

Lathrop Development Co., Inc.

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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.

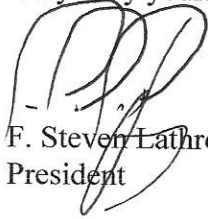
Historic and current uses of the subject property are exempt activities under the county

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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,



F. Steven Lathrop
President