

**From:** [Austin Katigan](#)  
**To:** [Kelly Bacon \(CD\)](#)  
**Cc:** [Dan Carlson](#)  
**Subject:** Re: Evolution Projects Hyak RUE  
**Date:** Friday, September 9, 2022 1:42:47 PM

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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](mailto: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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[Kelly.bacon.cd@co.kittitas.wa.us](mailto:kelly.bacon.cd@co.kittitas.wa.us)

If this is a Public Records Request, please go to <https://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

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**From:** Austin Katigan <[austin@evolutionprojects.com](mailto:austin@evolutionprojects.com)>  
**Sent:** Thursday, September 8, 2022 9:41 AM  
**To:** Kelly Bacon (CD) <[kelly.bacon.cd@co.kittitas.wa.us](mailto: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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