



## COMMUNITY DEVELOPMENT DEPARTMENT

501 North Anderson Street, Ellensburg WA 98926

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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)