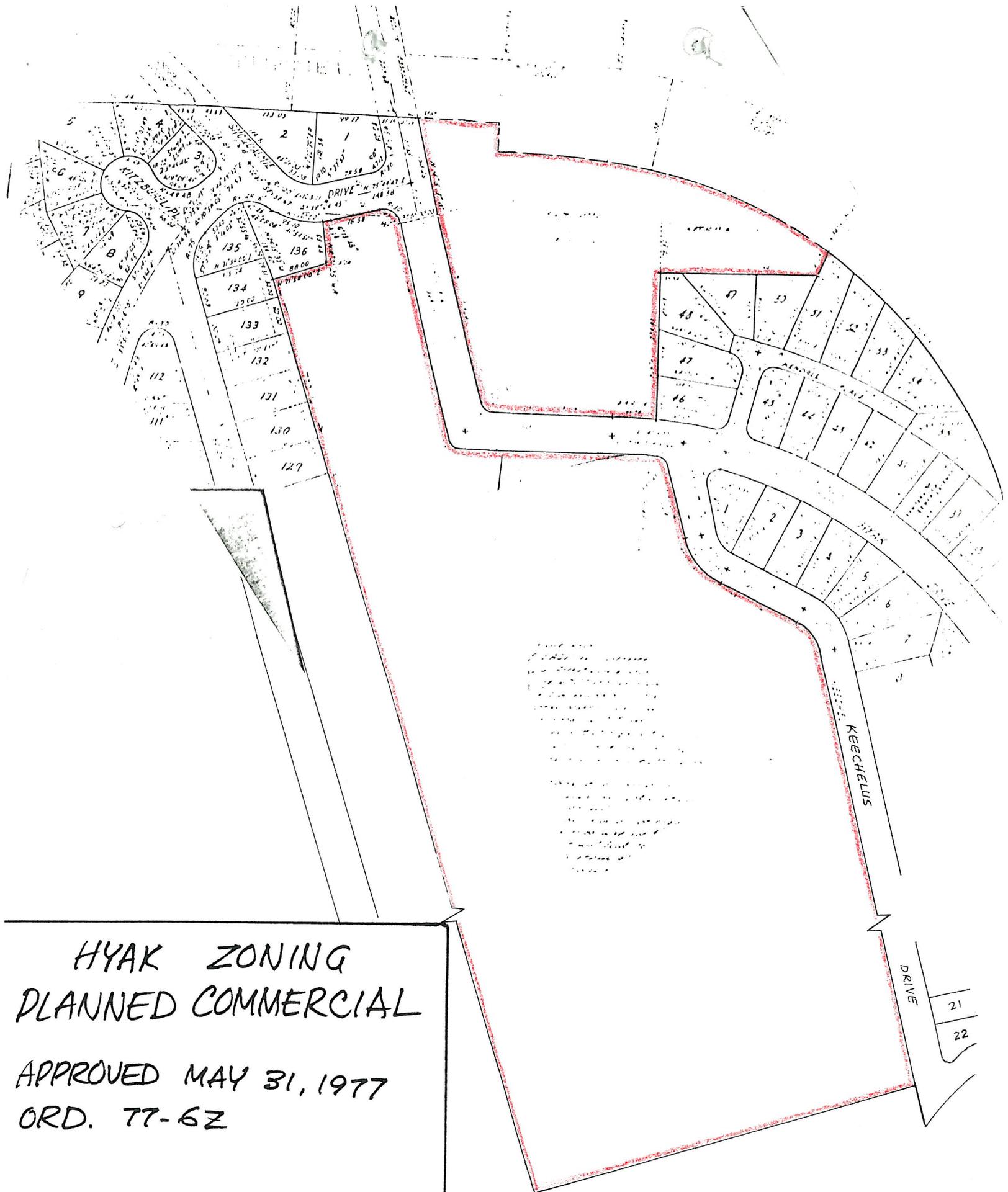


HYAK ZONING  
PLANNED COMMERCIAL  
APPROVED MAY 31, 1977  
ORD. 77-6Z



# Commissioners Journal "Q" Page 45

WISCONSIN COUNTY COMMISSIONERS JOURNAL

## RECAP

May 31, June 1-1, month of May, 1977.

### PLANNING

#### HYAK REZONE NO. 77-62

Planner read letter from Hyak Maintenance Association. Moved recommendation of Planning Commission be adopted and rezone for Hyak be allowed. Seconded and carried. Vol. 2, Page 663 and 664.

### SHOPPING MANAGEMENT

#### PETER KEIWITT PERMIT

Planner presented amendment to permit for Peter Keiwitt & Sons for gravel operation in Teanaway. Representative stated they were low bidder on project Teanaway to Virden and need material for that project. Takes about 60,000 yards. Based on recommendation of Planning Director, moved permit be amended. Seconded. Determined to check with DNR, provided the surface mining act permit is amended. Carried.

#### SCHAAKE PACKING

Planner presented amendment to Schaake Pack permit issued for addition to their buildings and want to add new feeding pen located south of the plant, 30x60. Moved the amendment to Schaake Packing be allowed. Seconded and carried.

### DATA PROCESSING

#### AGREEMENT

Moved Interlocal Cooperation Agreement for WJPSC Systems Development Services be approved. Seconded and carried.

### HB 55

#### STREAM PATROLMEN

Present Prosecutor Panattoni, Ralph Charlton, Harold Jenkins, George Haberman, representatives from DOE. DOE appoints stream patrolmen. County pays his salary. County collects its money from the water users, based on amount of water received by the water users. County cannot collect on the taxes, but a separate bill, and does not go against the property if not paid, until there is a judgement. Chr. Gregerich asked Ralph Charlton to spearhead whatever needs to be done towards a stream patrolman.

### CSAB

#### CONTRACTS

Regular first six months contract, van lift and special equipment. Moved contract between DSHJ and Kittitas County in the amount of \$42,448.00 be signed. Seconded and carried. Moved contract for summer program for \$1930.00 for KCDC be signed. Seconded and carried.

### PUBLIC HEARING

#### EMERGENCY NO. 77-216

APPROVED - MAY 31, 1977  
ORD # 77-6 Z

SEE COUNTY ZONING MAP  
AND PLAT OF HYAK ESTATES  
FOR ZONE BOUNDARY

NOTE:  
DEVELOPMENT PLAN  
NOT LOCATED



# KITTITAS COUNTY REGIONAL PLANNING OFFICE

ROOM 217 COURTHOUSE

ELLENSBURG, WASHINGTON 98926

509-925-4631

TO: Kittitas County Board of County Commissioners  
FROM: Tom Pickerel, Planning Director  
SUBJECT: Final Development Plan - Hyak Ski Corporation

At the regular meeting of the Kittitas County Planning Commission the final development plan submitted by Hyak Ski Corporation was reviewed. Although a letter from John Hodgson of the State Department of Ecology indicated significant problems regarding sewerage treatment facilities, the Commission voted 4 - 0 to approve the final development plan. Conditions of this approval: upon the receipt of letters of agreement from the Department of Ecology, Sewer District #1, and the Department of Social and Health Services, approving the development plans.

Mt. Hyak Ski Resort  
Box 149  
Snoqualmie Pass, Wa. 98068

DEVELOPMENT OF MT. HYAK  
WATER USAGE PLAN

- I. Hyak Skiing Corporation requests of Lee Johnson and Associates.
  - 1) Estimate cost for design of Mt. Hyak water system.
  - 2) Estimate cost for construction of the Mt. Hyak water system.
  - 3) Determine amount of water Mt. Hyak needs to service present and planned units through 1979.
  - 4) Design system to handle water service needs.
  - 5) Provide the Hyak Skiing Corporation with state approval of water system plan.
- II. State Health Department stated requirements of Mt. Hyak Ski Resort water system.
  - 1) System must provide 400 gallons per day per motel unit.
  - 2) System must provide 800 gallons per day per residential unit.
  - 3) System must have the capacity to fill holding tank within 72 hours while supplying all units that are supplied by the system with the state required amount of water.
- III. Mt. Hyak Ski Resort present and future needs.
  - 1) Mt. Hyak water system now has 96 residential units being supplied water.
  - 2) Mt. Hyak is projecting for 1977 310 motel units and 27 residential units to be built.
  - 3) Mt. Hyak is projecting for 1978 25 residential units to be built.
  - 4) Mt. Hyak is projecting for 1979 25 residential units to be built.
  - 5) Mt. Hyak total needs through 1979;
    - a) 173 residential units
    - b) 310 motel units
    - c) Calculated by State requirements the Mt. Hyak water system should provide 216 gallons per minute by 1979.

RECEIVED

JUL 25 1977

KITTITAS REGIONAL  
PLANNING DEPT.

Hyak Skiing Corporation  
Box 149  
Snoqualmie Pass, WA 98068  
July 21, 1977

Mr. Tom Pickerel  
Kittitas County Courthouse  
Ellensburg, Washington

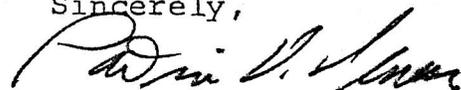
Dear Mr. Pickerel,

In our last meeting when we presented you the documents that are necessary for the Planning Commission to give final approval to section H of the Mt. Hyak planned commercial area, you asked me to answer a number of questions which are as follows:

- 1) In regards to Mr. Newman and the State Highway Department: I discussed with him by phone the proposed project at Mt. Hyak and he told me he was not concerned by either snow removal or drainage because it is not adjacent to the Highway.
- 2) In regards to drainage around section H: A major runoff stream runs along the south border of section H where it meets the major parking lot drainage ditch that runs from north to south along the east property line of section H. Both of these drainage ditches are constructed to handle a much higher capacity than they have ever required. I feel secure in saying that the area that the building will drain will in no way burden these drainage ditches.
- 3) In regards to roads that service section H: these roads are built to handle the increased traffic that the motel will bring without need for improvement.
- 4) In regards to the removal of snow from the motel parking lot: An agreement is being entered into by Hyak to clear this lot.
- 5) Common and open spaces: The open area on the north side of the building will have a patio built on it as shown in the plans with the rest of the area being left to natural vegetation.
- 6) The area around the building will be landscaped with natural vegetation.
- 7) The outdoor parking lots and driveway will be surfaced with crushed gravel at an estimated cost of \$25,000.
- 8) The site will be graded to the approximate level of the parking lot.

It appears by answering these questions that we meet the requirements for final approval. Thank you.

Sincerely,



James Douglass, Jr.  
1134 14th Ave  
Seattle, WA 98122

Kittitas County Planning Department  
Kittitas County Courthouse  
Ellensburg, WA 98926

To whom it may concern:

The following is submitted in compliance with the Environmental Checklist Form received from the Planning Department. The answers are intended to be read in connection with the required negative declaration needed for the proposed 310 unit motel at Mt. Hyak Ski Resort to gain final approval by the Planning Commission and to receive a building permit from the Building Department.

I. BACKGROUND

1. James Douglass, Jr.
2. 1134 14th Avenue, Seattle, Washington 98122
3. July 11, 1977
4. Kittitas County Planning Department and  
Kittitas County Building Department
5. Checklist required for negative declaration
6. The proposal that this environmental checklist refers to concerns the requirement that the Kittitas County Planning Department issue a negative declaration in regards to the proposed 310 unit motel at Mt. Hyak Ski Resort. The negative declaration is required by the Building Department before issuing a building permit.  
The proposed 310 unit motel at the Mt. Hyak Ski Resort will be located on land that is presently zoned planned commercial which allows for placement of the proposed motel.  
Submitted with this checklist is a preliminary set of plans of the proposed motel which shows it to contain 310 motel units, employee housing, restaurant, three tennis courts, four racket ball courts, a swimming pool, parking for 310 cars, and three retail shops. The motel will be three stories high and situated on the property as shown on the attached plans.
7. The location of the proposed 310 unit motel is described as that piece of property shown as Section H of the Mt. Hyak Ski Resort planned commercial zoned area. The entire piece of property was graded 10 years ago to be used as a future building site. The land has no vegetation growing on it.

8. November 1978
9. The Kittitas County Planning Commission must approve the project and permits must be issued from Kittitas County for building, electrical work and sewer connection.
10. No
11. No
12. none

## II. ENVIRONMENTAL IMPACTS

1.
  - a. no
  - b. Minor displacements of soil on the building site will be moved and the proposed building will cover a portion of the soil.
  - c. - f. no
2. a. - c. no
3.
  - a. no
  - b. No. Absorption rates will be changed directly under the proposed building that will be built in accordance with the zoning and attached plans, but this would not substantially change the rate or amount of run off and the drainage pattern would be changed only minutely around the building. All major drainage patterns would be maintained.
  - c. - e. no
  - f. no. Except as shown in 3B
  - g. - i. no
4. no
5. no
6. no
7. Maybe. The residential and commercial buildings constructed pursuant to the Plan would produce normal evening lighting.
8. no
9.
  - a. Yes. The rate of water used will increase with the approval of and in accordance with state and county officials.
  - b. No.
10. no
11. Yes. The proposed motel being submitted would increase the density of the human population in the area of the Ski Resort. This increase would continue to primarily be seasonal in nature to coincide with the skiing season.

12. Yes. The proposal will allow for overnight guests to stay in the core area of the Mt. Hyak Ski Resort. The proposed motel will provide housing for its employees.
13. a. Yes. There will be additional traffic on the private property at Mt. Hyak Ski Resort as designed for in the Master Plan. The Mt. Hyak Ski Resort comprehensive plan requires new buildings that can accommodate underground parking to do so. The motel will meet this requirement. The comprehensive plan also provides Mt. Hyak to upgrade its present parking facilities.  
b. Yes as stated in 13a  
c. no  
d. no  
e. no  
f. no
14. a. Maybe. As building increases on Snoqualmie Pass there will be a need for better fire protection.  
b. Yes. There will be a need for increased police protection and this requirement can be met by private guards.  
c. No. Due to recreational usage of this development there should be little effect on schools except to raise the tax base.  
d. No. All recreation facilities are and will continue to be owned or leased privately.  
e. Maybe. It is possible that an increased population level could provide sufficient investment interest to upgrade the roads sufficiently to qualify for county acceptance.  
f. no
15. no
16. a. Yes. Major power lines are already in place to service most of the identified commercial land. However, additional buildings will require alterations in the power utility system.  
b. Telephone lines already service the existing buildings. Alterations would be necessary to provide telephone service to future units.  
c. Yes. An acceptable water system is now being designed for submission to the state and county.  
d. Yes. Additional side sewer lines will have to be constructed to service new buildings.  
e. no  
f. no

- 17. No
- 18. No. It is hoped that the proposed development at Hyak would improve the aesthetics of the area.
- 19. Yes. The proposal will improve and increase the present recreational opportunities for the public at the Mt. Hyak Ski Resort. It would permit an overnight capability for visitors to the area and encourage longer and more leisurely visits to the Snoqualmie Summit Area.
- 20. no

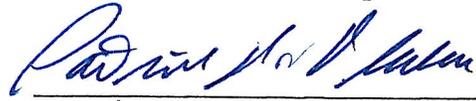
III. SIGNATURE

I, the undersigned, state that to the best of my knowledge the above information is true and complete. It is understood that the lead agency may withdraw any declaration of non-significance that it might issue in reliance upon this checklist should there be any willful misrepresentation or willful lack of full disclosure on my part.

Proponent:

  
James Douglass, Jr.

Prepared by Hyak Skiing Corporation

  
Patrick D. Deneen, project  
manager, land development

June 3, 1977

Board of Kittitas County Commissioners  
Kittitas County Courthouse  
Ellensburg, Washington 98929

Gentlemen:

The Trustees of the Hyak Maintenance Association would make no objections to the re-zoning application requested by the Hyak Skiing Corporation but only want to go on record to express their position prior to issuance of a building permit as a result of granting a re-zoning. Adequate consideration will have to be given to prior commitments for utilities previously promised for Hyak Estates before such building permit could be issued.

Sincerely,



Trustees of Hyak Maintenance Association  
Richard H. Shorett, Jr./President

cc: Hyak Skiing Corporation  
Tom Pickerel, Planning Director, Kittitas County

June 1, 1977

Mr. Don Bunger  
25718 16th Avenue South  
Kent, Washington 98031

Dear Mr. Bunger:

There is little to add to the notice regarding the Hyak zone change request that was mailed to you earlier.

The Hyak Corporation asks commercial zoning for a 23 acre parcel, of which, 16 acres is already developed (lodge, condominium, parking lot, etc.). Two undeveloped sites would be developed with a motel, restaurant and service station.

Commercial zoning would not vest the Hyak Corporation with rights to building permits. Only after a community water system is constructed and approved will the issuance of building permits be resumed.

If you have further questions on this proposal please contact our office (925-4631) at your convenience.

Very truly yours,

Tom Pickerel  
Planning Director

Telex  
Western Union

WU TLX R PTL +  
ELSBGAGCY FBG

247P PDT MAY 31 1977

PRB241(1331)(2-031632E151)PD 05/31/77 1322

ICS IPMRNCZ CSP

2066824924 TDM SEATTLE WA 213 05-31 0122P EST

PMS KITTITAS BOARD OF COMMISSIONERS, RDM REPORT DELIVERY BY MAILGRAM,

PLS DELIVER IMMEDIATELY FOR MEETING AT 130 PM TODAY, BLF

KITTITAS COUNTY COURT HOUSE

ELLENSBURG WA 98929

ATTENTION FRANK GREGERICH JR CHAIRMAN REFERENCE TO HYAK SKIING

CORPORATION REQUEST FOR ENLARGED COMMERCIAL ZONING

LOT OWNERS/PURCHASERS OF HYAK ESTATES REQUEST THAT THE COUNTY COMMISSIONERS RESTRAIN FURTHER DEVELOPMENT OF COMMERCIAL REZONING UNTIL ALL COUNTY DEPARTMENTS ARE WILLING TO ISSUE BUILDING PERMITS TO THE 300 LOT OWNERS AND TAX PAYERS OF HYAK ESTATES, HEREIN REPRESENTED BY HYAK MAINTENANCE ASSOCIATION. OWNERS OF THE HYAK ESTATES WERE NOT AWARE OF REZONING APPLICATION AS MOST OWNERS LIVE

ON THE WEST SIDE OF SNOQUALMIE PASS. THUS, HYAK MAINTENANCE ASSOCIATION AS REPRESENTATIVES OF THE 300 LAND OWNERS, IS RESPONDING AT THIS LATE DATE IN THIS MANNER TO NOTIFY YOU OF OUR STAND ON THIS REZONING APPLICATION.

OUR REASONS ARE 1. COUNTY HEALTH DEPARTMENT TO DATE WILL NOT APPROVE WATER SYSTEM AS ADEQUATE FOR PRESENT DEVELOPMENT. 2. USE OF HYAK LAKE AND HYAK RIVER NOT IN AGREEMENT WITH FOREST SERVICE COMPREHENSIVE PLAN FOR ENTIRE WATER SYSTEM OF SNOQUALMIE PASS. 3. OBLIGATION OF HYAK SKIING CORPORATION TO FURTHER DEVELOP ROAD SYSTEM TO COUNTY STANDARDS AS WELL AS REROUTING FOREST SERVICE ROAD AROUND HYAK ESTATES HAS NOT BEEN MET.

THE COMMISSIONERS DENIAL OF THE REQUESTED CHANGE TO COMMERCIAL

ZONING IS IN THE BEST INTEREST OF THOSE PROPERTY OWNERS ALREADY STRUGGLING TO USE WHAT THEY HAVE PURCHASED.

TRUSTEES OF HYAK MAINTENANCE ASSN, RICHARD H SHORRETT JR, PRESIDENT  
13635 SOUTHEAST 43 BELLEVUE WA 98006

NNN+

ELSBGAGCY FBG

Telex  
Western Union

May 24, 1977

Mr. Pat Deneen  
Mt. Hyak Ski Resort  
Box 149  
Snoqualmie Pass, WA 98068

Re: Mt. Hyak Ski Resort  
Rezone Request

Dear Mr. Deneen:

The Kittitas County Planning Commission, at their May 23, 1977 meeting, voted in favor of recommending preliminary approval of your zone change request. The Planning Commission recommendation will be forwarded to the county commissioners on Tuesday May 31, 1977 at 1:30 PM. You should be present at this meeting to answer any questions which might arise.

Sincerely,

C. Powers  
Planning Secretary

RECEIVED  
MAY 23 1977  
NATL. REGIONAL  
PLANNING DEPT.

UNITED STATES DEPARTMENT OF AGRICULTURE  
FOREST SERVICE  
NORTH BEND RANGER DISTRICT  
POST OFFICE BOX AA  
NORTH BEND, WASHINGTON 98045

8200  
May 19, 1977



Mr. Tom Pickerel, Planning Director  
County Regional Planning Office  
Room 217 Courthouse  
Ellensburg, Washington 98926

Dear Mr. Pickerel:

Thank you for the opportunity to comment on the Commercial Zoning proposal by Hyak Ski Corporation. As discussed with you on the phone, the U.S. Forest Service has no objections to this preliminary plan as it exists. Our only concern was that the approval of this zoning plan not dictate further development on National Forest Land to support the development on the private land.

We will be very interested in any specific proposal which Hyak Ski Corporation submits after the zoning is approved.

DWAYNE SIEX  
Lands Assistant

# Daily Record

P.O. Box 248  
 ELLENSBURG, WASHINGTON  
 98926

Kittitas County Planning Dept.  
 Courthouse  
 Ellensburg, WA 98926

May, 1977

TERMS — NET CASH

ADVERTISING MONTH OF																																BALANCE				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	TOTAL	RATE			
May													x																						\$4.	96
Notice of Public Hearing																																				
<div style="text-align: center; color: red; font-weight: bold;">                 RECEIVED                  MAY 16 1977                  KITTITAS REGIONAL                  PLANNING DEPT.             </div>																																				

# Affidavit of Publication

State of Washington, County of Kittitas, ss:

..... Frank Taylor ..... being first duly sworn on oath,  
deposes and says: That..... he ..... is the..... General Manager.....

..... of the Daily Record, a daily newspaper.  
That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a daily newspaper in Ellensburg, Kittitas County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of said newspaper. That the annexed is a true copy of ..... Notice of Public Hearing.....

..... as it was published in regular issues (and not in supplement form) of said newspaper once a week for a period of..... One ..... consecutive weeks, commencing on the..... 13th ..... day of..... May ..... 19..... 77....., and ending on the..... 13th ..... day of..... May ..... 19..... 77....., both dates inclusive and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$..... 4.96....., which amount has been paid in full, at the rate of \$4.20 a hundred words for the first insertion and \$3.15 a hundred words for each subsequent insertion.

..... Frank Taylor .....

Subscribed and sworn to before me this..... 13<sup>th</sup> ..... day of..... May ..... 19..... 77.....

..... Louis Rudolph .....

Notary Public in and for the State of Washington. Residing at Ellensburg, Washington.  
(SEAL)

**NOTICE OF PUBLIC HEARING**  
Notice is hereby given that the Kittitas County Planning Commission will hold a public hearing on May 23, 1977 at 7:30 p.m. in the Commissioner's Auditorium, Courthouse, Ellensburg, to consider a change of zoning from Forest & Range to Planned Commercial for a twenty-three (23) acre parcel located in the west 1/2 of Section 15, Township 22 North, Range 11 East, W.M., (commonly known as Hyak Estates) in Kittitas County.  
Anyone with an interest in this matter is urged to attend or they may present their views in writing to the County Planning Office, Courthouse, Ellensburg 98926, or call 925-4631, prior to May 23, 1977.  
Tom Pickerel  
Planning Director  
PUBLISH: May 13, 1977

RECEIVED  
MAY 16 1977  
KITITAS REGIONAL  
PLANNING DEPT.

AFFIDAVIT OF MAILING .

STATE OF WASHINGTON )  
County of Kittitas ) ss

Connie J. Powers, being first duly sworn upon oath, deposes and says: That affiant is a citizen of the United States of America and of the State of Washington, over the age of eighteen years; that on the 11th day of May, 1977, affiant deposited in the United States mail a properly stamped and addressed envelope direct to:

See attached list of property owners

said envelope containing legal notice for:

See attached letter regarding zone change request

Connie J. Powers

SUBSCRIBED and SWORN to before me this 11th day of May, 1977.

Gertrude Patt  
NOTARY PUBLIC in and for the State of Washington, residing at Ellensburg.



# KITTITAS COUNTY REGIONAL PLANNING OFFICE

ROOM 217 COURTHOUSE

ELLENSBURG, WASHINGTON 98926

509-925-4631

May 11, 1977

RE: ZONE CHANGE (Forest & Range  
to Planned Commercial)

Dear Property Owner:

Notice is hereby given that the Kittitas County Planning Commission will hold a public hearing on May 23, 1977 at 7:30 P.M. in the Commissioner's Auditorium, County Courthouse, Ellensburg, Washington, to consider a change of zoning from Forest & Range to Planned Commercial for a twenty-three (23) acre parcel located in the west 1/2 of Section 15, Township 22 North, Range 11 East, W.M., (commonly known as Hyak Estates) in Kittitas County. The lands proposed for commercial zoning includes the base area surrounding the existing parking lots and does not include the platted Hyak Estates properties.

Anyone with an interest in this matter is urged to attend and participate in the discussion or you may present your views in writing to the County Planning Office, Courthouse, Ellensburg 98926, or call 925-4631, prior to May 23, 1977.

Sincerely,

Tom Pickerel  
Planning Director

KITTITAS COUNTY PLANNING COMMISSION  
APPLICATION FOR ZONE CHANGE

PART I:

Date: May 9, 1977

Name of Applicant: Hyak Skiing Corporation  
618 Second Av.  
Seattle, Wa. 98104  
(206) 623-0330

Existing zone classification: Forest & Range.  
Proposed zone classification: Planned Commercial.  
Number of acres: Approximately 20.25.  
Legal Description of Property: See enclosed sheet.

A list of names and addresses of the immediately adjacent property owners (within 300 feet) has been included.

THE FOLLOWING REQUIRED QUESTIONS HAVE BEEN ANSWERED:

1) What are the changed conditions which are alleged to warrant other or additional zoning: Rezoning is justified because conditions have changed considerably since the land in question was designated "forest & range". The land parcels are located in the core of the Mt. Hyak development. Mt. Hyak already operates the biggest alpine and nordic ski school in the state. Winter programs can expand considerably before additional skiing terrain will be needed, but any growth will be entirely impractical until long-needed base-area facilities are provided for the visiting public. Summer programs cannot be initiated until such facilities are created. The environment offers many opportunities for summer recreation: hiking, fishing, whitewater and flatwater boating rock climbing, nature photography, ect. Swimming and covered tennis courts at the motel will be an additional attraction, at all times of the year. We have projected plans for high-quality instruction programs and training camps for several of these sports.

Snoqualmie Pass is a high-use, highly developed area, and the facilities proposed by Hyak are badly needed. Two of the areas to be rezoned for parking are already in use as parking lots, the third may be necessary in the future. The commercial parcels were cleared for development many years ago. The motel will be the first on Snoqualmie Pass. There is an acute housing shortage on the Pass, particularly of monthly rentals for the growing community of people who live and work there. The planned condominiums will help alleviate this problem. (Motel employees will be provided housing within the building). Presently there is only one quality restaurant on the Pass, and it is crowded during the ski season. The "future commercial" parcel is now lower-elevation skiing terrain and will be developed commercially only if Mt. Hyak expands its skiing terrain to include lifts on Mt. Catharine and elsewhere.

3) What effect will the proposed zone reclassification have on the value and character of adjacent property? The proposed development plan will not alter basic land use patterns. Commercial zoning will be confined to the base area at Mt. Hyak, and will not intrude into the residential communities of Hyak Estates. The three commercial parcels are adjacent to existing parking areas and roads, which already serve as the main traffic routes at Hyak. The traffic volume makes said land parcels unattractive as choices for single-family dwellings, and convenient locations for commercial development. Existing parking areas will not be burdened by construction of the motel, since underground parking is planned.

Mt. Hyak plans to restrict commercial development to the core of the existing community, to protect both the character of the community and the surrounding natural habitats. All building designs must be approved by Hyak before property sale is final, so that development will be tasteful. The stated requirement for home-owners in Hyak Estates will also apply to commercial developments: Areas around buildings which are denuded by the construction process will be returned to native vegetation as swiftly as possible. This will be speeded by seeding, planting and erosion control.

Property values will certainly be enhanced. The described developments will permit Mt. Hyak to expand its winter programs and to create summer programs. Mt. Hyak's goal is to turn the ski area, now visited mainly in winter by skiers commuting from town, into a year-around resort which attracts overnight guests. Property values are typically higher at a year-around resort than at an area which offers only day skiing.

4) Can a reasonable return from or reasonable use of the property in question be secured under the existing zone reclassification? It is obvious that the land in question is not suitable for use under the present "forest & range" Classification. The land parcels are situated in the core of the Mt. Hyak development, which supports a growing year-around community as well as a heavily-used ski area. The land is located near I-90, which is the second most heavily travelled mountain pass in the U.S.. Two of the areas to be rezoned for parking are already in use as parking lots. The "commercial" parcels were cleared many years ago for development, since their location indicates such use. At Mt. Hyak we do not wish to see unnecessary or uncontrolled commercial development. The beauty of our natural surroundings and the tasteful character of our community can only be an asset, since we're in the outdoor recreation business. But the proposed zone reclassifications are in keeping with a philosophy of centralized development.

One does not try to exploit small isolated patches of land within a business-and-residential community for use as forest and range.

APPROXIMATE NUMBER OF ACRES IN EACH PARCEL OF LAND TO BE REZONED:  
A 5.8, B 2.64, C .75, D 3.04, H 3.90, I 2.41, J .23 K 3.75, M .35

11.52.01 (3)

The proposed development plan will not alter basic land use patterns. Commercial zoning will be confined to the "base area" at Mt. Hyak, and will not intrude into the residential communities of Hyak Estates. The three commercial parcels are adjacent to existing parking areas and roads, which already serve as the main traffic routes at Mt. Hyak. The traffic volume makes said land parcels unattractive as choices for single-family dwellings, and convenient locations for commercial development. Existing parking areas will not be burdened by construction of the motel since underground parking is planned.

Mt. Hyak's long-range goal is to turn the ski area, now visited mainly in winter by skiers commuting from town, into a year-around resort which attracts overnight guests. The environment offers many opportunities for summer recreation: hiking, fishing, white water and flatwater boating, rock climbing, nature photography, ect. Swimming and covered tennis facilities at the motel will be an additional attraction, at all times of year. We have projected plans for high-quality instruction programs and training camps for several of these sports. These programs would involve no physical impact on the surrounding natural areas and would, in fact, promote thoughtful use of wild habitats. Mt. Hyak already operates the biggest alpine and nordic ski schools in the state, while remaining far less crowded than other ski areas. Our winter programs can expand considerably before additional skiing terrain will be needed, but any growth will be impractical until long-needed base area facilities are provided for the visiting public. Off-season (spring and autumn) use of facilities might include conventions, meetings and seminars.

Snoqualmie Pass is a high-use, highly developed area, and facilities which are proposed by Mt. Hyak are badly needed. Two of the areas to be rezoned for parking are already in use as parking lots; the third maybe necessary in the future. The motel will be the first on Snoqualmie Pass. There is an acute housing shortage on the Pass, particularly of monthly rentals for the growing community of people who live and work here. The planned condominiums will help alleviate this problem. (Motel employees will be provided housing within the building). Presently there is only one quality restaurant on the Pass, located at Snoqualmie Summit ski area, and it is crowded during ski season.

The "future commercial" parcel is now lower-elevation skiing terrain, primarily beginner slopes. It would be developed commercially only if Mt. Hyak puts chairlifts on Mt. Catharine or significantly increases skiing terrain in other ways.

The preceding application for zone change is submitted by;

The Hyak Skiing Corporation  
by,



Patrick D. Deneen  
Patrick D. Deneen  
Project Manager

11.52.01 (4)

A year-around resort must pay closer attention to the aesthetics of the environment than does a winter operation. When the snow melts, much of Snoqualmie Pass, as viewed from the road, is very unattractive. Summer tourists who are interested in non-consumptive uses of wild habitats do not tend to stop here now, even though it is an area of great natural beauty when you get away from the ski areas. Mt. Hyak has invested considerable time and effort during the past 3 years in seeding, erosion control, removal of stumps and debris from clearcutting and rock from blasting, ect. This not only grooms the slope for early-season use, but also makes the area more attractive in summer. This will continue to be a priority commitment. The stated requirement for home-owners in Hyak Estates will also apply to commercial developments: Areas around buildings which are denuded by the construction process will be returned to native vegetation as swiftly as possible. This will be speeded by seeding, planting and erosion control.

11.52.01 (5)

The commercial parcels will not be further sub-divided. Hyak will retain ownership of one parcel, while the second will be for the motel and the third for the condominium cluster. Hyak retains ownership of parking lots. The "future commercial" parcel could be sub-divided but Hyak will retain ownership unless the need for condominiums does arise. All building designs must be approved by Hyak before property sale is final, so that development will be tasteful.

PROPERTY DESCRIPTION FOR REZONING A TRACT OF LAND  
IN SECTION 15, Township 22 N., Range 11 East, W.M.  
FROM "FOREST RANGE" TO "PLANNED COMMERCIAL" FOR  
HYAK SKIING CORPORATION

Beginning at the Southeast corner of Lot 123, Hyak Estates, according to the Plat thereof, recorded in the office of the County Auditor of Kittitas County, Washington; thence N 18°02'00" W for 722.16 feet to the Southwest corner of Lot 136, said Hyak Estates; thence N 71°58'00" E along the Southerly line of said Lot 136 for 38.00 feet to the Southeast corner of said Lot 136; thence N 8°01'25" W along the East line of said Lot 136 for 68.44 feet to the South right of way line of Snoqualmie Drive; thence Easterly along said South right of way line and along a curve to the left having a radius of 130.00 feet for an arc length of 14.14 feet; thence N 14°15'13" W for 30.00 feet to the center line of said Snoqualmie Drive; thence N 75°44'47" E along said center line for 148.58 feet; thence N 14°15'13" W for 111.65 feet to the Southerly right of way line of the Chicago-Milwaukee, St. Paul and Pacific Railroad; thence in an Easterly direction along said Southerly right of way line to the most Northerly corner of Lot 51, Hyak Estates No. 3, according to the Plat thereof, recorded in Volume 4 of Plats, page 63, 64 and 65, records of Kittitas County, Washington; thence S 26°37'09" W along the West line of said Lot 51 for 47.25 feet to the Northeast corner of Lot 50, said Hyak Estates No. 3; thence West along the North line of Lots 50, 49 and 48, said Hyak Estates No. 3, for 253.54 feet to the Northwest corner of said Lot 48; thence South along the West line of Lots 48, 47 and 46, and along the Southerly projection thereof, for 265 feet, more or less, to the center line of Hyak Drive East; thence Easterly along said center line for 45 feet, more or less, to the center line of Keechelus Drive; thence Southeasterly along the center line of Keechelus Drive for 1339.72 feet to the point of intersection of said center line with the Westerly projection of the Southerly line of Lot 21, said Hyak Estates No. 3; thence S 75°17'39" W, along said Westerly projection, for 660 feet, more or less, to a point that bears S 18°02'00" E from the point of beginning; thence N 18°02'00" W for 935 feet, more or less, to the point of beginning.

May 9, 1977  
LS 77-088  
RS/rm

May 11, 1977

RE: ZONE CHANGE (Forest & Range  
to Planned Commercial)

Dear Property Owner:

Notice is hereby given that the Kittitas County Planning Commission will hold a public hearing on May 23, 1977 at 7:30 P.M. in the Commissioner's Auditorium, County Courthouse, Ellensburg, Washington, to consider a change of zoning from Forest & Range to Planned Commercial for a twenty-three (23) acre parcel located in the west 1/2 of Section 15, Township 22 North, Range 11 East, W.M., (commonly known as Hyak Estates) in Kittitas County. The lands proposed for commercial zoning includes the base area surrounding the existing parking lots and does not include the platted Hyak Estates properties.

Anyone with an interest in this matter is urged to attend and participate in the discussion or you may present your views in writing to the County Planning Office, Courthouse, Ellensburg 98926, or call 925-4631, prior to May 23, 1977.

Sincerely,

Tom Pickerel  
Planning Director

May 9, 1977

Mr. Pat Deneen  
Box 118  
Snoqualmie Pass, WA 98068

Re: Hyak Zone Change

Dear Pat:

As yet we have not received an application for zone change of the Hyak property. An application is needed so that we might advertise the public hearing; specifically a legal description of the property to be rezoned is needed.

Sincerely yours,

Tom Pickerel  
Planning Director

TP/cp

B. COLWELL ASSOCIATES

TWENTY-SEVENTH FLOOR  
SEATTLE TOWER  
THIRD & UNIVERSITY  
SEATTLE, WASHINGTON 98101  
682-2800

April 25, 1977

Mr. Floyd E. Damoth  
U. S. FOREST SERVICE  
District Ranger  
North Bend Ranger District  
North Bend, Washington



Dear Mr. Damoth:

This letter is to inform you and your staff that Mr. Patrick Deneen has been assigned the duties of coordinating all of the Hyak Skiing Corporation's business with the Forest Service.

Thank you very much for the time, effort and help you and your staff have provided Mt. Hyak. In addition, we appreciate your willingness to work with Hyak and Mr. Deneen in regards to the Hyak Creek Special Use Permit.

Sincerely,

HYAK SKIING CORPORATION

RBC:ak

By RBColwell  
R. B. Colwell, President



618 2ND AVE. • ALASKA BLDG. • SUITE 820, SEATTLE, WA. 98104

April 19, 1977

Mr. Tom Pickerel  
Kittitas County Courthouse  
Ellensburg, Washington

Dear Mr. Pickerel:

This letter is to inform you that Mr. Patrick D. Deneen has been authorized by the Hyak Skiing Corporation to deal directly with the Kittitas County Planning Department in regards to our present plans for rezoning the base area of the Mt. Hyak Ski Resort.

I appreciate the way you have handled our present situation and your willingness to work with Mr. Deneen in solving our zoning problems.

Sincerely,

HYAK SKIING CORPORATION

RBC:ak

By *RBColwell*  
R. B. Colwell, President

cc: Forest Service  
Kittitas County Sewer Dist. #1  
Moe Batra