



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
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(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