



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

January 19, 2018

Mr. Pat Deneen
Teaway Ridge LLC
PO Box 808
Cle Elum, WA 98922
pat@patrickdeneen.com

Mr. Chad Bala
Terra Design Group, Inc.
PO Box 686
Cle Elum, WA 98922
bala.ce@gmail.com

Subject: Final Planned Unit Development for the Hyak Amended PUD (File Z-87-00002 & Z-93-00003) – Staff Review and Request for Additional Information

Dear Mr. Deneen & Mr. Bala,

This letter is to provide you initial comments and a request for additional information on your project. Kittitas County Community Development Services received your Hyak Amended PUD (Z-87-00002 & Z-93-00003) Final Development Plan (FDP) submittal on November 29, 2017. Staff has completed the review of your Final Development Plan. As provided below, staff has the following comments, requirements, and/or revisions for your submittal that need to be addressed prior to final approval of your Final Development Plan. Please respond to each issue/item listed below.

Community Development- Planning (Review Matrix Attached):

- Pursuant to KCC 17.36.040 (existing at the time of application), a map or maps of the site drawn at a scale no smaller than one hundred feet to one inch showing the following:
 - Arrangement of all buildings which shall be identified by type; note review matrix section A.2.ii comments
 - Proposed storm drainage plan; note review matrix section A.2.viii comments

Please provide updated mapping either with a key or identification on each building regarding the type/use. The map also needs to be updated to show contours to understand the preliminary storm drainage plan; this will provide some basic information as to whether the locations the storm water facilities shown on the site plan are feasible.

- Pursuant to Resolution No. 94-12, condition 4 (signed January 14, 1994), 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; note review matrix section B.4 comments

Please provide contours to assist in review and of the proposal for feasibility purposes. Final grading plan shall be addressed prior to final plat.

- Pursuant to Resolution No. 94-12, condition 5 (signed January 14, 1994), 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 the buildings shall be shown on the final development plan and shall be binding;

note review matrix section B.5 comments

Please update the project narrative and general lot drawing to include the required setbacks as required by Resolution No. 94-12.

- Pursuant to Resolution No. 94-12, condition 13 (signed January 14, 1994), a definitive parking plan shall be submitted providing a parking density of 1.5 parking spaces per multi-family unit; note review matrix section B.13 comments

Please update the project narrative and parking description to meet the minimum parking requirements as required by Resolution No. 94-12.

Public Works- Planning (Memo Attached):

1. Public Works is experiencing increasing inability to remove snow within the Hyak Community. The issue is development of vacant parcels eliminating the ability to target our snow blowers. The proposed development will exacerbate this condition. It is likely that at some point in the near future, property owners in Hyak will be required to participate in mandatory Road Improvement District (RID) addressing increasing maintenance costs associated with snow removal. The exact specifics of snow removal and storage will be addressed during final plat submittal.
2. Winter parking continues to burden Public Works and the Hyak Community. A single parking stall per condominium is likely insufficient addressing adequate parking for the proposed condominium units. The Institute of Transportation Engineers (ITE) Trip Generation, 7th Edition, land use code 230 suggests the trip generation per dwelling unit (residential condominium/townhouse) average rate to be 5.86 per weekday. Given the nature of the destination, it is reasonable to assume that condo owners will be utilizing more than a single vehicle per condo (visitors). It seems unlikely that a single parking stall per condo unit is adequate for managing offsite parking. Any additional parking demand beyond the proposed single stall per condo unit is likely to exacerbate the Hyak parking problem. The developer is encouraged to consider supplemental parking in excess of the proposed single parking stall per condo unit. The parking requirement will be further evaluated during final plat submittal.
3. The proposed 25 underground parking stalls supporting the commercial use element in Parcel A (20,000 SF) is inconsistent with ITE data on commercial uses generating travel demand. A commercial apparel store is estimated to develop and average of 4 trips per peak hour per 1,000 SF. This suggests a potential of 80 peak hour trips with only 25 parking stalls. The developer is encouraged to refine the commercial land use proposal and provide sufficient parking supporting the actual commercial use. Specific parking demand will be evaluated during final plat submittal.
4. The 6,000 SF proposed activity center in Parcel E proposes 20 parking stalls. ITE suggests as many as 90 weekday trips based on land use code 435. 12 peak hour trips are also identified. The activity center has the benefit of being able to refuse patrons; the developer is encouraged to revisit the number of proposed parking stalls. The specific parking demand will be evaluated during final plat submittal.
5. Stormwater treatment and storage prior to discharge are significant issues in Hyak. The terrain is not conducive to large facility size. Attempting to site a storage pond on a side slope creates issues associated with compacted fill on the downslope side of the pond. The suggested size of the majority of stormwater ponds (Parcels: A, B and F) appears to be problematic given the terrain of Hyak. The lack of contour data does not assist in evaluating the feasibility of the proposal.
6. Proposing snow storage in stormwater ponds is problematic given that the facilities will likely be much smaller in final design than the conceptual plan as provided. Presuming snow storage in stormwater ponds is possible, spring runoff will likely result in area flooding as the ponds will not be available for snow runoff water. The lack of contour data does not assist in evaluating the feasibility of the proposal.

7. Public Works is unaware of any transportation concurrency study conducted for the proposed development. The developer is noticed that prior to Public Works approving any access permits for any Phase of development, we will insist on sufficient traffic evaluation to evaluate any break in service level on any segment of the existing Hyak transportation network. The lack of contour data does not assist in evaluating the feasibility of the proposal.

Environmental Health:

- The water and sewer utilities for this proposed PUD will be provided by the Snoqualmie Pass Water and Sewer District, Public Health has not further comments.

Once the requested updated information has been submitted to Kittitas County Community Development Services, staff will continue review and processing of the Hyak Final Development Plan. Please do not hesitate to contact me should you have any questions or if you would like to discuss the necessary resubmittal information and timing for Board review.

Sincerely,



Lindsey Ozbolt
Planning Official
Community Development Services
Kittitas County
509-962-7046
lindsey.ozbolt@co.kittitas.wa.us

Enclosures:

- Draft Project Review Matrix
- Public Works Memo, dated January 16, 2018

CC:

Chelsea Benner, Community Development Services Planner
Mark Cook, Public Works Director
Holly Erdman, Public Health Environmental Health Specialist 2

via email
via email
via email

Hyak PUD Amended Compliance Review

INTRODUCTION

A. Project Overview

Planned unit development of originally 622 units, now 392 units mixed between multi (344) and single family (48). Project received preliminary approval on January 18, 1994, Resolution No. 94-12.

B. Timing of Construction Activity

Applicant is proposing a twenty year build out plan with an optional 5 year extension for uncontrollable circumstances.

DRAFT

FINAL PLANNED UNIT DEVELOPMENT (FPUD)

A.	RELEVANT CODE SECTIONS	ANALYSIS	FINDING
	<p><u>Final Development Plan (KCC 17.36.040 Existing at the time of application)</u></p> <p>Following approval of the preliminary development plan by the county and before lot sales or building construction commences, the developer (owner) shall submit a final development plan for approval by the board of county commissioners which shall include all of the following:</p>		
A.1	<p>A staging plan describing the timing or sequence of construction for all the elements of the plan. Subdivision lot sales may precede other elements of the development upon final plat approval</p>	<p>Condition is addressed in exhibit 5: applicant proposes a 20 build out with an optional 5 year extension</p>	Satisfied
A.2	<p>A map or maps of the site drawn at a scale no smaller than one hundred feet to one inch showing the following:</p> <ul style="list-style-type: none"> i. Preliminary engineering plans including site grading, road improvements, drainage and public utilities extensions; ii. Arrangement of all buildings which shall be identified by type; iii. Preliminary building plans including floor plans and exterior design and/or elevation views; iv. Location and number of off-street parking areas including type and estimated cost of surfacing; iv. The location and dimensions of roads and driveways including type and estimated cost of surfacing and road maintenance plans. v. The location and total area of common open spaces; vi. Proposed location of fire protection facilities; vii. Proposed storm drainage plan; 	<ul style="list-style-type: none"> i. Site plan shows existing road system, engineering plans will be submitted and reviewed at final plat ii. Applicant has provided a typical layout of the residential lots and townhouses, but other structures on the site plan are not labeled. Applicant to provide site plan key or labels itemizing all structure types. iii. Sample plans of the townhouse/duplex structures have been provided and meet the necessary requirement, Single family residence plans exist on file with other approved final development plans (RZ-01-00010 Evergreen Ridge & RZ-06-00027 Ranch on Swank Creek), and it is unnecessary for applicant to provide sample plans of condominiums iv. Requirement has been addressed through the provided background narrative v. Specific maintenance plans will be addressed at final plat vi. Information provided on site plan vii. Requirement has been addressed in the project narrative viii. Public works memo calls stormwater out as a potential issue, for the purpose of the FDP applicant shall provide a conceptual stormwater plan which shall include detailed contour information. Using the stormwater facilities for snow storage is also a concern. 	<p>Satisfied</p> <p>Not Satisfied</p> <p>Satisfied</p> <p>Satisfied</p> <p>Satisfied</p> <p>Satisfied</p> <p>Not Satisfied</p> <p>Satisfied</p>
A.3	<p>Certification from state and local health authorities that water and sewer systems are available to accommodate the development;</p>	<p>Exhibit 7 and 8 show the development is included in SPUD water system plan from May 2013, and SPUD sewer comprehensive sewer plan</p>	Satisfied

A.	RELEVANT CODE SECTIONS	ANALYSIS	FINDING
A.4	Provisions to assure permanence and maintenance of common open spaces;	Requirement is addressed in the project narrative, item 4, to be added as plat notes addressed at final plat	Satisfied
A.5	Statement of intent including estimated cost for landscaping and restoration of natural areas despoiled by construction including tree planting.	Requirement is addressed in the project narrative, item 5, five dollars per linear foot	Satisfied

B.	PRELIMINARY APPROVAL CONDITIONS (Res. No. 94-12)	ANALYSIS	FINDING
B.1	The site plan submitted on January 4 th 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		
B.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 storm water drainage control. The applicant shall demonstrate to the Counts satisfaction that a reasonable effort has been made.	Reasonable effort was made per project narrative and the below resolutions Res. 96-13 and Res. 96-40	Satisfied
B.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.	Condition met per project narrative	Satisfied
B.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.	Per Public Works memo and project narrative, this shall be addressed prior to final plat. A contour map is necessary prior to FDP approval.	Not Satisfied
B.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 the buildings shall be shown on the final development plan and shall be binding.	Applicant shall update narrative and amend lot drawing to identify conditioned setbacks	Not Satisfied
B.6	The final development plan shall include architectural drawings depicting aesthetics of the proposed multifamily buildings. The design and height of the buildings shall be similar to the existing condominiums of Suncrest and Sundance.	Condition addressed with exhibit 10 and project narrative	Satisfied
B.7	The entire development shall be served by public water and sewer from the Snoqualmie Pass Sewer District	Exhibit 7 and 8 show the development is included in SPUD water system plan from May 2013, and SPUD sewer comprehensive sewer plan	Satisfied
B.8	No site disturbance of excavation shall be performed onsite until the final development plan is prepared, submitted and approved.	Staff conducted site visit on 12/15/17, no site disturbance observed	Satisfied

B.9	All subsequent amendments to this Planned Unit Development shall proceed in conformance with current zoning requirements of the PUD zoning district.	Noted that FDP review does not amend approval of Resolution 94-12	Satisfied
B.10	All road improvements, maintenance requirements, storm water drainage, road alignments, design, grade and all other road and drainage features shall meet county design standards and be approved by the County Engineer.	To be addressed at final plat prior to building permits per Public Works memo and project narrative	Satisfied
B.11	All fire protection measures shall be conformance with the requirements of the local fire district and the Kititas County Fire Marshalls office.	Addressed in project narrative	Satisfied
B.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 of 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.	Noted that FDP proposed 48 single family units and 344 multifamily units as shown in exhibit 4	Satisfied
B.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.	The application provides for 1 parking space per condo unit, needs to be 1.5 per unit at minimum per approval condition and Public Works memo. Applicant shall address	Not Satisfied




KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

TO: Chelsea Benner, Planner I

COPY: Lucas Huck, County Engineer
Kelly Bacon, ETI
Lindsey Ozbolt, Planning Official

DATE: January 16, 2018

FROM: Mark R. Cook, Director 

RE: Hyak PUD Final Development Plan REVISED COMMENTS

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Please let me know if you have any questions.