



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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“Building Partnerships – Building Communities”

To: The Bull Ranch, Steve Lathrop

Date: March 17, 2021

From: Jeremy Johnston, Planning Official
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Subject: The Bull Ranch Pre- Application Meeting, CDS Planning Notes

Proposal:

This memo is in regard to the proposed Bull Ranch Development on parcel #298633. The proposal will create 138 Residential lots on approximately 45.02 acres. The proposal has been reviewed for compliance with Kittitas County Code (KCC). After review of the submitted materials provided for this pre application meeting, CDS has the following comments.

Zoning

The project site is located within the Residential zone an Urban Land Use designation. The subject property is in the Urban Growth area (UGA) and subject to a density minimum of 4 lots per acre. Items like roadways, critical areas, and stormwater management system can be subtracted from the acreage before calculating density. The proposal will require a Preliminary Plat application which describes how the project meets this density requirement.

SEPA

A SEPA checklist will be required at project application submittal to be processed concurrently.

Critical Areas

A Type 9 (unknown) stream appears to border much of the western border of the parcel. Depending on the nature of this stream, structural setbacks could be required.

Permitting

The project, as proposed, will require a Preliminary Plat application and SEPA checklist. Due to the location of the project (within the UGA) certain City standards will apply.

Disclaimer:

Kittitas County Community Development Services Department does not guarantee a parcel eligible for development until such time as a complete and accurate application is submitted. Further analysis may be conducted at the time of permit application. Codes are subject to change.

