

Exhibit #1.

PUD Question #9. Narrative Project Description

APPLICATION QUESTION 9

Narrative project description: Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.

PALOMINO TRAILS DEVELOPMENT APPLICATION PROJECT NARRATIVE

The Applicant, Teanaway Ridge LLC, has submitted this application for a Project named Palomino Trails (Project) to be developed as a Planned Unit Development as allowed under Section 17.36 of the Kittitas County Zoning Code. Also included with the submission of the application for this Planned Unit Development is a short plat that creates parcels that are included within the Project for further vesting purposes.

The Project site is located on an estimated 246.52 acres and surrounded by Reecer Creek and Faust Roads and Old Highway 10, with Dry Creek Road transecting through the project. Currier Creek flows on the eastern boundary of the project with Reecer Creek flowing through the center of the property. To the north, the project is transected by the John Wayne Trail. Further to the north of the John Wayne Trail additional Agricultural - 5 (A-5) lands border the property. See Vicinity Map Exhibit #5. The underlying land use of the property is Rural Residential containing an Ag-5 zoning district. See Zoning Map Exhibit #10. The Ag-5 zone allows for a density of 1 parcel per 5 acres. The total parcel density allowed for this property under the current zoning is 49-parcels (246.52 acres divided by a density of 5 acres per parcel equals an allowed parcel density of 49 parcels). Residential parcels may range in size from three quarters of an acre to over twenty acres.

The project is designed and planned to include single-family housing that may include detached housing, duplexes, town houses, and other types of attached and detached housing. There will be various occupancy methods including, but not limited to, fee title ownership, long-term leases, and short-term rental ownership. The Planned Unit Development may also contain neighborhood conveniences that may include, but not be limited to, parks, trails, and other types of recreational activities. The Project proposes to include 49 Single Family home sites sitting on approximately 53.4 acres (See Exhibit #6).

Road right of ways will be 60 foot easements per county code requirements constituting 6.39 acres of the project site. The roads will be private roads. The internal road system will be developed as shown on Exhibit #6 representing access points off of Faust road and Dry Creek Roads.

Open Space Farmland areas will allow the continued agricultural practices and recreational activities as proposed, including but not limited to floodplain preservation on

approximately 134.4 acres. Homestead Farmland, as identified on Exhibit #6, contains approximately 58.6 acres.

Uses, number of home sites, size of project and size of areas may change from the above by Applicant during the approval process. Any and all uses allowed under Section 17.36 of the Kittitas County Zoning Code may be developed and used within the Project. See Site Plan Exhibit #6 for a graphical layout of the Project.

Currently the property where the Project is located is currently leased out for farming including the old home stead and associated buildings on the south side of Dry Creek Road with a manufactured home directly across the street to the north. Approval and development of the Project may or may not require removal of the existing structures.

Beyond the single family residential nature that the project will serve the project is additionally designed to be used by guests of the owners, invited guests of the development, and by the public and others for special events such as equine activities on the property as allowed by the Applicant. Others may also be authorized to use portions of the property for such uses, including but not limited to, cross country ski trails, mountain bike trails for recreation with a possible connection to the John Wayne Trail, along with any and all recreation uses and the like as allowed by the Applicant.

The Open Space Farmlands will be divided up for various uses including but not limited to, Outdoor Recreation Open Space, Critical Areas Open Space, and Shoreline Open Space . The Open Space Farmlands may support indoor and outdoor recreation facilities, community buildings, trails, parks and playgrounds, including pools, courts, indoor and outdoor horse facilities and the like and any other uses allowed under Kittitas County Code 17.36. Play and recreation structures may be designed and built for the use of all ages of individuals and placed around the Project at the Applicant's discretion. The forgoing estimated acreage are estimates and may change during the Kittitas County review process. Uses of the open space may change over the life of the project as allowed by Kittitas County.

The Project is located on the western edge of the City of Ellensburg that includes Currier and Reecer Creeks on the property. Both creek shorelines that are located within the Project will be protected. Reecer Creek shoreline will establish a minimum of 200 feet from the normal high water mark within the Residential and Homestead areas (See Exhibit #6). Currier Creek will be further protected with these areas will be designated Open Space Farmlands (See Exhibit #6). The Applicant may consider entering into an agreement with other agencies for possible creek restoration, floodplain preservation opportunities on these creeks. Parks and picnic areas may be developed within these protected areas along with the continued agricultural activities.

There is an irrigation diversion structure off of Reecer Creek with Lot 49 and directly adjacent to Dry Creek Road that supplies irrigation water to the subject property for farming. It is the intent of the Applicant to not interfere in any way with the continued use, operation, or maintenance of the irrigation facilities other than creating an irrigation

distribution plan to serve the proposed project or use it's senior water rights in a fashion that benefits the property and the project (See Exhibit #6).

This irrigation water delivery system will be protected by the development to ensure that said distribution system is not disrupted and that the senior water rights appurtenant with the property are protected. There may be one or more locations where the distribution system may have to be crossed by roads, utilities, or trails. Any said crossings will be designed to ensure that there is no disruption to the irrigation system or its use.

The Project may include the creation of parks or larger open space areas for use by the owners, residents, and guests of the Project. If parks and the open space areas are established these may be supported and maintained first by the Applicant and then, upon project completion, by the parcel owners. The parks may include indoor and outdoor uses and other uses as allowed under the Section 17.36 of the Kittitas County Code.

The Project may include an outdoor and indoor horse training and riding facility. This facility may be used for special events, including but not limited to, riding events, horse training sessions, by the owners, their guests, guests of the project, and public as allowed by the Applicant.

There may be large and small areas identified as Open Space for outdoor recreation. Uses in these areas may include developed recreation, including but not limited to, trails, mountain biking trails, and the like. This Open Space will be for use by the owners, residents, guests and the public as allowed by the Applicant and invitees of the Applicant and the Project. There may be areas of the Open Space that will be made available for public use, in a controlled way, for general and special uses as allowed by the Applicant. These general and special uses may be limited to specific times and dates.

There may be indoor recreation facilities created. These indoor recreation facilities may be made available to the public, in a controlled way, for general and special uses as allowed by the Applicant. These general and special uses may be limited to specific times and dates.

The Project will be constructed in Phases as shown on Exhibit #8.

The Project development will require domestic water for each parcel and various other facilities. The approved Palomino Field Group A water system will provide water for the project. An existing well currently serves the existing Homestead and Mobile home. This existing well, with the possibility of additional wells, will provide additional water for the Project, as the applicant/landowner retains the senior water rights to this property. The location of the existing Homestead and existing well is identified on Exhibit #6.

The Applicant is the owner of certain water rights in Reecer Creek, a tributary of the Yakima River as more particularly described and confirmed under Claim No. 02261 in the Conditional Final Order issued in Sub-basin 7- Reecer Creek, State of Washington v. Acquavella, et al., Yakima County Superior Court Cause No. 77-2-01484-5. Portions of these water rights have been placed in trust for in stream flows. The Applicant has

established a private Reecer Creek Water Bank for these water rights that will be used to provide a water budget neutral determination, a water right or other authorization by the Department of Ecology that will allow the withdrawal of ground water for domestic use for this Project (see Exhibit #13).

Fire protection for buildings will be by sprinklers. As sprinklers will be required for all buildings additional water storage will not be required beyond what the domestic operational requirements are for the water system.

The Project will be built in Phases and Divisions (see Exhibit #8 for more detailed information on the Phases and Divisions of the project). The initial phase will be additional entitlement approvals along with the finalizing the short plat. Additional Phase/Divisions will be the final platting of divisions. An approved Washington State Department of Health Group A Water System called Palomino Fields will serve each division of the residential development.

Sewage disposal for each parcel and any facilities that may be constructed may be provided by individual septic systems, Large On Site Septic System(s), and/or community septic system(s) as selected by the Applicant at the point of final plat of each phase. Different sewage systems may be used in the different stages, phases and divisions (as an example one division of a phase may use a community drain field design while the other divisions within the phase may use individual septic systems all at the choice of the Applicant and the design approval of the authority having jurisdiction). The systems will be sized appropriately for the type of disposal system selected by the Applicant. Any individual and/or community septic system(s) developed would be approved by Kittitas County. If a Large On Site Septic System(s) would be constructed it would be approved by the Washington State Health Department.

Electrical power will be by underground service and provided by Puget Power or Kittitas County Public Utility District, who ever has jurisdiction.

Internet service, if provided, may be provided by either satellite service, over the air service or by buried wire.

Telephone service, if provided, may be provided by either satellite service, over the air service, Fairpoint, or by buried wire.

Television, if provided, service may be provided by either satellite service, over the air service, by buried wire, or by the appropriate cable company.

The road system that will be constructed will meet the road requirements of the Kittitas County road standards. The roads will be private roads. The internal road system will be developed as shown on Exhibit #6 representing access points off of Faust road and Dry Creek Roads. These roads may be adjusted during the Kittitas County review and approval process including changes that may be made prior to the approval of the final development plan and the final platting of divisions due to any unforeseen circumstances.

A community building and model home may be constructed within the Homestead Area of the Project after the final development plan for the PUD has been approved but prior to the construction of roads and utilities. During this period and prior to the construction of the utilities and roads for the project, temporary service will provide utilities and access to the community building and model home. During the development period of the Project the community building will be used as a development office for construction, and sales activities. The model home may be used to display the architectural style of the Project and features of the homes to be constructed within the project. After the completion of the Project the community building may be used as an office for the development and for any other community related activities and the model home might be sold as one of the authorized units. The model home and sales office may be served by temporary utility systems, including but not limited to, bottled water, chemical toilets, and generated electricity.

The Legal Description along with the parcel numbers for the Project is attached here to as Exhibit #4.