



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

August 17, 2015

DK Professional Consultants, Inc.
c/o Pat Deneen
304 West 1st Street
Cle Elum, WA 98922

via email: pat@patrickdeneen.com

RE: Big Creek Trails PUD Rezone and Short Plat (RZ-15-00001 & SP-15-00003)

Dear Applicant,

On July 16, 2015 Kittitas County Community Development Services (CDS) received your applications for the above PUD Rezone (RZ) and Short Plat (SP). Upon staff review, the application packet as submitted has been deemed **incomplete** by CDS until such time as the following are submitted:

- A shoreline substantial development permit application (located at this web address <http://www.co.kittitas.wa.us/uploads/documents/cds/forms/Shoreline-Permitting.pdf> & [http://www.epermitting.wa.gov/Portals/_JarpaResourceCenter/images/default/JARPA%202012\(3\).pdf](http://www.epermitting.wa.gov/Portals/_JarpaResourceCenter/images/default/JARPA%202012(3).pdf).
 - The application fee as of the date of this letter is \$1560.00. This application will be reviewed in conjunction with the already applied for PUD Rezone, Short Plat and SEPA Checklist. Information included in the Shoreline Substantial Development Application can be referenced to the already submitted supportive information if appropriate. CDS encourages you to check on the application fee prior to submittal.

CDS Staff found this additional application necessary because Little Creek and Big Creek are considered Shorelines of the State with a Conservancy designation. Per the 1975 Kittitas County Shoreline Master Program pg. REG-4, Section 7: Application of Regulations.

"These regulations shall apply to all lands and waters within the jurisdiction of these regulations which are deemed by the Act and the guidelines to be under the jurisdiction of the Act. Except as provided hereafter, all sections of these Regulations and the Goals and Policy Statements adopted as part of the Master Program, apply to all developments and uses whether or not a permit is required.

These regulations shall apply to all areas which are not less than two hundred feet from the ordinary high water mark of a stream, or the landward boundary of the flood way whichever is furthest from the stream, for all streams designated by the Act."

Additionally, the pathways and picnic areas being proposed are allowed per Section 32: Recreation, pg. REG-15, in conjunction with a shoreline substantial development permit.

As per KCC 15A.03.040 (1)(b):

"... An incomplete application shall expire after 180 calendar days unless the requested supplemental information is submitted in complete form."

The requested material will need to be submitted to KCCDS on or before **February 13, 2016 at 5:00 pm** (180 days), in order to keep this application active. KCCDS's review will commence when all additional information is received. *The application will be processed under all codes in effect at the time a complete application is received by KCCDS.*

Please feel free to contact me should you have any questions, comments, or concerns.

Sincerely,



Lindsey Ozbolt

Planner II

(509)962-7637

lindsey.ozbolt@co.kittitas.wa.us

Cc: Dayna Ridlon

via email