

**Attachment D:**  
**Hyak FPUD Amended Compliance Review Matrix -**  
**April 24, 2018**

**Hyak PUD Amended Compliance Review – UPDATED April 24, 2018**

**INTRODUCTION**

**A. Project Overview**

Planned unit development of originally 650 units and then reduced to 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.

**FINAL PLANNED UNIT DEVELOPMENT (FPUD)**

A.	RELEVANT CODE SECTIONS	ANALYSIS	FINDING
A.1	<p><b><u>Final Development Plan (KCC 17.36.040 Existing at the time of application)</u></b>                      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>	<p>Condition is addressed in exhibit 5: applicant proposes a 20 build out with an optional 5 year extension. <b>(Index 8 of Master File)</b>  <b>Also see staff amended Staging and Phasing Plan – April 24, 2018</b></p>	<p><b>Satisfied</b></p>
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"> <li>i. Preliminary engineering plans including site grading, road improvements, drainage and public utilities extensions;</li> <li>ii. Arrangement of all buildings which shall be identified by type;</li> <li>iii. Preliminary building plans including floor plans and exterior design and/or elevation views;</li> <li>iv. Location and number of off-street parking areas including type and estimated cost of surfacing;</li> <li>v. The location and dimensions of roads and driveways including type and estimated cost of surfacing and road maintenance plans.</li> <li>vi. The location and total area of common open spaces;</li> <li>vii. Proposed location of fire protection facilities;</li> <li>viii. Proposed storm drainage plan;</li> </ul>	<ul style="list-style-type: none"> <li>i. Site plan shows existing road system, engineering plans will be submitted and reviewed at final plat. <b>(Index 7, 17, 20, 23 &amp; 25 of Master File)</b></li> <li>ii. Applicant has provided a typical layout of the residential lots and townhouses, and has provided labels for proposed and existing structures. <b>(Index 23, 24, &amp; 25 of Master File)</b></li> <li>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 &amp; RZ-06-00027 Ranch on Swauk Creek), and it is unnecessary for applicant to provide sample plans of condominiums. <b>(Index 13 of Master File)</b></li> <li>iv. Requirement has been addressed through the provided background narrative. <b>(Index 2 of Master File)</b></li> <li>v. Specific maintenance plans will be addressed at final plat. <b>(Index 9, &amp; 20 of Master File)</b></li> <li>vi. Information provided on site plan. <b>(Index 7, 17, 23 &amp; 25 of Master File)</b> <b>Also see staff amended Background Info Summary – April 24, 2018</b></li> <li>vii. Requirement has been addressed in the project narrative</li> <li>viii. Amended conceptual stormwater submitted. Pursuant to PW comments submitted March 6, 2018 PW will assess the viability of stormwater plan at the time the civil engineering plan is submitted. <b>(Index 23 &amp; 28 of Master File)</b></li> </ul>	<p><b>Satisfied</b></p> <p><b>Satisfied</b></p> <p><b>Satisfied</b></p> <p><b>Satisfied</b></p> <p><b>Satisfied</b></p> <p><b>Satisfied</b></p> <p><b>Satisfied</b></p> <p><b>Satisfied</b></p> <p><b>Satisfied</b></p>

<b>A.</b>	<b>RELEVANT CODE SECTIONS</b>	<b>ANALYSIS</b>	<b>FINDING</b>
A.3	Certification from state and local health authorities that water and sewer systems are available to accommodate the development;	Exhibit 7 and 8 show the development is included in SPUD water system plan from May 2013, and SPUD sewer comprehensive sewer plan. <b>(Index 10 &amp; 11 of Master File)</b>	<b>Satisfied</b>
A.4	Provisions to assure permanence and maintenance of common open spaces;	Requirement is addressed in the project background and narrative document, item 4, to be added as plat notes addressed at final plat. <b>(Index 2 of Master File)</b>	<b>Satisfied</b>
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 background and narrative, item 5, five dollars per linear foot. <b>(Index 2 of Master File)</b>	<b>Satisfied</b>

<b>B.</b>	<b>PRELIMINARY APPROVAL CONDITIONS (Res. No. 94-12)</b>	<b>ANALYSIS</b>	<b>FINDING</b>
B.1	The site plan submitted on January 4 <sup>th</sup> 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 background and narrative and the below resolutions for Hyak Road Improvement District: Res. 96-13 and Res. 96-40 <b>(Index 2 of Master File),</b>	<b>Satisfied</b>
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 background and narrative. Information provided with Ord. 94-12 for Partial FPUD Approval. <b>(Index 2 of Master File)</b>	<b>Satisfied</b>
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.	Pursuant to Public Works memo and project background and narrative, this shall be addressed prior to final plat. A contour map is necessary prior to FDP approval. Contour map of the property was submitted on February 15, 2018. <b>(Index 2, 20, 23 and 25 of Master File)</b>	<b>Satisfied</b>
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. Updated lot drawing showing setbacks was submitted on February 15, 2018. <b>(Index 22 &amp; 23 of Master File)</b>	<b>Satisfied</b>

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 background and narrative. <b>(Index 2 &amp; 13 of Master File)</b>	<b>Satisfied</b>
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. <b>(Index 10 &amp; 11 of Master File)</b>	<b>Satisfied</b>
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.	<b>Satisfied</b>
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	<b>Satisfied</b>
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 background and narrative. <b>(Index 2, 20, &amp; 28 of Master File)</b>	<b>Satisfied</b>
B.11	All fire protection measures shall be conformance with the requirements of the local fire district and the Kittitas County Fire Marshalls office.	Addressed in project background and narrative. <b>(Index 2 of Master File)</b>	<b>Satisfied</b>
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 this latest FDP proposed 48 single family units and 344 multifamily units as shown in exhibit 4 for a total of 392 units which is a further reduction from the amount allowed with the preliminary approval in 1994. <b>(Index 5 &amp; 7 of Master File)</b>	<b>Satisfied</b>
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 one (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. New parking plan and explanation submitted on February 15, 2018. <b>(Index 23 &amp; 28 of Master File)</b>	<b>Satisfied</b>