



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.

BIG CREEK TRAILS DEVELOPMENT APPLICATION PROJECT NARRATIVE

The Applicant, D.K. Professional Consultants, Inc., has submitted this application for a Project named Big Creek 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 and parcels that are excluded from the Project.

The Project site is located on 290 acres in Upper Kittitas County lying between Big Creek, Little Creek and South of the KRD Canal. See Vicinity Map Exhibit A. The underlying zoning of the property is the Rural Recreation Zone and the Rural 5 Zone. See Zoning Map Exhibit B. 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 58 parcels (290 acres divided by a density of 5 acres per parcel equals an allowed parcel density of 58 parcels). Residential parcels may range in size from one-quarter acre to over 20 acres.

The Project is designed and planned to serve the recreational, second home population demographic that frequents areas in the Upper Kittitas County.

The Project proposes to include, but not be limited to:

1. 58 Recreational home or cabin sites sitting on approximately 92.7 acres
2. Model Home near the entrance to the property
3. Sales and community operations office on approximately 1.5 acres
4. RV storage on approximately 4 acres
5. Road right of ways on approximately 14.2 acres
6. Wildlife, protection and Open Space on approximately 28.1 acres
7. Non-Motorized parks and outdoor and indoor recreation on approximately 17.7 acres
8. Outdoor recreation space on approximately 126.8 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 the Section 17.36 of the Kittitas County Zoning Code may be developed and used within the Project. See Site Plan Exhibit C for a graphical layout of the Project.

Currently the property where the Project is located is vacant. There are non-authorized uses on the property by unknown others including but not limited to ORV use (including motorcycles, dirt bikes, 4 wheelers, jeep style vehicles and snowmobiles), hunting, fishing, mountain bike riding, hiking, and snow shoeing. All of these uses are through trespass. The Project site has suffered various types of damage by this trespass including but not limited to erosion (see Exhibit G which shows erosion caused by 4 wheelers and dirt bikes, open unmanned fires and firearm shooting). Approval and development of the Project may eliminate or control many of these unauthorized, damaging and dangerous uses.

Beyond the recreational, second home population, 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 the summer dog sled races now held 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, groomed snowmobile trails, groomed cross country ski

trails for recreation and races, ORV use, mountain bike competitions, any and all recreation uses and the like as allowed by the Applicant.

The Open Space lands will be divided up for various 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, trails, parks and playgrounds, including pools, courts, 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. The forgoing estimated acreage in each of the types of uses 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 between Big Creek and Little Creek. Both creek shorelines that are located within the Project will be protected at a minimum of 100 feet from the normal high water mark. Parks and picnic areas may be developed within these protected areas.

There is an irrigation diversion facility, structures and delivery facilities, located within the Project's boundary that is located on Big Creek owned and operated by others. Exhibit D shows the location of these facilities and Exhibit E-1 through E-7 shows photos of these facilities. Existing easements for these irrigation facilities will continue to be honored. It is the intent of the Applicant to not interfere in any way with the continued use, operation, or maintenance of the irrigation facilities. The initial development of these irrigation facilities used open ditch's to move the water from the diversion point to the area that was being irrigated. At a point in time the delivery system was changed from open ditches to a piped irrigation

deliver system. It appears that there was not a new easement established for the piped delivery system (Applicant has not been able to locate an easement through search of the records of Kittitas County). The new piped delivery system does not occupy the same route as the original ditch delivery system. The Applicant proposes that upon approval of this Project that:

1. A new easement is established that provides for the current and operational irrigation system facilities including but not limited to the diversion structure, Underground delivery system, electrical operating facilities, fish screen and associated piping and piped delivery system.
2. The establishment of a surveyed easement for the existing maintenance road that accurately identifies said maintenance road that serves the irrigation system. This road is, in some places, within 100 feet of the high water mark of Big Creek and passes either through or on the edge of a wetland(s). It is the intent of the Applicant to close this road to motorized vehicles in an effort to protect the shoreline of Big Creek and the associated wetland(s) except to those needed to operate and maintain the irrigation facilities and the Project.
3. Enter into an agreement to abandon the easement for the old ditch system that is no longer used to deliver irrigation water and reclaim said ditches.
4. Enter into a maintenance and operation agreement between the parties for the continued maintenance and operation of the irrigation facilities, pipe lines and roads that access said irrigation facilities.

There has been a fish ladder structure built in Big Creek near the diversion structure (see Exhibits E-1, E-2 and E-5). The development plans for the Project includes the development of a park with a picnic area near this site for the viewing and enjoyment of Big Creek and the fish ladder located on Big Creek.

This irrigation water delivery system will be protected by the development to ensure that said distribution system is not disrupted. There may be one or more locations where the distribution system may have to be crossed by either roads,

utilities, or trails. Any said crossings will be designed to ensure that there is no disruption to the irrigation system or its use.

Currently there are roads located within identified wetlands and within 100 feet of the high water mark of the Big Creek or Little Creek Shorelines. Roads not used to access the irrigation facilities that are within 100 feet of the high water mark of Big Creek or Little Creek Shorelines will be removed. Roads that are within 100 feet of the high water mark of Big Creek or Little Creek Shorelines and used to maintain and operate the irrigation system, will be closed to motor vehicles except those needed by the operators of the irrigation facilities or needed by the Project developers for construction, operation, and maintenance of the Project. Owners within the project, their guests and guests of the Project will be allowed non-motorized uses of these roads which will become part of the trail system.

Roads that are within identified wetlands and are not used to access the irrigation system will be removed and the wetlands re-established (see Exhibit O that shows one road to be removed with wet lands re-established). Roads that are within identified wetlands and are used to access the irrigation system will be closed to motor vehicles, except those needed by the operators of the irrigation facilities and the Project management. Owners within the Project, their guests and guests of the Project would be allowed non-motorized uses of these roads.

There is a domestic water system that serves other properties that collects water from a spring that is located on the property. The location of the spring and collection system is shown on Exhibit F. Exhibit G-1 and G-2 show photos of the spring site. Currently the spring location is not protected. Upon final approval of the Project the area with in 100 feet of the spring and the wetland that is next to the spring will be protected with signs. Others not associated with the Applicant own the water rights for this spring. Others not associated with the Applicant maintain this spring for use on other property not associated with the Applicant. The Applicant understands that there is a delivery line that runs from the spring to other property that said domestic water system serves. The easement for the

domestic water system is not specifically identified in the document authorizing the distribution system. The Applicant proposes that upon final approval of this PUD that;

1. The Applicant and the owner of the spring water rights enter into an agreement on a method to protect the spring location beyond the Applicants placement of signs around the spring .
2. The Applicant and the owner of the spring's water rights enter into an easement agreement that provides access across the roads to be developed within the Project to the spring location for ingress and egress to said spring location for maintenance and operation.
3. The Applicant and the owner of the spring's water rights and the distribution system; (i) identify the location of the spring distribution system, (ii) agree upon possible areas of relocation of spring distribution system, if needed by the Applicant with the Applicant paying the cost of said relocation, (iii) create a surveyed specific easement for the spring distribution system that includes ingress and egress for maintenance and operations for said distribution system.

The Project will include the creation of parks for use by the owners, residents, and guests of the Project. The parks will 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 two or more lookout - vista points examples of these location are shown on the attached site plan (Exhibit C – Site Plan). These lookout points may be developed with covered or enclosed buildings that could provide picnic areas, service areas for refreshments and food during various times of the year and/or for special events. These vista points may be used for special events, including but not limited to, weddings, birthday parties and gatherings by owners, their guests, guests of the project, and public as allowed by the Applicant.

There will 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, pool(s), hot tub(s), baseball field, play field(s), tennis court(s), basketball court(s), volleyball court(s), badminton court(s) 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. These uses may include but not be limited to snowmobile trails, ORV use, wheeled dog sled racing, other competitions, and other uses of the property as allowed solely by the Applicant and in the future, owners of the Project.

There may be indoor recreation facilities created, in and out of the residential development area, for use by the owners, residents, guests and invitees of the Applicant and the Project. 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. These facilities may include but not be limited to community meeting areas, rest rooms, pool(s), hot tub(s), and food serving areas.

There may be other uses developed within the Project as allowed under Section 17.36 of the Kittitas County Zoning Code for use by the owners, residents, and guests of the Project and public uses as allowed by the Applicant. These uses may be opened to the public for general and special uses (such as groomed snowmobile trails), which may be limited to specific times and dates as allowed solely by the Applicant and in the future owners of the Project.

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

The Project development will require domestic water for each parcel and various other facilities.

An existing well, with the possibility of additional wells, will provide water for the Project. The location of the well is identified on Exhibit I. Photos of the well site are provided for on Exhibit J-1 and J-2.

The Applicant is the owner of certain water rights in Big Creek, a tributary of the Yakima River as more particularly described and confirmed under Claim No. 00756 in the Conditional Final Order issued in Sub-basin 2, dated February 13, 1997 in *Ecology v. Acquavella*, Yakima County Superior Court No. 77-2-01484-5 ("*Acquavella*"); These water rights have been placed in trust for in stream flows. The Applicant has established a water bank for these water rights that will be used to provide a water 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 W for more information on the water bank).

Fire protection for buildings will be by sprinklers. The project may develop a swimming pool that will provide additional water for fire and emergency situations. 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 two Stages with each Stage made of Phases and Divisions (see Exhibit H for more detailed information on the Stages, Phases and Divisions of the project). Residential phases will be limited to 6 units per phase with two divisions per phase of 3 units each. Each phase of the residential development will be served by a Group B water system(s) designed for that specific phase that meets the requirements of Chapter 246-291 of the Washington Administrative Code – Group B Public Water Systems for that specific phase of the Project.

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.

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 or by buried wire.

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

The road system that will be constructed will meet the road requirements of the Kittitas County road standards. The roads may be public and/or private or a mix of public and private as selected by the Applicant during the approval process. The internal road system will be developed as shown on the attached site plan as 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. Roads may be initially private roads until such time as the Fowler Creek to Nelson Siding Road corridor, as identified in the Kittitas County Long Range Transportation Plan, is completed and then at that time the roads may become

public. Until such time that this occurs, these roads may be gated as allowed by the Kittitas County road standards.

The Applicant has engaged forestry professionals to survey the property and to provide recommendations to improve the health of the forestlands and reduce fuels. The Applicant may initiate work within the forestlands through a Forest Practice Act application prior to approval of this PUD and without further permits from Kittitas County.

Primary access will be by Nelson Siding Road, then south on Lund Lane to the Kittitas Reclamation District (KRD) canal. Then continuing across the KRD canal, where a new crossing will be constructed that meets Kittitas County road standards and is approved by the KRD. Then continuing south and then west on an existing dirt road onto the property. The primary access as described above is via an existing sixty foot wide dedicated road easement. The easement is further described, identified and defined in Exhibit K.

The Kittitas County Long Range Transportation Plan (attached here to as Exhibit L) has identified a route in this area as a needed corridor from Fowler Creek Road to Nelson Siding Road. The project provides, through easements, for this future transportation corridor.

An Emergency Access for the Project is provided via the existing road Misty Mountain Way, to Forest Service Road 4517, to Fowler Creek Road and on to West Side Road. This is a summer access and said route will not be plowed during the winter. The Applicant has an easement across said route and further has a Road Access Agreement with the Forest Service to maintain this road as a summer access Level 3 Forest Service Road with the current road design as is.

A community building and model home may be constructed near the entrance 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, sales, a show room and other development 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 may 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 for the Project is attached here to as Exhibit T with the Parcel numbers for the land where the Project is located is attached as Exhibit U.