

Commissioners Journal "Q" Page 45

WISCONSIN COUNTY COMMISSIONERS JOURNAL

RECAP

May 31, June 1-4, month of May, 1977.

PLANNING

HYAK REZONE NO. 77-6Z

Planner read letter from Hyak Maintenance Association. Moved recommendation of Planning Commission be adopted and rezone for Hyak be allowed. Seconded and carried. Vol. 2, Page 663 and 664.

SHOPELINES MANAGEMENT

PETER KEIWITT PERMIT

Planner presented amendment to permit for Peter Keiwitt & Sons for gravel operation in Teanaway. Representative stated they were low bidder on project Teanaway to Virden and need material for that project. Takes about 60,000 yards. Based on recommendation of Planning Director, moved permit be amended. Seconded. Determined to check with DNR, provided the surface mining act permit is amended. Carried.

SCHAAKE PACING

Planner presented amendment to Schaake Pack permit issued for addition to their buildings and want to add new feeding pen located south of the plant, 30x60. Moved the amendment to Schaake Packing be allowed. Seconded and carried.

DATA PROCESSING

AGREEMENT

Moved Interlocal Cooperation Agreement for WDPSC Systems Development Services be approved. Seconded and carried.

HB 55

STREAM PATROLMEN

Present Prosecutor Panattoni, Ralph Charlton, Harold Jenkins, George Haberman, representatives from DOE. DOE appoints stream patrolmen. County pays his salary. County collects its money from the water users, based on amount of water received by the water users. County cannot collect on the taxes, but a separate bill, and does not go against the property if not paid, until there is a judgement. Chr. Gregorich asked Ralph Charlton to spearhead whatever needs to be done towards a stream patrolmen.

CSAB

CONTRACTS

Regular first six months contract, van lift and special equipment. Moved contract between DSHJ and Kittitas County in the amount of \$42,448.00 be signed. Seconded and carried. Moved contract for summer program for \$1930.00 for KCJC be signed. Seconded and carried.

PUBLIC HEARING

EMERGENCY NO. 77-216

Moved Emergency 77-216 for public health in the sum of \$27,413.29 be approved. Seconded and carried.

IN THE MATTER OF
ZONING CODE AMENDMENTS

)
)
)
ORDINANCE
NO. 90-6

WHEREAS, according to Chapter 36.70 R.C.W. relating to authority, procedure, adoption and enforcement of zoning regulations, a public hearing was held February 26, 1990 at 7:30 PM for the purpose of considering the following amendments to Chapter 17 of the Kittitas County Code:

Amend Ch. 17.08.445 by revising the definition: Planned Unit Development means a development of planned community by a landowner to be developed as a single entity in which a mixture of land uses are permitted including residential, commercial, and open space, the plan for which may not correspond in lot size, density, or type of dwellings to other zoning districts.

Amend Ch. 17.56.020 Forest & Range Zone; Ch. 17.20.110 and Ch. 17.22.100 Suburban Zones by deleting Planned Unit Developments as Conditional Uses.

Delete Ch. 17.36 Planned Commercial Zone, replace with Planned Unit Development Zone.

Chapter 17.36

PLANNED UNIT DEVELOPMENT ZONE

Sections:

- 17.36.010 Purpose and Intent
- 17.36.020 Uses permitted
- 17.36.030 Preliminary development plan
- 17.36.040 Final development plan
- 17.36.050 Permit issuance and conditions
- 17.36.060 Required improvements

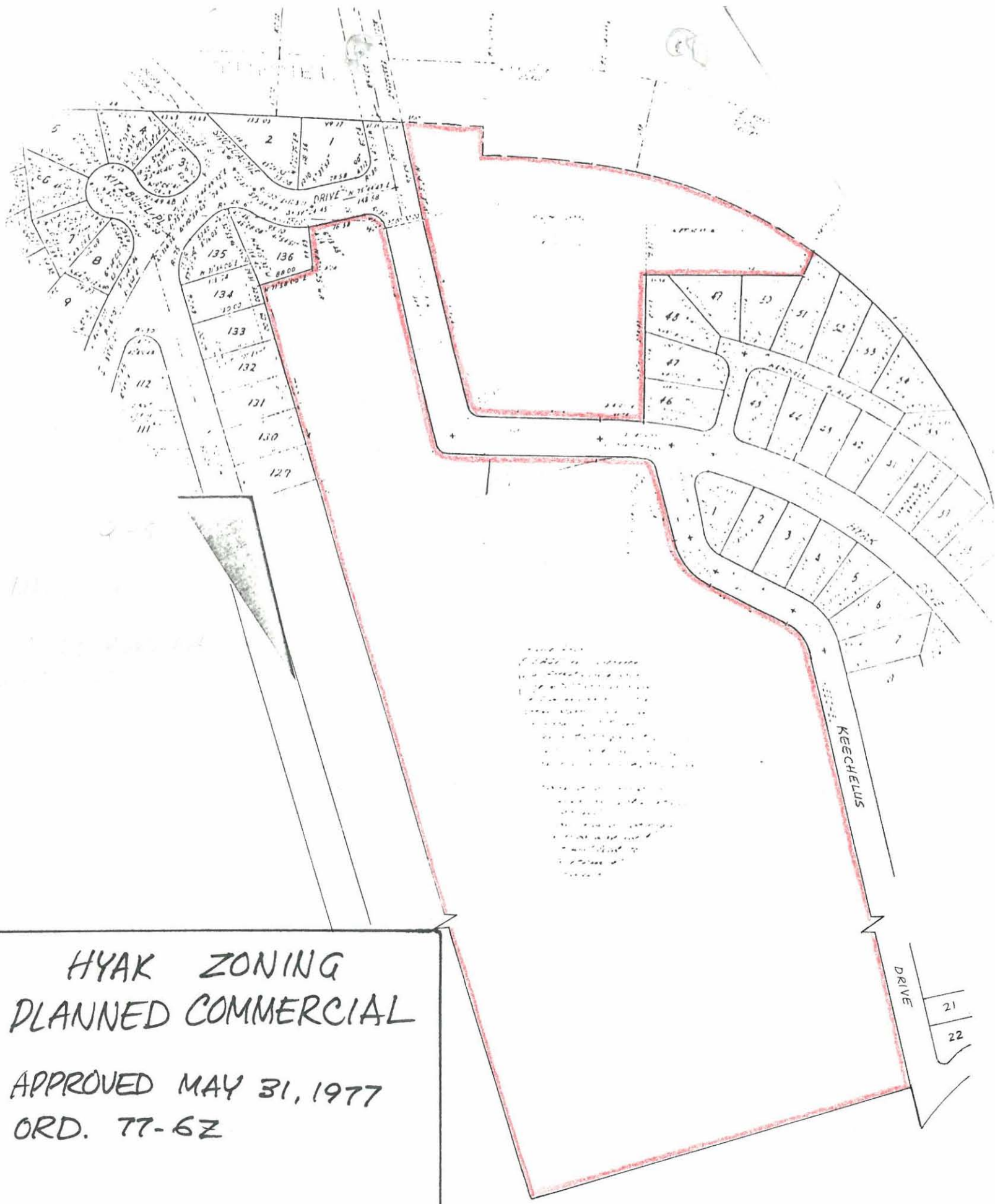
17.36.010 Purpose and Intent The purpose of this chapter is to provide for and encourage a harmonious mixture of land uses with greater flexibility in land use controls than is generally permitted by other sections of this title.

17.36.020 Uses permitted The following uses may be permitted:

- A. All residential uses including multifamily structures;
- B. Hotels, motels, condominiums;
- C. Retail businesses;
- D. Commercial-recreation businesses;
- E. Restaurants, cafes, taverns, cocktail bars;
- F. Any other similar uses deemed by the Planning Commission to be consistent with the purpose and intent of this chapter. Such determination shall be made during review of the development plan required under Section 17.36.030.

HYAK ZONING
PLANNED COMMERCIAL

APPROVED MAY 31, 1977
ORD. 77-6Z



PROPERTY DESCRIPTION FOR REZONING A TRACT OF LAND
IN SECTION 15, Township 22 N., Range 11 East, W.M.
FROM "FOREST RANGE" TO "PLANNED COMMERCIAL" FOR
HYAK SKIING CORPORATION

Beginning at the Southeast corner of Lot 123, Hyak Estates, according to the Plat thereof, recorded in the office of the County Auditor of Kittitas County, Washington; thence N 18°02'00" W for 722.16 feet to the Southwest corner of Lot 136, said Hyak Estates; thence N 71°58'00" E along the Southerly line of said Lot 136 for 38.00 feet to the Southeast corner of said Lot 136; thence N 8°01'25" W along the East line of said Lot 136 for 68.44 feet to the South right of way line of Snoqualmie Drive; thence Easterly along said South right of way line and along a curve to the left having a radius of 130.00 feet for an arc length of 14.14 feet; thence N 14°15'13" W for 30.00 feet to the center line of said Snoqualmie Drive; thence N 75°44'47" E along said center line for 148.58 feet; thence N 14°15'13" W for 111.65 feet to the Southerly right of way line of the Chicago-Milwaukee, St. Paul and Pacific Railroad; thence in an Easterly direction along said Southerly right of way line to the most Northerly corner of Lot 51, Hyak Estates No. 3, according to the Plat thereof, recorded in Volume 4 of Plats, page 63, 64 and 65, records of Kittitas County, Washington; thence S 26°37'09" W along the West line of said Lot 51 for 47.25 feet to the Northeast corner of Lot 50, said Hyak Estates No. 3; thence West along the North line of Lots 50, 49 and 48, said Hyak Estates No. 3, for 253.54 feet to the Northwest corner of said Lot 48; thence South along the West line of Lots 48, 47 and 46, and along the Southerly projection thereof, for 265 feet, more or less, to the center line of Hyak Drive East; thence Easterly along said center line for 45 feet, more or less, to the center line of Keechelus Drive; thence Southeasterly along the center line of Keechelus Drive for 1339.72 feet to the point of intersection of said center line with the Westerly projection of the Southerly line of Lot 21, said Hyak Estates No. 3; thence S 75°17'39" W, along said Westerly projection, for 660 feet, more or less, to a point that bears S 18°02'00" E from the point of beginning; thence N 18°02'00" W for 935 feet, more or less, to the point of beginning.

May 9, 1977
LS 77-088
RS/rm

KITTITAS COUNTY PLANNING COMMISSION
APPLICATION FOR ZONE CHANGE

PART I:

Date: May 9, 1977

Name of Applicant: Hyak Skiing Corporation
618 Second Av.
Seattle, Wa. 98104
(206) 623-0330

Existing zone classification: Forest & Range.

Proposed zone classification: Planned Commercial.

Number of acres: Approximately 20.25.

Legal Description of Property: See enclosed sheet.

A list of names and addresses of the immediately adjacent property owners (within 300 feet) has been included.

THE FOLLOWING REQUIRED QUESTIONS HAVE BEEN ANSWERED:

1) What are the changed conditions which are alleged to warrant other or additional zoning: Rezoning is justified because conditions have changed considerably since the land in question was designated "forest & range". The land parcels are located in the core of the Mt. Hyak development. Mt. Hyak already operates the biggest alpine and nordic ski school in the state. Winter programs can expand considerably before additional skiing terrain will be needed, but any growth will be entirely impractical until long-needed base-area facilities are provided for the visiting public. Summer programs cannot be initiated until such facilities are created. The environment offers many opportunities for summer recreation: hiking, fishing, whitewater and flatwater boating rock climbing, nature photography, ect. Swimming and covered tennis courts at the motel will be an additional attraction, at all times of the year. We have projected plans for high-quality instruction programs and training camps for several of these sports.

Snoqualmie Pass is a high-use, highly developed area, and the facilities proposed by Hyak are badly needed. Two of the areas to be rezoned for parking are already in use as parking lots, the third may be necessary in the future. The commercial parcels were cleared for development many years ago. The motel will be the first on Snoqualmie Pass. There is an acute housing shortage on the Pass, particularly of monthly rentals for the growing community of people who live and work there. The planned condominiums will help alleviate this problem. (Motel employees will be provided housing within the building). Presently there is only one quality restaurant on the Pass, and it is crowded during the ski season. The "future commercial" parcel is now lower-elevation skiing terrain and will be developed commercially only if Mt. Hyak expands its skiing terrain to include lifts on Mt. Catharine and elsewhere.

3) What effect will the proposed zone reclassification have on the value and character of adjacent property? The proposed development plan will not alter basic land use patterns. Commercial zoning will be confined to the base area at Mt. Hyak, and will not intrude into the residential communities of Hyak Estates. The three commercial parcels are adjacent to existing parking areas and roads, which already serve as the main traffic routes at Hyak. The traffic volume makes said land parcels unattractive as choices for single-family dwellings, and convenient locations for commercial development. Existing parking areas will not be burdened by construction of the motel, since underground parking is planned.

Mt. Hyak plans to restrict commercial development to the core of the existing community, to protect both the character of the community and the surrounding natural habitats. All building designs must be approved by Hyak before property sale is final, so that development will be tasteful. The stated requirement for home-owners in Hyak Estates will also apply to commercial developments: Areas around buildings which are denuded by the construction process will be returned to native vegetation as swiftly as possible. This will be speeded by seeding, planting and erosion control.

Property values will certainly be enhanced. The described developments will permit Mt. Hyak to expand its winter programs and to create summer programs. Mt. Hyak's goal is to turn the ski area, now visited mainly in winter by skiers commuting from town, into a year-around resort which attracts overnight guests. Property values are typically higher at a year-around resort than at an area which offers only day skiing.

4) Can a reasonable return from or reasonable use of the property in question be secured under the existing zone reclassification? It is obvious that the land in question is not suitable for use under the present "forest & range" Classification. The land parcels are situated in the core of the Mt. Hyak development, which supports a growing year-around community as well as a heavily-used ski area. The land is located near I-90, which is the second most heavily travelled mountain pass in the U.S.. Two of the areas to be rezoned for parking are already in use as parking lots. The "commercial" parcels were cleared many years ago for development, since their location indicates such use. At Mt. Hyak we do not wish to see unnecessary or uncontrolled commercial development. The beauty of our natural surroundings and the tasteful character of our community can only be an asset, since we're in the outdoor recreation business. But the proposed zone reclassifications are in keeping with a philosophy of centralized development.

One does not try to exploit small isolated patches of land within a business-and-residential community for use as forest and range.

APPROXIMATE NUMBER OF ACRES IN EACH PARCEL OF LAND TO BE REZONED:

A 5.8, B 2.64, C .75, D 3.04, H 3.90, I 2.41, J .23 K 3.75, M .35

11.52.01 (3)

The proposed development plan will not alter basic land use patterns. Commercial zoning will be confined to the "base area" at Mt. Hyak, and will not intrude into the residential communities of Hyak Estates. The three commercial parcels are adjacent to existing parking areas and roads, which already serve as the main traffic routes at Mt. Hyak. The traffic volume makes said land parcels unattractive as choices for single-family dwellings, and convenient locations for commercial development. Existing parking areas will not be burdened by construction of the motel since underground parking is planned.

Mt. Hyak's long-range goal is to turn the ski area, now visited mainly in winter by skiers commuting from town, into a year-around resort which attracts overnight guests. The environment offers many opportunities for summer recreation: hiking, fishing, white water and flatwater boating, rock climbing, nature photography, ect. Swimming and covered tennis facilities at the motel will be an additional attraction, at all times of year. We have projected plans for high-quality instruction programs and training camps for several of these sports. These programs would involve no physical impact on the surrounding natural areas and would, in fact, promote thoughtful use of wild habitats. Mt. Hyak already operates the biggest alpine and nordic ski schools in the state, while remaining far less crowded than other ski areas. Our winter programs can expand considerably before additional skiing terrain will be needed, but any growth will be impractical until long-needed base area facilities are provided for the visiting public. Off-season (spring and autumn) use of facilities might include conventions, meetings and seminars.

Snoqualmie Pass is a high-use, highly developed area, and facilities which are proposed by Mt. Hyak are badly needed. Two of the areas to be rezoned for parking are already in use as parking lots; the third maybe necessary in the future. The motel will be the first on Snoqualmie Pass. There is an acute housing shortage on the Pass, particularly of monthly rentals for the growing community of people who live and work here. The planned condominiums will help alleviate this problem. (Motel employees will be provided housing within the building). Presently there is only one quality restaurant on the Pass, located at Snoqualmie Summit ski area, and it is crowded during ski season.

The "future commercial" parcel is now lower-elevation skiing terrain, primarily beginner slopes. It would be developed commercially only if Mt. Hyak puts chairlifts on Mt. Catharine or significantly increases skiing terrain in other ways.

The preceding application for zone change is submitted by;

The Hyak Skiing Corporation
by,



Patrick D. Deneen
Project Manager

11.52.01 (4)

A year-around resort must pay closer attention to the aesthetics of the environment than does a winter operation. When the snow melts, much of Snoqualmie Pass, as viewed from the road, is very unattractive. Summer tourists who are interested in non-consumptive uses of wild habitats do not tend to stop here now, even though it is an area of great natural beauty when you get away from the ski areas. Mt. Hyak has invested considerable time and effort during the past 3 years in seeding, erosion control, removal of stumps and debris from clearcutting and rock from blasting, ect. This not only grooms the slope for early-season use, but also makes the area more attractive in summer. This will continue to be a priority commitment. The stated requirement for home-owners in Hyak Estates will also apply to commercial developments: Areas around buildings which are denuded by the construction process will be returned to native vegetation as swiftly as possible. This will be speeded by seeding, planting and erosion control.

11.52.01 (5)

The commercial parcels will not be further sub-divided. Hyak will retain ownership of one parcel, while the second will be for the motel and the third for the condominium cluster. Hyak retains ownership of parking lots. The "future commercial" parcel could be sub-divided but Hyak will retain ownership unless the need for condominiums does arise. All building designs must be approved by Hyak before property sale is final, so that development will be tasteful.

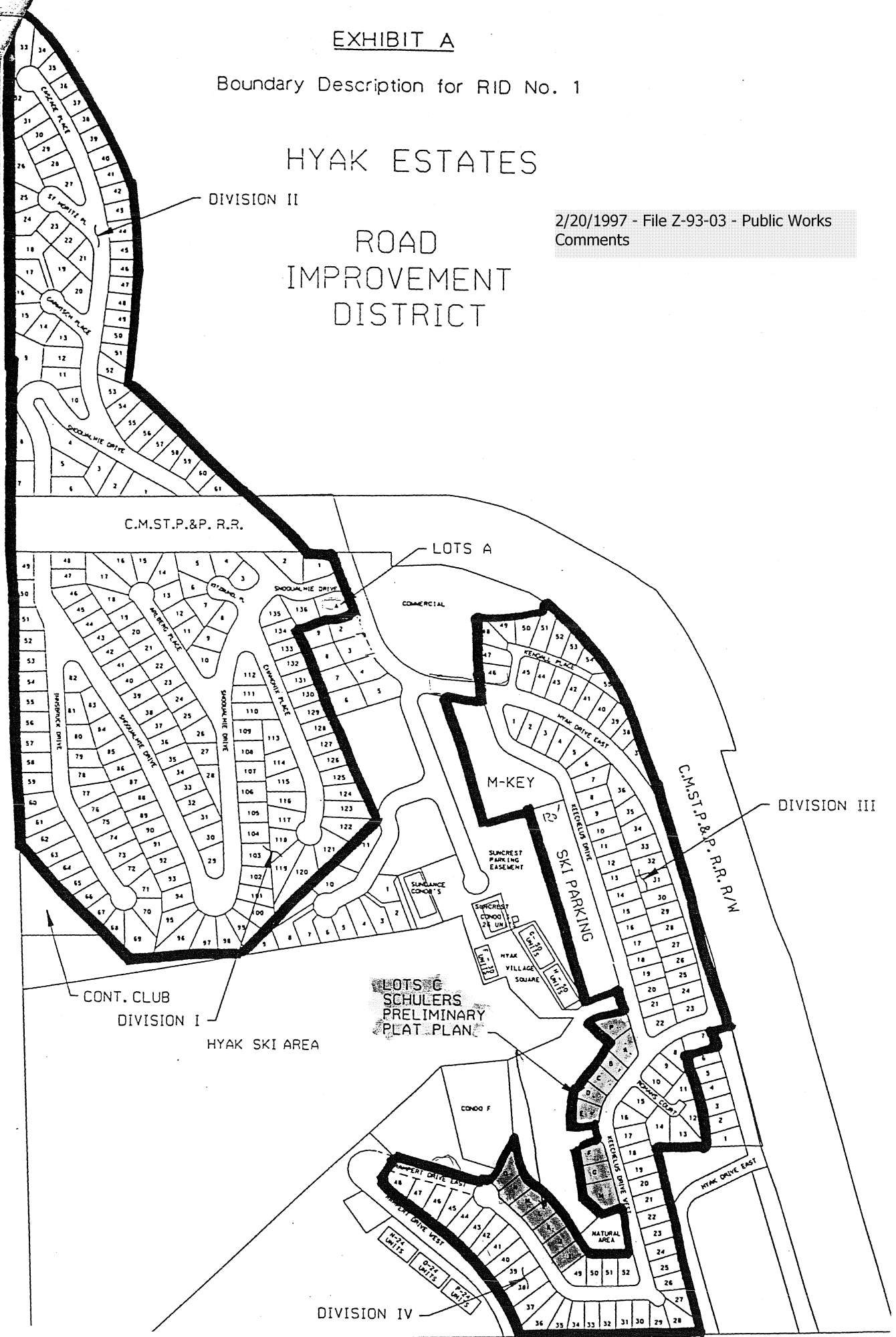
EXHIBIT A

Boundary Description for RID No. 1

HYAK ESTATES

ROAD
IMPROVEMENT
DISTRICT

2/20/1997 - File Z-93-03 - Public Works
Comments



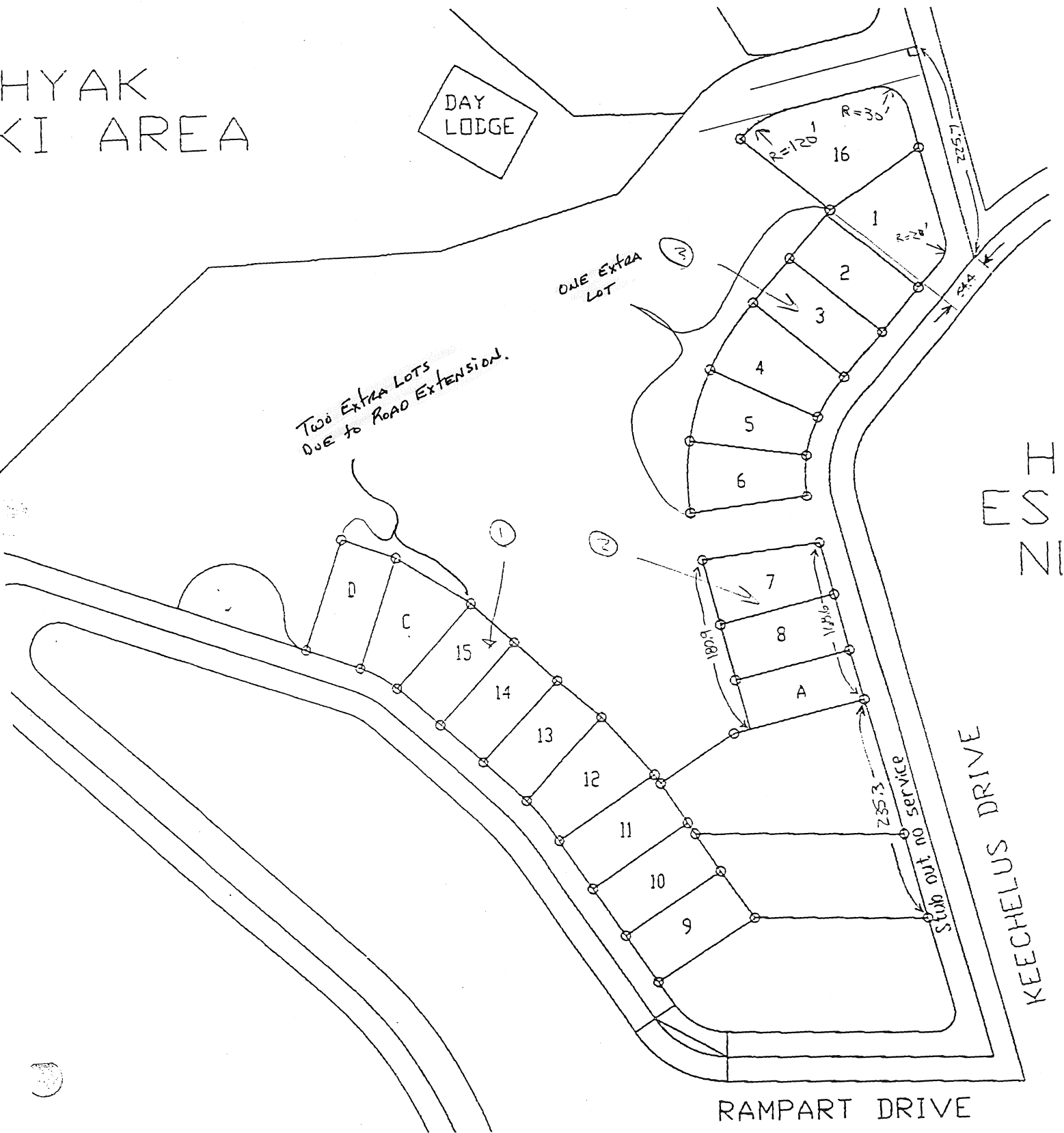
FOR

Kim

FROM PAT
1/29/97

2/20/1997 - File Z-93-03 - Public Works
Comments

HYAK
KI AREA



E S I
N I

RAMPART DRIVE

KEECHELUS DRIVE

COMMERCIAL
Division

2/20/1997 - File Z-93-03 - Public Works
Comments

DIVISION A
6800 SQ FT
AVERAGE LOT SIZE

RESIDENTIAL
LOT DIVISION 2

DIVISION B
60 SQ FT AVERAGE LOT SIZE

HYAK
ESTATES
NO. 3

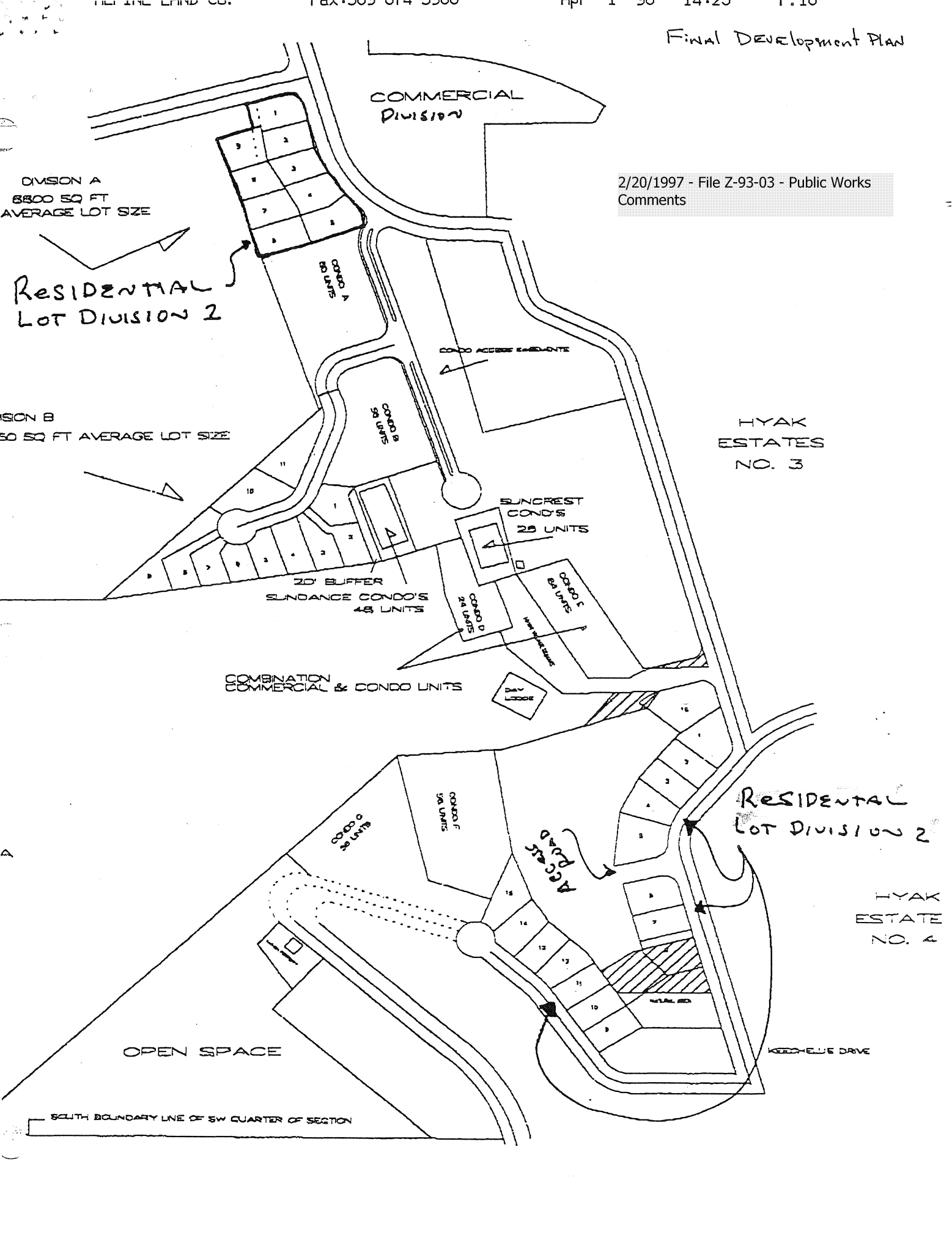
COMBINATION
COMMERCIAL & CONDO UNITS

RESIDENTIAL
LOT DIVISION 2

HYAK
ESTATE
NO. 4

OPEN SPACE

SOUTH BOUNDARY LINE OF SW QUARTER OF SECTION



BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON

RESOLUTION

NO. 94-12

IN THE MATTER OF PUD AMENDMENT

HYAK

WHEREAS, according to Kittitas County Zoning Code Chapter 17, relating to the Planned Unit Development of land, adopted pursuant to RCW 58.17 public hearings was held by the County Planning Commission on September 24, 1993 and the Board of Commissioners on November 9, 1993 for the purpose of considering an amendment of the plat known as Hyak and described as follows:

That 34 acre parcel located in the southwest quarter Section 15, Township 22 North, Range 11 East, W. M. in Kittitas County, WA

and,

WHEREAS, testimony was taken from those persons present who wished to be heard; and,

WHEREAS, due notice of the hearing had been given, as required by law, and the necessary inquiry has been made into the public use and interest to be served by such platting; and,

WHEREAS, the following findings-of-fact have been made concerning the proposed preliminary plat:

RECEIVED

JAN 13 1994

PROSECUTING ATTORNEY
KITTITAS COUNTY WASHINGTON

1. The Board of County Commissioners finds the Planned Unit Development of HYAK is in conformance with Section 17.36.030 of the Kittitas County Zoning Code for a preliminary development plan. The subject property is within a Planned Unit Development Zoning District by virtue of a 1987 zone change. The Planned Unit Development Zoning District contains no specific density standards beyond environmental limitations and utility requirements.
2. The Board of County Commissioners finds the Kittitas County Comprehensive Plan has designated the subject property as Forest Recreation. The Snoqualmie Pass Area section of the Comprehensive Plan encourages a wide range of uses, based on the land physical suitability. The Plan mentions the U.S.F.S. Land Classification System as a principle guide for land use planning. The pending Snoqualmie Pass Sub-Area Comprehensive Plan is not of record to this development.
3. The Board of County Commissioners finds the Planned Unit Development concept is intended to provide for and encourage a harmonious mixture of land uses with greater flexibility in land use controls than is generally permitted by other sections of the code.
4. The proposal is intended to be a combination zoning amendments and a subdivision plat.
5. Kittitas County approved the subject property for a zone change from the previous Forest & Range classification to a Planned Unit Development in 1987 (Pacific West Mountain Resort). The 1987 approval was for a 326 unit motel, and 23 condo buildings containing 324 dwelling units. This proposal is an amendment or adjustment to that project.
6. The Board of County Commissioners finds that the proposed amendment will have fewer units than the 1987 approval.

7. The property is served by both public water and community sewer.
8. The Kittitas County Planning Department issued a Determination of Non-Significance on April 23, 1993.

now, therefore,

BE IT HEREBY RESOLVED by the Board of Commissioners of Kittitas County, Washington, that said preliminary plat designated as HYAK by, and the same hereby is, approved subject to the following conditions:

1. The site plan submitted on January 4, 1994 to the County Staff and to the Board of County Commissioners on January 18, 1994 shall be considered the site plan of record for preliminary development plan approval, and identified as "Exhibit A".
2. Prior to submittal of the final development plan, the applicant shall make reasonable effort to reach agreement with the Hyak Homeowners Association on road improvements, design standards, maintenance responsibility and stormwater drainage control. The applicant shall demonstrate to the County's satisfaction that a reasonable effort has been made.
3. Prior to submittal of the final development plan, the applicant shall prepare a wetland mitigation plan for all identified wetlands. Wetland encroachments shall not result in a net loss of total wetland areas. The final development plan shall clearly delineate all wetland areas and definitively describe all mitigation features, including, but not limited to: construction constraints, mitigation, delineation, associated wetlands, swamps and drains.
4. The applicant shall prepare and submit a final site grading and contour map for the entire property, indicating all erosion and sedimentation control features. The final grading plan shall be submitted prior to the final plan approval.

5. All structures on all roadways shall have a minimum front yard setback of 25 feet, side yard setback of 10 feet, and a rear yard setback of 15 feet. The footprints for buildings shall be shown on the final development plan and shall be binding.
6. The final development plan shall include architectural drawings depicting aesthetics of the proposed multi-family buildings. The design and height of the buildings shall be similar to the existing condominiums of Suncrest and Sundance.
7. The entire development shall be served by public water and sewer from the Snoqualmie Pass Sewer District.
8. No site disturbance or excavation shall be performed onsite until the final development plan is prepared, submitted and approved.
9. All subsequent amendments to this Planned Unit Development shall proceed in conformance with current zoning requirements of the PUD Zoning District.
10. All road improvements, maintenance requirements, stormwater drainage, road alignments, design, grade and all other road and drainage features shall meet County design standards and be approved by the County Engineer.
11. All fire protection measures shall be conformance with the requirements of the local fire district and the Kittitas County Fire Marshall's Office.
12. The submitted site plan shows a density of 562 multi-family dwelling units (16 buildings) and 60 single-family lots, totaling 622 units. Should the final development plan not support the density shown on the preliminary plan, no site plan alterations or adjustments shall be made unless approved through a formal amendment process from the Board of County

Commissioners. In no case shall the overall density exceed 622 total dwelling units.

13. Along with the final development plan, a definitive parking plan shall be submitted providing a parking density of 1.5 parking spaces per multi-family unit. Parking space or stall dimensions shall be approved by the County Engineer.

ADOPTED this 18 day of January, 1994, at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

Donald E. Sorenson

Donald E. Sorenson, Chairperson

Mary Seibert

Mary Seibert, Commissioner

Ray Owens

Ray Owens, Commissioner

ATTEST:

Jamie Cozzola, Deputy
Anita J. Kazee, Clerk of the Board

APPROVED AS TO FORM:

David Pitts, County Prosecutor

AMENDED PLANNED UNIT DEVELOPMENT

THE SW 1/4 OF SECTION 15, TOWNSHIP 22 NORTH, RA
KITITAS COUNTY, WASHINGTON

PRELIM
FINAL
JAN. 21, 1994

DIVISION A
7,200 SQ FT
AVERAGE LOT SIZE
SERVED BY PRIVATE ROADS

DIVISION B
20 SQ FT AVERAGE LOT SIZE
SERVED BY PRIVATE ROAD

20 SQUARE
BRONCO CONDOS
48 UNITS

HYAK
VILLAGE
SQUARE
26 UNITS

HYAK
ESTATES
NO. 3

HYAK
ESTATES
NO. 4

DIVISION C
7,200 SQ FT AVERAGE LOT SIZE

OPEN SPACE

COMMERCIAL

FINAL
18, 1994
SAN BOE APPROVED

EXHIBIT A
1/18/93
EOLC

MAIN DRAINAGE RUNNING WEST TO EAST

HATCHED AREAS ARE ACCESS, PARKING
AND UTILITY EASEMENTS

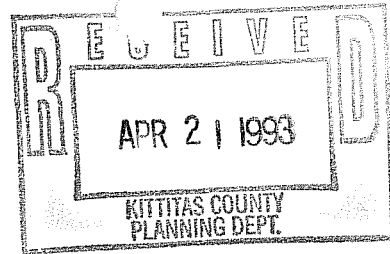
REVISIONS	DATE	BY	REASON
1	1/18/93	EOLC	APPROVED
2	1/18/93	EOLC	APPROVED
3	1/18/93	EOLC	APPROVED
4	1/18/93	EOLC	APPROVED
5	1/18/93	EOLC	APPROVED
6	1/18/93	EOLC	APPROVED
7	1/18/93	EOLC	APPROVED
8	1/18/93	EOLC	APPROVED
9	1/18/93	EOLC	APPROVED
10	1/18/93	EOLC	APPROVED

72
210
118
30
138
56 x 2 UNITS
60 SINGLES
622 TOTAL
1993

SOCIATES
OF SECTION 15
TOWNSHIP 22 NORTH

STAFF COPY
DO NOT REMOVE

SEPA



ENVIRONMENTAL CHECKLIST

FOR

AN AMENDED PLAN FOR THE HYAK PLANNED COMMERCIAL DEVELOPMENT

NOTE:

This project is presently zoned Planned Commercial and approved for 650 living units. James K. Schuler and Associates, the new owner of the property, is requesting this amendment to the Planned Commercial Unit for the purpose of changing the use from primarily a resort type development to primarily a recreational residential development. In doing so the requested number of new living units has been decreased to 632 units. THIS EQUALS A REDUCTION OF 18 LIVING UNITS FOR THE PROPERTY. In the recent past Kittitas County has approved a Planned Unit Development for property located at Ski Acres. In addition Ski Acres has purchased the Hyak Ski Area and now owns all four ski areas on Snoqualmie Pass. With these changes in ownership of the ski areas and development of the Ski Acres Resort we feel that the best use of the land has changed to what we are now proposing.

In addition to the changes stated above the continued growth and interest in the residential property at Hyak and in the East Snoqualmie Pass area makes this project more viable as a recreation residential development then as a resort development.

WE ARE NOT ASKING FOR ANY INCREASE IN LIVING UNITS, LAND COVERAGE OR CHANGE IN PERCEIVED USE OF THE LAND. WE ARE ASKING ONLY FOR A DIFFERENT TYPE OF RECREATIONAL DEVELOPMENT ON A PORTION OF THIS PROPERTY.

A. BACKGROUND

1. Name of proposed project, if applicable:

AMENDMENT FOR THE HYAK PLANNED UNIT DEVELOPMENT

2. Name of applicant:

James K. Schuler and Associates

3. Address and phone number of applicant and contact person:

Patrick D. Deneen, HC 60 Box 7040, Cle Elum, WA 98922, 509-674-5979

4. Date checklist prepared:

January 13, 1993. Amended March 9, 10 & 11, 1993. Revised April 5, 1993. revised April 7, 1993

5. Agency requesting checklist:

Kittitas County Planning Department

6. Proposed timing or schedule (including phasing, if applicable):

The project is divided in to five land masses as shown on attached map Exhibit "B".

Area "A" which is currently zoned commercial is proposed to be developed in the summer of 1997.

Area "B". The amended Planned unit development divides this property in to two sections with one being the development of residential lots and the second being the development of Condominiums. It is proposed to develop the North 11 residential lots of this property in the summer of 1993. The South 8 lots would be developed in the summer of 1994. The condominium development for Area "B" would likely occur between 1994 an 1997.

Area "C". The amended Plan would propose to begin development of this property in 1996. This schedule would depend on the ongoing development of the Hyak Ski Area by Ski Acres Inc.

Area "D". The amended Plan divides this property in to two sections with one being residential lots and the other being condominium development. It is proposed to develop lots 1 through 12 in 1995. Lots 22 through 30 would be developed in 1996 with

the remaining lots being developed in 1997. It is proposed to begin the condominium development of this area in 1997 and complete it in the year 2000.

Area "E" is a condominium development which would occur in the years of 2000 through 2005.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.

I believe that there is a SEPA document on file with the county that refers to this area. This was submitted with the original Planned Unit Development that was approved by the county.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

NO.

10. List any government approvals or permits that will be needed for your proposal, if known.

a. Kittitas County will need to approve the amended Plan.

b. Kittitas County will need to approve the land development engineering plans.

c. The Snoqualmie Pass Sewer District Of King And Kittitas Counties will need to approve the water and sewer plans.

c. 1. Washington State Department of Health will review and approve water and sewer plans.

c. 2. Washington State Department of Ecology will review water and sewer plans.

d. Kittitas County will need to approval all building plans.

e. Snoqualmie Pass Fire District

NARRATIVE PROJECT DESCRIPTION

AMENDED PRELIMINARY DEVELOPMENT PLAN

FOR THE

HYAK PLANNED UNIT DEVELOPMENT

HYAK, WASHINGTON

BY JAMES K. SCHULER AND ASSOCIATES

Currently the land discussed in this document has the zoning of Planned Commercial. The county now uses the term Planned Unit Development Zone when dealing with this type of development.

Attached to this document as Exhibit "C" is a map showing the present use and zoning of the Planned Unit Development.

Attached to this document as Exhibit "A" is a map showing the Planned Unit Development as we would amend the existing Planned Unit Development.

DESCRIPTION OF PRESENT ZONING AND AMENDED PLAN

The total area being discussed is approximately 36 acres. The land lies adjacent to exit 54 (HYAK) on I-90. The land under discussion is also adjacent to the Hyak Ski Area, Hyak Estates, Hyak Estates No. 3, Hyak Estates No. 4, and the Wenachee National Forest.

As shown on exhibit "C", Area "A" of the Planned Unit Development is currently zoned for commercial use. Under the proposed amended Plan the area would continue as a commercial freeway service area.

As shown on Exhibit "C", Area "B" is currently zoned for a 326 unit motel. When the plan was originally submitted to the county it appeared that the Summit would be the only other area for resort growth. With the approval of the Planned Unit Development at Ski Acres, and with all of the ski areas at the Pass now being under the same ownership it appears that there is no longer a need or a demand for a third large motel/resort located adjacent to a Snoqualmie Pass Ski Area. We do believe that there is a demand for medium priced residential lots and condominiums and that this demand will continue to be in the Hyak area. Therefore we propose to amend the Planned Unit Development to allow the development of 19 residential lots (minimum lot size of 6,000 sq. ft) and the development of 144 condominium units. When Sundance Condominium was originally planned and constructed, additional, similar buildings were planned for this area.

The new condominium buildings would be of the same design as Sundance. The area is served with water and sewer by the Snoqualmie Pass Sewer District Of King And Kittitas Counties which has the capacity for this development.

As shown on Exhibit "C", Area "C" is currently zoned commercial with one 24 unit condominium (unit 4) located with in said area. This area, as original planned, was to become the central hub of the Hyak Ski Resort filled with skier services. With all of the areas coming under single ownership and the main focus of that ownership on the Ski Acres Resort the need for exclusive skier services at Hyak has decreased. We now propose this area to become a hub for the residential areas that surround the Hyak Ski Area and the east area of Snoqualmie Pass. We would modify the current Planned Unit Development to allow the construction of a second 24 unit condominium (unit 5) in this area. The ground floor of both of these condominiums would include commercial uses such as food store, health care service, restaurants, hardware and building supplies , sporting goods, etc.. This area would be designed for year round use so that the growing population of the Hyak and East Snoqualmie Pass would be serviced.

As shown an Exhibit "C", Area "D" is currently zoned for 256 condominium units. Because of the shortage of available, developable single family dwelling land adjacent to any of the ski areas on Snoqualmie Pass we propose to amend the Planned Unit Development to allow for the development of 37 residential lots (minimum lot size of 6,000 sq. ft) and 240 condominium units. This area is served by water and sewer by the Snoqualmie Pass Sewer District Of King And Kittitas Counties which has capacity for this project. A new road would be constructed to service a portion of these lots.

As shown in Exhibit "C" Area "E" is currently zoned for 48 condominium units. Because of the shortage of available, developable land adjacent to any of the ski areas on Snoqualmie Pass we propose to amend the Planned Unit Development to allow for the development of 144 condominium units. This area is served by water and sewer by the Snoqualmie Pass Sewer District Of King And Kittitas Counties which has capacity for this project.

It is proposed that the roads in this project be built to Kittitas County standards and that the county, at the conclusion of construction of each portion of said road, place the road on to the Kittitas County road system so that the future maintenance of the road, including snow removal, be provided by Kittitas County.

The property that we are proposing to amended is currently zoned for 650 units. The amended Plan would allow 632 units to be constructed. The new mix would be more residential in nature and would be designed to service recreational residents more then resort traffic.

By amending this plan we believe that this land becomes more usable and at the same time allows the Planned Unit Development at Ski Acres an opportunity for a higher degree of success as it focuses on the resort traffic.

COMPARISON OF CURRENT ZONING TO PROPOSED AMENDED ZONING

AREA	CURRENT PLANNED USE	PROPOSED PLANNED USE
A	COMMERCIAL	COMMERCIAL
B	326 UNIT MOTEL SITE.	19 RESIDENTIAL LOTS . 144 CONDO UNITS IN THREE BUILDINGS.
C	MIXED USE WITH: COMMERCIAL SKIER SERVICES. 24 CONDO UNITS IN ONE BUILDING.	MIXED USE: COMMERCIAL SKIER SERVICES. RESIDENTIAL SERVICES. 48 CONDO UNITS IN TWO BUILDINGS.
D	252 CONDO UNITS IN TWELVE BUILDINGS.	240 CONDO UNITS IN FIVE BUILDINGS. 37 RESIDENTIAL LOTS.
E	48 CONDO UNITS.	144 CONDO UNITS.

PROPOSED PHASING OF AMENDED PLAN*

YEAR	AREA	ACTIVITY
1993	B	DEVELOP LOTS 1-11
1994	B	DEVELOP LOTS 12-19
1995	D	DEVELOP LOTS 1-12
1996	D	DEVELOP LOTS 22-30
1996	C	BEGIN DEVELOPMENT OF SKIER SERVICES
1997	D	DEVELOP REMAINING LOTS
1997	A	BEGIN DEVELOPMENT
1995	B	BEGIN CONDO DEVELOPMENT
1997	D	BEGIN CONDO DEVELOPMENT
2000	E	BEGIN CONDO DEVELOPMENT

* Timing depends on Hyak Ski Area development by its owners and the economic climate.

CHECKLIST

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of site (circle one): Flat, rolling, hilly, steep slopes, mountains, other:

The land sits in the Snoqualmie Pass Valley. a portion of the property is flat (about 30%), a portion of the property is slightly sloped (about 40%) the remaining property is steeply sloped (about 30%)

b. What is the steepest slope on the site (approximate percent slope)?

Vertical (mountain cliffs)

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, mulch)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Dirt, Gravel, Sand and Solid Rock. There is no farmland on the site.

d. Are there surface indications or history of unstable soils in the immediate vicinity?

NO.

e. Describe the purpose, type and approximate quantities of any filing or grading proposed. Indicate source of fill.

The road beds will have to be graded but we do not foresee any need to import any fill into the project except that required for the building of the road beds. Said road bed material would be purchased from Ellensburg Cement or would be delivered from a Rock Pit that we have an option on in the Ronald area.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

A small amount of erosion could occur during road construction. To mitigate this problem the roads would be constructed during the dry season and water bars would be constructed to contain any rain fall and prevent erosion activity.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

About 14%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The restrictive covenants will mandate that all landscaping be left in its natural state or be returned to its natural state. The restrictive covenants will also require all construction work to be completed during the dry season and that each project complete an erosion control plan prior to the start of any construction project.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

The construction of the roads and the installation of the utilities would create a certain amount of dust. The projects would be watered during construction in an effort to reduce any dust problem. We do not foresee any need to burn any major amount of brush because there is a limited amount of burnable material within the project.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

As stated above during the construction phase of the project we will use water trucks to reduce the dust.

3. WATER

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes. There are two run off channels that border the project. These channels are unnamed and only have water in them during the spring run off.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach Available plans.

We do not foresee the need to work within 200 feet of these run off channels.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals agricultural; etc.). Describe the general size of the systems, the number of houses to be served (if applicable), or the number of animals or humans the system (s) are expected to serve.

The area is served with a sewer system. There will be no waste material discharged into the ground.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so describe.

The area receives large quantities of snow and rain during the year. The land currently has water bars that carry the run off water to channels, which in turn flows into Lake Keechelus. In the Preliminary Plat process the development of run off and storm water collection plans for each of the parcels will be presented to the County for its approval.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

The land is mostly rock so most all of the run off is channeled away from the property. In the design phase of this project a run off plan would be included.

4: PLANTS

a. Check or circle types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

wet soil plants: Cattail, buttercup, bulrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. What kind and amount of vegetation will be removed or altered.

Grasses, shrubs and Alder would be removed for the construction of roads, houses and condominiums. Some Evergreen trees would be removed in Area "E" for the construction of the condominiums in that area.

- c. List threatened or endangered species known to be on or near the site.

None.

- d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The restrictive covenants would require any disturbed area to be returned to its natural state.

5. ANIMALS

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, X songbirds, other:

mammals: X deer, X bear, X elk, X beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened species known to be on or near the site.

None.

- c. Is the site part of a migration route? If so, explain.

No.

- d. Proposed measures to preserve or enhance wildlife, if any:

Any disturbed area will be returned to its natural state.

6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc..

The main source of power will be from Puget Power. I would think that a number of the homes might include wood or pellet stoves for a secondary source of heat.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

NO.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

All constructed units would meet or exceed the state requirements for energy conservation.

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

No.

1) Describe special emergency services that might be required.

None.

2) Proposed measures to reduce or control environmental health hazards, if any:

All construction will be done to state and federal standards.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Freeway Traffic.

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noises that are generally found on construction sites. Work would be done during daylight hours.

3) Proposed measures to reduce or control noise impacts, if any:

All equipment would meet the state standards as regarding noise reduction.

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?

The land that this project includes is vacant. In all Areas except "E" all of the trees have been removed. The adjacent property is used for residential (Hyak Estates), for skiing (Hyak Ski Area), and it is also adjacent to the Wenatchee National Forest.

- b. Has the site been used for agriculture? If so, describe.

No.

- c. Describe any structures on the site.

Maintenance building no longer in use.

- d. Will any structures be demolished? If so, what?

Yes. Maintenance building no longer in use.

- e. What is the current zoning classification of the site?

Planned Commercial.

- f. What is the current comprehensive plan designation of the site?

Planned Commercial.

- g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

- h. Has any part of the site been classified as an environmentally sensitive" area? If so, specify.

No.

- i. Approximately how many people would the completed project displace?

None.

- j. Approximately how many people would reside or work in the completed project?

Approximately 1,200 recreational residents at peak times (holiday periods).

- k. Proposed measures to avoid or reduce displacement impacts, if any:

There will be no displacement.

1. Proposed measures to ensure the proposal is compatible with existing and projected land use and plans, if any:

The condominiums would be designed in a similar fashion to Sundance and Suncrest Condominiums. The residential property of this project would have the basic design of the surrounding residential property (Hyak Estates.)

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high middle, or low-income housing.

632 housing units would be provided in the middle income range.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.

None.

- c. Proposed measures to reduce or control housing impacts, if any:

There is no reduction in housing units.

10. AESTHETICS

- a. What is the tallest height of any proposed structures (s), not including antennas; what is the principal exterior material (s) proposed?

The condominiums will be three stories as is Sundance and Suncrest condominiums. The principle exterior will be either wood or a composite. All exterior colors will be earth tones.

- b. What views in the immediate vicinity would be altered or obstructed?

None.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Restrictive covenants will be in place so each home, condominium or commercial building will have to submit plans for review to ensure that they meet the requirements in the restrictive covenants.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Lights normally associated with residential development.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

c. What existing off-site sources of light or glare may affect your proposal?

Night lights from the ski area. We do not see this as a negative impact.

d. Proposed measures to reduce or control light and glare impacts, if any:

All exterior lights would be controlled by the restrictive covenants.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

This is a recreation area. All activities usually associated with a developed mountain resort are available in the area.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant if any:

The project will be taking advantage of the recreation opportunities in the Snoqualmie Pass Area.

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None.

c. Proposed measures to reduce or control impact, if any:

None.

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

I-90, Exit 54, is located at the north end of the property. The property would be accessed through the public road system of the Hyak area. See map Exhibit "B".

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No.

c. How many parking spaces would the completed project have? How many would the project eliminate?

All residential lots would be required to have off street parking for two vehicles. Condominiums would have basement parking. There would be approximately 710 parking spaces created. No parking spaces would be eliminated.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

One new private road will be constructed. Three short cul de sacs will be developed in Area "B". All other areas will be served by private driveways.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The completed project is envisioned to be recreational in nature. Peak volumes would occur during the winter vacation periods. Most of the property will be ski in and out so once the user has arrived for the recreation period vehicular trips would be reduced.

g. Proposed measures to reduce or control transportation impacts, if any:

Ski Acres inc. the owners of all of the ski areas on the pass have a bus system to move residents and skiers between the four ski areas. They have also competed trails between the three ski areas on the west side of I-90 so one could ski from lot 42 to the Snoqualmie Summit ski area and back.

15. PUBLIC SERVICE

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

The area is served by a good volunteer fire department. The development of the property would include fire hydrants. Police protection for the area is provided by the Kittitas County Sheriff's Department. As growth increases in this area as well as in other areas of the Pass additional police services will be needed. Being used mostly as recreation and vacation property there will be an increased revenue base for the Easton School district without an appreciable increase in students. Again because of the recreational nature of the project health care will not be impacted except during the holiday season. Accidents that occur in the developed ski areas during their operation are handled by the ski areas.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

With the area being mostly recreational in nature there will not be a substantial impact on public services.

16. UTILITIES

- a. Check utilities currently available at the site:

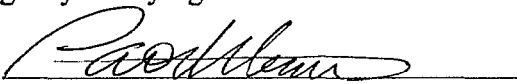
Electricity
 Natural Gas
 Water
 Refuse Service
 Telephone
 Sanitary Sewer
 Septic System
 Television Cable

- b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.

Snoqualmie Pass Sewer District Of King And Kittitas Counties would provide the water and sewer utilities. Puget Power would provide the electrical needs.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature 

Pat Deneen, representative of
James K. Schuler and Associates
Date Submitted: March 12, 1992

KITITAS COUNTY, WASHINGTON

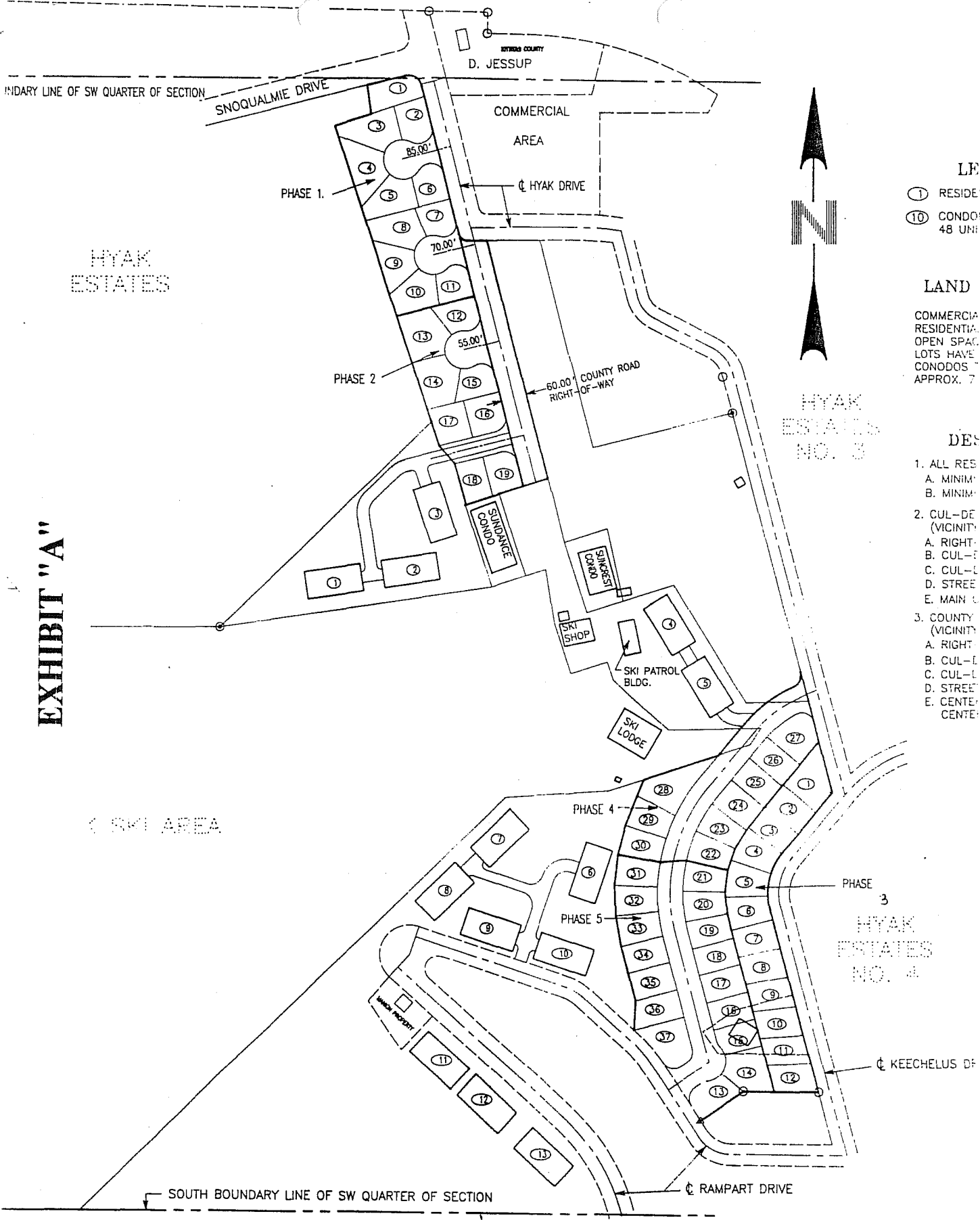


EXHIBIT "A"

HYAK
ESTATES

SKI AREA

HYAK COUNTY
D. JESSUP

COMMERCIAL
AREA



HYAK
ESTATES
NO. 3

- LE
- ① RESIDE
 - ⑩ CONDO
 - 48 UN

LAND

COMMERCIAL
RESIDENTIAL
OPEN SPAC
LOTS HAVE
CONDOS
APPROX. 7

- DES
1. ALL RES
 - A. MINIM
 - B. MINIM
 2. CUL-DE
(VICINITY)
 - A. RIGHT-
 - B. CUL-E
 - C. CUL-L
 - D. STREE
 - E. MAIN C
 3. COUNTY
(VICINITY)
 - A. RIGHT
 - B. CUL-L
 - C. CUL-L
 - D. STREE
 - E. CENTE
 - CENTE

PHASE 3
HYAK
ESTATES
NO. 4

KEECHELUS DR

SOUTH BOUNDARY LINE OF SW QUARTER OF SECTION

RAMPART DRIVE

KITTTAS COUNTY, WASHINGTON

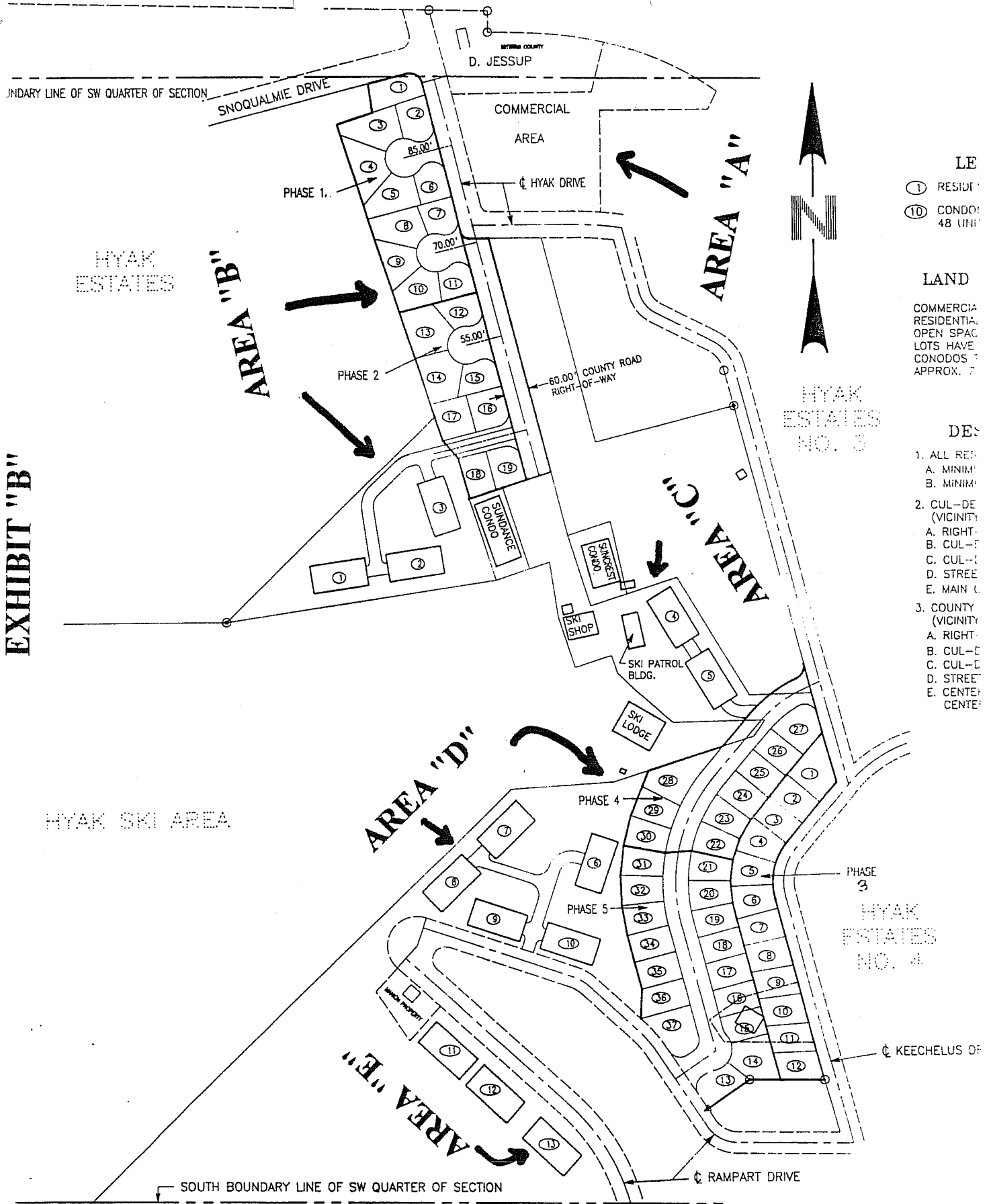
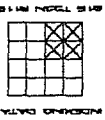
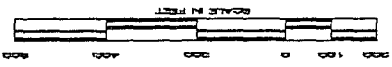
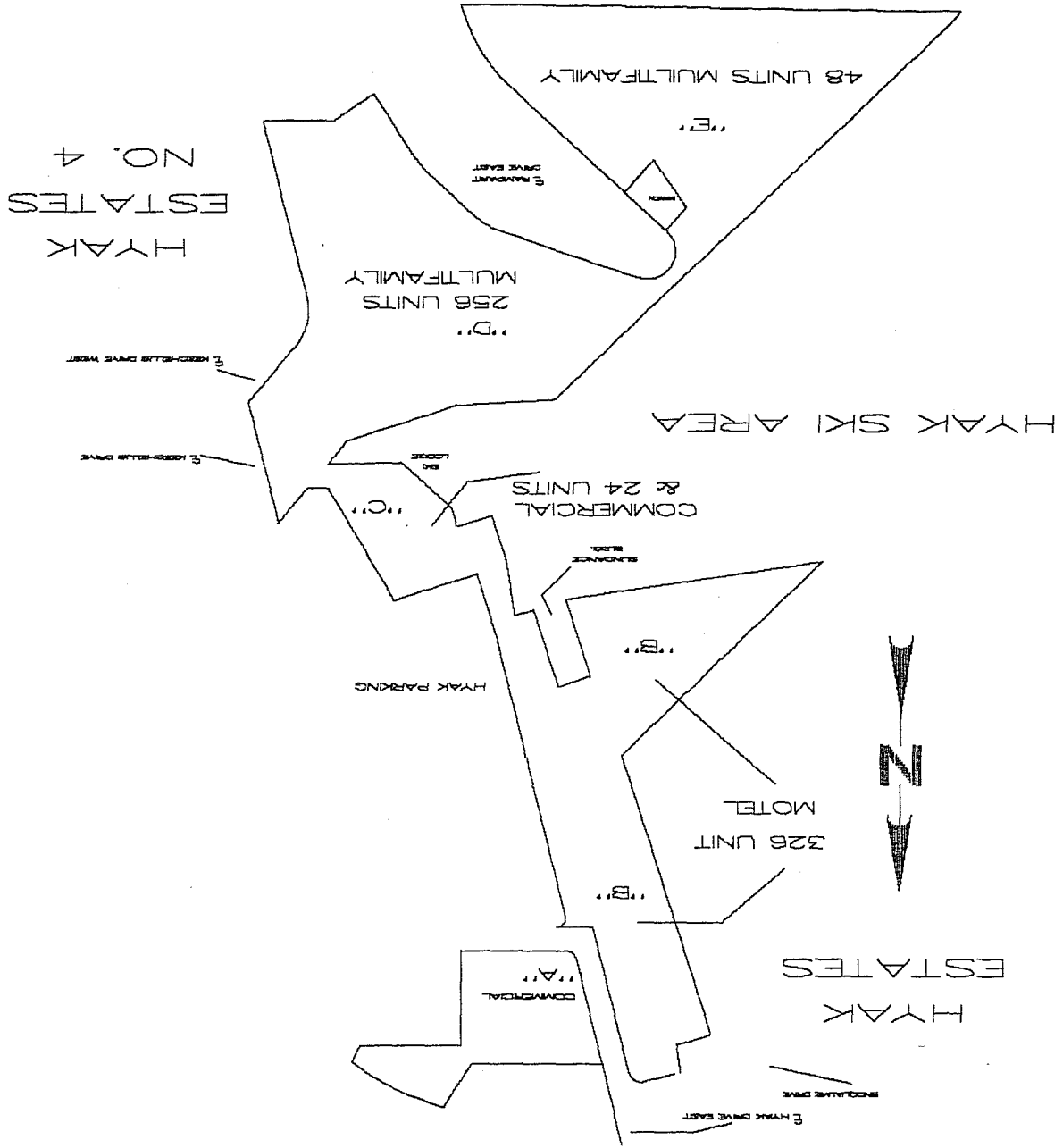


EXHIBIT "B"

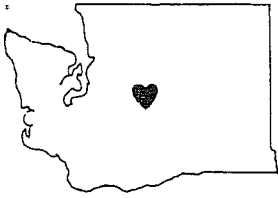
EXHIBIT "C"



HYAK
 PLANNED
 COMMERCIAL
 ZONE

JAMES K.
 SCHULER &
 ASSOCIATES


A PORTION OF THE SW 1/4 OF SECTION 15,
 TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M.
 KITTAS COUNTY, WASHINGTON



KITTITAS COUNTY PLANNING DEPARTMENT

Room 182, Courthouse • Ellensburg, WA 98926 • (509) 962-7506

STAFF REPORT ADDENDUM

Date: June 9, 1993
To: Kittitas County Planning Commission
From: Mark R. Carey, Planning Director 
RE: Hyak PUD Amendment - Supplemental Issues

At the May 24 regular hearing of the Planning Commission, the Hyak PUD was continued until the June regular hearing. The purpose of the Commission's continuance was to gain additional information on a number of unresolved issues concerning the amendment. The following is an attempt to clarify those issues.

Status of Vested Rights on 1987 Preliminary Approval

Attached is a copy of the Commercial Planned Unit Development ordinance section which was in affect in 1987. Similar to the current PUD zoning district (Chapter 17.36) the code provides no clear time limit or expiration date between preliminary plan approval and final plan approval. The Planned Unit Development procedure is a zoning classification and not inherently considered a plat or subdivision. The Planning Commission is aware that preliminary plats have a three (3) year time line to file for final approval. I see no such equivalent in the old or current PUD zoning district. The Planning Department staff has become increasingly concerned over the legal status of several aging, pending projects. I wrote the Prosecuting Attorney back in October of 1992 requesting legal direction on the issue (see attached). To date, the Planning Department has not received a response to that correspondence.

Public Safety Concerns

According to Kittitas County Sheriff, Mr. Bob McBride, the county can not at this time afford a full-time resident deputy at Snoqualmie Pass. Sheriff McBride in the past has had discussions with Ski Lifts Inc., regarding the possibility of either full or partial funding from the private sector for a deputy. To date, no formal arrangements have ever materialized. The lack of adequate law enforcement on Snoqualmie Pass exists with or without the approval of the proposed Hyak PUD amendment. There is no question that additional housing units on the Pass will bring more people which may result in additional law enforcement demands. The Planning Commission is aware under the Growth Management Act certain fees can be assessed to development on issues such as schools, law enforcement, fire protection and on other social matters, different than just the more common roads and utilities. Kittitas County has not evoked such mechanisms at the present time. The Planning staff feels that the county is unable to require these types of "impact fees" without the appropriate ordinances and process.

Fire protection certainly remains a valid issue before the Planning Commission. Hyak is within Kittitas County Fire Protection District #5, which is a volunteer fire department. The site plans for the Hyak amendment are presently being reviewed by the Kittitas County Fire Marshall and the resulting recommendation will be forward to the Planning Commission.

Density, Height, Lot Configuration

The proposed single-family residential lot density of 6,000 square feet exceeds the 7,200 square foot density of Hyak Estates. The 6,000 square foot density represents an urban standard. The PUD zoning classification determines density by the availability of utilities and the land's physical capability to support that density. Although public water and sewer are available to the area, Snoqualmie Pass does not provide any other urban amenities. Certainly, requiring matching lot density between the Hyak amendment and Hyak Estates is reasonable, in terms of design, continuity and neighborhood compatibility. At a minimum compatible lot sizes will at least continue the existing density standard.

The application provides no specific information on the design and height of the proposed condominium buildings, other than to be similar to Sundance and Suncrest. Without much guidance from the PUD Zoning District (Chapter 17.36), The homeowner's concern about viewshed blockage has merit, however the PUD zoning district (Chapter 17.36) does not provide any regulatory control to automatically require in overall density. Design compatibility and view sensitivity between the existing multi and single-family units may be addressed in more general terms through final design and location.

Washington State Environmental Policy Act

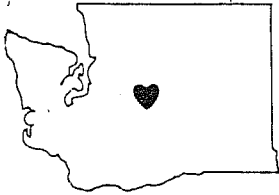
The Kittitas County Planning Department issued a Final Determination of Non-Significance (DNS) on April 23, 1993. The issuance of that DNS represented the culmination of several pre-SEPA review meetings between the applicant and the county agencies. The first environmental checklist submitted by the applicant in March of 1993 was rejected by the Planning Department as inadequate and did not contain sufficient information to complete the SEPA process. The applicant significantly revised the checklist and additional agency referrals were sent out. No other state agencies replied which warranted either the issuance of a Mitigated DNS or Determination of Significance. The full range of environmental impacts were considered and after an expanded review period, an administrative decision was made.

Wetlands

Through the SEPA review process, wetlands and all surface water were addressed. The level of review was limited to review of the environmental checklist, referral of the checklist to various state agencies for specific comment, and a site inspection in the early spring. No specific or substantive comments were submitted back to the Planning Department on the wetlands issue or associated wetland impacts. The Department's inspection this spring found considerable snow fall remained to adequately identify the presence of wetlands. Essentially, the staff relied upon the state agency referral process to identify the presence of critical wetland areas.

Road Design & Stormwater Drainage

The Kittitas County Department of Public Works will provide a direct response to this issue.



KITTITAS COUNTY PLANNING DEPARTMENT

Room 182, Courthouse • Ellensburg, WA 98926 • (509) 962-7506

STAFF REPORT

HYAK PLANNED UNIT DEVELOPMENT - AMENDMENT

I. GENERAL INFORMATION

Proposal: Request by James K. Schuler and Associates for an amendment to a previously approved Planned Unit Development for the Hyak ski area. Specifically, the amendment requests 56 single-family residential lots; 13 condominium buildings, involving 576 total dwelling units; and 2 mix use residential/commercial buildings.

Location: The property is located at the Hyak Ski Area on Snoqualmie Pass. The property configuration was broken up during a bankruptcy procedure. The primary ski hill and the plat of Hyak Estates is under a different owner.

II. SITE INFORMATION

Site Characteristics: These portions of the Hyak ski area are presently undeveloped and are typical of an alpine mountain environment. Areas depicted as "Areas D & E" are considered topographically steep, while the remaining areas have more moderate slopes. Both proposed single-family residential areas lay at the toe or bottom of the established ski hill.

Land -Use: Properties lying east of the project site are within the Plat of Hyak Estates, which is a development with recreational, single-family residences. Hyak is also already improved with two existing condominium buildings (Suncrest and Sundance), Ski Patrol Building, Ski Lodge, the Manion residence and associated ski lifts.

III. POLICY AND REGULATORY REQUIREMENTS

Zoning: The entire Hyak Ski Area was rezoned in 1987 (#87-02) from the Forest-Range Classification to the present Planned Unit Development. The original 1987 zone change authorized a wide mixture of commercial, residential, motel development and associated parking. The proposed development was to be

spread across the entire hillside. Other than the existing Suncrest (1985) and Sundance (1972), none of the proposed development was ever built.

Enclosed is a comparison chart, provided by the applicant which details the present request to the previous zoning. In summary, the proposed motel unit is to be replaced by 19 single-family residential lots, on the northwest end of the property, referred to as "Area B". The newly proposed 37 residential lots will be placed in an area previously designated for parking, referred to as "Area D." Also in "Area D" will be four (4) condo buildings where 17 condominium building were previously planned. "Area E" will now have three buildings, instead of the approved six buildings.

The Planned Unit Development Zoning District is virtually free of codified minimum requirements. All matters of density, building height, open space retention and design are judgment calls on the part of the Planning Commission and Board.

Comprehensive Plan: While, the new Snoqualmie Pass Sub-Area Comprehensive Plan is not of record to this proposal, it does designate the Hyak area for residential development. The present Comprehensive Plan designates the subject property as Forest Recreation. The Snoqualmie Pass section of the plan encourages a wide range of uses, based on the lands physical suitability. The plan does contain policies that support residential development in a cluster concept through planned unit developments.

Responding Agencies: Referrals of this proposal were sent to the County Department of Public Works and Health; Washington State Department of Transportation, Wildlife and Ecology; Snoqualmie Pass Sewer District; Hyak Homeowners Association and SNOPPAC.

To date, only the Department of Transportation, Snoqualmie Pass Sewer District and the Hyak Homeowners Association submitted comments. The Homeowners Association commented with concerns over the placement of large condominium units surrounding the Hyak single family residential area in Division 4 and encroachments into Division 1. The Association feels the scale, intensity and location of the proposed multi-family buildings is inconsistent with the pending SNOPPAC Plan. Also, the Hyak Homeowners advocate an integrated, cooperative approach to the addition of roads, utilities and snow management, so as the their investment is protected. Finally, the Homeowners desire an agreement with the Association for maintenance of roads and drainage. (See attached letters)

WSDOT did not object the development of the project, but will not allow direct access the Interstate 90. Also, WSDOT suggested that due to the significant changes in existing development that a specific traffic study may be needed.

The Kittitas County Department of Public Works will be responding in writing and in person at the hearing.

IV. PROJECT ANALYSIS

The amendment, in general proposes to replace the previously approved motel site with single-family residential lots; convert the parking lot at the south end of Keechelus Drive to single-family lots and rearrange the multi-family buildings in a different configuration along Rampart Drive. A new residential service road will be constructed in "Area D" to internally serve the proposed residential lots. It is assumed that all the roads will be built to county standards. The application provides very little, if any, information on specific road improvements and drainage control.

The issue of roadway ownership and responsibilities between the County, U.S. Forest Service, Hyak Homeowners Association and the applicant remains unclear to the Planning Department staff. It is the understanding of the Planning staff that none of the existing and proposed access roads meet the County's standard. The Hyak Homeowners Association's request for an agreement to jointly share in a cooperative effort to maintain the roads and drainage systems is completely warranted. Again, it is hoped the Kittitas County Department of Public Works will provide some clear direction on this issue.

The response letter from the Hyak Homeowners Association states that drainage and drainage control is the single most costly maintenance item that the Association has experienced over the past 10 years. The amendment application provides no discussion or provisions for stormwater drainage. The existing residential areas of Hyak have experienced damage due to uncontrolled slope runoff from the ski area. Greater definition and clarity is needed on stormwater drainage.

Overall the proposal represents a drop in the total number of living units by 18. The use of the property will change in character from primarily a resort type development to a recreational residential development. The actual number of multi-family structure will be reduced, but the physical size of the buildings will be greater than many of the previously approved structures. The arrangement of the multi-family building is intended to be compacted closer together or centralized, particularly on the southern portion of the property. However, new multi-family structures will now be placed on the north end of the property, where the old motel was planned. The applicant proposes underground parking for the condominiums.

The 56 single-family residential lots will have a minimum lot size of 6,000 square feet. This lot size is considered a high density, urban type standard and is typically of city neighborhoods. The entire development will be served by public water and sewer service. The present Planned Unit Development standard does not contain any specific density range. Density is determined through the availability of utilities and the land capability to support such development. The proposed density of the residential lots is slightly higher than the 7,200 square foot lots of Hyak Estates Division #4.

The aesthetic and view blockage concerns of the Homeowner's Association are well founded. However, the zoning ordinance does not provide any guidance on matters of design review or aesthetics. From design stand point grouping the tall, multi-family structures together either in "Area C or E" makes sense. This would allow a greater view range from Hyak Estates and the proposed residential lots in "Area B and D."

V. RECOMMENDATION

Through the final development plan process required in Chapter 17.36.040 of the Zoning Code, hopefully many of the unresolved issues can be addressed. The zoning code requires a final development plan be submitted which includes a staging plan, preliminary and final engineering, and detailed final site plan. The applicant will be required to reach final resolve with the County on road improvements, maintenance responsibility and drainage design. The issues raised by the Hyak Homeowners Association have merit. A joint road maintenance agreement will serve to create continuity on road design and maintenance activities.

Therefore, the Planning Department recommends approval of the amendment to Planned Unit Development Zone Change #87-02, subject to the following conditions:

1. Prior to submittal of the final development plan, the applicant shall reach agreement with Kittitas County and the Hyak Homeowners Association on road improvements, design standard, maintenance responsibility and stormwater drainage control. The requirements of the Kittitas County Department of Public Works shall be wholly incorporated into the required the final development plan.
2. The applicant shall prepare and submit a final site grading and contour map for the entire property, indicating all erosion and sedimentation control features. The final grading plan shall be submitted prior to the final plan approval.

3. All structures on public roads shall have minimum front yard setback of 25 feet, side setback of 5 feet and a rear yard setback of 15 feet.
4. The final development plan shall include all architectural renderings and design analysis of the proposed multi-family buildings. The design and height of the multi-family buildings shall be similar to the existing condominiums of Suncrest and Sundance.
5. The entire development shall be served by public water and sewer from the Snoqualmie Pass Sewer District.
6. No site disturbance or excavation shall be performed onsite until the final development plan is prepared submitted and approved.
7. All subsequent amendments to this Planned Unit Development shall proceed in conformance with current zoning requirements of the PUD Zoning District.

VI. SUGGESTED FINDINGS OF FACT

1. The Planning Commission finds the Planned Unit Development of HYAK is in conformance with Section 17.36.030 of the Kittitas County Zoning Code for a preliminary development plan. The subject property is within a Planned Unit Development Zoning District by virtue of a 1987 zone change. The Planned Unit Development Zoning District contains no specific density standards beyond environmental limitations and utility requirements.
2. The Planning Commission finds the Kittitas County Comprehensive Plan has designated the subject property as Forest Recreation. The Snoqualmie Pass Area section of the Comprehensive Plan encourages a wide range of uses, based on the land physical suitability. The Plan mention the U.S.F.S. Land Classification System as a principle guide for land use planning. The pending Snoqualmie Pass Sub-Area Comprehensive Plan is not of record to this development.
3. The Planning Commission finds the Planned Unit Development concept is intended to provide for and encourage a harmonious mixture of land uses with greater flexibility in land use controls than is generally permitted by other sections of the code.
4. The proposal is intended to be a combination zoning amendments and a subdivision plat.

5. Kittitas County approved the subject property for a zone change from the previous Forest & Range classification to a Planned Unit Development in 1987 (Pacific West Mountain Resort). The 1987 approval was for a 326 unit motel, and 23 condo buildings containing 324 dwelling units. This proposal is an amendment or adjustment to that project.
6. The Planning Commission finds that the proposed amendment will have fewer units than the 1987 approval.
7. The property is served by both public water and community sewer.
8. The Kittitas County Planning Department issued a Determination of Non-Significance on April 23, 1993.