

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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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