



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 Time: 8:30 AM  
Pre-application meetings are scheduled every Wednesday after PR Team meetings.

Project name: Big Creek Trails PUD

Items submitted by applicant for review at Pre-app: Site Plan/Concept map,  
Project Narrative

List persons present at pre-app meeting:

*To be present at each pre-app:*

1. CDS representative (planning): Lindsey Ozbolt, Doc Hansen
2. CDS representative (fire): Brenda Larsen, Josh Hink
3. Public Works representative: Jan Ollivier, Doug D'Handt, Kelly Bacon
4. Environmental Health representative (water): Holly Meyers
5. Environmental Health representative (sewer): Fiske Firebaugh

6. Building: Amber Green, Lou Whitford, Mike Flory

*Present at pre-app for project: (attach business cards if available)*

Applicant: Pat Deenen, Dagny Ridlon  
Applicant phone: \_\_\_\_\_  
Applicant email: \_\_\_\_\_

Applicant authorized agent (if applicable): Kent Berryman  
Applicant authorized agent phone: \_\_\_\_\_  
Applicant authorized agent email: \_\_\_\_\_

**Contact person for application:**

Owner of record     Authorized agent

All verbal and written contact regarding this application will be made **only** with the contact person.

\*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. Public Works

Proposed access: Penane Lane Road  
Concurrence application, grading & filling permit  
USFS Road Use Agreement  
USFS Bridge over Little Creek - meet Road Standards for 2nd Access  
Proof of legal easement over Misty Mtn. Way - approved for 2nd access or variance  
BPA approval for use of powerline easement

2. Environmental Health (water)

Proposed water supply: Grp B to Grp A or meeting other Road Standards requirements for 2nd access  
approved variance for not paving 2nd access  
Submit group B packet for each phase. ~~Comm~~ Communicate with Holly Duncan for well site inspection with Group A in mind. Share water right details with Pitt as available.

3. Environmental Health (sewer)

Proposed sewer disposal: Ind  
Ind septic - site eval 1/2 lots by final approval.

4. Planning/Land Use

Critical Areas conducted Not Yet SEPA Required  
- Will require PUD rezone, plat & preliminary development plan.  
- must meet all of KCC 17.36 & specifically 17.36.030 } and  
Submittal requirements ~~also~~ for Preliminary Development Plan.  
- Grading Permit req'd for grading that is additional to forest practices permit. Grading permit req'd for grading w/i critical areas.

5. Fire

Located within Fire District #: \_\_\_\_\_ (if applicable)  
60,000 gallon tank required or 30,000 gallon tank if all structures are sprinklered. Hydrant system per the International Fire Code.

6. Other - Building SINGLE 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

RECEIVED

MAY 01 2015

KITTITAS COUNTY  
CDS

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 underlying 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.