

9/02/2019

To: Whom it may Concern  
From: Kevin Curd

Regarding : Rampart Short Row Plat (SP-19-00002)

I have lived in the Hyak Development for the last 20 years at 721 Hyak Dr. E.. In that time the Hyak neighborhood has seen slow but steady growth. It appears East Peak Development is planning on a major housing project. This Short Plat notification is the first time Kittitas County has asked for neighborhood input or made notification of pending development.

In regards to the three .11 acre subdivisions, I am disappointed that the proposed sites will be smaller than the other lots in the existing development. Currently most existing lots are .16 acres. Most of the current lots are 60 feet wide versus the proposed 50 feet. As the lot size becomes narrower, it becomes very restrictive on the ability to landscape the lots. Also, snow build up between the houses becomes problematic. As these lots front on Rampart Drive, smaller lots can be problematic for snow storage related to plowing Rampart Drive. Will these lots be accessed from Rampart Drive? Fortunately for those currently living at Hyak, the Hyak Estates lot sizing and setbacks has worked well over the years. Unfortunately the county standards fall short of the HPOA setbacks. The 25 foot front setback has given the county snow removal crews a little bit of space to blow snow. On some of the cul-de-sacs, the drawback of a narrower lot becomes readily apparent during normal snow removal where the driveways take up a large portion of the lot. The county snowblower has extremely limited options on blowing snow unless they fill the driveway. Also, the 20 foot separation between houses has worked well to eliminate snow issues with snow coming off rooftops. One only need look to the top of the pass at Summit at Snoqualmie to see the issues presented due to the smaller 10 foot separation between houses. Significant snow damage has occurred due to inadequate side setbacks. With this short plat approval I am afraid that the reduced lot sizes combined with minimal county setbacks will cause snow related issues in the future.

In regards to the overall development, I think the major concerns are parking, snow removal, and ground water mitigation. I have no idea if it is true, but the neighborhood rumor is that the county has already given the developers approval to provide limited car parking and further reduced setbacks. We currently are having issues with the limited parking at Hyak. We have had numerous days where illegal parking on the roads has hampered the ability of emergency vehicles to access the neighborhood. On most winter weekends, all ski area parking lots are full. It shows extremely limited foresight to not provide adequate parking for all proposed new housing units.

As far as water mitigation. I have heard from the developer that they are considering retention ponds to control water run-off. I am concerned that retention ponds would not work in an Alpine environment, and that the sizing of such retention ponds would not be adequate for the large rain events that we experience at the pass. Snoqualmie Pass averages over 400 inches of snow annually. Rainfall/Precipitation comes in at 100 inches annually. Would retention ponds be based only on the loss of permeable surfaces? Does their storm water mitigation plan take into effect that the proposed development sits at the base of Mt. Hyak 3,750 and much of the eastern slope of Mt. Hyak drains through their property. Several houses have experienced flooding issues in the lower Hyak area, and I would hope the loss of permeable surfaces and change in drainage patterns would not exacerbate the ground/surface run-off issue.

Thank you for giving me the opportunity to comment on this significant development in the Hyak neighborhood. Please keep me updated of future developments.

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