



Fire
Sprinkled

Pat Deneen <patdeneen3@gmail.com>

Big Creek Trails Conditions

1 message

Pat Deneen <pat@patrickdeneen.com>
To: Josh Hink <josh.hink@co.kittitas.wa.us>
Bcc: Dayna Ridlon <daynaridlon@johnlscott.com>

Fri, Jul 8, 2016 at 7:37 AM

Josh

If the conditions that I prepared, based on my former agreements with Brenda, and discussion with you, a copy of which are below, properly describe our agreement please let Rose know so she can include it in her Staff Report. I think she will be sending it out later today.

Thanks ... Pat

1. As a condition to meeting the required fire suppression criteria for the Big Creek Trails Planned Unit Development all new residential and commercial structures shall be required to install sprinkler systems approved by the Kittitas County Fire Marshall. Said sprinkler systems shall be required to maintain their own reservoir for the operation of said system with the design and installation approved by the Kittitas County Fire Marshal.
2. As each new residential and commercial structural constructed within the Big Creek Trails Planned Unit Development shall have an approved sprinkler system with reservoir sized for each structure approved by the Kittitas County Fire Marshall the Big Creek Trails Planned Unit development domestic water system shall not be required to provide fire hydrants and fire flow in the design criteria for said system.

--

Pat Deneen
509-260-0462



Try a fast, secure browser with updates built in [Yes, get Chrome now](#) [No, not interested](#)

in:sent

Gmail

Move to Inbox

More

COMPOSE

Staff report Inbox x

Inbox (68)

Important

Sent Mail

Drafts (673)

All Mail

Circles

[imap]/Drafts

0 - After Hawaii

0- TODAY (24)

0-After Europe (6)

0-Cabin Plans (22)

0-CAMP 2014 Ema...

0-Denver Ski Sho...

Pat

keith scully
send me PDjr email

Tereza Rakosnikov:
thx

Alan Heroux
Hey Pat are you alive?

Johann Furr
You: you out there?

Bruce Coe
You: no issues ... she is c

Pat Deneen <patdeneen3@gmail.com>
to pat

8:13 PM

There are a number of items that need to be modified as follows;

1. There should be a qualifying statement that the first 9 lots shall be developed as a group b system.
2. A. There should be a qualifying statement that the first 9 lots shall be developed as a group b system.
2. B. It should state the either single septic systems or community drain fields would be allowed.
3. The irrigation diversion, pipe line and unused ditch needs to be included.
4. Are we working under the 2005 road standards?
5. There should be a qualifying statement that the first 9 lots shall be developed as a group b system.
6. There should be a qualifying statement that the first 9 lots shall be developed as a group b system.
7. A. Water budget neutral statement
7. B. There should be a qualifying statement that the first 9 lots shall be developed as a group b system.
8. The fire language needs to be fixed per the conditions agreed to by the fire Marshall.

Sent from my iPhone

Pat Deneen <patdeneen3@gmail.com>
to Dayna

8:15 PM

Sent from my iPhone

Begin forwarded message:

From: Pat Deneen <patdeneen3@gmail.com>
Date: July 7, 2016 at 8:13:36 PM PDT
To: pat@patrickdeneen.com



Big Creek Trails Planned Unit Development

9 messages

Pat Deneen <pat@patrickdeneen.com>

Thu, Jul 7, 2016 at 1:08 PM

To: Holly Myers <holly.myers@co.kittitas.wa.us>, Holly Duncan <holly.duncan@co.kittitas.wa.us>

Bcc: Dayna Ridlon <daynaridlon@johnlscott.com>

Holly & Holly

Thanks for taking time to discuss the Big Creek Trails Development with me yesterday. Based on that discussion I have created proposed conditions of approval as follows:

1. Phase one of the Big Creek Trails Planned Unit Development shall be served by a Group B water System as approved by Kittitas County.
2. Phase one of the Big Creek Trails Planned Unit Development water system shall be limited to 9 residential or commercial connections as approved by the Kittitas County.
3. The Big Creek Trails Planned Unit Development Group B Water System shall be designed and constructed in such a manner that it can be converted and extended to serve a future Group A Water System for the remaining portion of the Big Creek Trails Planned Unit Development. Said Group A water system shall be approved by the Washington State Health Department.
4. The Big Creek Trails Planned Unit Development shall, prior to the tenth residential or commercial connection, shall have in place a Group A water system plan approved by the Washington State Health Department. The Group A water system may be constructed in phases.
5. The Big Creek Trails Planned Unit Development shall acquire water rights sufficient to meet the needs of each phase of the development.

Do these conditions of use meet your requirements?

Thanks Pat

--

Pat Deneen
509-260-0462



Holly Duncan <holly.duncan@co.kittitas.wa.us>

Thu, Jul 7, 2016 at 1:46 PM

To: Pat Deneen <pat@patrickdeneen.com>, Holly Myers <holly.myers@co.kittitas.wa.us>

When we talked yesterday I understood you to mean 9 residential connections. In looking back, I did come in for only part of the meeting so may have missed something. My concern is when I see "commercial connections" that the population served could bump the system up to a Group A classification more quickly than 9 residential units would depending upon the commercial connection.

From: patdeneen3@gmail.com [mailto:patdeneen3@gmail.com] **On Behalf Of** Pat Deneen
Sent: Thursday, July 07, 2016 1:08 PM
To: Holly Myers; Holly Duncan
Subject: Big Creek Trails Planned Unit Development

[Quoted text hidden]

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

Pat Deneen <pat@patrickdeneen.com>
To: Holly Duncan <holly.duncan@co.kittitas.wa.us>
Cc: Holly Myers <holly.myers@co.kittitas.wa.us>

Thu, Jul 7, 2016 at 1:49 PM

Thank you for your comment. As we have no commercial buildings we can just remove that.

With that done are the conditions ok with you.

Pat

[Quoted text hidden]

--
Pat Deneen
509-260-0462



Holly Duncan <holly.duncan@co.kittitas.wa.us>
To: Pat Deneen <pat@patrickdeneen.com>

Thu, Jul 7, 2016 at 2:23 PM

Yes.

From: patdeneen3@gmail.com [mailto:patdeneen3@gmail.com] **On Behalf Of** Pat Deneen
Sent: Thursday, July 07, 2016 1:50 PM
To: Holly Duncan
Cc: Holly Myers
Subject: Re: Big Creek Trails Planned Unit Development

[Quoted text hidden]

Pat Deneen <patdeneen3@gmail.com>
To: Holly Duncan <holly.duncan@co.kittitas.wa.us>, Holly Myers <holly.myers@co.kittitas.wa.us>

Thu, Jul 7, 2016 at 2:34 PM

Thank you. Just sent you the revised conditions.

Sent from my iPhone

[Quoted text hidden]

Holly Myers <holly.myers@co.kittitas.wa.us>
To: Pat Deneen <patdeneen3@gmail.com>
Cc: Holly Duncan <holly.duncan@co.kittitas.wa.us>

Thu, Jul 7, 2016 at 4:32 PM

It is my opinion that the discussion we had earlier today is accurately reflected in your proposal if commercial is removed from the item 2.

Holly R Myers

Environmental Health Supervisor

Kittitas County Public Health Department

P-(509)962-7005

Holly.myers@co.kittitas.wa.us

CELEBRATE EVERY DAY!

From: Pat Deneen [mailto:patdeneen3@gmail.com]

Sent: Thursday, July 07, 2016 2:35 PM

To: Holly Duncan; Holly Myers

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

Do these conditions of use meet your requirements?

Thanks Pat

--

Pat Deneen
509-260-0462



Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

--
Pat Deneen
509-260-0462

Holly Duncan <holly.duncan@co.kittitas.wa.us>
To: Pat Deneen <patdeneen3@gmail.com>

Fri, Jul 8, 2016 at 8:03 AM

Got them thank you. They look fine.

From: Pat Deneen [mailto:patdeneen3@gmail.com]
Sent: Thursday, July 07, 2016 2:35 PM
To: Holly Duncan; Holly Myers

[Quoted text hidden]

[Quoted text hidden]

Pat Deneen <pat@patrickdeneen.com>
To: Holly Duncan <holly.duncan@co.kittitas.wa.us>

Fri, Jul 8, 2016 at 8:33 AM

Thank you for working with me

[Quoted text hidden]

--
Pat Deneen
509-260-0462

Holly Duncan <holly.duncan@co.kittitas.wa.us>
To: Pat Deneen <pat@patrickdeneen.com>

Fri, Jul 8, 2016 at 8:47 AM

You are welcome. I look forward to the chance to continue working with you.

From: patdeneen3@gmail.com [mailto:patdeneen3@gmail.com] **On Behalf Of** Pat Deneen
Sent: Friday, July 08, 2016 8:34 AM
To: Holly Duncan

[Quoted text hidden]

[Quoted text hidden]



Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

--
Pat Deneen
509-260-0462

Holly Duncan <holly.duncan@co.kittitas.wa.us>
To: Pat Deneen <patdeneen3@gmail.com>

Fri, Jul 8, 2016 at 8:03 AM

Got them thank you. They look fine.

From: Pat Deneen [mailto:patdeneen3@gmail.com]
Sent: Thursday, July 07, 2016 2:35 PM
To: Holly Duncan; Holly Myers

[Quoted text hidden]

[Quoted text hidden]

Pat Deneen <pat@patrickdeneen.com>
To: Holly Duncan <holly.duncan@co.kittitas.wa.us>

Fri, Jul 8, 2016 at 8:33 AM

Thank you for working with me

[Quoted text hidden]

--
Pat Deneen
509-260-0462

Holly Duncan <holly.duncan@co.kittitas.wa.us>
To: Pat Deneen <pat@patrickdeneen.com>

Fri, Jul 8, 2016 at 8:47 AM

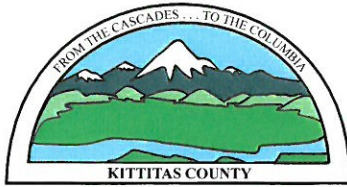
You are welcome. I look forward to the chance to continue working with you.

From: patdeneen3@gmail.com [mailto:patdeneen3@gmail.com] **On Behalf Of** Pat Deneen
Sent: Friday, July 08, 2016 8:34 AM
To: Holly Duncan

[Quoted text hidden]

[Quoted text hidden]





KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Mark R. Cook, PE Director

July 06, 2016

Ms. Rose Shriner, Planner I
Kittitas County Community Development Services
411 North Ruby Street, Suite 2
Ellensburg, WA 989226

RE: Big Creek PUD

Dear Ms. Shriner:

It is my understanding that Big Creek PUD will soon go to public hearing (07-14-2016). Public Works has reviewed the preliminary PUD map supporting the proposal. We have the following comments based on our review of the preliminary PUD map:

- Public Works desires the extension of Lund Lane and the crossing of the irrigation canal be built to a public road standard. This provides maximum fire-life-safety access for emergency responders.
- Construction of "A" Road to a public standard supports the identified number of lots served by the roadway.
- Construction of "B" Road to current private road standards is acceptable. The terrain suggests that an all-weather surface be required
- The dashed line immediately west of "B" Road is assumed to be a driveway providing access to lot 43. Alternately, a private road may be built serving lots 44, 45 and 43.
- The southerly most road depicted on the map shall be extended to tie into Misty Mountain Way (minimally the right of way – 60 foot - shall be dedicated for future connection).

Please let Public Works know when you receive additional information from the developer or when additional land use action is prepared for Board action.

Sincerely,

Mark R. Cook
Director

C: Doc Hansen
Planning Official/Interim Director



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

STAFF REPORT BIG CREEK TRAILS REZONE (RZ-15-00001)

TO: Kittitas County Hearing Examiner
FROM: Kittitas County Community Development Services Staff
RE: Big Creek Trails (RZ-15-00001)
DATE: July 14, 2016

I. GENERAL INFORMATION

Requested Action:

D.K. Professional Consultants, Inc. has submitted a rezone application with associated site plan and project narrative to change the current zoning from Rural Recreation and Rural 5 to a Planned Unit Development (PUD) that allows from one-quarter acre to over 20 acre parcel size, with an overall density of one unit per parcel. This proposed use is an allowed use in the Planned Unit Development zone per KCC 17.36.15.02.

Location: The subject property consists of eleven (11) parcel, located approximately 8 miles east of the City of Cle Elum south of Nelson Siding Road, in a portion of Section 28, 29 and 32, T20N, R14E, WM in Kittitas County, bearing Assessor's map number 20-14-28000-0018, 20-14-28000-0054, 20-14-29000-0006, 20-14-29000-0015, 20-14-29000-0017, 20-14-29000-0018, 20-14-29000-0019, 20-14-32000-001, 20-14-32000-003, 20-14-32000-0004, and 20-14-32000-005.

II. SITE INFORMATION

Total Project Size: 290 acres
Number of Lots: 58
Domestic Water: LCU, Inc. Group A Water System
Sewage Disposal: Individual
Power/Electricity: Puget Power
Fire Protection: Fire District 7 (Cle Elum)
Irrigation District: N/A

Site Characteristics: The site is heavily forested with areas of wetlands, steep slope, creeks and Bonneville Power Administration power lines that are located relatively in the middle of the property. The area is comprised of Category I, II, and III Wetlands, tributary streams of the Yakima River (Big and Little Creek), Kittitas Reclamation District canal is located on the easement to access the property.

Surrounding Property:

North: undeveloped/residential/agriculture

South: undeveloped/ Forest Service owned

East: Residential/Recreation

West: undeveloped/ Forest Service and Cascade Land Conservancy owned

Access: The proposed project will have access off of I-90 Exit 74 (West Nelson Siding Road Exit), onto Nelson Siding Road, east to Lund Lane, south on Lund Lane to a point of intersection where a new interior road will be constructed within an existing easement for this use.

Zoning and Development Standards: The subject property is currently located within the Rural Recreation and Rural 5 zoning district. Planned Unit Development zoning is being requested, which is an appropriate zoning classification and Rural Recreation land use designation. The purpose and intent of the Planned Unit Development zone is to meet one or more of the following objectives:

- encourage more innovative design than is generally possible under conventional zoning and subdivision regulations,
- encourage more economical and efficient use of land, streets, public services, preserve and create useable open space and other amenities superior to conventional developments,
- preserve important nature features of the land, encourage development of a variety of housing types and densities, encourage energy conservation,
- encourage development of areas or site characterized by special geographical features, or
- permit flexibility of design that will create desirable public and private open space.

III. ADMINISTRATIVE REVIEW

Rezone Application with associated site plan: Application for a rezone from Rural Recreation and Rural 5 to PUD was received on July 16, 2015. The application was deemed complete on August 13, 2015. A Notice of Application was issued on October 12, 2015. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners within 500 feet and other interested parties.

Posting of Site: The signed Affidavit of Posting was returned to CDS on September 30, 2015 indicating that the site had been accurately posted with the “Land Use Action” sign as provided by CDS and required per KCC 15A.03.110.

IV. COMPREHENSIVE PLAN

The current land use designation is **Rural Recreation**. Under the 2014 Comprehensive Plan, Kittitas County has established the following goals and policies to guide future development through a 20 year planning window. These goals and policies were developed in an effort to ensure consistency and coordination with the future land uses and support the County Wide Planning Policies:

GPO 8.2 Rural lands often have an established land use pattern that inhibits urban character and are generally, and anticipated to continue to be, served by septic systems and individual wells or small community water systems.

GPO 8.5 In order to protect and preserve Resource Lands, non-resource development and activities on adjacent Rural lands shall require preservation of adjacent vegetation, existing landforms, or use of other methods that provide functional separation from the resource land use.

GPO 8.12 Incentive-based land use strategies will be examined and adopted to encourage land uses which are compatible to the rural environment.

GPO 8.13 Encourage development activities and establish development standards which enhance or result in the preservation of rural lands.

GPO 8.14 Allow for a variety of rural densities which maintain and recognize rural character, agricultural activities, rural community and development patterns, open spaces and recreational opportunities.

GPO 8.14A Only allow comprehensive plan amendments, rezones, bonus densities, and other measures that increase rural densities where adequate supplies of potable water are available that will not adversely affect surface and ground water and agriculture.

GPO 8.14B Set allowed densities based on the available water resources and reserve adequate resources to support the Kittitas County's economic base including agriculture.

GPO 8.14C Development shall be located distances from streams, rivers, lakes, wetlands, critical areas determined necessary as outlined within existing Shorelines Management Program, the Critical Areas Ordinance and other adopted resource ordinances in order to protect ground and surface waters.

GPO 8.16 Give preference to land uses in Rural designated areas that are related to agriculture, rural residential development, tourism, outdoor recreation and other open space activities.

GPO 8.18 Limit development in rural areas through density requirements that protect and maintain existing rural character, natural open space, critical areas, and recreation areas. Direct rural development to lands that have adequate public services.

GPO 8.19 Develop buffer standards and regulations that will be used between incompatible rural uses.

V. REZONE CRITERIA

Any proposed Planned Unit Development must meet the following criteria per KCC 17.98.020.6 (a-h).

- a) The proposed amendment is compatible with the comprehensive plan; and
- b) The proposed amendment bears a substantial relation to the public health, safety or welfare; and
- c) The proposed amendment has merit and value for Kittitas County or a sub-area of the county; and
- d) The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property; and
- e) The subject property is suitable for development in general conformance with zoning standards for the proposed zone; and
- f) The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property; and
- g) The proposed change in use of the subject property shall not adversely impact irrigation water deliveries to other properties; and
- h) The proposed amendment is in full compliance with KCC 17.13 Transfer of Development Rights.

Staff responds to the above criteria with the following:

- a) The proposed amendment is compatible with the comprehensive plan.

Staff Response: This project proposes to create 58 parcels on 290 acres which are an allowed use in the Planned Unit Development zoning. Additionally, this proposal is currently east of Cle Elum and Roslyn with a comprehensive plan designation of Rural Recreation and Rural 5. The requested zone change from Rural Recreation and Rural 5 zoning to Planned Unit Development meets the intent of the policies listed above and is therefore compatible with the 2014 Comprehensive Plan.

- b) The proposed amendment bears a substantial relation to the public health, safety or welfare.

Staff Response: This amendment will not be detrimental to the health, safety, or welfare of the public. It is proposing to provide a Group B Water System for the first initial 9 connections. A Group A Water system shall be approved by Washington State Department of Health. On Site Sewage System shall be individual or community septic systems approved by the County Health Department will serve the lots.

The proposed PUD meets health and safety requirements.

- c) The proposed amendment has merit and value for Kittitas County or a sub-area of the county.

Staff Response: The proposed amendment will provide for residential and recreation in the County that that will be economically beneficial to the County and therefore meets the intent of the Rural Recreation classification. This also meets the goals, policies, and objectives of the Comprehensive Plan by allowing a variety of rural densities which maintain and recognize rural character and recreational opportunities.

- d) The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property.

Staff Response: The proposed rezone is appropriate for reasonable development of the subject property. This rezone to Planned Unit Development will make the property more useable by building of single family residences and recreation, and the development allows for mixed housing density and allowing for open space rural in nature.

- e) The subject property is suitable for development in general conformance with zoning standards for the proposed zone.

Staff Response: The existing zoning designation is Rural Recreation and Rural 5 to be changed to Planned Unit Development (PUD) which is compatible with KCC 17.36.015.02.

- f) The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.

Staff Response: The proposed amendment will not be materially detrimental to the properties in the immediate vicinity of the subject property. Adjacent to the west is property currently owned by the Cascade Land Conservancy and the United States Forest Service. The property is bordered private residential property to the north. South of the proposal is property that is owned by the United States Forest Service and to the west is residential property. This proposal is compatible with the existing uses since the proposed open space will be consistent with the adjacent parcels existing uses in open space in the south, and the north will be adjacent to existing rural residential uses.

- g) The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.

Staff Response: There are no irrigation districts in this area. There will be no impact on irrigation water delivery.

- h) The proposed amendment is in full compliance with KCC 17.13 Transfer of Development Rights.

Staff Response: Upon review of KCC 17.13 Transfer of Development Rights, staff has determined that the request to rezone from Rural Recreation, Rural 5 to planned unit development (PUD) is outside of the scope of KCC 17.13 because the Planned Unit Development meets the required density of the current zoning of Rural Recreation and Rural 5. Therefore, TDRs are not required for this rezone proposal.

V. ENVIRONMENTAL REVIEW

Based upon review of the submitted application materials including an environmental checklist, correspondence received during this 30 day comment period and other information on file with Community Development

Services, a Mitigated Determination of Non-Significance (MDNS) was issued on June 17, 2016. The appeal period ended on July 1st, 2016 at 5:00 p.m. No appeals were filed.

VI. AGENCY AND PUBLIC COMMENTS

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal. All comments have been included as Exhibits in the Hearing Examiner packet.

VII. PROJECT ANALYSIS

In review of this proposal it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

Comprehensive Plan Consistency:

The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. As referenced above in Section IV of this staff report, the following Comprehensive Plan GPOs apply to this proposal: GPO 8.2; 8.5; 8.12; 8.13; 8.14 (b & c); 8.16; 8.18; and 8.19.

Consistency with the provisions of KCC Title 12 Roads and Bridges:

All roads and accesses are required to meet all 2005 Kittitas County Road Standards., additionally, the United States Bureau of Reclamation will require the bridge to be replaced and transfer of ownership to the new replacement bridge to be privately owned. The Kittitas Reclamation District will require a Crossing License to be obtained to cross the KRDC canal.

Consistency with the provisions of KCC 13 Water and Sewers Code:

This proposal with the recommended conditions is consistent with the Kittitas County Code for Water and Sewers. Department of Health (DOH) requires a Group A system to be approved.

Consistency with the provisions of KCC Title 14 Buildings and Construction:

This proposal with the recommended conditions is consistent with Kittitas County Code Title 14 for Building and Construction.

Consistency with the provisions of KCC 17.36, Planned Unit Development:

This proposal is consistent with the Kittitas County Zoning Code 17.36. The proposal is compatible with KCC 17.36.015.02 referring to the land outside the Urban Growth Area (UGA) and Rural LAMIRDS: The provision of this chapter can be used for the properties over twenty (20) acres in size, except that PUDs are prohibited on Resource Lands and Rural Lands in the Rural Working Land Use Designation. Specifically, a Planned Unit Development is compatible as a permitted use with 17.36.020.02 (A).

Consistency with the provisions of KCC 17A Critical Areas Code:

Staff has conducted an administrative critical area review in accordance with KCC 17A and found critical areas present on-site. There is a DNR stream type I – Fish bearing stream (Big Creek) along the western edge of the project site, and a DNR stream type I- Fish bearing stream (Little Creek) on the eastern edge of the project site. There is a 100 year floodplain located near both streams along the western and eastern edge of the project sites. Additionally there is a Category I, II, and III located near Big Creek and south of the Bonneville Power Easement per 2008 Wetland Inventory report. The proposed activities will take place north and between the west and east of both floodplains and no activity will occur in the two hundred [200] feet buffer from Ordinary High Water Marks (OHWMs) of Big and Little Creek.

Consistency with the provisions of KCC 20 Fire and Life Safety Code:

This proposal with the recommended conditions is consistent with the Kittitas County Code for Fire Life Safety.

Agency Comments:

The following agencies provided comments during the comment period: Washington State Department of Transportation, Washington State Department of Health, Washington State Department of Ecology, Kittitas County Environmental Health, and Kittitas County Public Works. Additional comments were provided during the pre-application meeting held on December 18, 2013 from Kittitas County Fire Marshal and Building Department.

Public Comments:

Ten comments have been received from the public.

VIII. RECOMMENDATION

As conditioned below, the application is not detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Titles 12, 13, 14, 17, 17A, and 20 of the Kittitas County Code and the Kittitas County Comprehensive Plan. Staff recommends approval of the Big Creek Trails Rezone (RZ-15-00001) and associated site plan, subject to the following findings of fact and conditions:

Staff Findings of Fact

1. DK Professional Consultants has submitted a rezone application with associated site plan and project narrative to change the current zoning from Rural Recreation and Rural 5 to Planned Unit Development northwest of Cle Elum. This proposed use is an allowed use in the Planned Unit Development zone per KCC 17.36.15.02
2. The subject property consists of eleven (11) parcel, located approximately 8 miles west of the City of Cle Elum south of Nelson Siding Road, in a portion of Section 28, 29 and 32, T20N, R14E, WM in Kittitas County, bearing Assessor’s map number 20-14-28000-0018, 20-14-28000-0054, 20-14-29000-0006, 20-14-29000-0015, 20-14-29000-0017, 20-14-29000-0018, 20-14-29000-0019, 20-14-32000-001, 20-14-32000-003, 20-14-32000-0004, and 20-14-32000-005.
3. Total Project Size: Approximately 290 acres
 Number of Lots: 58
 Domestic Water: Group B Water System converted to Group A system after 9 connections
 Sewage Disposal: Individual Septic
 Power/Electricity: Puget Sound Energy
 Fire Protection: Fire District 7 (Cle Elum)
 Irrigation District: N/A
4. Surrounding Property:
 North: Residential/Agriculture
 South: undeveloped and state highways
 East: Residential/Agriculture
 West: Cle Elum Urban Growth Area/Light Industrial/Cle Elum City Limits
5. Site Characteristics: The site contains critical areas that include: a DNR stream type I – Fish bearing stream (Big Creek) along the western edge of the project site, and a DNR stream type I- Fish bearing stream (Little Creek) on the eastern edge of the project site. There is a 100 year floodplain located near both streams along the western and eastern edge of the project sites. Additionally, there are Category I, II, and III wetlands located near Big Creek and south of the Bonneville Power Easement per 2008 Wetland Inventory report. There is 30% and greater steep slope located on the property south of the Bonneville Power Easement. The area is contains wooded areas with some open space with low lying vegetation

which is proposed to remain in open space.

6. The Comprehensive Plan designation is Rural Recreation and Rural Residential.
7. The subject property is zoned “Rural Recreation and Rural 5” and is proposing to be rezoned to “Planned Unit Development,” which allows for Planned Unit Development as a permitted use.
8. A complete Rezone and Short Plat application was submitted to Community Development Services on July 16, 2015. The application was deemed complete on September 28, 2015. A Notice of Application for said applications was issued on October 15, 2015. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners within 500 feet and other interested parties.
9. Based upon review of the submitted application materials including an environmental checklist, correspondence received during this 30 day comment period and other information on file with Community Development Services, a Mitigated Determination of Non-Significance (MDNS) was issued on June 17, 2016. The appeal period ended on July 1, 2016 at 5:00 p.m. No appeals were filed.
10. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. As referenced above in Section IV of this staff report, the following Comprehensive Plan GPOs apply to this proposal: GPO 2.30A; 2.32A; 2.32B; 2.34 (b, d, f, & g); 2.44; and 2.45. This proposal is consistent with the intent of the Urban Growth Areas of Kittitas County.
11. As conditioned, this proposal is consistent with the provisions of Kittitas County Roads and Bridges Title 12.
12. As conditioned, this proposal is consistent with the provisions of KCC 13 Water and Sewers Code.
13. This proposal, as conditioned, is consistent with Kittitas County Code Title 14 Building and Construction.
14. This proposal is consistent with the Kittitas County Zoning Code Title 17, more specifically KCC 17.48.
15. This proposal is consistent with Kittitas County Code Title 17A Critical Areas.
16. This proposal, as conditioned, is consistent with Kittitas County Code Title 20 Fire Life Safety.
17. Upon review of the project, it is determined that TDRs are not required for this rezone proposal.
18. The following agencies provided comments during the comment period: Washington State Department of Health, Washington State Department of Ecology, Kittitas County Environmental Health, Kittitas County Public Works, Bureau of Reclamation, Washington State Department of Fish and Wildlife, Bonneville Power Administration and Kittitas Reclamation District. Additional comments were provided during the pre-application meeting held on December 18, 2013 from Kittitas County Fire Marshal and Building Department. Ten comments were received from the Public. These comments have been integrated into the SEPA MDNS and the recommended conditions of approval.

Suggested Conclusions:

1. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.

2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. Public use and interest will be served by approval of this proposal.
4. As conditioned, the proposal is consistent with Kittitas County Code Title 12 Roads and Bridges, Title 13 Water and Sewer, Title 14 Building and Construction, Title 15 Environmental Policy, Title 17 Zoning, Title 17A Critical Areas, and Title 20 Fire Life Safety.

Suggested Conditions of Approval:

1. The project shall proceed in substantial conformance with the plans and application materials (RZ-15-00001 Big Creek Trails Rezone) on file dated July 16, 2015, and all submitted revisions except as amended by the conditions herein.
2. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
3. The applicant will adhere to all conditions that were agreed upon by the applicant and Department of Fish and Wildlife dated February 8th, 2016.
4. Based on comments received during the public comment period and other information submitted with this project permit application, A SEPA Mitigation Determination of Non-Significance (MDNS) was issued by Community Development Services on June 17, 2016. The following are the mitigation contained within the MDNS and shall be conditions of approval:
5. Group B water system shall be used for the initial 9 connections and shall be approved by Kittitas County Public Health Department. The Group B water system shall be converted to a Group A water system after the initial 9 connections from the Group B water system. The Group A public water system must be approved by the Washington State Department of Health (DOH) to serve all lots within the project. Site evaluations for Onsite Septic Systems must be completed at the frequency of one soil log per lot (KCC 13.04.09 (1(f))).

I. Transportation

- a. Access: This project proposes to change the use of the existing access from the county road. The access must be improved to meet Kittitas County road standards. An access permit must be applied for and issued prior to beginning any work within the county right of way. Access must be completed prior to issuance of any building permits.
- b. The Subject property has a federally owned bridge (United States Bureau of Reclamation) and requires a replacement of the bridge and transfer of ownership to privately owned and maintained bridge.
- c. Kittitas Reclamation District requires a crossing license to be obtained to cross the KRD owned canal prior to construction.
- d. Bonneville Power Administration (BPA) requires that any activity in parcels 20-14-29000-0019, 20-14-290000-0017, 20-14-32000-0001, 20-14-32000-0003, & 20-14-32000-0004 that occurs in the right of way needs to be permitted by BPA prior to installation or construction and acquire a Land Use Agreement for any portion of the development plans that lie within the BPA's right of way.

II. Water

- a. Activities such as road widening, stump pulling and clearing, grading and fill work and utility placements may require a NPDES Construction Stormwater Permit issued by the Department of Ecology prior to start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan). It is the applicant's responsibility to contact the Department of Ecology.
- b. On-site stormwater management that conforms to the specifications of the most current version of the Stormwater management Manual for Eastern Washington is required of this development. Stormwater systems shall be designed to store stormwater generated by a 24-hour, 25-year storm event. Stormwater system designs shall be prepared and stamped by a civil engineer licensed in the State of Washington. The stormwater system design shall be presented to Public Works and reviewed by the County Engineer prior to issuance of a building permit. The stormwater system construction shall be certified by a licensed engineer prior to issuance of an occupancy permit.
- c. All water proposed to be used must be obtained from a water budget neutral source meeting conditions of Kittitas County Code Chapter 13.35.
- d. Withdrawals of groundwater on the subject property are subject to the rules and regulations adopted and administrated by the Washington State Department of Ecology; this includes the use of water for irrigation. Legally obtained water must be used on-site.
- e. Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If water supply in an area becomes limited, use could be curtailed by those with senior water rights. Department of Ecology and Washington State Fish and Wildlife concur the surface water is not adequate to satisfy all water rights year-round.
- f. Prior to applying for any type of building permit in Kittitas County, applicants shall be required to make appropriate provisions for potable water supplies per RCW 58.17.110 which includes, but is not limited to, the minimum requirements outlined in the Kittitas County Board of Commissioners Resolution 2012-027.
- g. The Washington State Department of Health, Office of Drinking Water requires an approved water system for this project.
- h. Category I wetlands require a 50' buffer from the wetland delineation in accordance to KCC 17A.02. Category II wetlands require a 25' buffer from the wetland delineation in accordance to KCC 17A.02. Category III wetlands require a 20' buffer from the wetland delineation in accordance to KCC 17A.02.
- i. Setbacks to the shorelines of Big and Little Creek shall be consistent with the Shoreline Substantial Development Permit (SD-15-00002).
- j. Washington State Department of Fish and Wildlife will require Hydraulic Project Approval (HPA) permit for any work that would influence flow or bed of either Big or Little Creek.

III. Air

- a. If the applicant plans to burn trees or debris from the property, the applicant shall obtain a burn permit from the Department of Ecology. Only natural unprocessed vegetation may be burned in

an outdoor fire. It is the applicant's responsibility to contact the Department of Ecology regarding this permit.

- b. Washington Administrative Code (WAC) 173-400-040 requires that reasonable precautions be taken to prevent dust from leaving the project site. Additionally, dust is prohibited from interfering unreasonably with the use and enjoyment of property, causing health impacts or damaging property or business. As a result, the applicant shall be responsible for creating a site-specific Fugitive Dust Control Plan (FDCP) before starting this project. The plan shall be followed throughout the duration of any activity and construction of the project.

IV. Fire & Life Safety

- a. Addresses of all new residences shall be clearly visible.
- b. All construction must comply with Wildland Urban Interface Code (WUIC).
- c. All structures must be sprinkled and hydrant, storage and fire flow systems are not required.

V. Light and Aesthetics

- a. All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties.
- b. RCW 17.10.140 Landowners are responsible for controlling and preventing the spread of noxious weeds. Accordingly, the Kittitas County Noxious Weed Board recommends immediate reseeding of areas disturbed by development to preclude the proliferation of noxious weeds.
- c. All landscaping in the development area and its immediate surroundings shall follow the landscaping plan submitted with the Rezone application.

VI. Noise

- a. Development and construction practices for this project shall only occur between the hours of 7:00 am and 7:00 pm to minimize the effect of construction noise on nearby residential properties.

VII. Historic and Cultural Preservation

- a. Should ground disturbing or other activities related to the proposed conditional use permit result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP). Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.

July 12th, 2016

Attn: Hearing Examiner



I read in UKC Tribune you are seeking commits on a development going in at Big Creek. I am a realtor in Upper County and feel we have a shortage of inventory in Upper County and just like last year we are in prime season but little to sell. From what I gathered from the article the developer is planning generous setbacks from Big Creek of 200ft and I feel the location could not be more perfect. Easy access to the freeway yet this location has little disturbance to view shed. I am also a big fan of cluster plating as it preserves open space for wildlife and retains the beauty of the native landscape. I support this project.

A handwritten signature in blue ink, appearing to read "Rod Jovanovich". The signature is fluid and cursive, with a long horizontal flourish at the end.

Rod Jovanovich

151 First Street

Ronald, WA 98940

509-649-2659



MDNS PH Comments

To: Rose Shriner

From: Holly Myers, Environmental Health Supervisor

Date: 06/17/2016

RE: RZ-15-00001 Big Creek Trails

Please accept these comments on the Big Creek Trails Rezone MDNS regarding compliance with Kittitas County Public Health Department (KCPHD) requirements.

A group A public water system must be approved by the Washington State Department of Health (DOH) to serve all lots within the project. Site evaluations for Onsite Septic Systems must be completed at the frequency of one soil log per lot (KCC 13.04.090 (1(f))).

Specific Conditions:

As per Washington State Department of Health (DOH) a group A public water system is required to provide domestic water to this project. Kittitas County Public Health Department can conduct the well site inspection, required by DOH for group A water system application packet. Reference MDNS II (G).

Soil logs must be completed for each proposed lot if individual septic systems are installed. If community drain fields are proposed, soil logs are required for lots sited as community drain fields.

Proof of Large Onsite Septic Systems (LOSS) requires a permit from the DOH if the project proposes a LOSS system.

WATER

A group A public water system requires a water right as proof for approval of a group A public water system. DOH approval provides sufficient proof for KCPHD that adequate and available water is present for this project.

ON SITE SEWAGE

KCC 16.20.030 Existing conditions – (7) Except for administrative segregations, one soil log shall be performed and information recorded for each lot within the proposed subdivision. Soil logs shall be in accordance with WAC 246.272A.

The purpose of a soil log is to ensure that future property owners can be assured that they will be able to install a septic system on the property. A soil log is performed to ensure that suitable depth and type of soil is present on the property prior to final plat approval.

Since the type of soil and water source supplying the property can ultimately determine the minimum lot size, it is recommended that soil logs be conducted early in the plat planning process.

REQUIRED PLAT SIGNATURE BLOCK

16.24.210 Certificate of county health officer.

A note on any approved plat shall contain the following note: I hereby certify that the plat has been examined and conforms with current Kittitas County Code [Chapter 13](#).

Dated this day of , A.D., 20 .

Kittitas County Health Officer

([Ord. 2014-015](#), 2014; [Ord. 2005-31](#), 2005)

REQUIRED PLAT NOTES

16.12.020 Unless otherwise specified, information required below may be placed on either sheet one or subsequent sheets or on all sheets as necessary. (9) A statement regarding the contemplated sewage disposal, potable water supply, and drainage improvements for the proposed subdivision.

Sincerely,



Holly Myers, Environmental Health Supervisor

7/11/2016

Kittitas County
Community Development Services



Re: Big Creek PUD

Monatree, LLC owns the SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 28 T20N R14E W.M. The LLC has access easements from the County Nelson Siding Road to the west boundary of the SE $\frac{1}{4}$ SW $\frac{1}{4}$.

The easement routes are within Mr. Deneen's planned short plat. And will be disrupted by his transportation plan for the short plat.

Supplied review material indicate the roads will be private 60 foot R.O.W. Monatree, LLC request that any approval of Big Creek PUD require Mr. Deneen to construct a replacement road to the west boundary of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and an easement for such road be issued to Monatree, LLC.

After road construction approval and



receipt of replacement easement the
LLC will be agreeable to cancellation
of current easements

The Monatree, LLC acreage is held as
designated forest land. The land
will receive any and all types of forest
management activities. Plus the FWD
roads will receive heavy equipment
and log transportation.

Submitted by:
Charles N Jewett

for:
Monatree, LLC Betsy Monatree, mgr.
24521 129th PL. SE.
Kent, WA 98030

To: Kittitas County Community Development Services
Re: Big Creek Trails RZ-15-00001
From: David F. Matulka

The proposed location has a lot of unbuildable land that should not be used to determine how many homes can be built there. All unbuildable land like that land beneath the power lines, critical areas, areas for waste water, roads and utilities should not be used when considering the total amount of homes. The county has recognized this principle in the past and disallowed use of undevelopable land when calculating overall density. Rather than that approach, any proposal that clusters building lots has done so within the underlying zoning.

The plan, as it stands today, calls for very small lots by rural standards. This kind of intensive development in the rural lands of the county will destroy rural character in that area. Similar to proposals in the past, which were the impetus for hearings board successful filings against the county for approving contiguous cluster plats, 58 homes clustered together will not be compatible with the rural character regardless of the method used. This land is well off the main roadways and it appears that development of a second ingress/egress access road would be doubtful due to limited easements widths and bridge restrictions.

The health safety and welfare of Kittitas County residents will not be protected with this development. This is "urban style" development in a rural area. Urban services will not be available and should not be available. If this kind of development is desired then it should either be built under the MPR (Master Planned Resort) designation or as a PUD or Planned Unit Development in an area with better infrastructure and higher densities already exist.

This project is similar to the old cluster developments of the past which were found to not be in compliance with the GMA (Growth Management Act). But instead of a bunch of 21 acre tracts with 14 homes on each tract. This project proposes to build 58 homes on not much more buildable acreage than would have been required for the same number of homes under these now repealed codes.

The current cluster development limits the number of homes to 6 per cluster. This was deemed to be consistent with rural character by the hearings board. There should be no clusters bigger than 6 homes in the rural area.

And then there's the worsening threat of wildfires in more remote areas of the county. Over the past few years we've had 10's of thousands of rural acres burned and homes, outbuildings and animals lost as a result of these wildfires. That development, as planned, is a disaster waiting to happen. In most cases where homes have been saved during wildfires, they were saved because the homes were not clustered; they had ample "defensible space" consisting of ample green grass and homes not built close together because of larger lots. With water restrictions in place across the county, keeping defensible space green will become more of a challenge than in the past.

Now that the county has decided that the health, safety and welfare of its rural citizens can be served by 275 gallons of water per day per home if you want to have a lawn or garden you are limited to 500 square feet. A 10X50 area to defend a home from wildfire blown by high winds is a disaster waiting to happen and should be stopped!

With high losses in property, homeowners may not be able to insure their homes because insurers will not offer the policies. Then the value of their homes will drop and in turn the county property assessment value will also drop. This will affect all rural residents of Kittitas County, not just the ones whose homes burned. There is no national insurance program for wildfires like there is for floods. If that should happen, will the county insure these homes?

Finally, recreation homes often become permanent homes. Residents then demand more services as a result of their full time status. We don't need more land for housing in the rural area and we certainly don't need any PUD's in the rural area. A PUD is best utilized in an urban setting not a rural setting. This development doesn't belong where it's proposed.

Thank you,

David F. Matulka

To: Kittitas County Community Development Services
Re: Big Creek Trails RZ-15-00001
From: David F. Matulka

The proposed location has a lot of unbuildable land that should not be used to determine how many homes can be built there. All unbuildable land like that land beneath the power lines, critical areas, areas for waste water, roads and utilities should not be used when considering the total amount of homes. The county has recognized this principle in the past and disallowed use of undevelopable land when calculating overall density. Rather than that approach, any proposal that clusters building lots has done so within the underlying zoning.

The plan, as it stands today, calls for very small lots by rural standards. This kind of intensive development in the rural lands of the county will destroy rural character in that area. Similar to proposals in the past, which were the impetus for hearings board successful filings against the county for approving contiguous cluster plats, 58 homes clustered together will not be compatible with the rural character regardless of the method used. This land is well off the main roadways and it appears that development of a second ingress/egress access road would be doubtful due to limited easements widths and bridge restrictions.

The health safety and welfare of Kittitas County residents will not be protected with this development. This is "urban style" development in a rural area. Urban services will not be available and should not be available. If this kind of development is desired then it should either be built under the MPR (Master Planned Resort) designation or as a PUD or Planned Unit Development in an area with better infrastructure and higher densities already exist.

This project is similar to the old cluster developments of the past which were found to not be in compliance with the GMA (Growth Management Act). But instead of a bunch of 21 acre tracts with 14 homes on each tract. This project proposes to build 58 homes on not much more buildable acreage than would have been required for the same number of homes under these now repealed codes.

The current cluster development limits the number of homes to 6 per cluster. This was deemed to be consistent with rural character by the hearings board. There should be no clusters bigger than 6 homes in the rural area.

And then there's the worsening threat of wildfires in more remote areas of the county. Over the past few years we've had 10's of thousands of rural acres burned and homes, outbuildings and animals lost as a result of these wildfires. That development, as planned, is a disaster waiting to happen. In most cases where homes have been saved during wildfires, they were saved because the homes were not clustered; they had ample "defensible space" consisting of ample green grass and homes not built close together because of larger lots. With water restrictions in place across the county, keeping defensible space green will become more of a challenge than in the past.

Now that the county has decided that the health, safety and welfare of its rural citizens can be served by 275 gallons of water per day per home if you want to have a lawn or garden you are limited to 500 square feet. A 10X50 area to defend a home from wildfire blown by high winds is a disaster waiting to happen and should be stopped!

With high losses in property, homeowners may not be able to insure their homes because insurers will not offer the policies. Then the value of their homes will drop and in turn the county property assessment value will also drop. This will affect all rural residents of Kittitas County, not just the ones whose homes burned. There is no national insurance program for wildfires like there is for floods. If that should happen, will the county insure these homes?

Finally, recreation homes often become permanent homes. Residents then demand more services as a result of their full time status. We don't need more land for housing in the rural area and we certainly don't need any PUD's in the rural area. A PUD is best utilized in an urban setting not a rural setting. This development doesn't belong where it's proposed.

Thank you,

David F. Matulka

TO: *Rose Shriner, CDS*
RE: *Big Creek Trails*
Date: *June 27, 2016*
FROM: **Roger B. Olsen**
2130 Nelson Siding Road
Cle Elum, WA. 98922
(509) 674-3881

I have a lot of concerns rezoning land that should be 20 acre zoning into land that will accommodate a PUD. The county has thousands of lots that are less than 5 acres already. There is no need for more land that will accommodate more intensive development. We didn't need more 5 acre land, let alone 5 acre rural recreation but somehow that slipped through the cracks. It was a mistake and developing it in this manner is a bigger mistake. This land is well off the main roadways.

The proposed location has a lot of unbuildable land that should not be used to determine how many homes can be built there. All unbuildable land like that land beneath the power lines, critical areas, areas for waste water, roads and utilities should not be use when considered the total amount of homes.

The plan, as it stands today, calls for very small lots by rural standards. This kind of intensive development in the rural area cannot maintain rural character and will destroy rural character in that area. 58 homes clustered together will not be compatible with the rural character.

The health safety and welfare of Kittitas County residents will not be protected with this development. This is "urban style" development in the rural area. Urban services will not be available and should not be available. If this kind of development is desired then it should either be build under the MPR (Master Planned Resort) designation or it should be held to the same standards as a MPR. This project shows poor planning and the County should not be complicit in that poor planning.

This project is similar to the old cluster developments of the past which were found to not be in compliance with the GMA (Growth Management Act). But instead of a bunch of 21 acre tracts with 14 homes on each tract, this project will build 58 homes on not much more acreage. The current cluster development limits the number of homes to 6 per cluster. There should be no clusters bigger than 6 homes in the rural area.

We've been warned the past few years about wildfires. We've had several and we should be leaning from them, not tempting fate. This development, as planned, is a disaster waiting to happen. In most cases where homes have been saved during wildfires, they were saved because the homes were not clustered; they had ample "defensible space" consisting of ample green grass and homes were not close together because of large lots.

There were homes destroyed by wildfire that had green, watered lawns but the homes were clustered. The lots were small, putting home close together and lawns were not big enough to give adequate defensible space nor were the lots big enough to avoid the hot fire from going house to house.

On top of the County allowing poorly designed projects to be built in the County, the County has decided that the health, safety and welfare of its rural citizens can be served by 275 gallons of water per day. If you are going to have a lawn, then you can have another 50 gallons per day. This is a disaster waiting to happen and should be stopped right now.

The biggest loss will not be the loss of homes but the loss of homeowners insurance. If we allow this kind of development to continue, not only will homeowners not be able to insure their homes, the value of their homes will drop and in turn the county property assessment value will also drop. This will affect all rural residents of Kittitas County, not just the ones whose homes burned. If that should happen, I will be one of the first to join a lawsuit against the county suing for damages. If the County wants to go into the homeowners' insurance business, I will reconsider.

Another growing problem in the rural area, particularly in the Nelson Siding area where this development is being proposed, is the problem of wood smoke. We already have some intensive development in the Golf Course area and the Elk Meadows area. Each area acts like a collective smoke stack when the individual homes burn wood for heating. The only time we are relatively free of wood smoke is when there is a burn ban in the summer and there are no wild fires. That wasn't the case when we moved here 16 years ago.

I didn't see any ban on wood stoves in this development. Suncadia was wise enough to ban them in their community. Come weekends and no wind days, this valley fills up with smoke very quickly making our air much worse than in Ellensburg. This, too, is a health hazard that the County has failed to address and as far as I can tell, neither has this project. At the least there should be no wood burning devices in new construction in areas like Nelson Siding where diffusion is limited.

We don't need more land for housing in the rural area and we certainly don't need any PUD's in the rural area. A PUD is best utilized in an urban setting not a rural setting. This is an attempt to circumvent the MPR requirements. Suncadia is a good example of what development should look like if more intensive development is desired in the rural area. The houses are not too close together while still being clustered. Most importantly there is a lot of "green grass" meandering through the home sites creating a lot of defensible space. The Big Creek Trails development does not provide that basic firefighting setting.

Thank you,

Roger Olsen