

Exhibit H  
Big Creek Trails  
Development Staging and Phasing Plan



The following is the Staging and Phasing plan for the Big Creek Trails Project:

This Staging and Phasing plan accompanies the application for Big Creek Trails Planned Unit Development (the Project) as provided for in KCC 17.36 and the associated SEPA document. This Staging and Phasing plan is for the approval and the development of the Project, by and in Kittitas County, is a best-case scenario. The actual time line for the approval process is unknown, as the time line will vary depending on this approval process and approvals outside of the Kittitas County process such as domestic water transfer approvals. In addition the development and construction Stages and Phases of the Project will vary depending on market conditions, weather, financing, and other unforeseen impacts outside of the Applicant's ability to control. The Staging plan and time line provided herein may be accelerated or delayed depending on known and unknown factors.

It is planned to construct one division per building season but as stated above the construction of various divisions may be accelerated or slowed by any of the factors listed in this Staging and Phasing plan. The Project is projected to be completed within 20 years.

Though the timing of the Staging and Phasing plan depends on many variables outside of the Applicants control such as the approval process, approvals from authorities having jurisdiction outside of the Kittitas County process, and events including but not limited to weather, seasonal building restrictions do to circumstances such as early season snow, late season snow, summer fire restrictions, market conditions, unforeseen circumstances and financing, the

order of the Stages, Phases and the Divisions within each phase should remain consistent.

The Project will be developed in two Stages.

Stage 1 will include road construction, bridge construction, infrastructure construction, sales office construction, model home construction, community building construction, construction of various recreation facilities and 36 parcels with the associated infrastructure and recreation facilities to go along with the parcels.

Stage 2 will include the development of the remaining parcels approved in the PUD process with the associated infrastructure and recreation facilities to go along with the parcels, including but not limited to, road construction, infrastructure construction, model home construction, community building(s) construction and construction of various recreation facilities.

**Stage 1, Phase 1.** It is anticipated that Phase 1, the preliminary approval process of the PUD, is anticipated to be completed by the end of 2015.

**Stage 1, Phase 2.** It is anticipated that Phase 2, the final development plan approval process of the PUD, is anticipated to be completed in the first half of 2016.

**Stage 1, Phase 3.** Phase 3 of the Project depends on the timing of the completion of Phase 2. This Phase includes the construction of the bridge over the KRD canal, bringing Lund Lane up to Kittitas County Road Standards and extending Lund Lane onto the Project Site (the name of this section of the access road may be changed during the approval process). This phase also includes the construction of a model home, construction of a community building to operate as the construction management office and a sales center.

Depending on timing, construction of the model home and the community building, which will operate as the construction management office and a sales center, may proceed the access construction of the extension of Lund Lane and the replacement of the KRD canal bridge as that construction can not be done while the KRD canal is operating during irrigation season. If the model home and the community building are built prior to the completion of the access occupancy permits for these two buildings will be issued upon their completion.

**Stage 1, Phases 4 through 10.** In Stage 1 there will be six residential development Phases following the first 3 Phases as described above,

The project will be developed from north to south. Each residential Phase (Phases 4 through 10) will include the development and platting of 6 parcels. Each Phase will be divided into two Divisions of three parcels each. Divisions of a Phase may receive final plat independently of the other Divisions of the same Phase. Neither completion nor bonding of future Stages, Phases or Divisions will be required for earlier developed or bonded Stages, Phases, or Divisions to receive final plat approval. Each Phase will include the development of a separate Group B domestic water system to serve that individual phase as well as roads and utilities. It is anticipated that each phase may take 2 or more building seasons to complete. Completion of each phase may be accelerated or delayed based on any of many factors including but not limited to, weather, seasonal building restrictions do to circumstances such as early season snow, late season snow, summer fire restrictions, market conditions, unforeseen circumstances and financing.

**Stage 2, Phase 1 through 3.**

Each of these Phases will be made up of six parcels with each Phase being divided into 2 Divisions of three parcels each. Development of theses Phases will proceed as provided above in Stage 1.



## **Stage 2, Phase 4.**

Phase 4 includes the development of the final 5 approved parcels. The first Division will include the development of three parcels. The second Division of this Phase will be made up of two Parcels.

## **Notes Effecting Stage 1 and 2.**

Amenity and recreation facility construction and operation, including indoor and outdoor facilities, if built, may be built and operated during the construction of any Stage or Phase.

Recreation use of the property may continue during either Stage of development and may proceed any development of either Stage.

Building Permits and home construction may proceed during the construction and prior to final plating or bonding of any Division with Occupancy Permits for said home construction issued upon and simultaneously with final plating or bonding of said division.

The project may be developed over a period of 20 years with a possible five-year extension. It is the Project's goal to be complete within a twelve-year period but as has been experienced during previous years political, environmental, economic, and development cycles may increase or decrease the development period of the Project. Therefore, the phases and the development period may be slowed or accelerated as circumstances requires or allow.

Market and/or weather or seasonal conditions may impact the rate of development. The Project may be accelerated if approvals and conditions allow for

said acceleration. The Project may be slowed if approvals, market conditions and/or other conditions cause said slowing. Indoor and or Outdoor Recreation Facilities may be constructed and operated during any of the phases.

The land within the recreation open space that is not being developed as home sites may continue to evolve as recreation interests change over the life of the project

If approvals occur later then planned or if other actions or conditions delay development the Staging and Phasing of the Project the entire Project may be delayed. The progress of the development of items that include but are not limited to utilities, the transportation corridor and platting delays may accelerate or delay the development of the parcels.

The Project is designed in such a manner that each Phase may follow the proceeding Phase but Phases may be constructed simultaneously and at some times out of order. Infrastructure may be constructed beyond the current Phase that is under construction.