

Comments on: RU-22-00002 East Peak - Application

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There are many important issues which exist at the Snoqualmie Pass and Hyak areas. These include limited parking availability, the need for public access to recreational activities and forest service lands, winter traffic congestion impacting Hyak Estates, snow removal and snow storage requirements, and general impacts to the mountain environment. Also, the need for development which considers equity and inclusion for all who wish to access public recreational lands and facilities is of utmost importance to our community.

East Peak Development continues to push for incremental exceptions and variances relative to their development desires without making their ultimate plans easily understandable for stakeholders and for the public to facilitate timely and thoughtful comment. The Rampart Row Short Plat for parcel #961450 developed by East Peak Development in 2020 specifically indicated: "No variances for setback encroachment shall be approved for any lots created by this short plat". After that promise was made, East Peak is now asking for another incremental deviation from the rules in the name of "Reasonable Use". Similarly, relative to parking requirements, Kittitas County, after holding meetings "closed to the public" in 2018, allowed East Peak to move forward with their general development plans, but specifically stipulated requirements for a minimum of 1.5 parking spaces for each residential unit. The plans attached to this Reasonable Use variance request appear to only provide 1.0 spaces per unit, not 1.5 as previously required by the county.

East Peak Development's claim that "The application of this Title would deny all reasonable economic use of the property" cannot be validated from the information provided in this RU-22-00002 Notice of Application, and I suspect that it is not an accurate assertion. The Parcel #961450 and Rampart Row Short Plat do not reveal what the specific and complete development plan for the entire Parcel #961450 will look like. The variance application only shows the proposed development for a sub-Parcel, "Parcel B" of Parcel # 961450. What are the plans for the other sub-Parcels: Parcel A, Parcel C, Parcel D, and Parcel E? Certainly, development of those other portions of the open-ended Rampart Row Short Plat, along with sales of Lots 1, 2, and 3 will invalidate the claim of "deny all reasonable economic use" of Parcel #961450. I can only think of one situation (that is if Parcel B is the only remaining piece of Parcel #961450 available for any kind of development) which would possibly support the argument of "denying all reasonable economic use". There is no information given in the Reasonable Use application which indicates the specific full build-out scenario of Parcel #961450. But I am assuming that more development plans will eventually be forthcoming for the sub-Parcels A, C, D, and E, and therefore the claim of "denying all reasonable economic use" does not seem valid.

If a RU-22-00002 is approved by Kittitas County, it should only be done in exchange for Public Benefit as to not threaten or impede the Public Welfare, which I believe could be threatened by the proposed reasonable use application. The Snoqualmie Pass area is a public treasure that should be available to all, regardless of their socioeconomic status. While development is inevitable, it needs to be

done in a way that enhances recreational access for all. Particularly in such a popular recreational area that has had nearly a 100-year history of un-impeded physical access for the health and welfare of the public. This is not an area that should be morphed into an “exclusive private club”; which has the potential of occurring if for-profit-developers are granted incremental administrative variances without revealing their ultimate development plans with complete transparency to the public.

Therefore, I recommend that the RU-22-00002 application be rejected unless it is modified to address the following issues:

- Establish Public Access/Egress easements in perpetuity from Hyak Drive East, Keechelus Drive and upper Rampart Drive to the Summit East Base area and convenient gateways to Forest Service Lands, where the public must cross portions of the Parcel #961450. (Currently, this would include the path from Hyak Parking Lot #2 to the Ski Area Base operations running between the existing condominium buildings, the path from the lower Hyak Parking Lot #3 to the Ski Area Base, and from the existing upper end of Rampart Drive to the Ski Area and Forest Service lands.)
- My understanding is that Ski Lifts Inc and their successors are currently required to maintain Parking Lots #2 and #3 as elements of their approved Master Plan with the Forest Service. Therefore, at this time, the Access/Egress easements for Hyak Drive East and Rampart Drive would need to be provided between the respective parking lots and the base areas with a contingency plan in the unlikely future event of a change of use for the parking lots (which neither Kittitas County nor the USDA Forest Service should allow)
- Revisit the number of parking stalls to ensure that they are consistent with the required regulations and standards.

In reviewing the Affidavit of Mailing and Publication list for the RU-22-00002 Notice of Application, I did not see the USDA Forest Service on the list. Have they been given an opportunity to comment on any potential conflicts with the Summit at Snoqualmie Master Plan?

Thank you for giving consideration to my comments during your review and deliberations.