

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.