

Lindsey Ozbolt  
Kittitas County  
Community Development Services

cc: Scott Downes  
Fish & Wildlife Habitat Biologist  
Washington Department of Fish and Wildlife  
Region 3 Habitat Program

Re: Big Creek Trails RZ-15-000015

Date: February 8, 2016

Over the past few months we have been in discussions with Scott Downes of the Washington Department of Fish and Wildlife regarding the Big Creek Trails PUD. Through our discussions, correspondence and meeting we have agreed to a set of Conditions of Approval for Rezone RZ-15-000015 as follows for your review:

1. The Applicant shall establish a riparian corridor being 200 feet wide measured from the Ordinary High Water Mark (OHWM), as per RCW 90.58.030, of Big Creek in an easterly direction onto the PUD property. Wetlands shall be buffered as provided in the Sewall report the Applicant commissioned in regards to Wetlands and Wildlife.
2. The Applicant shall establish a riparian corridor being 200 feet wide measured from the Ordinary High Water Mark (OHWM), as per RCW 90.58.030, of Little Creek in a westerly direction onto the PUD property. Wetlands shall be buffered as provided in the Sewall report the Applicant commissioned in regards to Wetlands and Wildlife.
3. The Applicant shall place a minimum of four signs marking the riparian corridor of Big Creek. Signs shall be a minimum of 36" square. Signs shall be placed prior to the first final plat recording. Applicant shall submit a map that shows the location of the signs prior to the first plat being recorded. Signs will also identify this area as a wildlife movement corridor.
4. The riparian corridor of Big Creek shall be marked with signs, flagging or other suitable material prior to the beginning of construction and during construction, which shows the limit of any allowed ground disturbance. Markings shall remain in place during any and all construction related to the development of the PUD.
5. There shall be no disturbance, without approved permits, within the Big Creek riparian areas, defined as in Items 1 and 2 above, during the construction of the PUD.
6. There shall be no disturbance, without approved permits, of any critical areas and buffers as described in the Sewall Report during the construction of the PUD.

7. There shall be no disturbance, without approved permits, within the Big Creek riparian areas, defined as in Items 1 and 2 above, during the construction of the PUD.
8. The Applicant shall place a minimum of four signs marking the riparian corridor of Little Creek. Signs shall be a minimum of 36" square. Signs shall be placed prior to the issuance of the first plat request. Applicant shall submit a map that shows the location of the signs prior to the first plat being recorded. Signs will also identify this area as a wildlife movement corridor.
9. The riparian corridor of Little Creek shall be marked with signs, flagging or other suitable material which shows the limit of any ground disturbance for construction purposes. Markings shall remain in place during all road and infrastructure construction.
10. Wetlands and critical areas as identified in the Applicants application shall be identified on the ground with a minimum of four signs. Signs shall be a minimum of 36" square. Signs shall be placed prior to the filing of the first final plat. Applicant shall submit a map that shows the location of the signs prior to the first plat being recorded. Signs will also identify this area as a wildlife movement corridor.
11. Applicant shall develop Covenants, Conditions & Restrictions to be filed against the PUD property upon the County's approval of the final development plan that enforces and enacts these conditions of approval. Kittitas County's review of the Covenants, Conditions & Restrictions shall be limited to those that enforce and enact these conditions of approval of the PUD and shall not be filed until the Final Development Plan is approved but prior to the first plat being recorded. Approval of the Covenants, Conditions & Restrictions shall not be unreasonably withheld and shall be processed within 28 days of submittal.
12. Roads severing the PUD shall be developed to the public road standards as defined in Kittitas County Code Title 12.
13. Applicant shall relocate lots 57 and 58 to an area adjacent to or in close proximity to the larger residential area identified on the site plan that has been submitted with the PUD application as conditioned as follows: (1) the current planned residential foot print, identified on the site plan that has been submitted with the PUD application, may be enlarged a maximum of 7.5 acres to absorb the relocation of Lots 57 and 58 (identified on the site plan attached to the PUD application); (2) The current design of the home sites that may be redesigned to absorb the relocation of these two home sites which may require further redesign of other components of the PUD layout; (3) The road that was planned to connect the two home site foot print areas will not be required as the roads of the PUD will be built to the public road standards as defined in Kittitas County Code Title 12; and (4) the recreation storage area may be moved or split into two locations with one being located near or adjacent to the northern boundary of the BPA power line easement and not adjacent to the residential area.
14. Activities located within the BPA easement will be limited to those allowed by the conditions of the BPA easement.

15. There shall be a wildlife movement corridor established between Big Creek and the identified wetland/critical area that is located towards the center of the project. This movement corridor shall be located north of the BPA power lines on the ridge that runs above the residential area. There is an existing trail in this area and it will be identified as non-motorized access only.
16. Wildlife movement corridors will be established through the Big Creek and Little Creek riparian corridors as established above. A minimum of three signs marking said corridor and shall be placed along said corridor with each sign being a minimum of 36" square. Signs shall be placed prior to the recording the first plat. Applicant shall submit a map that shows the location of the signs prior to the first plat being recorded.
17. All trails and recreation use shall be outside of the protected creek corridors and established wetlands, critical areas and the buffers established for said areas.
18. Applicant shall prepare a forest management plan for the southern steep hillside area which borders the Forest Service lands to the south.
19. Large motorized competitions and/or events of over 200 individuals, if held, will be held outside of spring and early summer (April- mid-June) and late fall migration (mid-October and November). Non-motorized competitions and/or events may be held at anytime during the year.
20. Upon approval of the Final Development Plan for the PUD and prior to the recording of the first plat the applicant will provide WDFW with easements required to maintain the diversions and fish screens on Big Creek.
21. The Final Development Plan shall show the riparian corridors, wetlands, and critical areas clearly marked on the Final Development Plan map.
22. The final plat recordings shall show the riparian corridors, wetlands, and critical areas clearly marked on the Final Development Plan map.
23. Residential development shall be limited to that area located north of the BPA easement.
24. Trails developed south of the BPA easement in the forested areas shall leave the areas that are not disturbed by the development of trails shall be left in their natural state. Fire control and fire wise actions may be taken in the trail development area.

Thank you for your time in reviewing these conditions of approval. If you have any questions please contact me.

Pat Deneen  
Big Creek Trails  
509-260-0462