From:	Jeremy Johnston
To:	"Steve Lathrop"
Cc:	Dan Carlson
Subject:	RE: Bull Road Project
Date:	Monday, January 25, 2021 3:47:46 PM

Hi Steve,

Based on the numbers you have provided, I concur with your calculations. Platting within the UGA does require a minimum density of 4 units per acre. As we discussed months ago, the density calculation does allow for the subtraction of critical areas, roadways and lands used for purposes of development. 116 would be the minimum number of lots based on the remaining 29 acre area you describe after subtracting the roadway, development, and critical area acreage. At a glance this appears to add up.

Jeremy Johnston
Kittitas County CDS, Planning Official
(509) 962-7065
jeremy.johnston@co.kittitas.wa.us

"Building Partnerships-Building Communities"

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Safe Start" reopening plan, Kittitas County Community Development Services is currently in Phase 3 and is open to the public in a limited capacity. At this time many of us are on a rotating schedule working from home and in the office; during this time I will do my best to respond to you as promptly as possible.

From: Dan Carlson <dan.carlson@co.kittitas.wa.us>
Sent: Monday, January 25, 2021 11:12 AM
To: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>
Subject: FW: Bull Road Project

Dan Carlson, AICP
Community Development Services Director
Kittitas County
411 N Ruby ST, Suite 2
Ellensburg WA 98926

(509) 933-8244
dan.carlson@co.kittitas.wa.us

From: Steve Lathrop <Steve@lathropdev.com>
Sent: Monday, January 25, 2021 10:54 AM
To: Dan Carlson <dan.carlson@co.kittitas.wa.us>
Subject: Bull Road Project

Attached is a preliminary layout for this development done by ESM Engineering. Of the 45.02 acres, 29 acres is made up of the lots with the balance in roads (8.21 ac), stream and critical area buffers (1.83 ac), steeper slopes, and storm water retention and infiltration (5.98 ac). This would put the minimum lot count density at 116 per KCC 17.11.050 versus the projected number of 140. It is anticipated that a few of the lots as shown will need to be resized or removed for better functioning, and it is important prior to preceding with the next level of detail and engineering to know how much flexibility there is with the lot count. Do you concur with my thinking on this? Thanks.

F. Steven Lathrop
Lathrop Development Co., Inc.
1572 Robinson Canyon Road
Ellensburg, WA 98926
Telephone: 509-925-5622; Fax: 866-213-1548 Mobile: 206-799-0728
steve@lathropdev.com

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