

## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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## PREAPPLICATION CONFERENCE MEETING SUMMARY

(To be completed for each Preapplication Conference)

A copy of this summary will be provided to the project applicant and is to be included in the application submittal.

Date of Pre-Application Meeting: 5/13/15  Pre-application meetings are scheduled every Wednesday after PR Team meetings.  Time: 8:30 Am			
Project name: Big Creck Trails PWD			
Items submitted by applicant for review at Pre-app: Site Plan/Concept map;  Project Nawative			
Moject Navative			
<u>List persons present at pre-app meeting:</u>			
1. CDS representative (planning):			
• •			
Applicant authorized agent (if applicable): Kent Bernaman  Applicant authorized agent phone:  Applicant authorized agent email:			
Contact person for application:  Owner of record			

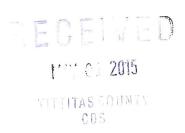
\*The Kittitas County Community Development Services Department does not guarantee a parcel eligible for development until such time as a complete and accurate application is submitted. Further analysis may be conducted at the time of permit application.

## Items/issues/concerns/questions discussed (To be filled in by CDS Planner):

1.	Proposed access:  Concurrency, a polication, grading & filling permit USFS Road USE Agreement USFS Bridge over Little Creek - meet Road Standards for	
	Proposed access:	
	USFS Road D'Se Agreement	znd
	USFS Bridge over Little Creek - meet Road Standards for	cess
	Proof of legal easement over Misty Mtn. Way - appro BPA approval for use of powerline easement or zin	200 G
2.	Environmental Health (water) approved variance for not ravius	iano
<i>a</i> ( )	Proposed water supply: Grp B to Grp A or Meeting other Road standards	) aca
Mo	Environmental Health (water) approved variance for not paving 2 no Proposed water supply: GrpB to GrpA or Meeting other Road Standards Submit group B packet for each phase. Communicate with Holly Duncan for well site in the supply of the su	
	Communicate with Holly Duncan for well site inspection	TAT
	with PH as available. Share water right details	tron
3.	Environmental Health (sewer)	>
	D 1	
The	Ind septic - site avail 1/2 lots by final	
1	approval.	
4.	Planning/Land Use	
	Critical Areas conducted WHYCH SEPA Required	
	- Will require PUD rezone, plat & preliminary duclipment plan. 3	Par A
	-must meet all of KCC. IT I'm & south coller 17 710 030 VI	na
	Submittal viguinunts less for Proliminary Development Plan Grading Pera t regist for grading that is additional to	
5.	firest practices permit. Galing permit regist for grating w/o	
	Located within Fire District #: (if applicable)	10
(	trustuses are sprinklesed. Hydrant system per the	
-	Fire Located within Fire District #: (if applicable)  60,000 gallon tank required or 30,000 gallon tank if all tructures are sprinklessed. Hydraut system per the international Fire Code.	
	Appl. 1995	

6. Other-Building SINGILE FAMILY DWELLINGS W/ POSSIBLE LARGE SHOPS. APPROX 7 MASTER PLAN OPTIONS,

## BIG CREEK TRAILS PLANNED UNIT DEVELOPMENT DRAFT DATED 4-30-15 FOR DISCUSSION ONLY



This application is for a 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 will be identified within the Planned Unit Development as Open Space, Residential Area, and Critical Areas and parcel(s) that will be located outside of the Planned Unit Development and not included within the Project.

The Project name is Big Creek Trails.

The Project site is located on 285 acres. The under lying zoning of the property is the Rural Recreation Zone and the Rural 5 Zone (See Exhibit C – Zoning Map). These zones allow for a density of 1 parcel per 5 acres. The total parcel density allowed for this property under the current zoning is 57 parcels (285 acres divided by a density of 5 acres per parcel equals an allowed parcel density of 57 parcels). Residential parcel may range in size from one-quarter acre to 20 acres.

The Project is located in the Upper Kittitas County with the general location being south of Lund Lane. Vicinity map is attached as Exhibit E Vicinity Map.

The Project is designed and planned to serve the recreational, second home population demographic that frequents the areas in the Upper Kittitas County. Beyond the recreational, second home population that the Project will serve the Project is additionally designed to be used by the owners, guests of the owners, invited guests of the development, and by others for special events such as the summer dog sled races now held on the property. Others may also be authorized

to use portions of the property for such uses, including but not limited to, groomed snowmobile trails, groomed cross country ski trails for recreation and races, mountain bike competitions and the like.

The Project is planned to create 57 recreation-second home-residential oriented parcels, to be developed on approximately 115 acres within the Project boundaries. The remaining acreage of approximately 170 acres of the land within the project boundaries will be identified as various types of Open Space. The Open Space lands will be made available for uses including but not limited to, Outdoor Recreation Open Space, Wetland Open Space, Critical Areas Open Space, Shoreline Open Space, Open Space dedicated to Parks and Open Space that supports and includes Indoor Recreation Facilities. The identified recreation-second home-residential area may include, but will not be limited to, Recreation Vehicle Storage Area(s), Indoor and Outdoor Recreation Facilities, Community Buildings, Parks and Playgrounds, Trails and any and all 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. The forgoing estimated acreage in each of the types of uses are estimates and may change during the Kittitas County review process.

The Project is located between Big Creek and Little Creek. Both creeks shorelines will be protected at a minimum of 100 feet from the normal high water mark. Parks and picnic areas may be built within these protected areas.