

Attachment B:
**Staff amended Applicant-submitted "Background Info
Summary" - April 24, 2018**

Hyak PUD Rezone
Preliminary Approval
&
Background Information

Pat Deneen submitted the Hyak Planned Unit Development (PUD) and plat Applications to Kittitas County and received approval on July 7, 1987, a copy of which is attached hereto as Exhibit_1.

Pat Deneen submitted the Hyak Planned Unit Development Amendment and plat Applications to Kittitas County on March 12th, 1993.

The Kittitas County Planning Commission heard the matter of the Hyak PUD amendment applications on June 9th, 1993. On August 3rd, 1993 the Kittitas County Board of County Commissioners held a hearing and continued to November 29th, 1993. On January 18th, 1994 the Kittitas County Board of County Commissioners approved the Hyak PUD Amendment and signed Ordinance 94-12, a copy of which is attached hereto as Exhibit_2.

The Kittitas County Planning Commission on May 29th, 1996 granting Partial Final Development Plan Approval of Divisions 1 & 2 and on May 19th, 1998 approval of Division 1 final plat was granted, a copy of which is attached hereto as Exhibit_3.

Final Development Plan

Terra Design Group, Inc., through this document, submits the Hyak Amended PUD Final Development Plan as required by Kittitas County Code 17.36.040, as is reproduced on the following pages.

Kittitas County Code Section 17.36.040

17.36.040 Submittal requirements - Final development plan.

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 which shall include all of the following as listed below. Submittal shall be consistent with the process as outlined for final plat development in KCC Chapter 16.20.

1. 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;
2. A map or maps of the site drawn at a scale no smaller than one hundred (100) feet to one (1) inch showing the following:
 - a. Preliminary engineering plans including site grading, road improvements, drainage and public utilities extensions;
 - b. Arrangement of all buildings, which shall be identified by type;

- c. Preliminary building plans including floor plans and exterior design and/or elevation views;
 - d. Location and number of off-street parking areas including type and estimated cost of surfacing;
 - e. The location and dimensions of roads and driveways including type and estimated cost of surfacing and road maintenance plans;
 - f. The location and total area of common open spaces;
 - g. Proposed location of fire protection facilities;
 - h. Proposed storm drainage plan;
3. Certification from state and local health authorities that water and sewer systems are available to accommodate the development;
 4. Provisions to assure permanence and maintenance of common open spaces;
 5. Statement of intent including estimated cost for landscaping and restoration of natural areas despoiled by construction including tree planting;
 6. Certification by the county of transfer of the required density credits in compliance with KCC Chapter 17.13, Transfer of Development Rights. (Ord. 2010-006, 2010; Ord. 2007-22,

17.36.045 Review criteria.

2. Final development plan: The Director shall evaluate and the Board shall approve final development plans for the PUD, provided the conditions imposed on the preliminary PUD approval, if any, have been satisfied.

Kittitas County Code Section 17.36.040(1)

1. 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;

Hyak Planned Unit Development Staging Plan & Construction Sequencing:

As originally submitted by Pat Deneen on March 12th, 1993 the Hyak Planned Unit Development Amendment application contained a Staging Plan, see Exhibit_5. During the Kittitas County approval process there were no modifications requested by the county or made by applicant, Pat Deneen. Since that time Pat Deneen has finalized Division 1 of the Hyak PUD. Since that time, Terra Design Group has processed two other final development plans with regards to Planned Unit Developments that have gone through lengthy review with corrections. Therefore the Hyak Amended Planned Unit Development Final Development Plan will adopt the Staging Plan along with incorporating improved phasing as a result of those previous discussions and requirements on other planned unit developments, as required by Kittitas County with the original application. The submittal of the Staging Plan, as attached as Exhibit_5, anticipates delays in the approval process and allows for the modification of the timing of the construction of the Hyak Planned Unit Development. Furthermore the Staging and Phasing plan described a development period of 20 plus years. This is also based on the timing of the completed approval process, including the

submitted final development plan and other items outside of the Applicants control that may delay the construction of the project.

To graphically show the Hyak Amended Planned Unit Development Staging/phasing Plan, a table identifying the various parcels and number of units have been included, a copy of which is attached for reference as Exhibit_5. This table correlates to the Final Development plan map see Exhibit 4.

Kittitas County Code Section 17.36.040(2)

2. A map or maps of the site drawn at a scale no smaller than one hundred (100) feet to one (1) inch showing the following:
 - a. Preliminary engineering plans including site grading, road improvements, drainage and public utilities extensions;
 - b. Arrangement of all buildings, which shall be identified by type;
 - c. Preliminary building plans including floor plans and exterior design and/or elevation views;
 - d. Location and number of off-street parking areas including type and estimated cost of surfacing;
 - e. The location and dimensions of roads and driveways including type and estimated cost of surfacing and road maintenance plans;
 - f. The location and total area of common open spaces;
 - g. Proposed location of fire protection facilities;
 - h. Proposed storm drainage plan;

2. A map or maps of the site drawn at a scale no smaller than one hundred (100) feet to one (1) inch showing the following:

One all-inclusive map as identified above will be provided with this submittal, a reduced copy of which is attached hereto as Exhibit_4. Additional maps at a reduced scale will be attached to this document to further identify and discuss the Hyak Final Development Plan.

The Hyak Development Plan Map will show the preliminary approved density along with Division 1 by the County. This Development Plan Map, a copy of which is attached hereto in reduced size for reference as Exhibit_4, consists of an architectural type of drawing (not a preliminary plat map) that shows all existing and conceptual locations of lots, roads, open space, etc. Consistent with other approvals for PUD Final Development Plans, this type of drawing will be sufficient for the final development plan approval for the future review and approval of final plats (individual divisions within each parcel) that are consistent with the Hyak Amended PUD Final Development Plan.

- a. Preliminary Engineering plans including site grading, road improvements, drainage and public utilities:

As previously agreed with other final development plans that have been approved (Evergreen Ridge, Ranch On Swauk Creek, & Big Creek P.U.D's), the preliminary engineering road plans, site grading, road improvements and drainage will be submitted at the final platting stage through cross sections of the roads serving each stage and division.

Roads will be built to the Kittitas County Public and Private Road Standards (2005 Road Standards). Road Cross Sections, as provided in the Kittitas County Road Standards (2005 Road Standards) copies of which are attached for reference as Exhibit_11.

Water is provided for by the Snoqualmie Pass Utility District, a copy of which is attached hereto in reduced size for reference as Exhibit_7 reflecting the infrastructure already installed throughout the project site. Please also see large-scale water and sewer maps.

Sewer is provided for by the Snoqualmie Pass Utility District, a copy of which is attached hereto in reduced size for reference as Exhibit_8 reflecting the infrastructure already installed throughout the project site. Please also see large-scale water and sewer maps.

Kittitas County Public Utility District or Puget Sound Energy will provide power.

All other dry utilities will be privately owned.

b. Arrangement of all buildings, which shall be identified by type:

The arrangement of buildings and building type on each parcel will be shown via a small square within the parcels or otherwise noted on the Development Plan Map. There will also be a generalized lot layout map reflecting a structure on a specific lot as a guideline, see Exhibit's_4 & 9.

c. Preliminary building plans including floor plans and exterior design and/or elevation views:

The Hyak Planned Unit Development does hereby adopt, by reference, the preliminary building plans submitted and approved for the Ranch On Swauk Creek, Evergreen Ridge, & Big Creek Planned Unit Developments and have attached additional preliminary building plans, a copy of which in a smaller size is attached hereto as Exhibit_10.

d. Location and number of off-street parking areas including type and estimated cost of surfacing:

The location of off street parking is shown on the Development Plan Map see Exhibit 4. As required there will be a minimum of two off street parking spaces, along with the condominiums and commercial areas, which will have underground and possible aboveground, parking with an approximate total of 710 parking spots. Driveways will be gravel with a surfacing cost estimated to \$.75 per square foot. A specific description of parking is provided on Exhibit_6 and provided within the "Parking Tables" as shown within Exhibit_4.

e. The location and dimensions of roads and driveways including type and estimated cost of surfacing and road maintenance plans:

The location of roads and driveways are shown on the Development Plan Map, see Exhibit_4, with specifications provided through the cross sections as attached hereto as Exhibit_11. The road cross sections are provided for all roads, meets the intent of this Final Development Plan requirement. Final plats will, as required by Kittitas County Code, provide exact and specific designs and information of roads. At the time of building permits, location and dimensions of driveways will be located and approved by Kittitas County as the county approves access permits. Furthermore the applicant, early on in this process worked with the Local RID to build the existing roads that area already serving the project site. Roadway surfacing is estimated to cost an

estimated \$1.95 per square foot. Please note that existing roads already serve the project areas (Hyak Drive, Keechelus Drive, & Rampart Drive).

f. The location and total area of common open spaces:

The location of the common open space is shown on the Landscaping and Vegetation Map already on file with Kittitas County, titled "Landscaping and Vegetation Map". Furthermore the open space areas have been revised, regarding actual location and estimated acreage. See Exhibit_4, which reflects open space within the vicinity of Parcels B, E, and F. Please note that there may be the possibility of additional open space as the project develops out.

g. Proposed location of fire protection facilities:

Within the Hyak Planned Unit Development each home will not be required to install fire sprinklers but retain the option if desired. Fire hydrants maybe required within the expansion of the Snoqualmie Pass Water System. In review of the Snoqualmie Pass Water Plan most if not all water infrastructure (main lines, fire hydrants etc.) exists, see a copy of which is a smaller size attached hereto as Exhibit_7. Currently the local fire district (Snoqualmie Fire District No. 51) services this area and is located an estimated 1.93 miles from the Hyak Planned Unit Development.

h. Proposed storm drainage plan:

Storm Drainage Plan: Upon approval of the Hyak Final Development Plan a storm water pollution prevention plan will be submitted to the Washington State Department of Ecology for review. This plan will implement the Best Management Practices of the Eastern Washington Storm Water Manual addressing all storm water needs pertaining to the Hyak Final Development Plan. A conceptual storm water drainage map is included with this submittal of the Hyak Final Development Plan, a copy of which in a smaller size is attached hereto as Exhibit_4. Please note the preliminary engineering road plans, site grading, road improvements and drainage will be submitted at the final platting stage for review and approval serving each division within each parcel.

Kittitas County Code Section 17.36.040(3)

3. Certification from state and local health authorities that water and sewer systems are available to accommodate the development:

The Snoqualmie Pass Water System has been approved by the Washington State Department of Health and in currently is in operation. See Exhibit_7

Upon approval of the Hyak Final Development Plan by Kittitas County for location, density and layout the domestic water plans will be engineered and submitted reviewed and approved by the Snoqualmie Pass Utility District and by the Kittitas County Environmental Health Department.

The Snoqualmie Pass Utility District and its Comprehensive Sewer Plan has been approved by the Washington State Department of Health and currently is in operation, See Exhibit_8 existing infrastructure layout that serves the project site.

Kittitas County Code Section 17.36.040(4)

4. Provisions to assure permanence and maintenance of common open spaces:

Kittitas County has instituted a new policy of having specific types of Open Space and Non-buildable parcels be proportionately owned by tenants in the common as shown in the two paragraphs below.

The identified open space tracts shall be proportionately owned by tenants in the common, and retained by each home owner, and will be assessed, taxed, and foreclosed upon each building lot not fulfilling their obligation. This requirement shall not apply to lots retained by the original landowner or subsequent landowner(s) for the purpose of providing improved recreational facilities serving the benefited parcels. For the purposes of this condition, improved recreational facilities shall be those, which exceed \$100,000 in value.

Non-buildable parcels. Any parcel created specifically for, or dominated by, easements, roadways, storm water retention facilities, septic facilities or other purposes and as a result or otherwise are non-buildable shall be proportionately owned as tenants in common of the benefited parcels, retained by each parcel owner, and will be assessed, taxed, and foreclosed upon each building lot not fulfilling their obligation.

To address these requirements the Hyak Planned Unit Development agrees that at the point of final platting of any division of any phase of the Hyak Planned Unit Development all lots will be encumbered in such a manner that:

~~*(i) The home owner association as the primary entity having the responsibility for maintenance and care of open space and non-buildable parcels shall be empowered with the right to lien and foreclose on said lien if any lot owner does not meet their responsibility to equally share in and contribute to the maintenance of said developments open space and non-buildable parcels.*~~

~~*(ii) Kittitas County shall be empowered with the right to lien and foreclose on said lien if any lot owner does not meet their responsibility to equally share in and contribute to the maintenance of said development open space and non-buildable parcels if the homeowner association does not meet its responsibility to maintain said open space and non-buildable parcels.*~~

Kittitas County Code Section 17.36.040(5)

5. Statement of intent including estimated cost for landscaping and restoration of natural areas despoiled by construction including tree planting;

Great care will be taken by the Hyak Planned Unit Development in regards to the construction of the roads and infrastructure. Where practical all utilities will be placed within the road right of way. The Applicant is estimating a cost of \$5 per lineal foot for landscaping/restoration of areas disturbed due to construction activities. Areas that are disturbed may be landscaped with native vegetation.

(i) All plats which include open space shall contain appropriate plats notes to ensure the area will not be further subdivided in the future, the use of the open space for the purpose specified will continue in perpetuity, and the open space will be appropriately maintained to control noxious weeds and fire hazards. The identified open space tracts shall be proportionately owned by tenants in the common, and retained by each home owner, and will be assessed, taxed, and foreclosed upon each building lot not fulfilling their obligation.

This requirement shall not apply to lots retained by the original landowner or subsequent landowner(s) for the purpose of providing improved recreational facilities serving the benefited parcels. For the purposes of this condition, improved recreational facilities shall be those which exceed \$100,000 in value.

(ii) Any lots created specifically for, or dominated by, easements, roadways, storm water retention facilities, septic facilities or other purposes and as a result are non-buildable shall be proportionately owned by tenants in the common, and retained by each home owner, and will be assessed, taxed, and foreclosed upon each building lot not fulfilling their obligation.

Kittitas County Code Section 17.36.040(6)

6. Certification by the county of transfer of the required density credits in compliance with KCC 17.13, Transfer of Development Rights. (Ord. 2010-006, 2010; Ord. 2007-22)

The Hyak Planned Unit Development was originally approved in 1987 and amended and approved under Ord. 94-12. This approval is based upon the ordinance and codes at the time of submittal therefore vested and the transfer of density credits are not applicable.

Kittitas County Ordinance 2010-013 Response To Conditions

17.36.045 Review criteria.

2. Final development plan: The Director shall evaluate and the Board shall approve final development plans for the PUD, provided the conditions imposed on the preliminary PUD approval, if any, have been satisfied. (Ord. 2013-001, 2013)

As stated in Kittitas County Code 17.36.045(2), as shown above, the conditions established in the approval of Kittitas County Ordinance 94-12 are required to be satisfied during the development of the Hyak Planned Unit Development. The following review of conditions imposed on the Hyak Planned Unit Development provides information as to how said conditions will be or has been satisfied by the Hyak Planned Unit Development during the development process.

Ord. 94-12 Conditions 1-12:

1. Site plan submitted on January 4, 1994 to the BOCC shall be considered the site plan of record for preliminary development plan approval.

Response: Hyak Planned Unit Development will apply the January 4, 1994 site plan as the initial preliminary approved plan. As with previously approved planned unit developments they are approved for a maximum amount of density. This plan is a conceptual density plan where the actual density has the ability to be adjusted within the subject property.

2. Prior to submittal of the final development plan, the applicant shall make reasonable efforts to reach agreement with the Hyak Homeowners Association on road improvements, design standards, maintenance responsibility and stormwater drainage control.

Response: The applicant has met with the Hyak Homeowners Association and satisfied those issues. These issues were required to be met prior to Kittitas County granting approval of the Partial Final Development Plan and the final platting of Division 1. Furthermore the Hyak RID has been formed and is currently operating. The applicant, in the past, has deposited funds with the RID to conduct road improvements etc. The Hyak RID contains the responsibility to maintain the roads through collecting funds supporting the road maintenance and storm drainage controls. If there are any further items that are not addressed with the RID responsibilities, then the applicant will develop a set of CC&Rs that will contain maintenance and storm drainage control requirements.

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.

Response: The applicant proceeded with a Partial Final Development Plan for Divisions 1 & 2 and received final approval for the Partial Final Development Plan and Divisions 1 & 2. The applicant submitted documentation from a consultant stating no wetlands were present satisfying this condition in order to receive approval for Divisions 1 and 2. Furthermore in reviewing the County wetland mapping there seems to be no identified wetlands on the project site. In review of the County file for the Hyak Amended PUD there is some references to a wetland located above the existing Sundance building. This area was formerly labeled as Area B of the Hyak Amended Planned Unit Development original map. Currently this area is in the process of being purchased by Sundance therefore no development, by the Hyak Planned Unit Development, will occur. The area of purchase by Sundance is considered open space. See Exhibit 4, specifically Sheet EX-2. Furthermore there is no required condition regarding wetland mitigation within Ord. 94-12.

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 final plan approval.

Response: The applicant will prepare a final site grading and contour plan and more appropriately for each division that occurs. Furthermore the applicant will be obtaining a construction stormwater permit from the Washington State Department of Ecology prior to any construction activities taking place. The process of obtaining a site-grading plan prior to each division is consistent in the process of other recently approved PUDs in Kittitas County, and provides for a more detailed/site specific analysis for review by Kittitas County.

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.

Response: The applicant has a submitted a generalized lot layout plan reflecting the required setbacks, a copy of which is attached hereto as Exhibit 9. Setbacks will also be established within the CC&R's that are recorded at each stage of final platting reflecting the consistency with the required setbacks.

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.

Response: Hyak Planned Unit Development will be adopting by reference, the preliminary building plans submitted and approved for the Ranch On Swauk Creek, Evergreen Ridge, & Big Creek Planned Unit Developments. Furthermore attached are additional preliminary building plans, a copy of which is attached hereto as Exhibit 10.

7. The entire development will be served by public water and sewer from the Snoqualmie Pass Sewer District.

Response: The Hyak Planned Unit Development is and will be served by the Snoqualmie Pass Utilities District, which operates a Group a water system and community sewer system. See Exhibit 7 & 8.

8. No site disturbances or excavation shall be performed onsite until the final development plan is prepared, submitted and approved.

Response: The applicant will prepare a final site grading and contour plan and more appropriately for each division that occurs. Furthermore the applicant will obtain a construction stormwater permit from the Washington State Department of Ecology prior to any construction activities taking place. The process of obtaining a site grading plan prior for each division is consistent in the process of other recently approved PUDs in Kittitas County, and provides for a more detailed/site specific analysis for review by Kittitas County.

9. All subsequent amendments to this Planned Unit Development shall proceed in conformance with the current zoning requirements of the PUD Zoning District.

Response: The Hyak Planned Unit Development agrees to the amendment process if the any new divisions/proposals exceeds the total density approved under Ordinance 94-12. Proposals that are not deemed a significance change from the original propose preliminary approved conceptual plan etc. shouldn't be required to go through an amendment process.

10. All road improvements, maintenance requirements, stormwater drainage, road alignments, design, grade and all other road and drainage features shall meet County design standard and be approved by the County Engineer.

Response: The Hyak Planned Unit Development will submit all road improvements etc. to the County Engineer for review and approval.

11. All fire protection measures shall be conformance with the requirements of the local fire district and the Kittitas County Fire Marshall's Office.

Response: The Hyak Planned Unit Development will abide by the approval of this Planned Unit Development and will abide by the requirements of the Kittitas County Fire Marshall and the local Snoqualmie Pass Utility District. The Utility District, with their group A water system, is required to design for fire flow etc.

12. The submitted site plan shows a density of 562 multi-family dwelling units (16 buildings) and 60 single-family lots, totally 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.

Response: Hyak Planned Unit Development has submitted a development plan map reflecting the density approved. This maps is consistent with other recently approved PUD's in Kittitas County therefore granting flexibility to adjust density around etc. The Hyak Planned Unit Development is in agreement if the development plan map exceeds the density approved under Ord. 94-12 then a formal amendment process will be initiated.

SEPA

1. The Hyak Planned Unit Development submitted an original SEPA and was published and received comments in 1993/94. Due to the comments received the Planning Department directed the applicant to revise the SEPA checklist addressing all concerns. The applicant revised the SEPA checklist and resubmitted to the Planning Department. The Planning Department issued a SEPA Determination of Non-Significance and with no appeals filed.