

ATTACHMENT A

Ranch On Swauk Creek

Planned Unit Development

Final Development Plan

Staging Plan

To achieve a manageable development schedule of the project, over a number of years, the development is planned in phases, as approved under Ordinance 2009-57, with respect to services and amenities as outlined below.

The first phase is divided into two divisions. Each phase, or division, was approved with its own set of conditions which will be met as required prior to final approval for each individual phase or division. The phase descriptions below describe what was required and the bolded/bulleted items within each phase describes how these requirements have been met. Please note that these requirements that have been met also correlate with the required conditions placed upon this approved project.

Since the approval of this project rezone the market conditions has dramatically changed, therefore the actual timing to complete this project is dependent upon those conditions. Per the enabling documents (Ord. 2006-59) timing and completion of this project was agreed and approved to be extended out over a number of years versus the code requirement.

PHASE ONE (81 lots)

Water Section: Phase One will be divided into two segments. The first division will utilize an existing well, which will be developed into an approved Group B Water System. This system will be engineered by LCU, Inc. and approved by Kittitas County Environmental Health Department and/or the Washington State Department of Health. The first Phase of this project will contain a total of 81 units. A Small Water System Plan was actually developed and approved by the WA St. Department of Health, instead of the Group B water System, serving the first division of 14 lots (ROSC Phase 1 Division 1).

The second division will be provided domestic water through the expansion of an existing Group A Water System (Hidden Valley Water System). While the Ranch On Swauk Creek Small Water System Plan is approved for the first fourteen lots, the Group A Water System will be planned, designed, approved and constructed or guaranteed to be constructed to serve the second division of phase one and subsequent phases. As soon as the Group A Water System is completed, the Small Water System Plan will be absorbed into the Hidden Valley Group A water system taking over the service of those residences

that were initially connected to the system.

- **Ranch On Swauk Creek Phase 1 Division 1 (14 lots) was approved in 2008 & Recording #200811030046**
- **The Ranch On Swauk Creek Small Water System Plan (serves the 14 lots) was approved by WA ST Dept. of Health (DOH) on August 15, 2007. DOH Project # 07-0302**
- **The Hidden Valley Group A Water System was amended and approved in January 2011, PWS ID # 326485, DOH Project #09-0917.**
- **Additional Water Transfer for Domestic Use approved by WA Dept. of Ecology (Water Right # CS4-01475CTCL@3) in February 2011.**
- **Stormwater permit and stormwater pollution prevention plans completed in 2006 were submitted as part of the Phase One Division 1 Platting in 2008.**

Sewage Section: The property will initially be served by Community Septic System(s) for the first division. The community septic system(s) will be designed by a Licensed Designer or Professional Engineer and approved by the Kittitas County Environmental Health Department or by the Washington State Department of Health.

As the first phases of the development proceed, additional community drain fields will be developed as needed. Single community drain fields are limited to 3,500 gallons per day. When the sewage volumes reach adequate levels to support the operation of a Class A Reclaimed Water Facility, these community drain fields will be abandoned or absorbed into the design of the larger system and all effluent will be transferred to such a system. The Class A Reclaimed Water Facility will be approved through the Washington State Department of Health and permitted by the Washington State Department of Ecology. The existing community drain fields may be used within the design of the Class A Reclaimed Water Facility. This reclaimed water facility will be operated by LCU, Inc and will serve the property included within this proposal. That service area will be compatible with the service area of LCU, Inc.'s Hidden Valley Group A water system that will be also serving the property that this proposal covers.

This facility will take domestic sewage from the project and treat it to a level that meets or exceeds Class "A" reclaimed water requirements. These requirements are the highest standards recognized by Department of Health and Department of Ecology and allow that water to be put to beneficial use. Class "A" reclaimed water is suitable for many beneficial uses including, but not limited to, irrigation of food and non-food crops, landscape irrigation, impoundments for landscape and recreational uses, construction water, fire fighting/protection, aquifer recharge, and stream enhancement. The standards for Class "A" reclaimed water established by Department of Health and Department of Ecology require treatment and disinfection to a level that is far above what conventional wastewater treatment facilities are required to provide. The standards also require automated alarms, redundancy of treatment units, emergency storage, and stringent operator training and certification to meet reliability criteria. Elimination of septic systems and treatment of wastewater from the project to these high standards provides for increased benefit to Public Health far above that is seen in conventional wastewater treatment plants or soil based treatment of septic systems.

The system will be sized to adequately treat and reclaim the domestic sewage from the residences and facilities served by LCU's Group A Water system that will serve this property.

Construction of this reclaimed water facility will include a central treatment facility, underground collection and distributions systems, and storage facilities. The system will continue to use the community drain fields as an alternate location to dispose of the reclaimed water as allowed by the Class A Reclaimed Water plan for this project.

- **The development of the reclaimed water facility is dependent upon gallons per day for operation. Due to the current market conditions the construction of this facility has been pushed back.**
- **The Reclaimed Water Facility is a substantial component of the approved water right transfer for domestic use.**
- **Community Septic permits were approved in 2008. Due to the downturn in market conditions these will need to be resubmitted/renewed.**

Open Space & Use Section: The total proposal will be required to have 146 acres of open space. As part of Phase One the entire amount of 146 acres will be designated as open space. The designated open space area will be throughout portions of tax parcel numbers 20-17-28000-0002, 3, 4, 5, 6, 7 & portions of 20-17-33000-0025, 20-17-33000-0019. With the designation of this large amount of open space areas throughout the property will help retain the aesthetic and rural quality of the area. This designated open space will also further protect the shoreline area of Swauk Creek along with preserving the aesthetic view-shed of the Swauk Valley. This open space land will continue to be used for the production of hay, grass, and other farming and ranch purposes, for pasture land for horses, cattle and other ranch animals and include various passive and active recreational activities. In order to enhance the critical area habitat along Swauk Creek, the designated open space parcels that front on Swauk Creek will not allow any residential development along the creek. The uses allowed, pursuant to KCC 17.36 & 16.09, will be allowed within the open space areas. The open space area could also include fish enhancement measures on Swauk Creek along with some bank stabilization with re-vegetation and possible water storage such as ponds (Riparian Management Plan).

The passive, active and formal recreational activities, which will be provided in Phase One, will also serve the complete proposal that will include a trail system throughout the subject property traveling through the timbered land and designated open space areas. These trails will be for the residents of the development, allowing for horse trail riding, outdoor riding areas as well as separate bicycle riding paths. The trail system will provide access for picnicking, territorial viewing locations for bird watching and other wildlife viewing within the wooded areas and within the designated open space. A community center will be developed and used by the residents of the development to serve as a meeting place, banquet place, etc.

- **As part of recording of ROSC Phase 1 Division 1 (14 lot plat) recording of open space (Recording # 200811030046 Pg. 11-177) occurred simultaneously in November 2008.**

- **The barn has been aesthetically updated into a community center/meeting/event space. An off-street parking area currently exist and will be expanded near the community center location.**
- **The existing farm house has been aesthetically updated.**
- **Trail was constructed in 2007.**
- **Riparian Restoration has occurred on Swauk Creek by working with the Yakama Nation and the Kittitas County Conservation Trust. All major construction and vegetation planting has been approved and completed, thus becoming the Riparian Management Plan for the Ranch On Swauk Creek Planned Unit Development. This riparian management/fish enhancement project has been ongoing over the last 4 years and has been completed as of December 2012.**
- **Critical Areas Study was completed as part of the Ranch On Swauk Creek Planned Unit Development proposal. This document was also submitted as part of the Phase One Division 1 Platting in 2008.**

Access Section: The development will be accessed at two points. One access will be off of Hwy 97 onto Burke Road then entering the subject property. Once on the property, a road easement that meets the Kittitas County Private Road Standards will be created. This access will be designed to meander through the subject property and eventually connect onto Bettas Road, the second access point. The road design will be engineered and designed to Kittitas County Private Road Standards and to the AASHTO Manual.

- **Main access road has been cleared and graded throughout the property starting at Burke Road and ending at Bettas Road. This road has been engineered. 2006 Road construction plans were submitted as part of the ROSC Phase 1 Division 1 Final Plat submittal in November 2008.**
- **A portion of Burke Road has been vacated with associated fees paid to Kittitas County.**
- **The access road to the open space area on the right bank side of Swauk Creek has been rocked meeting this requirement. Pictures were submitted as part of the ROSC Phase 1 Division 1 Plat.**
- **The Transportation Study was submitted and reviewed meeting the transportation requirement for the ROSC Planned Unit Development.**

PHASE Two (81 lots)

Water Section: Phase Two will include the next 81 lots in the approved cluster application. The expansion of the Group A Water System and the discontinuation of use of the Group B Water System will be completed prior to final approval of this phase. Secondly, the Group A Water System will be constructed to serve the remainder of Phase One and all subsequent phases (Phase Two & Phase Three).

- **This has been addressed in the aforementioned Phase One Water Section. This system has been designed and approved by WA ST. DOH.**

Sewage Section: Phase Two may be initially served by a Community Septic System as volumes require. The community septic system will be designed by a Licensed Designer or Professional Engineer and approved by the Kittitas County Environmental Health Department or by the Washington State Department of Health. These community drain fields will be constructed in such a manner so that they can be absorbed into the design of the Class A Reclaimed water facility. This facility will be constructed to standards mandated by Washington State Environmental Health.

As the volume of sewage effluent increases over Phases One and Two to sufficient levels (approximately 10,000 gallons per day), a Class "A" Reclaimed Water System will be constructed to provide for the sewage needs for this cluster development. This system is currently in the design process, and is proposed to be operational by fall of 2007 or summer of 2008 as required by the volume created by construction on the parcels that have been previously created.

This facility will be constructed to meet the requirements of the Washington State Department of Health and Department of Ecology. This facility will take effluent from the project and treat it to a level that meets or exceeds Class "A" reclaimed water, the highest standard recognized by Department of Health and Department of Ecology and allow that water to be put to beneficial use. Class "A" reclaimed water is suitable for many beneficial uses including irrigation of food and non-food crops, landscape irrigation, impoundments for landscape and recreational uses, construction water, and fire fighting/protection. The standards for Class reclaimed water, established by Department of Health and Department of Ecology, require treatment and disinfections to a level that is far above what conventional wastewater treatment facilities are required to provide. The standards also require automated alarms, redundancy of treatment units, emergency storage, and stringent operator training and certification to meet reliability criteria.

- **This has been addressed in the aforementioned Phase One Sewage Section.**

Open Space and Use Section: The passive, active and formal recreational activities, which will be provided in Phase One will continue to be expanded and developed through Phase Two, which will include trail systems throughout the subject property traveling through the timbered and designated open space area. These trails will be for the residents of the development, allowing for horse trail riding, outdoor riding arenas as well as separate walking and bicycle riding paths. The trail system will provide access for picnicking, territorial viewing locations for bird watching and other wildlife viewing within the wooded area and within the designated open space. Also a community center will be developed and used by the residents of the development to serve as a meeting place, banquet hall and recreational center, etc.

In addition to the aforementioned items that are required for final approval of Phase One, Phase Two may also add the following recreation amenities: a) An Equestrian Indoor riding and event arena, b) A Putting Course and c) A Multi-use Sport Court as well as expanded trail systems.

- **A trail has been created back in 2007.**
- **As part of the pond creation the clay material that was removed has been placed at the riding area location. Due to the downturn in the economy no further construction has taken place.**

- **As part of the recent 2012 Taylor Bridge Fire some fire breaks that were created throughout this property will be turned into horse, walking, or mtn. biking trails.**
- **Riparian Restoration has been addressed in the aforementioned Phase One Open Space Section.**

Access Section: The access to the second phase of the development will be by the same access as phase one.

- **This has been addressed in the aforementioned Phase One Access Section.**

PHASE THREE (81 lots)

Water Section: Phase Three will include an additional 81 lots. The expansion of the Group A Water System will have been completed prior to final approval of this phase

- **This has been addressed in the aforementioned Phase One Water Section. This system has been designed and approved by WA ST. DOH.**

Sewer Section: As Phase Three begins to be developed it is anticipated that the sewage volume of the project will have approached or exceeded 10,000 gallons per day and the installation of the Class A Reclaimed Water System will be complete and operational.

- **This has been addressed in the aforementioned Phase One Sewer Section.**

Access Section: By this stages majority of the side roads shall be completed. The main through route road.

- **The main access road has been addressed in the aforementioned Phase One Access Section.**

Open Space & Use Section: Additional recreation actives including passive, active and formal recreational activities that will be provided in Phase Three may include a winter tubing hill, spa center & activity center with pool, exercise room and locker/changing rooms.

- **Majority of the open space requirements have been met. This has been addressed in the aforementioned Phase One & Two Opens Space & Use Sections.**