

From: [Doug & Yi](#)
To: [Rachael Stevie \(CD\)](#)
Subject: Comments regarding variance request, application # "RU 22-00002"
Date: Wednesday, April 20, 2022 9:47:36 PM

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Please consider the following comments before voting on this variance request.

As a resident of the community since 2009, I am very familiar with the drainage patterns here at Hyak. I strongly recommend that the zoning variance NOT be approved.

The stream running through the southern third of the parcel being considered and associated wetland moves a great deal of water downhill in the winter and spring seasons. It is described on pages 7 & 8 of the "RU-22-00002 East Peak Critical Areas Report" written by Sewall Wetland Consulting, Inc. which was submitted with the variance request. On page 11 of that document, the "Proposed Reduced and Enhanced Buffer" paragraph describes proposed mitigations along the current ski area parking lot, but they do NOTHING to protect the drainage of the stream and the wetland area that lie uphill.

I also disagree with the last paragraph in section F of the "Hyak PUD - Track B Project Narrative" which claims that the "proposed buffer enhancement and restoration will result in no net loss of buffer function to the wetland ..." Our zoning laws are designed, in part, to protect our natural resources from over-zealous developers. The requested variance is a significant encroachment and deviation from the lawful 150 foot buffer requirement for these types of wetlands.

Currently, areas upstream of the parking lot along the stream in question, are over-saturated during the wet months which results in excess water finding

other downstream paths. This stream in turn is dependent of the surrounding undergrowth and trees that prevent erosion and degradation of the current drainage patterns. In the event that this variance is approved, the drainage of this watershed will be negatively impacted. The developer's mitigation plan is not, in my opinion, sufficient to protect the natural resources and drainage.

The 2008 landslide on the face of East peak, although not directly connected with the drainage in question, is another example of the fragility of the water drainage system in our community that can result in large economic losses to owners in our community if we do not protect our drainage and prevent erosion.

Thank you for your consideration,
Douglas Hudak
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