

From: [Austin Katigan](#)
To: [Kelly Bacon \(CD\)](#)
Cc: [Dan Carlson](#)
Subject: Re: Evolution Projects Hyak RUE
Date: Monday, September 26, 2022 1:33:16 PM

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Hi Kelly,

Thanks again for the feedback thus far on our Hyak B development site surrounding the 50' wetland buffer. I'm reaching out with a follow up question/clarification to help guide our updated plans. As part of the acceptable 50' buffer previously mentioned, are we able to assume that there will not be additional side yard setbacks off of the buffer? Our plan contemplates the buildings/lot lines remaining outside of the 50' buffer but does not assume any additional setbacks. We are hoping you could confirm this for us before finalizing our plan.

Thank you for any assistance,
Austin



Austin Katigan Development Manager
[evolution Projects](#) c.405.406.3088

On Thu, Sep 15, 2022 at 11:48 AM Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us> wrote:

Hi Austin,

So long as there were no changes to the buffers when using the Eastern Rating System, the correspondence I have received from Rachael and Jeremy did state that a 50' buffer it would be acceptable.

I look forward to working with you further on your project.

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

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From: Austin Katigan <austin@evolutionprojects.com>
Sent: Thursday, September 15, 2022 10:24 AM
To: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Cc: Dan Carlson <dan.carlson@co.kittitas.wa.us>
Subject: Re: Evolution Projects Hyak RUE

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Hi Kelly,

Apologies for the delayed response. I have been waiting on a response from our wetland consultant confirming that there were no significant changes in the buffers due to the Eastern Rating System, which he did confirm. In terms of submitting the report, our consultant cannot finalize the report until we have the lot line question answered as he needs the proposed buildings laid out from our architect and our utilities plan in place. It's a bit of a 3 step process for his report with architecture, civil, and then wetland buffer plan. We were hoping to have the original question answered prior to resubmitting all documents to your

office.

We can work to provide written responses to the RUE comments for the record. We can include this as part of our resubmission.

Thanks,

Austin

 **Austin Katigan** Development Manager
[evolution Projects](#) c.405.406.3088

On Fri, Sep 9, 2022 at 2:13 PM Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us> wrote:

Austin,

Thank you for the additional information. My initial thoughts on the response to comments would be to have them in writing for the record. The comments along with your responses to these comments will be utilized in the decision making process and included in the Findings of Fact.

In regards to your original question, I believe the amended Critical Areas Report may be needed in order to fully respond. Would it be possible to submit the amended Report prior to submittal of your amended application and narrative? I'm unsure if there was any significant changes in the buffers due to the Eastern Rating System being used, but would be necessary to ensure we are not increasing the reduction of buffers further than previously discussed.

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

From: Austin Katigan <austin@evolutionprojects.com>
Sent: Friday, September 9, 2022 1:43 PM
To: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Cc: Dan Carlson <dan.carlson@co.kittitas.wa.us>
Subject: Re: Evolution Projects Hyak RUE

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Hi Kelly,

Thanks so much for your response. Next week sounds great with regards to the question from my previous email.

As for the comment period in May, we discussed responses to the comments on a video call with Jeremy and Rachael, but I do not believe we provided written responses at that time. I will double check that. A number of comments from the community (parking, traffic, snow storage, wetlands are the ones that spring to my mind) will all be discussed in a presentation to the community about our project. We hope to schedule this presentation in the coming month. On the DOE comments, we have discussed those with our wetland consultant and have made the necessary changes to the report. The corrected report will be submitted alongside our updated plan when we resubmit to the County.

Thanks!

Austin

 **Austin Katigan** Development Manager
evolution Projects c.405.406.3088

On Fri, Sep 9, 2022 at 1:21 PM Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us> wrote:

Good afternoon Austin,

Thank you for the information. I will be the lead planner, as Rachael mentioned prior to her departure. I will be familiarizing myself with the application and subsequent documentation. Once I have had a chance to do so, I will respond more completely. I anticipate being able to do so by the middle of next week.

I do have one question so far: I was unable to find a response to any of the comments transmitted from the Comment Period in May. Does the applicant have a response to these comments? One in particular that I have read so far, is a discrepancy mentioned in the DOE comments in regards to the Western Rating System being used in the Critical Areas Report. Any insight or previous communication in this regard would be greatly appreciated.

Thank you and I look forward to working with you.

Sincerely,

Kelly Bacon

Planner I

Kittitas County Community Development Services

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From: Austin Katigan <austin@evolutionprojects.com>
Sent: Thursday, September 8, 2022 9:41 AM
To: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Subject: Evolution Projects Hyak RUE

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Hi Kelly,

Hope you are doing well. Rachael Stevie informed us that she has left the county, so I wanted to reach out and introduce myself ahead of further conversations surrounding our RUE application for our Hyak development site. I work on our development team alongside Ji Shon and Ian Loveless, specifically focusing on our development sites at Snoqualmie Pass. Look forward to further conversation!

I also wanted to reach out with one specific question we had based on conversations with Jeremy and Rachael. The direction we received was that the buildings must remain outside of the 50' wetland buffer. We made some edits to our plan to achieve that goal. I have attached that plan for your reference (the major changes were deleting two single family homes from our plan in order to get Lot 1 and Lot 5 on the attached plan outside of the 50' buffer). Our understanding was that as long as the property lines were outside the 50' buffer, we would not need an additional 10' setback from that line. I just want to confirm that with you as we continue to massage the plan before resubmitting the plan + narrative to the county.

Please let us know your thoughts when you have a moment and we look forward to resubmitting our plan soon.

Thanks again and great to meet over email!

Austin

 **Austin Katigan** Development Manager
[evolution Projects](#) c.405.406.3088

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