



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

September 9, 2019

East Peak Dev. LLC  
3621 Stone Way N. Unit E  
Seattle, WA 98103-9094  
[Accounting@evolutionprojects.com](mailto:Accounting@evolutionprojects.com)

RE: Rampart Row Short Plat, SP-19-00002

Dear Applicant,

The comment period for the Rampart Row Preliminary Short Plat, SP-19-00002 ended on Friday, September 6, 2019 at 5:00 pm. Community Development Services received the following public comments:

- August 23, 2019 Kittitas County Building Department – Mike Flory
- August 30, 2019 Wa St Department of Fish and Wildlife – Scott Downes
- August 31, 2019 Comment Email - Barbie McQuay
- September 2, 2019 Comment Email – Renee DeLucia
- September 2, 2019 Comment Letter – Kevin Curd
- September 4, 2019 Comment Email – Joanne Attaway
- September 5, 2019 Department of Health – Richard Rodriguez
- September 5, 2019 Kittitas County Public Works – Mark Cook
- September 6, 2019 Comment Email – Jeanne Ratcliffe

If you wish to provide any responses to any of the received comments, please do so by 5:00 pm on September 20, 2019 so that staff can incorporate any of your responses into the staff report.

If you have any questions regarding this matter, please contact me at (509) 962-7637, or by e-mail at [chelsea.benner@co.kittitas.wa.us](mailto:chelsea.benner@co.kittitas.wa.us).

Sincerely,

Chelsea Benner  
Staff Planner

Enclosed: Comments listed above

Cc: Trevor Kostanich, Authorized Agent

*via email*



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"Building Partnerships – Building Communities"

August 23, 2019

Chelsea Benner  
Staff Planner  
Kittitas County Community Development Services  
411 No Ruby Street, Suite 2  
Ellensburg WA 98926

RE: SP-19-00002 Rampart Row

Dear Ms. Benner,

Thank you for the opportunity to comment on the above listed short plat application.

1. Consideration should be given for the setbacks from propane tanks to buildings and property lines per the International Fuel Gas Code and the NFPA 58 current adopted versions at the time of permit submittals.

Please don't hesitate to contact me should you have any further questions.

**MIKE FLORY**

Mike Flory,  
Building Official



State of Washington  
**DEPARTMENT OF FISH AND WILDLIFE**  
South Central Region • Region 3 • 1701 South 24<sup>th</sup> Avenue, Yakima, WA 98902-5720  
Telephone: (509) 575-2740 • Fax: (509) 575-2474

August 30, 2019

Lindsey Ozbolt  
Kittitas County Planning Official  
411 North Ruby St., Suite 2  
Ellensburg, WA 98926

RE: WDFW Comments on SP-19-00002 Rampart Row

Dear Ms. Ozbolt,

Thank you for the opportunity to comment on the Short Plat application for Rampart Row (SP-19-0002), "the project". Washington Department of Fish and Wildlife (WDFW) has reviewed the application and supporting documents.

In this geographic area of Kittitas County, there are known discrepancies between streams and wetlands present "on the ground" versus the streams and wetlands which appear on maps and databases. These discrepancies usually fall into two categories: 1) the location of the stream or wetland is inaccurate or 2) hydrology features are present on the ground but are not mapped in the databases. These hydrology features are important components of Kittitas County Critical Area Ordinance (CAO). These features are important fish and wildlife habitat under the Fish and Wildlife Habitat Conservation Areas (FWHCA). Their identification is critical to ensuring that these Critical Areas are protected with appropriate setbacks prior to issuing a decision on the short plat to ensure that we do not create either unbuildable lots or lots where a variance will need to be requested.

The materials submitted as part of the application only include mapped hydrological features; there is no indication that a physical survey has been conducted. Thus, the submitted materials do not provide WDFW with enough information to comment on whether this application would impact critical areas or not.

Therefore:

- 1. WDFW requests that an on the ground survey report detailing streams and wetlands present on the site be conducted by a qualified biologist prior to approval of the short plat.** A qualified biologist is a person who has demonstrated experience in stream and wetland delineation and in the case of wetland delineation, they should be certified according to Department of Ecology standards.

- 2. WDFW further requests that we be sent a copy of the report so that we may review and provide comments to Kittitas County prior to approval of the short plat.** The review of the report would allow WDFW to properly comment on the proposal for critical area impacts.

Please contact me at (509) 457-9307 or Scott.Downes@dfw.wa.gov, if you have any questions or concerns regarding these comments and thank you again for the opportunity to review and comment on this project.

Sincerely,



Scott Downes  
Area Habitat Biologist

Cc:

Elizabeth Torrey, WDFW  
Chelsea Benner, Kittitas County Planning  
Lori White, Department of Ecology

## Chelsea Benner

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**From:** Barbie McQuay <barbie123mcquay@gmail.com>  
**Sent:** Saturday, August 31, 2019 1:26 PM  
**To:** Chelsea Benner  
**Cc:** Mark McQuay  
**Subject:** Short Plats - SP-19-00002 Rampart Row

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Ms. Brenner,

I first have to apologize as I am unfamiliar with county protocol regarding comments on community development services. I am not sure if my email regarding Rampart Row short plat in Hyak is to go to you or somewhere else. Please advise if I have taken the wrong path and point me in the right direction.

I live at 20 Garmisch Place, and am aware of the development on Rampart Row in lower Hyak. I have been attending Trevor Konstanich's community meetings for proposal for short plat, informing the local residence of growth and building in our neighborhood.

My concerns regarding this growth is of the current traffic pattern, the exists and the lack of planning to increase roadways. In short there is only one way into Hyak and one road out. During winter recreational times, specifically weekends and holidays, our roads are over populated, congested and concerning. The general public have no regard to the residential areas. The increased interest for snow-play, snow shoeing, alpine and snowboard enthusiasts and cross country participants put Hyak residents and home owners in a precarious position. Currently outsiders park in illegal spots, blocking driveways, causing decreased road width and rubbish on local access roads. People wanting to use the Iron Horse State Trail and Park do not want to pay the fees to park in public area therefore poach the local roads in the neighborhood. The situation is horrible as we have witness everything from double parking, parking in private driveways and fighting with home owners to remain there to garbage from heroine use and needle waste as well as human defecation on the streets outside our homes, in yards and driveways.

The proposed increase in development at Rampart Row means to me more of this abuse but also the difficulty of first responder's access to homes is greatly decreased as the congestion of the roads grow. And most troublesome is if an emergency occurs, and an evacuation were needed during a snow event, vehicles would be bottle-necked at the intersection of Hyak Drive East and St Route 906 as well as Hyak Drive East and Snoqualmie Drive blocking exiting the area from both upper and lower Hyak.

The majority of weekend/holiday congestion is coming from the West side. Public overflow is seen at the snow park at Hyak, the Iron Horse State Park and The Summit snow sport recreation area which increase in numbers yearly with the growth in Seattle and King Co. As the parking needs continue to grow our challenges do too. Adding a development that encourages even more people to visit Hyak exponentially pushes our issues in a negative direction.

Mr. Kostanich confirmed in our last community meeting that adding roads in their plan only decreases the profitability of their development. As long as their goodwill benefits his investors their approach in positive community investment is considered but otherwise no forethought to ease the current congestion issue will be addressed.

I understand private property owners are free to do with their parcels as they see fit therefore I am reaching out to the county to assist us in adding another entrance and exit for easier access for all. As well as traffic management, i.e. ticketing wrong doers and towing illegally parked vehicles. I can not stop the development of the short plats but I do want to be heard regarding the road congestion that will only be worsened with the new development. We need help.

Thank you for your time today and again, if I have "barked up the wrong tree" please let me know who I am to talk with regarding my concerns.

Barb McQuay  
425-444-3097 cell  
425-434-5626 home  
PO Box 40 / 20 Garmisch Place  
Snoqualmie Pass, WA 98068

## Chelsea Benner

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**From:** Renee DeLucia <renee.m.delucia@gmail.com>  
**Sent:** Monday, September 02, 2019 9:47 PM  
**To:** Chelsea Benner; CDS User  
**Subject:** Rampart Row short plat SP-19-00002

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To whom it may concern,

I am writing on behalf of the HPOA at HYAK regarding the new development. We do have some concerns.

Regarding the first three homes on Rampart:

**Parking:** We want to make sure there are proper set backs for enough parking. The lots are on a hill so it is imperative that the county is able to plow and that drivers can keep speed up to continue on hill.  
(There has been a lot of trouble with rentals like 320 Rampart that say they can hold over 35 people and often do not have enough parking to keep cars off street

**Water drainage.** We have a lot of water coming off the mountain. A home that is in process of being built nearby on Rampart ( -lot 52) was allowed to build over two underground streams and were not required to put in proper drainage. (Even though emails were sent in from a Kittitas County county employee stating that the streams were there and would cause drainage problems for that lot and the ones below it.) The home has water issues and rather than put in proper drainage has just put in a pipe and are draining on the neighbor's lot. (-lot 51 When he eventually comes up and sees this it will not be good for the county or the homeowners)

**Water/sewer:** there is a water shortage up here and rates have more than doubled in the last five years. The lots/homes in the Hyak HPOA have already paid assessments of over 15,000 each for roads and for water/sewer. (30,000 per lot. ) Why would the new development not be assessed instead of continuing to burden existing owners who have already paid.

**Building materials.** Some torch down type roofing has been put in. We want to make sure building materials are going to hold up in harsh conditions and be firewise.

The future development:

Our concerns for future development are:

**Parking/snow storage and snow load.** Some lots are as small as .11 Will there be room for snow load and vehicles so the county can plow and residents can get around?

**Parking lots.** The development is slated to take up existing overflow ski parking lots. These are already inadequate on busy weekends with people from the ski area as well as John Wayne trail parking all over streets, blocking driveways, etc

Thank you in advance for looking over and responding to our concerns.

Sincerely,

Renee DeLucia  
HYAK HPOA

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.

Kevin Curd  
PO Box 110  
Snoqualmie Pass, Wa. 98068

**Chelsea Benner**

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**From:** JOANNE ATTAWAY <4st4us@gmail.com>  
**Sent:** Wednesday, September 04, 2019 9:03 AM  
**To:** Chelsea Benner  
**Subject:** Rampart Row Short Plat (SP-19-00002)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Chelsea, We have a few concerns that we will list and hopefully get addressed by the new developers and the County. By the way, we have had a short informal meeting with them (the developers) as a neighborhood group. Most of our questions were answered there. BUT ( 1.) drainage is a huge issue around here. We have natural springs of water from the mountain sides. Plus the snow melt in the Spring. I realize it is the home

owners discretion on implementing a plan for their lots. When a developer group goes in, is it their issue? We see water problems on Rampart Dr across the street from our home. We are at 450 Rampart Dr. (2.) Is a hot tar roof really legal here? Most of the homes here, maybe ALL, have metal roofs for protection against fire. A tar roof was put on the house on lot 35 (?) 2 lots from us. (3.) It looks like the property high on the mountain behind us has also been purchased. It is extremely steep. Water will be a HUGE issue if building takes place there. (4.) Set backs for homes in the area certainly

must have room on the street for snow removal. So far our county has done an excellent job getting most of it off the street. Mainly because we have the extra room with the vacant lots to blow it on. Now that it's being developed, we believe maximum space should be provided in front and between houses. Hyak HPOA had a 25' setback that really helped and setback for each side of the home, plus height regulations.. I'm not sure that the new houses will buy into the HPOA. (5.) In an emergency situation, is there enough roadway to exit the entire neighborhood onto

Road 906 and then I-90? At present we only have ONE exit to the entire community. We have to remember that there is also a ski resort inside our community. (6.) Off street parking is also an issue. We currently have homes that are used for rentals. Some that house a large number of folks. Along with the overflow from skiing there is a HUGE issue with getting emergency vehicles in and out, let alone full time residents. We truly wish parking tickets would be issued by the county. It would satisfy a lot of the "lack of revenue" we are constantly reminded of. (7.) Will

ALL of the buildings comply with some kind of code that will not block views? Thousands of dollars could be lost by the current homeowners if that is overlooked. This would be addressed in the set back etc regulations i suppose.

We appreciate the time that you take to listen to all of us. Thank you very much. Joe and JoAnne Attaway  
450 Rampart Dr. Snoqualmie Pass,  
WA 98068. Lot 37 division 4 of  
Hyak Estates. 425 434 0752

## Chelsea Benner

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**From:** Rodriguez, Richard (DOH) <Richard.Rodriguez@DOH.WA.GOV>  
**Sent:** Thursday, September 05, 2019 9:51 AM  
**To:** Chelsea Benner  
**Cc:** Carter, Brietta J (DOH); Tom Hastings; Russel.Mau@doh.wa.gov  
**Subject:** Development proposal SP-00002 Rampart Row

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Chelsea, My name is Richard Rodriguez. I am an Environmental Planner with the Washington State Dept. of Health, office of Drinking Water. I understand that the above referenced short plat is in the water service area of Snoqualmie Pass Utility District (SPUD). SPUD's water system is under my office's jurisdiction.

At this point in time, it is my understanding that SPUD is on a self imposed moratorium for providing water service to new development proposals within its water service area. Surplus water for new development proposals may not be available at this time. Recommend communicating with SPUD to obtain current status.

Thank you,

Richard Rodriguez  
WSDOH Regional Environmental Planner Planner



## **KITTITAS COUNTY**

# **DEPARTMENT OF PUBLIC WORKS**

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**TO:** Ms. Chelsea Benner, Planner 1

**COPY:** Candie Leader, Administrative Assistant

**DATE:** September 5, 2019

**FROM:** Mark R. Cook, Director

**RE:** SP-19-00002  
Rampart Row

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Public Works has reviewed the application supporting the request for SP-19-00002 (Rampart Row). Review comments appear below for your consideration.

**1. Roads/Access/Transportation Concurrency:**

Access permits for all lots is required prior to lot development. The current maximum grade for driveways is ten percent (10%). Public Works should be consulted prior to lot development to determine if driveway grades can be mitigated beyond ten percent (10%).

Access to all lots must meet minimum sight distance requirements (KCC: 12.05.080 Table 5-2). Applicant will need to consult with Public Works in regards to access spacing for the proposed lots. Once the land use is defined for the four lots, Public Works will evaluate and determine if transportation concurrency requirements will apply. The application states that two parking lot easements are potentially being considered for lot development. The proposed parking lots will likely trigger our transportation concurrency requirements. A portion of Rampart Drive appears to be designated as critical slope area. Geotechnical evaluation is likely required prior to any additional road construction serving any portion of short plat lots.

**2. Grading:**

Any lot development grading activity in excess of 100 cubic yards (cut or fill) will require a grading permit. Site grading in excess of 500 cubic yards will require an engineer designed grading plan and state environmental policy act review.

**3. Stormwater:**

Site development creating an excess of 5,000 square feet of impervious will trigger stormwater design requirements (Stormwater Management Manual for Eastern Washington, current edition).



**4. Utilities:**

Public Works maintains a close working relationship with Snoqualmie Pass Public Utility District (SPUD) Lot development utility needs will be coordinated with SPUD.

**5. Survey:**

1. Address the new requirements of WAC 332-130-145.
2. The two labels for Lot 4 should be labeled as "part of" or "portion of", so as not to appear to be two separate Lots.
3. The Parking Lot Easement should clarify if it is existing, dedicated, or to be created via separate document.

**Of Note:**

While not required for the preliminary, it appears that there appears to be a trespass, encroachment, or usage outside of the easement near the line labeled as L33. This should be identified on the final.

Lot closures were not addressed as part of this review.

## Chelsea Benner

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**From:** Jeanne Ratcliffe-Gagliano <jeanne@rg-arc.com>  
**Sent:** Friday, September 06, 2019 4:36 PM  
**To:** Chelsea Benner  
**Cc:** Olive Ratcliffe (oratcliffe@mac.com); Megan Ratcliffe  
**Subject:** SP-19-00002 Rampart Row letter from neighbor Home Base LLC  
**Attachments:** SP-19-00002 Rampart Row comment letter from neighbor Home Base LLC.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Chelsea,

Thank you for talking with me today about the Rampart Row Short Plat. We would like to enter our letter for your consideration in the application for the Rampart Row Short Plat application (SP-19-0002). Our home is directly across the street from the proposed Lots 1-3. See attached letter.

I will also be putting a copy in the mail, with today's stamped date, to be sure you receive it for the record. Please respond by email that you have received the letter.

Sincerely,

Jeanne Ratcliffe-Gagliano  
member of Home Base LLC

September 6, 2019

Chelsea Benner  
Kittitas County Community Development Services  
411 N. Ruby, Suite 2  
Ellensburg, WA 98926

Re: Comments regarding Rampart Row Short Plat (SP-19-0002) application

Dear Chelsea,

Please consider the following comments regarding the Rampart Row Short Plat (SP-19-0002) development application.

My family and I own the two parcels directly across the street from Lots 1-3 in this proposed short plat. Our property is address 490 Rampart Dr., Parcel Number 138635. From looking at the proposed site plan, it appears that homes on these parcels will directly block our view of the mountains. As one of the conditions for approval, I propose that a 16'-0" height limit be imposed on the structures to be built on these parcels along Rampart Dr., from the highest point of natural grade from within the building setbacks, so that the new homes do not block the views from our home and the other homes across the street from them within Hyak Estates. A 16'-0" height limit is typical for view sensitive areas, such as the City of Gig Harbor, and other jurisdictions within the State of Washington. In addition, I would propose that a minimum interior side yard setback of 10'-0" be one of the conditions, which would provide a minimum 20' view corridor between proposed buildings.

Another issue is the proposed density and lot size. The Hyak Estate lots on Rampart are approximately 0.25 acre each (4 units to the acre). The proposed lot sizes in the short plat appear to be 0.11 acre each (9-10 units to the acre), which is more than twice the density, and out of scale from, the Hyak Estate neighborhood. The proposed lots are 50' wide; whereas our lots across the street in Hyak Estates are each 65' wide. There will be three (3) new driveways accessing homes directly in front of our property. Since these proposed parcels are sharing the Hyak Estates road, and becoming part of the Hyak Estates neighborhood, which has strong design guidelines, then these lots should be in proportion to the scale, size, shape and size of the Hyak Estates lots. This will ensure consistency of structure sizes, preservation of property values, and reduce impact to existing services, utilities, water, storm water run-off and traffic. In addition, they should be held to the same architectural design standards that are required in Hyak Estates.

Rampart Drive is one of the last roads to receive snow removal plowing service, after a snow event; therefore, additional on-street parking should not be allowed on Rampart. Additional parking and driveways right across the street from us will be hazardous to our ability to come out of our driveway safely. It is already an issue when the road hasn't been plowed, and icy conditions exist. Will the county increase frequency of plowing with additional homes being permitted? Is off-street parking being provided for the new homes? Will the front setback off Rampart be large enough to accommodate parking on each proposed lot? As a condition of approval, the front setbacks to the proposed lots need to meet the setback standards and parking requirements already established for Hyak Estates, at a minimum, which I believe is 25'-0".

The area of the short plat is very wet, from natural spring water coming out of the hill. This is a concern for storm water, and geological preservation of the critical area hillside. When we and our neighbors constructed our homes, we had to divert excessive amounts of ground water around our foundations during and after construction, due to natural spring water coming out of the hillside. There are several open "streams" coming out of the hill between our house and our neighbor's houses. This would be another reason to require ample space between the proposed building envelope footprints, to allow for storm drainage easements. There is a storm easement between our house and our neighbor's house. Will this drainage easement continue to the other side of the street, along the south-east property line of Lot 1? What about on the side of Lot 3?

There was a recent avalanche on the Summit East's adjacent ski slopes a few years ago, which is part of the same hillside as Hyak Estates and the proposed development. Over-development of the hillside could compromise the natural flow of water and slope stability below our home, on the downhill side of Rampart drive. Are there any conditions included that will insist that future construction will abide by using Best Management Practices and erosion control measures to prevent erosion and to provide slope stability?

Please send me a copy of the Hyak Final Development plan that is associated with this short plat application.

Also, I would like to be notified of the short plat final decision and conditions of approval, and the process for appealing the decision, should it become necessary.

Thank you for your assistance,

Sincerely,

A handwritten signature in blue ink, appearing to read "Jim Ratcliffe". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Home Base LLC

Jeanne Ratcliffe-Gagliano, member  
Olive Ratcliffe, member  
Tim Ratcliffe, member  
Megan Ratcliffe, member

Please mail decision to the following members:

Jeanne Ratcliffe-Gagliano  
3808 Forest Beach Dr NW  
Gig Harbor, WA 98335

Olive Ratcliffe  
Home Base LLC  
2145 N. 88th St  
Seattle, WA 98103