

Attachment C:
**Staff amended Applicant-submitted "Staging and
Phasing Plan" - April 24, 2018**

Hyak Planned Unit Development
Staging and Phasing Plan

The following is the Staging and Phasing plan for the Hyak Planned Unit Development Project:

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

It is planned to develop anywhere between 18 to 24 units per year, but as stated above the construction of various divisions may be accelerated or slowed by any of the factors listed in this Staging and Phasing plan. The Project is to be completed within 20 years.

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

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

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

Building Permits shall only be issued as allowed per platted lot. At no time shall home construction be allowed or building permits issued prior to final platting of any Division that exceeds that allowed by existing platted lots at the time of building permit submittal.

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

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

Market and/or weather or seasonal conditions may impact the rate of development. The Project may be accelerated if approvals and conditions allow for said acceleration. The Project may be slowed if approvals, market conditions and/or other conditions cause said slowing. Indoor and or Outdoor Recreation Facilities may be constructed and operated during any of the phases.

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

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

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

The following table format will outline the Staging/phasing plan.

**Hyak PUD
Proposed Phasing Plan**

of dwelling units per parcel

Year	A	B	C	D	E	F	Dwelling Units
1					24		24
2		12			12		24
3		12			12		24
4					24		24
5					24		24
6				24			24
7		12		12			24
8					24		24
9					24		24
10					24		24
11				24			24
12	24						24
13	24						24
14		24					24
15				24			24
16						18	18
17					18		18
18					18		18
19					18		18
20						18	18
Totals	48	60	0	84	222	36	450