



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

**To:** D.K. Professional Consultants, Pat Deneen

**Date:** July 1, 2020

**From:** Jeremy Johnston, Planner II  
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**Subject:** CDS Review of LPF-20-00001 Big Creek Trails Final Plat – Request for additional information

CDS has reviewed the materials submitted for your final plat application LPF-20-00001 Big Creek Trails Division 1 for consistency with the conditions outlined in the associated preliminary approval documents for RZ-15-00001, [see Ordinance \(2016-24\) and Resolution \(2017-105\)](#).

Please address the following issues.

### **Environment and Open Space:**

#### 1) Condition III(d) states:

*"The Applicant shall establish a riparian corridor being 200 feet wide measured from the Ordinary High Water Mark (OHWM), as per RCW 90.58.030, of Big Creek in an easterly direction onto the PUD property, and of Little Creek in a westerly direction onto the PUD property."*

Additionally, condition III(e) states:

*"The Applicant shall place signs marking the riparian and wildlife movement corridors of Big Creek and of Little Creek. A minimum of four (4) signs will be placed upon the Big Creek corridor and a minimum of four (4) signs will be placed upon the Little Creek corridor. Signs shall be a minimum of 36" square. Signs shall be placed prior to the first final plat recording. Applicant shall submit a map that shows the location of the signs prior to the first plat being recorded. Signs will also identify these areas as a wildlife movement corridor."*

The survey submitted with your application demonstrates a 100-foot buffer/riparian corridor from the stream and appears to encroach upon proposed parcels 6 and 7. The condition requires a 200-foot buffer. The final survey will need to be updated to meet these conditions and a [site plan](#) will need to be provided demonstrating the location of the four required signs along the Big Creek Corridor that identify the area as a wildlife movement corridor.

#### 2) Condition III(i) requires:

*"Wetlands and critical areas as identified in the Applicant's proposal shall be identified on the ground with a minimum of four signs. Signs shall be a minimum of 36" square. Signs shall be placed prior to the filing of the first final plat. Applicant shall submit a map that shows the location of the signs prior to the first plat being recorded. Signs will also identify this area as a wildlife movement corridor."*

CDS requires submittal of a site plan demonstrating the locations of the required signs consistent with the condition above. Photo evidence that these signs are in place will also be required before final plat approval and CDS may choose to conduct a site visit to verify, although this is not guaranteed.

**Commented [LO1]:** Ordinance should be the preliminary approval and the resolution should be the development plan approval.

**Commented [LO2]:** Do you mean final development plan, not to be confused with the final development plan that was approved through resolution or do you mean a site plan? I changed it to site plan unless that is not what you mean.

3) Condition III(m) states:

*“Upon approval of the Final Development Plan for the PUD and prior to the recording of the first plat, the applicant will provide WDFW with easements required to maintain the diversions and fish screens on Big Creek.”*

Additionally, Condition III(n) requires:

*“The Final Development Plan shall show the riparian corridors, wetlands, and critical areas. The final plat recordings shall show the riparian corridors, wetlands, and critical areas marked on the Final Development Plan map.”*

A Final Development Plan/site plan will be required displaying all of the elements identified in the conditions of the RZ-15-00001 approval documents (Ordinance 2016-24) and noted again in this document, prior to final plat approval.

#### **Landscape Plan**

CDS will require a copy of the Landscape Plan associated with the original Rezone approval.

#### **Survey**

The face of the final plat shall include the final plat file number LPF-20-00001

#### **Summary of corrections/additional information required:**

1. The final survey will need to be updated to demonstrate the 200-foot riparian and wildlife movement corridor, all wetlands, and critical areas. A site plan demonstrating the four required signs identifying the wildlife corridor will also need to be submitted
2. Photo evidence of the installed riparian and wildlife movement corridor signs
3. Proof of WDFW easements to maintain fish diversions and fish screens on Big Creek
4. The face of the plat shall include the final plat number LPF-20-00001
5. Submittal of a copy of the original landscape plan.

