation (DAHP).

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.

Applicant response: *“Water quality: No storm water is proposed to be discharged off-site either during construction of development or thereafter. However, an NPDES construction permit will be applied for.”*

*Water resources: The subject property has surface water irrigation rights which will be utilized initially for dust control. Municipal water will be available shortly after development activities commence. No other uses of surface or ground water is anticipated. Dam Safety: No water, including storm water retention, will require the impoundment of water sufficient to require a dam safety construction permit. The proposed development will have small infiltration ponds (less than 0.5 acre-feet each) for overflow conditions from the roadside swales. The small infiltration ponds will be significantly smaller than the thresholds that trigger dam safety which are 10 acre-feet of volume and over 6 feet berm.”*

Staff response: CDS staff provided the comments to the applicant and conditioned the proposal to include obtaining a NPDES permit and submitting plans to DOE to determine if a DAM Safety construction permit will be necessary.

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.

Applicant Response: *“The proposed roadways will be public and no private roads are proposed.”*

Staff response: CDS staff provided comments to the applicant and conditioned the 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.

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.

Applicant Response: *“Critical areas will be protected and maintained as required under KCC 17 A.03 and other applicable laws and regulations. Open space areas will be converted from historical agricultural and overgrown vegetation to a more natural and low maintenance landscape. The assistance of WDFW is welcomed in this regard. The subject property has no rights to divert or use water from Lyle Creek and no interest or rights in or over the present diversion structure or the Lyle Creek water course. The comments submitted should be directed to the appropriate rights holders. Historic and current uses of the subject property are exempt activities under the county critical areas ordinance. The applicant will comply with KCC 17 A.03 as it may apply to the project.”*

Staff response: CDS Staff provided comments to the applicant and 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.

Below are summaries of the public comments submitted. For full context and details please see Index #s 23, 24, 29, 30

Valerie Robinson: Ms. Robinson asked to be notified of the Public Hearing for this project.

Applicant response: *“Concur that notices of the public hearing should be provided as provided by law.”*

Robin Arango: Ms. Arango expressed hope that a certain tree by Lyle Creek will remain in place. She also asked the applicant to consider adding green space or riparian buffer that will provide the local wildlife a chance to remain a part of the landscape.

Applicant response: *“The project will include a mixture of single and two-story homes as permitted by County code with buffer and unimproved areas remaining along the steeper slopes and Lyle Creek. There are no plans to remove the tree that she mentions, which is located within the Lyle Creek buffer.”*

Chad Bala: Mr. Bala provided comments regarding the possibility of a joint access road. Additionally, he requested that if any of the irrigation structures on the applicant’s property are altered, that he be made aware so he can continue to irrigate his property. Lastly, Mr. Bala has concerns of possible unintended consequences Stormwater pond 2 will have on his property. Mr. Bala commented that he is in support of the project and willing to work with the applicant regarding his concerns.

Applicant response: *“Access: Concur and are currently working directly with them to discuss options Irrigation: The irrigation structure on the subject property which diverts water from Lyle Creek and serves this adjacent property will not be changed or affected. The open ditch running from this structure will also remain in its present location for about the upper two thirds of its length and then will be put into an underground pipe to the adjacent property. The location of the pipe will be somewhat different from the location of the ditch but its discharge point onto the adjacent land will be substantially the same. The adjacent landowner will be provided plans to review and approve. Stormwater: The two proposed stormwater ponds are proposed for infiltration, in an overflow condition for the roadside swales. While the roadside swales have been designed to infiltrate based on the geotechnical information developed for the project, it was considered a safety best management practice to have additional infiltration storage in the two ponds. The infiltration ponds have been placed at natural low areas of the site, where infiltration is feasible, as recommended by the geotechnical engineer. The locations and elevations for the ponds allow for at least 3 feet separation to existing seasonal high groundwater. The infiltration ponds will be further detailed on the construction plans and designed to ensure that there are no impacts to downstream properties.”*

Liz Ritzenthaler: “Ms. Ritzenthaler questioned whether this project would add sidewalks to the eastern portion of Bull Rd. She also expressed support of Ms. Arango’s comment, and also hopes the specific tree remains in place. Ms. Ritzenthaler suggested community-oriented open space, such as a playground may be less impactful to the riparian buffer. Finally, Ms. Ritzenthaler had questions about Bull Road becoming a more trafficked arterial road, keeping the water alongside of the road daylighted, and connecting the segmented section of Umptanum Road.

Applicant response: *“The half street improvement on the east side of Bull Road will be done to city standards with respect to sidewalks. A traffic study will be provided. The project will not affect Lyle Creek. The balance of the comments are addressed elsewhere in this response.”*

**CDS has reviewed all of the comments submitted and conditioned this Staff Report to address many of the concerns noted.**

## **VII. PROJECT ANALYSIS**

In review of this proposal, it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff’s analysis and consistency review for the subject application.

### Comprehensive Plan Consistency:

The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. The

subdivision is adequately served by Kittitas County and City of Ellensburg services. The lots are served by the City of Ellensburg water system. The proposal is a large-scale, high-intensity urban land use that is within the UGA and there is supporting infrastructure as noted in LU-G2. The proposal also supports infill of otherwise underutilized land as noted in LU-P7.

Consistency with the provision of KCC 17 Zoning:

The proposal is consistent with the provisions of KCC 17.11. The lots approved are each a minimum of 7200 feet and meet the minimum density requirement of 4 lots per acre which is consistent with Residential Zoning within an Urban Growth Area. The density calculation subtracted roadway, critical area buffers and lands used for development purposes pursuant to KCC 17.11.050. CDS reviewed the project for consistency with KCC 17.11 and found that it was consistent.

Consistency with the provisions of KCC 17A Critical Areas:

This proposal is consistent with the Kittitas County Critical Areas Code. There is a Type 9 Stream that has been identified as Lyle Creek in the northwestern portion of the site. The stream has a proposed 50' buffer in the application materials which is consistent with Title 17A buffer requirements. The SEPA MDNS was conditioned to protect the creek and its buffer. CDS staff finds the project, as conditioned, consistent with KCC 17A Critical Areas.

Consistency with the provisions of KCC 16.12: Preliminary Plat Subdivision Code:

This proposal is consistent with the Kittitas County Subdivision Code for Preliminary Plats.

Consistency with the provisions of KCC Title 12: Roads and Bridges:

All roads are required to meet all Kittitas County Road Standards.

## VIII. RECOMMENDATION

As conditioned below, the application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 12, Title 13, Title 16.12, Title 17A, Title 17.11, Title 17.16R and Title 20 of the Kittitas County Code, and the Kittitas County Comprehensive Plan. Staff recommends approval of the Bull Ranch Preliminary Plat, subject to the following findings of fact, conclusions, and conditions:

### Suggested Findings of Fact

1. 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).

2. Site Information:

Total Project Size:	45.02 acres
Number of Lots:	138, minimum lot size 7200 square feet
Domestic Water:	City of Ellensburg
Sewage Disposal:	City of Ellensburg
Fire Protection:	Kittitas Valley Fire & Rescue (Fire District 2)
Irrigation District:	Ellensburg Water Company

Site Characteristics:

North:	Primarily residential
South:	Primarily undeveloped farmland

East: Primarily undeveloped farmland  
West: Primarily residential

Access: Primary access to the site will be via South Bull Road on the west and Kittitas Highway on the north.

3. The Comprehensive Plan Land Use designation is Urban.
4. The subject property is zoned Residential within an Urban Growth Area.
5. A Long Plat Application and SEPA Checklist were submitted to Kittitas County Community Development Services on March 23, 2021. The application was deemed complete on March 30, 2021. The site was posted pursuant to KCC 15A.03.110 on March 31, 2021. Two posting sites were established near two primary access routes. A Notice of Application was mailed to all state and local agencies/departments with potential interest in the project as required by KCC 15A.03.060, as well as to adjacent landowners located within five hundred (500) feet of any portion of the boundary of the proposal's contiguous tax parcels on April 6, 2021 and noticed in the local county paper of record on April 6, 2021 and April 13, 2021. The comment period for this notice ended on April 21, 2021.
6. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. The proposed subdivision will be adequately served by City of Ellensburg water and sewage systems. Staff has conducted an administrative critical area review in accordance with KCC 17A and found that although critical areas exist on the parcel, appropriate buffers and mitigations have been recommended to minimize impacts and protect these critical areas.
7. This proposal, as conditioned, is consistent with the Kittitas County Zoning Codes 17.11 and 17.16R.
8. This proposal is consistent with the Kittitas County 16.12 Subdivision Code for Preliminary Plats.
9. This proposal as conditioned, is consistent with the provisions of KCC Title 12: Roads and Bridges.
10. This proposal is consistent with the provisions of KCC 15 Environmental Policy.
11. All roads are required to meet all Kittitas County Road Standards.
12. An MDNS was issued by Kittitas County on CDS on May 20, 2021. The MDNS was appealed on June 3, 2021 and condition 2 was stricken from the MDNS on August 9, 2021 pursuant to a Stipulation and Order signed by the Kittitas County Hearings Examiner.

**Suggested Conclusions:**

1. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. Public use and interest will be served by approval of this proposal.
4. As conditioned, the proposal is consistent with Kittitas County Code Title 16 Subdivision, Title 17 Zoning, Title 17A Critical Areas, Title 15 Environmental, and Title 12 Roads and Bridges.

**Suggested Conditions of Approval:**

1. The project shall proceed in substantial conformance with the plans and application materials on file dated March 23, 2021 except as amended by the conditions herein.
2. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
3. All accesses and roads shall be IFC compliant.
4. It is the responsibility of the applicant to contact the Kittitas County Assessor's and Treasurer's offices to confirm all taxes are current prior to final plat approval.
5. Computer sheets shall be submitted with the final plat showing the closure of plat boundaries, blocks, lots or any tract. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
6. The Final Plat shall contain the name of the Engineer/Surveyor responsible for preparing the documents on all sheets.
7. The proposed development will tie in with the City of Ellensburg's gas main on Bull Road, will provide stubs to each residence, and will loop the connection back into the City's main on the north side of Kittitas Highway.
8. All structures will be permitted and built to the current Kittitas County adopted building codes at the time of construction.
9. The applicant will work with the City of Ellensburg to design and install natural gas lines, water lines, sewer lines, roadway and access, and stormwater runoff and storage. These elements shall be constructed to City of Ellensburg standards.
10. The applicant will obtain a NPDES Construction Stormwater General Permit if required by the Washington State Department of Ecology. A set of construction plans shall be submitted to the Department of Ecology to determine if a Dam Safety construction permit will be necessary.
11. The applicant will obtain all necessary permits through Kittitas County Public Works and will comply with current road standards. Requested survey and engineering changes noted in the Kittitas County Public Works comment letter (dated 4/20/2021) shall be addressed for Final Plat approval.

**In addition to the conditions noted above, the following MDNS conditions shall also apply**

Critical Areas

1. All final surveys shall include denotation of Lyle Creek and it's 50' buffer.
2. *This item was removed following a Stipulation and Order signed by the Kittitas County Hearings Examiner on August 9, 2021(See Index #54)*

Cultural Resources

3. Should ground disturbing or other activities related to the proposed subdivision result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be

made with the Washington State Department of Archaeology and Historic Preservation (DAHP). Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.

**From:** [Jeremy Johnston](#)  
**To:** ["Steve Lathrop"](#); ["Andy Kottkamp"](#); [Tracy Parke](#); [Neil Caulkins](#); [Dan Carlson](#)  
**Cc:** [Rachael Stevie \(CD\)](#)  
**Subject:** LP-21-00001 Bull Ranch SEPA MDNS Appeal Briefing Schedule  
**Date:** Monday, June 7, 2021 8:13:43 AM  
**Attachments:** [LP-21-00001 Bull Ranch MDNS Appeal Briefing Schedule.pdf](#)  
[LP-21-00001 Bull Ranch SEPA MDNS Appeal.pdf](#)

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Good Morning,

On June 3, 2021 Steven Lathrop filed a timely appeal for the Bull Ranch (LP-21-00001) SEPA threshold determination. Attached is the briefing schedule and appeal letter filed. A full copy of the record will be provided by June 9, 2021. Let me know if you have any questions or issues opening the materials.

**Jeremy Johnston**

*Kittitas County CDS, Planning Official*

(509) 962-7065

[jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)



**"Building Partnerships-Building Communities"**

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.

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message id: 38eb45916c6dcbdac24bb8719d004a14



# 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"

June 7, 2021

Lathrop Development Co. Inc.  
c/o Steven Lathrop  
1572 Robinson Canyon Rd  
Ellensburg, WA 98926

RE: Bull Ranch MDNS SEPA Appeal (LP-21-00001) Appeal – Briefing Schedule

Dear Mr. Lathrop,

This letter is relating to your appeal of the SEPA MDNS determination made by the Community Development Services Department regarding the Bull Ranch Preliminary Plat (LP-21-00001). In accordance with Kittitas County Code Chapter 15A.07.010 the administrator and the appropriate hearing body (hearing examiner) will schedule a date, time, and location for a hearing as well as establish a briefing schedule. I have included the briefing schedule including the appeal hearing date as well.

- June 9, 2021 – CDS to provide a copy of the record to the Kittitas County Hearing Examiner and the Appellant.
- July 9, 2021 – Appellant Brief due to the Kittitas County Hearing Examiner and Kittitas County by 5:00 pm.
- August 6, 2021 – CDS Brief due to the Kittitas County Hearing Examiner and Appellant by 5:00 pm.
- August 26, 2021 - 6:00 p.m. – Bull Ranch Preliminary Plat and SEPA Appeal Hearing at the Kittitas County Board of Commissioners Auditorium, or via virtual hearing before the Kittitas County Hearing Examiner.

The Kittitas County Hearing Examiner prefers to receive all documents digitally to the following email addresses:

[andy@wenatcheelaw.com](mailto:andy@wenatcheelaw.com)

[Tracy@wenatcheelaw.com](mailto:Tracy@wenatcheelaw.com)

All original documents shall be submitted and/or retained at Kittitas County Community Development Services.

If you have any questions, please feel free to contact our office at your convenience. Thank you.

Best regards,

Jeremy Johnston  
Planning Official

CC: Steven Lathrop, Lathrop Development Co. Inc.  
Andrew Kottkamp, Kittitas County Hearing Examiner  
Dan Carlson, Kittitas County Community Development Services Director  
Neil Caulkins, Kittitas County Deputy Prosecutor III

*via email*  
*via email*  
*via email*  
*via email*

**From:** [Andy Kottkamp](#)  
**To:** [Jeremy Johnston](#); "Tracy Parke"  
**Cc:** [Dan Carlson](#); [Rachael Stevie \(CD\)](#)  
**Subject:** RE: June 10th Bull Ranch Conditional Use Hearing cancelled LP-21-00001  
**Date:** Thursday, June 3, 2021 1:50:07 PM

---

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Hi Jeremy

All those dates are fine with me. Let me know if a prehearing conference is requested or needed.

Tracy please make sure that these dates are on my calendar.

Andy

*Andrew Kottkamp*

Kittitas County Hearing Examiner  
435 Orondo Ave.  
P.O. Box 1667  
Wenatchee, WA 98801  
(509) 667-8667  
[www.wenatcheelaw.com](http://www.wenatcheelaw.com)

---

**From:** Jeremy Johnston [mailto:[jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)]  
**Sent:** Thursday, June 3, 2021 1:40 PM  
**To:** 'Andy Kottkamp'; Tracy Parke  
**Cc:** Dan Carlson; Rachael Stevie (CD)  
**Subject:** June 10th Bull Ranch Conditional Use Hearing cancelled LP-21-00001

Hi Andy,

We just received an appeal regarding our SEPA MDNS decision for the Bull Ranch Preliminary Plat which is scheduled for hearing with you on June 10<sup>th</sup>. The applicant is appealing the determination. We are beginning to draft our notices to cancel the hearing and I am also drafting a proposed briefing schedule. Our code requires that I work with you to establish the schedule. Below is my proposal. If you are ok with this timeline I will move forward with notice of the schedule.

- June 9, 2021 – CDS to provide a copy of the record to the Kittitas County Hearing Examiner and the Appellant.
- July 9, 2021 – Appellant Brief due to the Kittitas County Hearing Examiner and Kittitas County by 5:00 pm.

- August 6, 2021 – CDS Brief due to the Kittitas County Hearing Examiner and Appellant by 5:00 pm.
- August 26, 2021 - 6:00 p.m. – Bull Ranch Preliminary Plat and SEPA Appeal Hearing at the Kittitas County Board of Commissioners Auditorium, or via virtual hearing before the Kittitas County Hearing Examiner.

Please let me know if this works for you. Thank you.

**Jeremy Johnston**

*Kittitas County CDS, Planning Official*

(509) 962-7065

[jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)



**"Building Partnerships-Building Communities"**

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.

---

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message id: 38eb45916c6dcbdac24bb8719d004a14

**From:** [Jeremy Johnston](#)  
**To:** ["Andy Kottkamp"](#); ["Tracy Parke"](#); ["Steve Lathrop"](#); [Neil Caulkins](#)  
**Cc:** [Dan Carlson](#); [Rachael Stevie \(CD\)](#)  
**Subject:** RE: Bull Ranch Appeal Record LP-21-00001  
**Date:** Wednesday, June 9, 2021 2:10:51 PM

---

Yes, that is correct.

**Jeremy Johnston**

*Kittitas County CDS, Planning Official*

(509) 962-7065

[jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)



"Building Partnerships-Building Communities"

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---

**From:** Andy Kottkamp <[andy@wenatcheelaw.com](mailto:andy@wenatcheelaw.com)>  
**Sent:** Wednesday, June 9, 2021 1:43 PM  
**To:** Jeremy Johnston <[jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)>; 'Tracy Parke' <[Tracy@wenatcheelaw.com](mailto:Tracy@wenatcheelaw.com)>; 'Steve Lathrop' <[Steve@lathropdev.com](mailto:Steve@lathropdev.com)>; Neil Caulkins <[neil.caulkins@co.kittitas.wa.us](mailto:neil.caulkins@co.kittitas.wa.us)>  
**Cc:** Dan Carlson <[dan.carlson@co.kittitas.wa.us](mailto:dan.carlson@co.kittitas.wa.us)>; Rachael Stevie (CD) <[rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)>  
**Subject:** RE: Bull Ranch Appeal Record LP-21-00001

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**I am assuming that we will be consolidating the hearing on the SEPA appeal with the hearing on the underlying project. Is that correct?**

*Andrew Kottkamp*

Kittitas County Hearing Examiner  
435 Orondo Ave.  
P.O. Box 1667  
Wenatchee, WA 98801  
(509) 667-8667  
[www.wenatcheelaw.com](http://www.wenatcheelaw.com)

---

**From:** Jeremy Johnston [<mailto:jeremy.johnston@co.kittitas.wa.us>]  
**Sent:** Wednesday, June 9, 2021 1:17 PM  
**To:** 'Andy Kottkamp'; Tracy Parke; 'Steve Lathrop'; Neil Caulkins  
**Cc:** Dan Carlson; Rachael Stevie (CD)  
**Subject:** Bull Ranch Appeal Record LP-21-00001

Good Afternoon,

Below are links to the complete record and associated index for the Bull Ranch Appeal. I have also attached a word version of the index for those that may prefer this format. Let me know if you have any questions or issues accessing the materials.

The following files will be available until 6/16/2021:

- [LP-21-00001 Bull Ranch Master File Index.pdf](#)
- [LP-21-00001 Bull Ranch Complete Record.pdf](#)

**Jeremy Johnston**

*Kittitas County CDS, Planning Official*  
(509) 962-7065  
[jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)



**"Building Partnerships-Building Communities"**

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---

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**From:** [Jeremy Johnston](#)  
**To:** ["Andy Kottkamp"](#); ["Tracy Parke"](#)  
**Cc:** [Neil Caulkins](#); [Dan Carlson](#); [Rachael Stevie \(CD\)](#)  
**Subject:** Bull Ranch SEPA Appeal County Brief LP-21-00001  
**Date:** Friday, August 6, 2021 11:09:13 AM  
**Attachments:** [2099\\_001.pdf](#)

---

Good Morning Andy,

Attached is the County Brief for the Bull Ranch SEPA Appeal LP-21-00001. This includes a negotiated Stipulation and Order on SEPA Appeal.

**Jeremy Johnston**

*Kittitas County CDS, Planning Official*

(509) 962-7065

[jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)



**"Building Partnerships-Building Communities"**

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message id: 38eb45916c6dcbdac24bb8719d004a14

**From:** [Andy Kottkamp](#)  
**To:** [Rachael Stevie \(CD\)](#); [Jeremy Johnston](#); "Tracy Parke"  
**Cc:** [Neil Caulkins](#); [Dan Carlson](#)  
**Subject:** RE: Bull Ranch SEPA Appeal County Brief LP-21-00001  
**Date:** Monday, August 9, 2021 2:29:39 PM  
**Attachments:** [image001.png](#)

---

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Understood. Thank you.

*Andrew Kottkamp*  
Kittitas County Hearing Examiner  
435 Orondo Ave.  
P.O. Box 1667  
Wenatchee, WA 98801  
(509) 667-8667  
[www.wenatcheelaw.com](http://www.wenatcheelaw.com)

---

**From:** Rachael Stevie (CD) [<mailto:rachael.stevie.cd@co.kittitas.wa.us>]  
**Sent:** Monday, August 9, 2021 2:09 PM  
**To:** Andy Kottkamp; Jeremy Johnston; 'Tracy Parke'  
**Cc:** Neil Caulkins; Dan Carlson  
**Subject:** RE: Bull Ranch SEPA Appeal County Brief LP-21-00001

Good afternoon,

Thank you for this. The SEPA appeal portion of the Land Use Hearing scheduled for August 26, 2021 has been removed from the agenda.

Please note, we will continue with the Bull Ranch Long Plat Land Use Hearing at 6pm on August 26, 2021.

Thank you,

*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](mailto:rachael.stevie.cd@co.kittitas.wa.us)

**From:** Andy Kottkamp <andy@wenatcheelaw.com>  
**Sent:** Monday, August 9, 2021 1:34 PM  
**To:** Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>; 'Tracy Parke' <tracy@wenatcheelaw.com>  
**Cc:** Neil Caulkins <neil.caulkins@co.kittitas.wa.us>; Dan Carlson <dan.carlson@co.kittitas.wa.us>; Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>  
**Subject:** RE: Bull Ranch SEPA Appeal County Brief LP-21-00001

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**To all**  
**Attached please find the Stipulation and Order I signed August 9, 2021. The hearing previously set for August 26, 2021 is hereby stricken.**

*Andrew Kottkamp*

Kittitas County Hearing Examiner  
435 Orondo Ave.  
P.O. Box 1667  
Wenatchee, WA 98801  
(509) 667-8667  
[www.wenatcheelaw.com](http://www.wenatcheelaw.com)

---

**From:** Jeremy Johnston [<mailto:jeremy.johnston@co.kittitas.wa.us>]  
**Sent:** Friday, August 6, 2021 11:09 AM  
**To:** 'Andy Kottkamp'; 'Tracy Parke'  
**Cc:** Neil Caulkins; Dan Carlson; Rachael Stevie (CD)  
**Subject:** Bull Ranch SEPA Appeal County Brief LP-21-00001

Good Morning Andy,

Attached is the County Brief for the Bull Ranch SEPA Appeal LP-21-00001. This includes a negotiated Stipulation and Order on SEPA Appeal.

**Jeremy Johnston**

*Kittitas County CDS, Planning Official*  
(509) 962-7065  
[jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)

**From:** [Steve Lathrop](#)  
**To:** [Rachael Stevie \(CD\)](#); [steve@lathropdev.com](mailto:steve@lathropdev.com)  
**Cc:** [betsy@lathropdev.com](mailto:betsy@lathropdev.com); [david@lathropdev.com](mailto:david@lathropdev.com); [Jeremy Johnston](#)  
**Subject:** RE: LP-21-00001 Bull Ranch - Staff Report for your Review  
**Date:** Wednesday, August 18, 2021 2:16:42 PM  
**Attachments:** [image001.png](#)

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Looks good. Thanks.

**F. Steven Lathrop, Attorney at Law**

Lathrop, Winbauer, Harrel, Slothower & Denison, LLP

Direct Telephone: 509-925-5622; Direct Fax: 866-213-1548 Mobile: 206-799-0728

[steve@lwhsd.com](mailto:steve@lwhsd.com)

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**From:** Rachael Stevie (CD) <[rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)>

**Sent:** Wednesday, August 18, 2021 12:31 PM

**To:** [steve@lathropdev.com](mailto:steve@lathropdev.com)

**Cc:** Steve Lathrop <[Steve@lwhsd.com](mailto:Steve@lwhsd.com)>; [betsy@lathropdev.com](mailto:betsy@lathropdev.com); [david@lathropdev.com](mailto:david@lathropdev.com); Jeremy Johnston <[jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)>

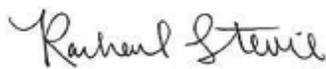
**Subject:** LP-21-00001 Bull Ranch - Staff Report for your Review

Good afternoon Mr. Lathrop,

I have attached a copy of my staff report so you have a chance to review it before the hearing next week. The only changes are those relating to the SEPA appeal and subsequent Stipulation & Order.

Please let me know if you have any questions or concerns.

Thanks so much,



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](mailto:rachael.stevie.cd@co.kittitas.wa.us)

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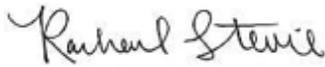
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message id: 38eb45916c6dcbdac24bb8719d004a14

**From:** [Rachael Stevie \(CD\)](#)  
**To:** "[Steve Lathrop](#)"; [Jeremy Johnston](#)  
**Subject:** RE: Bull Ranch Pre-Plat Hearing Exhibit  
**Date:** Monday, August 16, 2021 9:51:00 AM  
**Attachments:** [image001.png](#)

---

Will do.

Thank you.



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](mailto:rachael.stevie.cd@co.kittitas.wa.us)

---

**From:** Steve Lathrop <[Steve@lathropdev.com](mailto:Steve@lathropdev.com)>  
**Sent:** Monday, August 16, 2021 8:25 AM  
**To:** [Jeremy Johnston](mailto:jeremy.johnston@co.kittitas.wa.us) <[jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)>; [Rachael Stevie \(CD\)](mailto:rachael.stevie.cd@co.kittitas.wa.us) <[rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)>  
**Subject:** Bull Ranch Pre-Plat Hearing Exhibit

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Please include the attached as an exhibit for the upcoming hearing showing the revised lot layout and access to the Kittitas Highway per discussions with city and county public works. It also shows the proposed phasing plan. Thanks.

**F. Steven Lathrop**

Lathrop Development Co., Inc.  
1572 Robinson Canyon Road  
Ellensburg, WA 98926  
Telephone: 509-925-5622; Fax: 866-213-1548 Mobile: 206-799-0728  
[steve@lathropdev.com](mailto:steve@lathropdev.com)

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**From:** [Jeremy Johnston](#)  
**To:** [Rachael Stevie \(CD\)](#)  
**Subject:** FW: Downed trees along Lyle Creek  
**Date:** Thursday, July 1, 2021 10:39:43 AM

---

Below is the email I sent to Steve Lathrop regarding tree removal in the Bull Ranch area.

**Jeremy Johnston**

*Kittitas County CDS, Planning Official*

(509) 962-7065

[jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)



"Building Partnerships-Building Communities"

---

**From:** Jeremy Johnston  
**Sent:** Monday, June 7, 2021 10:14 AM  
**To:** 'Steve Lathrop' <Steve@lathropdev.com>  
**Subject:** Downed trees along Lyle Creek

Good Morning Steve,

This email is intended to summarize our conversation this morning regarding fallen tree(s) along Lyle Creek. KCC 17A.03.020(8) exempts, "Emergencies that threaten the public health, safety and welfare, including private or public property." Removal of trees that have fallen onto neighboring properties and/or fences would be consistent with this section.

To the extent that additional trees within the buffer area of Lyle Creek present an imminent threat, they can also be limbed or maintained. Identification of such trees should be done by a licensed arborist. Should the arborist recommend full tree removal, consultation with WDFW should take place to ensure any impacts to wildlife habitat are mitigated.

Please note that this is my interpretation under our current Critical Areas Ordinance. We anticipate adopting a new ordinance this fall which may include different standards than those noted above.

Let me know if I need to clarify further.

**Jeremy Johnston**

*Kittitas County CDS, Planning Official*

(509) 962-7065

[jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)



**"Building Partnerships-Building Communities"**

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---

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message id: 38eb45916c6dcbdac24bb8719d004a14

**From:** [Rachael Stevie \(CD\)](#)  
**To:** ["steve@lathropdev.com"](mailto:steve@lathropdev.com)  
**Cc:** ["steve@lwhsd.com"](mailto:steve@lwhsd.com); ["betsy@lathropdev.com"](mailto:betsy@lathropdev.com); ["david@lathropdev.com"](mailto:david@lathropdev.com); [Jeremy Johnston](#)  
**Subject:** LP-21-00001 Bull Ranch - Staff Report for your Review  
**Date:** Wednesday, June 2, 2021 9:15:00 AM  
**Attachments:** [LP-21-00001 Bull Ranch Staff Report.pdf](#)  
[image001.png](#)

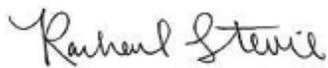
---

Good morning Mr. Lathrop,

I have attached a copy of my staff report so you have a chance to review it before the hearing next week.

Please let me know if you have any questions or concerns.

Thanks so much,



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](mailto:rachael.stevie.cd@co.kittitas.wa.us)

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**From:** [Rachael Stevie \(CD\)](#)  
**To:** ["steve@lathropdev.com"](mailto:steve@lathropdev.com)  
**Cc:** ["steve@lwhsd.com"](mailto:steve@lwhsd.com); ["betsy@lathropdev.com"](mailto:betsy@lathropdev.com); ["david@lathropdev.com"](mailto:david@lathropdev.com); [Jeremy Johnston](#)  
**Subject:** LP-21-00001 Bull Ranch - Additional Pre-app memo  
**Date:** Thursday, April 1, 2021 8:57:00 AM  
**Attachments:** [image001.png](#)  
[KC-001 Bull Ranch Gas Comments.pdf](#)

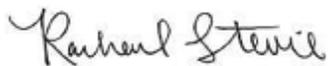
---

Good morning Mr. Lathrop,

Please see the attached pre-app memo from the City of Ellensburg Public Works and Utilities that we just received this morning.

I anticipate noticing your application next Tuesday 4/6/21.

Thanks so much and have a great day!



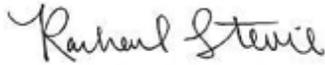
Planner I  
Kittitas County  
Community Development Services  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
509-962-7637  
[rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)

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:** [Rachael Stevie \(CD\)](#)  
**To:** "Betsy Lewis"; [Steve Lathrop](#)  
**Cc:** [steve@lwhsd.com](#); [David Lathrop](#); [Jeremy Johnston](#)  
**Subject:** RE: [External Email] RE: LP-21-00001 Bull Ranch - Deemed Complete  
**Date:** Wednesday, March 31, 2021 1:11:00 PM  
**Attachments:** [image001.png](#)

---

This is perfect. Thanks so much.



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](mailto:rachael.stevie.cd@co.kittitas.wa.us)

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---

**From:** Betsy Lewis <[betsy@lathropdev.com](mailto:betsy@lathropdev.com)>  
**Sent:** Wednesday, March 31, 2021 12:32 PM  
**To:** Rachael Stevie (CD) <[rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)>; Steve Lathrop <[Steve@lathropdev.com](mailto:Steve@lathropdev.com)>  
**Cc:** [steve@lwhsd.com](mailto:steve@lwhsd.com); [David Lathrop](mailto:David@lathropdev.com) <[David@lathropdev.com](mailto:David@lathropdev.com)>; [Jeremy Johnston](mailto:Jeremy Johnston@co.kittitas.wa.us) <[jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)>  
**Subject:** [External Email] RE: LP-21-00001 Bull Ranch - Deemed Complete

**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.

Good Afternoon Rachael,

Attached is the signed Affidavit of Sign Posting and pictures of the posted signs for the Bull Ranch Long Plat.

The posting location at Kittitas Hwy specified an area which is not part of The Bull Ranch plat, there is a house located in that spot which is not owned by Lathrop Development Co., Inc. I placed the Kittitas Hwy sign to the east of the house location.

Please let me know if there is anything else you need.

Thank you,

Betsy Lewis  
Lathrop Development Co., Inc.  
1572 Robinson Canyon Road  
Ellensburg, WA 98926  
Cell 509-901-8674  
Fax 866-213-1548  
[betsy@lathropdev.com](mailto:betsy@lathropdev.com)

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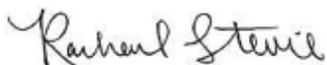
**From:** Rachael Stevie (CD) <[rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)>  
**Sent:** Tuesday, March 30, 2021 8:32 AM  
**To:** Steve Lathrop <[Steve@lathropdev.com](mailto:Steve@lathropdev.com)>  
**Cc:** [steve@whsd.com](mailto:steve@whsd.com); Betsy Lewis <[betsy@lathropdev.com](mailto:betsy@lathropdev.com)>; David Lathrop <[David@lathropdev.com](mailto:David@lathropdev.com)>; Jeremy Johnston <[jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)>  
**Subject:** LP-21-00001 Bull Ranch - Deemed Complete

Good morning Mr. Lathrop,

Please see attached correspondence regarding your Long Plat Application. Your signs are ready to be picked up at any time. As soon as I receive your Affidavit of Sign Posting back (a copy is provided with your signs) and pictures of the signs posted, I will work on getting your application noticed.

If you have any questions, please do not hesitate to contact me.

Thank you and have a great day.



Planner I  
Kittitas County  
Community Development Services  
411 N. Ruby Street; Suite 2  
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[rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)

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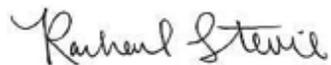
**From:** [Rachael Stevie \(CD\)](#)  
**To:** "[Terry Hamberg](#)"; "[Jana Stoner](#)"; "[Megan Woodruff](#)"  
**Subject:** LP-21-00001 Bull Ranch - (Publishing) Notice of Decision  
**Date:** Monday, August 30, 2021 8:27:00 AM  
**Attachments:** [image001.png](#)  
[LP-21-00001 Bull Ranch Notice of Decision Legal.docx](#)  
[LP-21-00001 Bull Ranch Notice of Decision Legal.pdf](#)

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Good morning!

Please see attached memo and publish as requested.

Thanks and have a great week!



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](mailto:rachael.stevie.cd@co.kittitas.wa.us)

Notice of Decision  
Bull Ranch Long Plat  
LP-21-00001

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that on September 2, 2021 the Kittitas County Hearings Examiner conditionally approved the Bull Ranch Long Plat (LP-21-00001). The subject property 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.

Copies of the Kittitas County Hearings Examiner Decision and related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506 or on the Kittitas County website: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigating to "Long Plats" then the "LP-21-00001" as indicated in this notice.

Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition (LUPA) in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days of the issuance of the land use decision. The last day to file a LUPA is **September 23, 2021**.

If you have any questions, please contact our office at (509) 962-7506.

Dated:	Thursday, September 2, 2021
Publish Daily Record:	Thursday, September 2, 2021& Thursday, September 9, 2021
Publish NKC Tribune:	Thursday, September 2, 2021& Thursday, September 9, 2021

**From:** [Rachael Stevie \(CD\)](#)  
**To:** ["Steve Lathrop"; "steve@lwhsd.com"; "Betsy Lewis"; "David Lathrop"; "john.everett@esmcivil.com"; "yusid@ci.ellensburg.wa.us"; "Mau, Russell E \(DOH\)"; Mike Flory; "Valerie Robinson"; "rabsqurl@gmail.com"; "Craig Jones"; "mayod@ci.ellensburg.wa.us"; "Hanson, Sydney \(DAHP\)"; "ECY RE CRO SEPA Coordinator"; Candie Leader; "Chad Bala"; "lizritz2000@hotmail.com"; "WDFW - Jennifer Nelson"; "aylingj@ci.ellensburg.wa.us"; "deck1118@fairpoint.net"](#)  
**Cc:** [Jeremy Johnston; Kelly Bacon \(CD\); Jeremiah Cromie](#)  
**Subject:** LP-21-00001 Bull Ranch - Notice of Decision  
**Date:** Thursday, September 2, 2021 8:38:00 AM  
**Attachments:** [image001.png](#)  
[LP-21-00001 Bull Ranch Notice of Decision Memo.pdf](#)  
[LP-21-0001 Bull Ranch Fact & Findings Signed 9-2-21.pdf](#)

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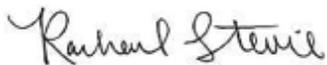
Good morning,

Please see attached correspondence regarding the Bull Ranch Long Plat application.

The LUPA appeal period ends at 5pm on September 23, 2021.

If you have any questions, please feel free to contact me directly.

Thanks so much and have a great day.



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](mailto:rachael.stevie.cd@co.kittitas.wa.us)



## 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”

### **Notice of Decision Bull Ranch Long Plat LP-21-00001**

**To:** Interested Parties,  
Applicant

**From:** Rachael Stevie, Planner

**Date:** September 2, 2021

**Subject:** Bull Ranch Long Plat (LP-21-00001)

---

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that on September 2, 2021 the Kittitas County Hearings Examiner conditionally approved the Bull Ranch Long Plat (LP-21-00001). The subject property 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.

Copies of the Kittitas County Hearings Examiner Decision and related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506 or on the Kittitas County website: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigating to “Long Plats” then the “LP-21-00001” as indicated in this notice.

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If you have any questions, please contact our office at (509) 962-7506.



# KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

## Affidavit of Mailing & Publication

PROPOSAL NAME: Bull Ranch Long Plat (LP-21-00001)

NOTIFICATION OF: Notice of Decision

NOTIFICATION MAIL DATE: September 2, 2021

I certify that the following documentation:

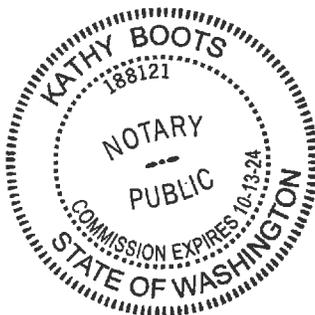
- Notice of Decision: Bull Ranch Long Plat

has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Rachael Stevie  
Planner I  
County of Kittitas  
State of Washington

Subscribed and sworn to before me this 2<sup>nd</sup> day of September 2021



Kathy Boots  
Notary Public for the State of Washington residing  
in Ellensburg.

My appointment expires: 10-13-2024



# ADVERTISING PROOF

401 N Main St,  
 Ellensburg, WA 98926  
 Ph. (509) 204-8250 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
08/30/21	50096

JEREMY JOHNSTON  
 KC COMMUNITY DEVELOPMENT SERVICES  
 411 N. RUBY ST, SUITE 2  
 ELLENSBURG, WA 98926

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
141273	Notice of Decision B	09/02/21	09/09/21	4	\$211.93

### Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount: \$0.00  
 Surcharge: \$0.00  
 Credits: \$0.00

Gross: **\$211.93**  
 Paid Amount: **\$0.00**

**Amount Due: \$211.93**

*We Appreciate Your Business!*

**Notice of Decision  
Bull Ranch Long Plat  
LP-21-00001**

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If you have any questions, please contact our office at (509) 962-7506.

Dated: Thursday, September 2, 2021

PUBLISH: NKC Tribune: Thursday, September 2, 2021 and Thursday, September 9, 2021

PUBLISH: Daily Record: Thursday, September 2, 2021 and Thursday, September 9, 2021 / LEGAL #: 141273

## Rachael Stevie (CD)

---

**From:** Rachael Stevie (CD)  
**Sent:** Thursday, September 2, 2021 8:38 AM  
**To:** 'Steve Lathrop'; 'steve@lwhsd.com'; 'Betsy Lewis'; 'David Lathrop'; 'john.everett@esmcivil.com'; 'yusid@ci.ellensburg.wa.us'; 'Mau, Russell E (DOH)'; Mike Flory; 'Valerie Robinson'; 'rabs GURL@gmail.com'; 'Craig Jones'; 'mayod@ci.ellensburg.wa.us'; 'Hanson, Sydney (DAHP)'; 'ECY RE CRO SEPA Coordinator'; Candie Leader; 'Chad Bala'; 'lizritz2000@hotmail.com'; 'WDFW - Jennifer Nelson'; 'aylingj@ci.ellensburg.wa.us'; 'deck1118@fairpoint.net'  
**Cc:** Jeremy Johnston; Kelly Bacon (CD); Jeremiah Cromie  
**Subject:** LP-21-00001 Bull Ranch - Notice of Decision  
**Attachments:** LP-21-00001 Bull Ranch Notice of Decision Memo.pdf; LP-21-0001 Bull Ranch Fact & Findings Signed 9-2-21.pdf

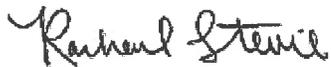
Good morning,

Please see attached correspondence regarding the Bull Ranch Long Plat application.

The LUPA appeal period ends at 5pm on September 23, 2021.

If you have any questions, please feel free to contact me directly.

Thanks so much and have a great day.



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](mailto:rachael.stevie.cd@co.kittitas.wa.us)

**KITTITAS COUNTY  
LAND USE HEARING EXAMINER**

<b>IN THE MATTER OF</b>	)	<b>FINDINGS OF FACT,</b>
	)	<b>CONCLUSIONS OF LAW,</b>
<b>LP-21-00001</b>	)	<b>CONDITIONS OF APPROVAL</b>
<b>BULL RANCH LONG PLAT</b>	)	<b>AND DECISION</b>

THIS MATTER having come on for hearing in front of the Kittitas County Hearing Examiner on August 26, 2021, the Hearing Examiner having taken evidence hereby submits the following Findings of Fact, Conclusions of Law and Decision:

**I. FINDINGS OF FACT**

1. 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).
2. 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.
3. Site Information:

Total Project Size:	45.02 acres
Number of Lots:	138, minimum lot size 7200 square feet
Domestic Water:	City of Ellensburg
Sewage Disposal:	City of Ellensburg
Fire Protection:	Kittitas Valley Fire & Rescue (Fire District 2)
Irrigation District:	Ellensburg Water Company
4. Site Characteristics:

North:	Primarily residential
South:	Primarily undeveloped farmland
East:	Primarily undeveloped farmland
West:	Primarily residential.
5. Access: Primary access to the site will be via South Bull Road on the west and Kittitas Highway on the no.
6. Zoning and Development Standards: The subject property is located in Residential zoning within an Urban Growth Area. The purpose and intent of the Residential zone is to provide for and protect areas for homesite development designed to meet contemporary building and

living standards where public water and sewer systems are provided. The purpose and intent of the Urban Growth areas is to provide for areas that are suitable and desirable for urban densities as determined by the sponsoring city's ability to provide urban services, and to allow for alternative methods of development that allows for infill and development at urban levels.

7. Preliminary Plats: The plat drawing submitted with the current application was reviewed under the current version of KCC 16.12 Preliminary Plats.
8. Deemed Complete. A Long Plat Application and SEPA Checklist were submitted to Kittitas County Community Development Services on March 23, 2021. The application was deemed complete on March 30, 2021.
9. Notice of Application: The site was posted pursuant to KCC 15A.03.110 on March 31, 2021. Two posting sites were established near two primary access routes. A Notice of Application was mailed to all state and local agencies/departments with potential interest in the project as required by KCC 15A.03.060, as well as to adjacent landowners located within five hundred (500) feet of any portion of the boundary of the proposal's contiguous tax parcels on April 6, 2021 and noticed in the local county paper of record on April 6, 2021 and April 13, 2021. The comment period for this notice ended on April 21, 2021.
10. Comprehensive Plan: The Kittitas County Comprehensive Plan designates the proposal site as an "Urban Growth Area". Kittitas County has established the following goals and policies to guide activities that are designated in these lands. These goals and policies were developed in response to identified needs within the county, and support the County Wide Planning Policies:
  - 10.1 LU-G2: Promote the development of large-scale, high-intensity urban land uses within the UGA where there is supporting infrastructure.
    - 10.1.1 The project proposal will establish 138 residential lots, where there is currently only one lot. Existing city services are sufficient to support this growth.
  - 10.2 LU-G4: Maintain a flexible balance of land uses which will protect, preserve, and enhance the rural character, historical forest lands, agricultural industries, mineral lands, and high-quality environment.
    - 10.2.1 The proposed project is establishing open space areas that will protect Lyle Creek and its associated buffer.
  - 10.3 LU-P7: Promote infill development of vacant or under-utilized properties.
    - 10.3.1 The proposed project will replace long un-used farmland with 138 residential lots, which will help to expand housing availability in Kittitas County.
  - 10.4 LU-P47: Encourage and accommodate future expansion of utilities and roadways in a logical manner for new development in urban growth areas. Expansion of utilities and roadways shall not be made exclusively to accommodate new development outside of urban growth areas.
    - 10.4.1 The proposed project will utilize utilities and roadways already established by the City of Ellensburg. The proposed project will also add seven (7) new access tracts to support the newly established residences and their occupants.
    - 10.4.2 The Hearing Examiner reviewed the project for consistency with the Kittitas County Comprehensive Plan as described above. The Hearing Examiner

finds the proposed development consistent with the Goals and Policies of the Kittitas County Comprehensive Plan.

11. A critical areas review of the parcel was conducted by CDS staff. There is a Type 9 Stream that has been identified as Lyle Creek in the northwestern portion of the site. The stream has a 50' buffer that no development is proposed within. Kittitas County CDS issued an MDNS for this project on May 20, 2021 (See Index #38) after utilizing the optional DNS process. The SEPA MDNS includes 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 includes 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.
12. 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 Stipulation and Order on August 9, 2021, resolving the appeal.
13. Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal and have been notified of the Public Hearing. Public comments were received and are included in the record. The City of Ellensburg Public Works & Utilities, Department of Health – Office of Drinking Water, Kittitas County Community Development Services – Building, City of Ellensburg Public Works, Department of Archaeology & Historic Preservation, Department of Ecology, Kittitas County Public Works, and the Washington Department of Fish & Wildlife all submitted timely comments. Below are summaries of the substantive agency comments submitted:
  - 13.1 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.
    - 13.1.1 Applicant response: "Concur with comments which will be addressed in construction drawings and final plat engineering."
    - 13.1.2 The Hearing Examiner has conditioned this proposal to include collaboration between the applicant and the City of Ellensburg for utility design and installation.
  - 13.2 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.

- 13.2.1 Applicant response: "Subject property is within the City of Ellensburg urban growth area and adequate sewer and water capacity to serve project confirmed."
- 13.3 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.
- 13.3.1 Applicant response: "Concur with comments."
- 13.3.2 The Hearing Examiner conditioned the proposal to ensure all structures are permitted and built to current Kittitas County adopted building codes at time of construction.
- 13.4 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.
- 13.4.1 Applicant Response: "Water: Concur with comments which will be addressed in construction drawings and final plat engineering. Sewer: Concur with comments which will be addressed in construction drawings and final plat engineering. Roadway and access: Concur with comments which will be addressed in construction drawings and final plat engineering. Storm water: Concur with comments regarding conveyance for existing roadside ditches, separation from groundwater, and stormwater modeling requirements. The SWPPP, TESC, and O&M documents will be provided as requested and an NPDES permit will be obtained from DOE."
- 13.4.2 The Hearing Examiner conditioned this proposal to include collaboration between the applicant and the City of Ellensburg for utility design and installation.
- 13.5 Department of Archaeology and Historic Preservation: 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.
- 13.5.1 Applicant response: "The subject property was a farmstead and has been intensively farmed and irrigated for over 130 years with various and numerous ground disturbing activities taking place from time to time all across its scope. The required buffer adjacent to Lyle Creek will be maintained. A cultural resource survey will be contracted. The contract will include services for consultation with the Yakama Nation, the Confederated Tribes of the Colville Reservation, and the Snoqualmie Tribe. Results will be registered within the DAHP project tracking system. Following the results of the contracted background research and surface survey we will seek guidance on plans for shovel probing, and/or archaeological monitoring of roadways and utility trenches. An inadvertent discoveries agreement will be developed following DAHP guidelines and a paper copy will be carried onsite during construction activities."
- 13.5.2 The Hearing Examiner 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 the Washington State Department of Archaeology and Historic Preservation (DAHP).
- 13.6 Washington State 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.
- 13.6.1 Applicant response: "Water quality: No storm water is proposed to be discharged off-site either during construction of development or thereafter. However, an NPDES construction permit will be applied for. Water resources: The subject property has surface water irrigation rights which will be utilized initially for dust control. Municipal water will be available shortly after development activities commence. No other uses of surface or ground water is anticipated. Dam Safety: No water, including storm water retention, will require the impoundment of water sufficient to require a dam safety construction permit. The proposed development will have small infiltration ponds (less than 0.5 acre-feet each) for overflow conditions from the roadside swales. The small infiltration ponds will be significantly smaller than the thresholds that trigger dam safety which are 10 acre-feet of volume and over 6 feet berm."
- 13.6.2 The Hearing Examiner conditioned the proposal to include obtaining a NPDES permit and submitting plans to DOE to determine if a DAM Safety construction permit will be necessary.
- 13.7 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.
- 13.7.1 Applicant Response: "The proposed roadways will be public and no private roads are proposed."
- 13.7.2 The Hearing Examiner conditioned the 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.
- 13.8 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.
- 13.8.1 Applicant response: "Critical areas will be protected and maintained as required under KCC 17 A.03 and other applicable laws and regulations. Open space areas will be converted from historical agricultural and overgrown vegetation to a more natural and low maintenance landscape. The assistance of WDFW is welcomed in this regard. The subject property has no rights to divert or use water from Lyle Creek and no interest or rights in or over the present diversion structure or the Lyle Creek water course. The

comments submitted should be directed to the appropriate rights holders. Historic and current uses of the subject property are exempt activities under the county critical areas ordinance. The applicant will comply with KCC 17 A.03 as it may apply to the project.”

13.8.2 The Hearing Examiner 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. The Hearing Examiner does 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.

19. In addition to these agency comments the following individuals submitted comment during the comment period: Valerie Robinson, Robyn Arango, Chad Bala, and Liz Ritzenhaler.

19.1 Valerie Robinson: Ms. Robinson asked to be notified of the Public Hearing for this project.

19.1.1 Applicant response: “Concur that notices of the public hearing should be provided as provided by law.”

19.2 Robin Arango: Ms. Arango expressed hope that a certain tree by Lyle Creek will remain in place. She also asked the applicant to consider adding green space or riparian buffer that will provide the local wildlife a chance to remain a part of the landscape.

19.2.1 Applicant response: “The project will include a mixture of single and two-story homes as permitted by County code with buffer and unimproved areas remaining along the steeper slopes and Lyle Creek. There are no plans to remove the tree that she mentions, which is located within the Lyle Creek buffer.”

19.3 Chad Bala: Mr. Bala provided comments regarding the possibility of a joint access road. Additionally, he requested that if any of the irrigation structures on the applicant’s property are altered, that he be made aware so he can continue to irrigate his property. Lastly, Mr. Bala has concerns of possible unintended consequences Stormwater pond 2 will have on his property. Mr. Bala commented that he is in support of the project and willing to work with the applicant regarding his concerns.

19.3.1 Applicant response: “Access: Concur and are currently working directly with them to discuss options. Irrigation: The irrigation structure on the subject property which diverts water from Lyle Creek and serves this adjacent property will not be changed or affected. The open ditch running from this structure will also remain in its present location for about the upper two thirds of its length and then will be put into an underground pipe to the adjacent property. The location of the pipe will be somewhat different from the location of the ditch but its discharge point onto the adjacent land will be substantially the same. The adjacent landowner will be provided plans to review and approve. Stormwater: The two proposed stormwater ponds are proposed for infiltration, in an overflow condition for the roadside swales. While the roadside swales have been designed to infiltrate based on the geotechnical information developed for the project, it was considered a safety best management practice to have additional infiltration storage in the two ponds. The infiltration ponds have been placed at natural low areas of the

site, where infiltration is feasible, as recommended by the geotechnical engineer. The locations and elevations for the ponds allow for at least 3 feet separation to existing seasonal high groundwater. The infiltration ponds will be further detailed on the construction plans and designed to ensure that there are no impacts to downstream properties.”

- 19.4 Liz Ritzenthaler: “Ms. Ritzenthaler questioned whether this project would add sidewalks to the eastern portion of Bull Rd. She also expressed support of Ms. Arango’s comment, and also hopes the specific tree remains in place. Ms. Ritzenthaler suggested community-oriented open space, such as a playground may be less impactful to the riparian buffer. Finally, Ms. Ritzenthaler had questions about Bull Road becoming a more trafficked arterial road, keeping the water alongside of the road daylighted, and connecting the segmented section of Umptanum R.
- 19.4.1 Applicant response: “The half street improvement on the east side of Bull Road will be done to city standards with respect to sidewalks. A traffic study will be provided. The project will not affect Lyle Creek. The balance of the comments are addressed elsewhere in this response.”
20. The Hearing Examiner has reviewed all of the comments submitted and conditioned his decision to address many of the concerns noted.
21. In review of this proposal, it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff’s analysis and consistency review for the subject application.
22. Comprehensive Plan Consistency: The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. The subdivision is adequately served by Kittitas County and City of Ellensburg services. The lots are served by the City of Ellensburg water system. The proposal is a large-scale, high-intensity urban land use that is within the UGA and there is supporting infrastructure as noted in LU-G2. The proposal also supports infill of otherwise underutilized land as noted in LU-P7.
23. Consistency with the provision of KCC 17 Zoning: The proposal is consistent with the provisions of KCC 17.11. The lots approved are each a minimum of 7200 feet and meet the minimum density requirement of 4 lots per acre which is consistent with Residential Zoning within an Urban Growth Area. The density calculation subtracted roadway, critical area buffers and lands used for development purposes pursuant to KCC 17.11.050. The Hearing Examiner has reviewed the project for consistency with KCC 17.11 and finds that it was consistent.
24. Consistency with the provisions of KCC 17A Critical Areas: This proposal is consistent with the Kittitas County Critical Areas Code. There is a Type 9 Stream that has been identified as Lyle Creek in the northwestern portion of the site. The stream has a proposed 50’ buffer in the application materials which is consistent with Title 17A buffer requirements. The SEPA MDNS was conditioned to protect the creek and its buffer. The Hearing Examiner finds the project, as conditioned, consistent with KCC 17A Critical Areas.
25. Consistency with the provisions of KCC 16.12: Preliminary Plat Subdivision Code:

This proposal is consistent with the Kittitas County Subdivision Code for Preliminary Plats.

26. Consistency with the provisions of KCC Title 12: Roads and Bridges: All roads are required to meet all Kittitas County Road Standards.
27. The Hearing Examiner finds, as conditioned below, the application is not detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 12, Title 13, Title 16.12, Title 17A, Title 17.11, Title 17.16R and Title 20 of the Kittitas County Code, and the Kittitas County Comprehensive Plan.
28. An open record public hearing after due legal notice was held on August 26, 2021 via video conferencing due to the ongoing Covid-19 pandemic.
29. At the open record public hearing the following exhibits were entered into the record:
  - 29.1 Ex. 1 Pre-Application
  - 29.2 Ex. 2 Application
  - 29.3 Ex. 3 Project Narrative (1)
  - 29.4 Ex. 4 Project Narrative (2)
  - 29.5 Ex. 5 Preliminary Plat Map
  - 29.6 Ex. 6 SEPA Checklist
  - 29.7 Ex. 7 SEPA Checklist Supplement Answer
  - 29.8 Ex. 8 Stormwater Site Plan Report
  - 29.9 Ex. 9 Title Guarantee
  - 29.10 Ex. 10 Receipt
  - 29.11 Ex. 11 CDS Staff Maps
  - 29.12 Ex. 12 Deemed Complete
  - 29.13 Ex. 13 Sign Posting Map
  - 29.14 Ex. 14 Affidavit of Posting & Pictures
  - 29.15 Ex. 15 Publishing Notice of Application
  - 29.16 Ex. 16 Notice of Application - Legal
  - 29.17 Ex. 17 Notice of Application Email
  - 29.18 Ex. 18 Notice of Application
  - 29.19 Ex. 19 Affidavit of Mailing & Publication- NOA
  - 29.20 Ex. 20 Comments: City of Ellensburg Public Works & Utilities
  - 29.21 Ex. 21 Comments: Department of Health – Office of Drinking Water
  - 29.22 Ex. 22 Comments: Kittitas County CDS - Building
  - 29.23 Ex. 23 Comments: Public Comment – Valerie Robinson
  - 29.24 Ex. 24 Comments: Public Comment - Robyn Arango
  - 29.25 Ex. 25 Comments: City of Ellensburg Public Works
  - 29.26 Ex. 26 Comments: Department of Archaeology & Historic Preservation
  - 29.27 Ex. 27 Comments: Department of Ecology
  - 29.28 Ex. 28 Comments: Kittitas County Public Works
  - 29.29 Ex. 29 Comments: Public Comment – Chad Bala
  - 29.30 Ex. 30 Comments: Public Comment – Liz Ritzenthaler
  - 29.31 Ex. 31 Comments: Washington Department of Fish & Wildlife
  - 29.32 Ex. 32 Transmittal of Comments
  - 29.33 Ex. 33 Applicant Response to Comments

- 29.34 Ex. 34 Publishing Notice of SEPA Action & Public Hearing
- 29.35 Ex. 35 Notice of SEPA Action & Public Hearing Legal
- 29.36 Ex. 36 Notice of SEPA Action & Public Hearing Email
- 29.37 Ex. 37 Notice of SEPA Action & Public Hearing
- 29.38 Ex. 38 SEPA MDNS
- 29.39 Ex. 39 Affidavit of Mailing & Publication- Notice of SEPA Action & Public Hearing
- 29.40 Ex. 40 Correspondence between DAHP & SEPA Official
- 29.41 Ex. 41 Staff Report (pre-SEPA Appeal)
- 29.42 Ex. 42 SEPA Appeal
- 29.43 Ex. 43 Publishing Notice of Hearing Cancelled
- 29.44 Ex. 44 Notice of Hearing Cancelled Legal
- 29.45 Ex. 45 Notice of Hearing Cancelled Email
- 29.46 Ex. 46 Notice of Hearing Cancelled
- 29.47 Ex. 47 Revised Lot Layout and Phasing
- 29.48 Ex. 48 Publishing Notice of Hearing
- 29.49 Ex. 49 Notice of Hearing Legal
- 29.50 Ex. 50 Notice of Hearing Email
- 29.51 Ex. 51 Notice of Hearing Memo
- 29.52 Ex. 52 Affidavit of Mailing & Publication- Notice of Hearing
- 29.53 Ex. 53 SEPA Appellant's Appeal Brief
- 29.54 Ex. 54 Stipulation & Order on SEPA Appeal
- 29.55 Ex. 55 Staff Report (Final)
- 29.56 Ex. 56 Appeal Correspondence
- 29.57 Ex. 57 All other email correspondence with applicant
- 29.58 Ex. 58 Staff Power Point presentation.

- 30. Appearing and testifying on behalf of the Applicant was Steve Lathrop. Mr. Lathrop testified that he was an agent authorized to appear and speak on behalf of the property owner and Applicant. Mr. Lathrop indicated that the Applicant had no objection with any of the Conditions of Approval, and that he agreed with all aspects of the revised staff report. Mr. Lathrop stated that the project may be developed in up to four phases, that the revised lot count is about 135, and that all lots could be developed with a single family residence and accessory structures without the need for a variance.
- 31. No members of the public testified at the hearing.
- 32. The Kittitas County Hearing Examiner considered all evidence within the record in rendering this decision.
- 33. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

## II. CONCLUSIONS OF LAW

- 1. The Hearing Examiner has been granted authority to render this decision.
- 2. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.

3. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
4. Public use and interest will be served by approval of this proposal.
5. As conditioned, the proposal is consistent with Kittitas County Code Title 16 Subdivision, Title 17 Zoning, Title 17A Critical Areas, Title 17B Shorelines, Title 15 Environmental, and Title 12 Roads and Bridges.
6. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

### **III. DECISION**

Based on the above Findings of Fact and Conclusions of Law, LP-21-00001 - Bull Ranch Long Plat is hereby **APPROVED** subject to the following Conditions of Approval.

### **IV. CONDITIONS OF APPROVAL**

All Conditions of Approval shall apply to the Applicant, and the Applicant's heirs, successors in interest and assigns.

1. The project shall proceed in substantial conformance with the plans and application materials on file dated March 23, 2021 except as amended by the conditions herein.
2. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
3. All accesses and roads shall be IFC compliant.
4. It is the responsibility of the applicant to contact the Kittitas County Assessor's and Treasurer's offices to confirm all taxes are current prior to final plat approval.
5. Computer sheets shall be submitted with the final plat showing the closure of plat boundaries, blocks, lots or any tract. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
6. The Final Plat shall contain the name of the Engineer/Surveyor responsible for preparing the documents on all sheets.
7. The proposed development will tie in with the City of Ellensburg's gas main on Bull Road, will provide stubs to each residence, and will loop the connection back into the City's main on the north side of Kittitas Highway.
8. All structures will be permitted and built to the current Kittitas County adopted building codes at the time of construction.

9. The applicant will work with the City of Ellensburg to design and install natural gas lines, water lines, sewer lines, roadway and access, and stormwater runoff and storage. These elements shall be constructed to City of Ellensburg standards.
10. If requested by the Department of Ecology, the applicant will obtain a NPDES Construction Stormwater General Permit if required by the Washington State Department of Ecology. A set of construction plans shall be submitted to the Department of Ecology to determine if a Dam Safety construction permit will be necessary.
11. The applicant will obtain all necessary permits through Kittitas County Public Works and will comply with current road standards. Requested survey and engineering changes noted in the Kittitas County Public Works comment letter (dated 4/20/2021) shall be addressed for Final Plat approval.

**In addition to the conditions noted above, the following MDNS conditions shall also apply**

Critical Areas

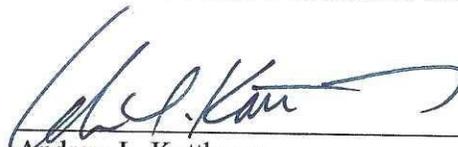
12. All final surveys shall include denotation of Lyle Creek and it's 50' buffer.
13. This item was removed following a Stipulation and Order signed by the Kittitas County Hearings Examiner on August 9, 2021(See Index #54)

Cultural Resources

14. Should ground disturbing or other activities related to the proposed subdivision result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP). Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.
15. The Applicant shall comply with Condition Nos. 1 and 3 in the MDNS dated May 20, 2021.

Dated this 2nd day of September, 2021.

KITTITAS COUNTY HEARING EXAMINER



Andrew L. Kottkamp

This Decision is subject to appeal pursuant to the Kittitas County Code and the Revised Code of Washington.