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Kittitas County CDS

Hyak Amended Planned Unit Development

Ordinance 94-12

Final Development Plan Submittal

November 28th, 2017

Submitted by Terra Design Group, Inc.

Chad Bala, President

November 28th, 2017

Hyak PUD Rezone
Preliminary Approval
&
Background Information

Pat Deneen submitted the Hyak Planned Unit Development (PUD) and plat Applications to Kittitas County and received approval on July 7, 1987, a copy of which is attached hereto as Exhibit_1.

Pat Deneen submitted the Hyak Planned Unit Development Amendment and plat Applications to Kittitas County on March 12th, 1993.

The Kittitas County Planning Commission heard the matter of the Hyak PUD amendment applications on June 9th, 1993. On August 3rd, 1993 the Kittitas County Board of County Commissioners held a hearing and continued to November 29th, 1993. On January 18th, 1994 the Kittitas County Board of County Commissioners approved the Hyak PUD Amendment and signed Ordinance 94-12, a copy of which is attached hereto as Exhibit_2.

The Kittitas County Planning Commission on May 29th, 1996 granting Partial Final Development Plan Approval of Divisions 1 & 2 and on May 19th, 1998 approval of Division 1 final plat was granted, a copy of which is attached hereto as Exhibit_3.

Final Development Plan

Terra Design Group, Inc., through this document, submits the Hyak Amended PUD Final Development Plan as required by Kittitas County Code 17.36.040, as is reproduced on the following pages.

Kittitas County Code Section 17.36.040

17.36.040 Submittal requirements - Final development plan.

Following approval of the preliminary development plan by the county and before lot sales or building construction commences, the developer (owner) shall submit a final development plan for approval by the Board which shall include all of the following as listed below. Submittal shall be consistent with the process as outlined for final plat development in KCC Chapter 16.20.

1. A staging plan describing the timing or sequence of construction for all the elements of the plan. Subdivision lot sales may precede other elements of the development upon final plat approval;
2. A map or maps of the site drawn at a scale no smaller than one hundred (100) feet to one (1) inch showing the following:
 - a. Preliminary engineering plans including site grading, road improvements, drainage and public utilities extensions;
 - b. Arrangement of all buildings, which shall be identified by type;

- c. Preliminary building plans including floor plans and exterior design and/or elevation views;
 - d. Location and number of off-street parking areas including type and estimated cost of surfacing;
 - e. The location and dimensions of roads and driveways including type and estimated cost of surfacing and road maintenance plans;
 - f. The location and total area of common open spaces;
 - g. Proposed location of fire protection facilities;
 - h. Proposed storm drainage plan;
3. Certification from state and local health authorities that water and sewer systems are available to accommodate the development;
 4. Provisions to assure permanence and maintenance of common open spaces;
 5. Statement of intent including estimated cost for landscaping and restoration of natural areas despoiled by construction including tree planting;
 6. Certification by the county of transfer of the required density credits in compliance with KCC Chapter 17.13, Transfer of Development Rights. (Ord. 2010-006, 2010; Ord. 2007-22,

17.36.045 Review criteria.

2. Final development plan: The Director shall evaluate and the Board shall approve final development plans for the PUD, provided the conditions imposed on the preliminary PUD approval, if any, have been satisfied.

Kittitas County Code Section 17.36.040(1)

1. A staging plan describing the timing or sequence of construction for all the elements of the plan. Subdivision lot sales may precede other elements of the development upon final plat approval;

Hyak Planned Unit Development Staging Plan & Construction Sequencing:

As originally submitted by Pat Deneen on March 12th, 1993 the Hyak Planned Unit Development Amendment application contained a Staging Plan, see Exhibit_5. During the Kittitas County approval process there were no modifications requested by the county or made by applicant, Pat Deneen. Since that time Pat Deneen has finalized Division 1 of the Hyak PUD. Since that time, Terra Design Group has processed two other final development plans with regards to Planned Unit Developments that have gone through lengthy review with corrections. Therefore the Hyak Amended Planned Unit Development Final Development Plan will adopt the Staging Plan along with incorporating improved phasing as a result of those previous discussions and requirements on other planned unit developments, as required by Kittitas County with the original application. The submittal of the Staging Plan, as attached as Exhibit_5, anticipates delays in the approval process and allows for the modification of the timing of the construction of the Hyak Planned Unit Development. Furthermore the Staging and Phasing plan described a development period of 20 plus years. This is also based on the timing of the completed approval process, including the

submitted final development plan and other items outside of the Applicants control that may delay the construction of the project.

To graphically show the Hyak Amended Planned Unit Development Staging/phasing Plan, a table identifying the various parcels and number of units have been included, a copy of which is attached for reference as Exhibit_5. This table correlates to the Final Development plan map see Exhibit 4.

Kittitas County Code Section 17.36.040(2)

2. A map or maps of the site drawn at a scale no smaller than one hundred (100) feet to one (1) inch showing the following:
 - a. Preliminary engineering plans including site grading, road improvements, drainage and public utilities extensions;
 - b. Arrangement of all buildings, which shall be identified by type;
 - c. Preliminary building plans including floor plans and exterior design and/or elevation views;
 - d. Location and number of off-street parking areas including type and estimated cost of surfacing;
 - e. The location and dimensions of roads and driveways including type and estimated cost of surfacing and road maintenance plans;
 - f. The location and total area of common open spaces;
 - g. Proposed location of fire protection facilities;
 - h. Proposed storm drainage plan;

2. A map or maps of the site drawn at a scale no smaller than one hundred (100) feet to one (1) inch showing the following:

One all-inclusive map as identified above will be provided with this submittal, a reduced copy of which is attached hereto as Exhibit_4. Additional maps at a reduced scale will be attached to this document to further identify and discuss the Hyak Final Development Plan.

The Hyak Development Plan Map will show the preliminary approved density along with Division 1 by the County. This Development Plan Map, a copy of which is attached hereto in reduced size for reference as Exhibit_4, consists of an architectural type of drawing (not a preliminary plat map) that shows all existing and conceptual locations of lots, roads, open space, etc. Consistent with other approvals for PUD Final Development Plans, this type of drawing will be sufficient for the final development plan approval for the future review and approval of final plats (individual divisions within each parcel) that are consistent with the Hyak Amended PUD Final Development Plan.

- a. Preliminary Engineering plans including site grading, road improvements, drainage and public utilities:

As previously agreed with other final development plans that have been approved (Evergreen Ridge, Ranch On Swauk Creek, & Big Creek P.U.D's), the preliminary engineering road plans, site grading, road improvements and drainage will be submitted at the final platting stage through cross sections of the roads serving each stage and division.

Roads will be built to the Kittitas County Public and Private Road Standards (2005 Road Standards). Road Cross Sections, as provided in the Kittitas County Road Standards (2005 Road Standards) copies of which are attached for reference as Exhibit_11.

Water is provided for by the Snoqualmie Pass Utility District, a copy of which is attached hereto in reduced size for reference as Exhibit_7 reflecting the infrastructure already installed throughout the project site. Please also see large-scale water and sewer maps.

Sewer is provided for by the Snoqualmie Pass Utility District, a copy of which is attached hereto in reduced size for reference as Exhibit_8 reflecting the infrastructure already installed throughout the project site. Please also see large-scale water and sewer maps.

Kittitas County Public Utility District or Puget Sound Energy will provide power.

All other dry utilities will be privately owned.

b. Arrangement of all buildings, which shall be identified by type:

The arrangement of buildings and building type on each parcel will be shown via a small square within the parcels or otherwise noted on the Development Plan Map. There will also be a generalized lot layout map reflecting a structure on a specific lot as a guideline, see Exhibit's_4 & 9.

c. Preliminary building plans including floor plans and exterior design and/or elevation views:

The Hyak Planned Unit Development does hereby adopt, by reference, the preliminary building plans submitted and approved for the Ranch On Swauk Creek, Evergreen Ridge, & Big Creek Planned Unit Developments and have attached additional preliminary building plans, a copy of which in a smaller size is attached hereto as Exhibit_10.

d. Location and number of off-street parking areas including type and estimated cost of surfacing:

The location of off street parking is shown on the Development Plan Map see Exhibit 4. As required there will be a minimum of two off street parking spaces, along with the condominiums and commercial areas, which will have underground and possible aboveground, parking with an approximate total of 710 parking spots. Driveways will be gravel with a surfacing cost estimated to \$.75 per square foot. A specific description of parking is provided on Exhibit_6 and provided within the "Parking Tables" as shown within Exhibit_4.

e. The location and dimensions of roads and driveways including type and estimated cost of surfacing and road maintenance plans:

The location of roads and driveways are shown on the Development Plan Map, see Exhibit_4, with specifications provided through the cross sections as attached hereto as Exhibit_11. The road cross sections are provided for all roads, meets the intent of this Final Development Plan requirement. Final plats will, as required by Kittitas County Code, provide exact and specific designs and information of roads. At the time of building permits, location and dimensions of driveways will be located and approved by Kittitas County as the county approves access permits. Furthermore the applicant, early on in this process worked with the Local RID to build the existing roads that area already serving the project site. Roadway surfacing is estimated to cost an

estimated \$1.95 per square foot. Please note that existing roads already serve the project areas (Hyak Drive, Keechelus Drive, & Rampart Drive).

f. The location and total area of common open spaces:

The location of the common open space is shown on the Landscaping and Vegetation Map already on file with Kittitas County, titled "Landscaping and Vegetation Map". Furthermore the open space areas have been revised, regarding actual location and estimated acreage. See Exhibit_4, which reflects open space within the vicinity of Parcels B, E, and F. Please note that there may be the possibility of additional open space as the project develops out.

g. Proposed location of fire protection facilities:

Within the Hyak Planned Unit Development each home will not be required to install fire sprinklers but retain the option if desired. Fire hydrants maybe required within the expansion of the Snoqualmie Pass Water System. In review of the Snoqualmie Pass Water Plan most if not all water infrastructure (main lines, fire hydrants etc.) exists, see a copy of which is a smaller size attached hereto as Exhibit_7. Currently the local fire district (Snoqualmie Fire District No. 51) services this area and is located an estimated 1.93 miles from the Hyak Planned Unit Development.

h. Proposed storm drainage plan:

Storm Drainage Plan: Upon approval of the Hyak Final Development Plan a storm water pollution prevention plan will be submitted to the Washington State Department of Ecology for review. This plan will implement the Best Management Practices of the Eastern Washington Storm Water Manual addressing all storm water needs pertaining to the Hyak Final Development Plan. A conceptual storm water drainage map is included with this submittal of the Hyak Final Development Plan, a copy of which in a smaller size is attached hereto as Exhibit_4. Please note the preliminary engineering road plans, site grading, road improvements and drainage will be submitted at the final platting stage for review and approval serving each division within each parcel.

Kittitas County Code Section 17.36.040(3)

3. Certification from state and local health authorities that water and sewer systems are available to accommodate the development:

The Snoqualmie Pass Water System has been approved by the Washington State Department of Health and in currently is in operation. See Exhibit _7

Upon approval of the Hyak Final Development Plan by Kittitas County for location, density and layout the domestic water plans will be engineered and submitted reviewed and approved by the Snoqualmie Pass Utility District and by the Kittitas County Environmental Health Department.

The Snoqualmie Pass Utility District and its Comprehensive Sewer Plan has been approved by the Washington State Department of Health and currently is in operation, See Exhibit_8 existing infrastructure layout that serves the project site.

Kittitas County Code Section 17.36.040(4)

4. Provisions to assure permanence and maintenance of common open spaces:

Kittitas County has instituted a new policy of having specific types of Open Space and Non-buildable parcels be proportionately owned by tenants in the common as shown in the two paragraphs below.

The identified open space tracts shall be proportionately owned by tenants in the common, and retained by each home owner, and will be assessed, taxed, and foreclosed upon each building lot not fulfilling their obligation. This requirement shall not apply to lots retained by the original landowner or subsequent landowner(s) for the purpose of providing improved recreational facilities serving the benefited parcels. For the purposes of this condition, improved recreational facilities shall be those, which exceed \$100,000 in value.

Non-buildable parcels. Any parcel created specifically for, or dominated by, easements, roadways, storm water retention facilities, septic facilities or other purposes and as a result or otherwise are non-buildable shall be proportionately owned as tenants in common of the benefited parcels, retained by each parcel owner, and will be assessed, taxed, and foreclosed upon each building lot not fulfilling their obligation.

To address these requirements the Hyak Planned Unit Development agrees that at the point of final platting of any division of any phase of the Hyak Planned Unit Development all lots will be encumbered in such a manner that:

(i) The home owner association as the primary entity having the responsibility for maintenance and care of open space and non-buildable parcels shall be empowered with the right to lien and foreclose on said lien if any lot owner does not meet their responsibility to equally share in and contribute to the maintenance of said developments open space and non-buildable parcels.

(ii) Kittitas County shall be empowered with the right to lien and foreclose on said lien if any lot owner does not meet their responsibility to equally share in and contribute to the maintenance of said development open space and non-buildable parcels if the homeowner owner association does not meet its responsibility to maintain said open space and non-buildable parcels.

Kittitas County Code Section 17.36.040(5)

5. Statement of intent including estimated cost for landscaping and restoration of natural areas despoiled by construction including tree planting;

Great care will be taken by the Hyak Planned Unit Development in regards to the construction of the roads and infrastructure. Where practical all utilities will be placed within the road right of way. The Applicant is estimating a cost of \$5 per lineal foot for landscaping/restoration of areas disturbed due to construction activities. Areas that are disturbed may be landscaped with native vegetation.

Kittitas County Code Section 17.36.040(6)

6. Certification by the county of transfer of the required density credits in compliance with KCC 17.13, Transfer of Development Rights. (Ord. 2010-006, 2010; Ord. 2007-22)

The Hyak Planned Unit Development was originally approved in 1987 and amended and approved under Ord. 94-12. This approval is based upon the ordinance and codes at the time of submittal therefore vested and the transfer of density credits are not applicable.

Kittitas County Ordinance 2010-013 Response To Conditions

17.36.045 Review criteria.

2. Final development plan: The Director shall evaluate and the Board shall approve final development plans for the PUD, provided the conditions imposed on the preliminary PUD approval, if any, have been satisfied. (Ord. 2013-001, 2013)

As stated in Kittitas County Code 17.36.045(2), as shown above, the conditions established in the approval of Kittitas County Ordinance 94-12 are required to be satisfied during the development of the Hyak Planned Unit Development. The following review of conditions imposed on the Hyak Planned Unit Development provides information as to how said conditions will be or has been satisfied by the Hyak Planned Unit Development during the development process.

Ord. 94-12 Conditions 1-12:

1. Site plan submitted on January 4, 1994 to the BOCC shall be considered the site plan of record for preliminary development plan approval.

Response: Hyak Planned Unit Development will apply the January 4, 1994 site plan as the initial preliminary approved plan. As with previously approved planned unit developments they are approved for a maximum amount of density. This plan is a conceptual density plan where the actual density has the ability to be adjusted within the subject property.

2. Prior to submittal of the final development plan, the applicant shall make reasonable efforts to reach agreement with the Hyak Homeowners Association on road improvements, design standards, maintenance responsibility and stormwater drainage control.

Response: The applicant has met with the Hyak Homeowners Association and satisfied those issues. These issues were required to be met prior to Kittitas County granting approval of the Partial Final Development Plan and the final platting of Division 1. Furthermore the Hyak RID has been formed and is currently operating. The applicant, in the past, has deposited funds with the RID to conduct road improvements etc. The Hyak RID contains the responsibility to maintain the roads through collecting funds supporting the road maintenance and storm drainage controls. If there are any further items that are not addressed with the RID responsibilities, then the applicant will develop a set of CC&Rs that will contain maintenance and storm drainage control requirements.

3. Prior to submittal of the final development plan, the applicant shall prepare a wetland mitigation plan for all identified wetlands. Wetland encroachments shall not result in a net loss of total wetland areas. The final development plan shall clearly delineate all wetland areas and definitively describe all mitigation features, including but not limited to: construction constraints, mitigation, delineation, associated wetlands, swamps and drains.

Response: The applicant proceeded with a Partial Final Development Plan for Divisions 1 & 2 and received final approval for the Partial Final Development Plan and Divisions 1 & 2. The applicant submitted documentation from a consultant stating no wetlands were present satisfying this condition in order to receive approval for Divisions 1 and 2. Furthermore in reviewing the County wetland mapping there seems to be no identified wetlands on the project site. In review of the County file for the Hyak Amended PUD there is some references to a wetland located above the existing Sundance building. This area was formerly labeled as Area B of the Hyak Amended Planned Unit Development original map. Currently this area is in the process of being purchased by Sundance therefore no development, by the Hyak Planned Unit Development, will occur. The area of purchase by Sundance is considered open space. See Exhibit 4, specifically Sheet EX-2. Furthermore there is no required condition regarding wetland mitigation within Ord. 94-12.

4. The applicant shall prepare and submit a final site grading and contour map for the entire property, indicating all erosion and sedimentation control features. The final grading plan shall be submitted prior to final plan approval.

Response: The applicant will prepare a final site grading and contour plan and more appropriately for each division that occurs. Furthermore the applicant will be obtaining a construction stormwater permit from the Washington State Department of Ecology prior to any construction activities taking place. The process of obtaining a site-grading plan prior to each division is consistent in the process of other recently approved PUDs in Kittitas County, and provides for a more detailed/site specific analysis for review by Kittitas County.

5. All structures on all roadways shall have a minimum front yard setback of 25 feet, side yard setback of 10 feet, and a rear yard setback of 15 feet. The footprints for buildings shall be shown on the final development plan and shall be binding.

Response: The applicant has a submitted a generalized lot layout plan reflecting the required setbacks, a copy of which is attached hereto as Exhibit 9. Setbacks will also be established within the CC&R's that are recorded at each stage of final platting reflecting the consistency with the required setbacks.

6. The final development plan shall include architectural drawings depicting aesthetics of the proposed multi-family buildings. The design and height of the buildings shall be similar to the existing condominiums of Suncrest and Sundance.

Response: Hyak Planned Unit Development will be adopting by reference, the preliminary building plans submitted and approved for the Ranch On Swauk Creek, Evergreen Ridge, & Big Creek Planned Unit Developments. Furthermore attached are additional preliminary building plans, a copy of which is attached hereto as Exhibit 10.

7. The entire development will be served by public water and sewer from the Snoqualmie Pass Sewer District.

Response: The Hyak Planned Unit Development is and will be served by the Snoqualmie Pass Utilities District, which operates a Group a water system and community sewer system. See Exhibit 7 & 8.

8. No site disturbances or excavation shall be performed onsite until the final development plan is prepared, submitted and approved.

Response: The applicant will prepare a final site grading and contour plan and more appropriately for each division that occurs. Furthermore the applicant will obtain a construction stormwater permit from the Washington State Department of Ecology prior to any construction activities taking place. The process of obtaining a site grading plan prior for each division is consistent in the process of other recently approved PUDs in Kittitas County, and provides for a more detailed/site specific analysis for review by Kittitas County.

9. All subsequent amendments to this Planned Unit Development shall proceed in conformance with the current zoning requirements of the PUD Zoning District.

Response: The Hyak Planned Unit Development agrees to the amendment process if the any new divisions/proposals exceeds the total density approved under Ordinance 94-12. Proposals that are not deemed a significance change from the original propose preliminary approved conceptual plan etc. shouldn't be required to go through an amendment process.

10. All road improvements, maintenance requirements, stormwater drainage, road alignments, design, grade and all other road and drainage features shall meet County design standard and be approved by the County Engineer.

Response: The Hyak Planned Unit Development will submit all road improvements etc. to the County Engineer for review and approval.

11. All fire protection measures shall be conformance with the requirements of the local fire district and the Kittitas County Fire Marshall's Office.

Response: The Hyak Planned Unit Development will abide by the approval of this Planned Unit Development and will abide by the requirements of the Kittitas County Fire Marshall and the local Snoqualmie Pass Utility District. The Utility District, with their group A water system, is required to design for fire flow etc.

12. The submitted site plan shows a density of 562 multi-family dwelling units (16 buildings) and 60 single-family lots, totally 622 units. Should the final development plan not support the density shown on the preliminary plan, no site plan alterations or adjustments shall be made unless approved through a formal amendment process from the Board of County Commissioners.

Response: Hyak Planned Unit Development has submitted a development plan map reflecting the density approved. This maps is consistent with other recently approved PUD's in Kittitas County therefore granting flexibility to adjust density around etc. The Hyak Planned Unit Development is in agreement if the development plan map exceeds the density approved under Ord. 94-12 then a formal amendment process will be initiated.

SEPA

1. The Hyak Planned Unit Development submitted an original SEPA and was published and received comments in 1993/94. Due to the comments received the Planning Department directed the applicant to revise the SEPA checklist addressing all concerns. The applicant revised the SEPA checklist and resubmitted to the Planning Department. The Planning Department issued a SEPA Determination of Non-Significance and with no appeals filed.

**HYAK AMENDED PLANNED UNIT
DEVELOPMENT (PUD)**

LIST OF EXHIBITS

Hyak PUD July 7, 1987 Approval (ORD. 87-4)	1
Hyak Amended PUD Approval (ORD. 94-12)	2
Hyak Amended PUD Partial Final Development Plan & Approval (1996).....	3
Final Development Plan Map (Density, Stormwater, Parking, & Roads).....	4
Staging/Phasing Plan	5
Parking Description	6
Water Maps (Service Areas & Infrastructure).....	7
Sewer Maps (Service Areas & Infrastructure)	8
General Lot Layout.....	9
Additional Structural Drawings	10
Road Standards	11
Limited Areas of More Intense Rural Development Consistency.....	12
Kittitas County Comprehensive Plan Consistency	13

BOARD OF KITTITAS COUNTY COMMISSIONERS

IN THE MATTER OF)	
ZONING TERRITORY)	ORDINANCE
)	NO. 87-4
HYAK ZONE CHANGE)	

WHEREAS, according to Kittitas County Zoning Code Title 17, relating to the classification of lands, and setting regulations and standards for development and use thereof, a public hearing was held by the Kittitas County Planning Commission on June 22, 1987 for the Purpose of considering the following change to the official zoning map of Kittitas County:

A change in zoning from Forest & Range to Planned Commercial for a 25 acre parcel located in the southwest quarter Section 15, Township 22 North, Range 11 East W.M. in Kittitas County, Washington.

WHEREAS, testimony was taken from those persons present who wished to be heard, and

WHEREAS, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such an amendment, and

WHEREAS, the following findings of fact were made based on said inquiry:

1. The proposed zoning and land use plan are consistent with present and projected land uses in the Snoqualmie Pass vicinity.
2. Existing and planned sewer and water systems will be sufficient to accommodate the residential development proposed in this plan.
3. The planned condominium development is part of a comprehensive plan calling for expansion of skiing and other tourist recreation facilities that will enhance the economic base of the Snoqualmie Pass area and Kittitas County.

now therefore,

BE IT HEREBY ORDAINED by the Board of Kittitas County Commissioners that said Zoning Map amendment is hereby approved;

DONE this 7 day of July, 1987.

Roy Lumaco
Roy Lumaco, Chairman

ATTEST:

Don Sorenson
Don Sorenson, Commissioner

Barry M. Allard
Barry M. Allard, Clerk

[Signature]

BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON

RESOLUTION

NO. 94-12

IN THE MATTER OF PUD AMENDMENT

HYAK

WHEREAS, according to Kittitas County Zoning Code Chapter 17, relating to the Planned Unit Development of land, adopted pursuant to RCW 58.17 public hearings was held by the County Planning Commission on September 24, 1993 and the Board of Commissioners on November 9, 1993 for the purpose of considering an amendment of the plat known as Hyak and described as follows:

That 34 acre parcel located in the Quarter Section 15, Township 22 North, Range 14 East, Kittitas County, WA

and,

WHEREAS, te. s present who wished to be heard;

WHEREAS, due as required by law, and the necessary use and interest to be served b

WHEREAS, the fol de concerning the proposed

*These Inclusions
the Approved
1-18-1994
MOP*

1. The Board of County Commissioners finds the Planned Unit Development of HYAK is in conformance with Section 17.36.030 of the Kittitas County Zoning Code for a preliminary development plan. The subject property is within a Planned Unit Development Zoning District by virtue of a 1987 zone change. The Planned Unit Development Zoning District contains no specific density standards beyond environmental limitations and utility requirements.
2. The Board of County Commissioners finds the Kittitas County Comprehensive Plan has designated the subject property as Forest Recreation. The Snoqualmie Pass Area section of the Comprehensive Plan encourages a wide range of uses, based on the land physical suitability. The Plan mentions the U.S.F.S. Land Classification System as a principle guide for land use planning. The pending Snoqualmie Pass Sub-Area Comprehensive Plan is not of record to this development.
3. The Board of County Commissioners finds the Planned Unit Development concept is intended to provide for and encourage a harmonious mixture of land uses with greater flexibility in land use controls than is generally permitted by other sections of the code.
4. The proposal is intended to be a combination zoning amendments and a subdivision plat.
5. Kittitas County approved the subject property for a zone change from the previous Forest & Range classification to a Planned Unit Development in 1987 (Pacific West Mountain Resort). The 1987 approval was for a 326 unit motel, and 23 condo buildings containing 324 dwelling units. This proposal is an amendment or adjustment to that project.
6. The Board of County Commissioners finds that the proposed amendment will have fewer units than the 1987 approval.

7. The property is served by both public water and community sewer.
8. The Kittitas County Planning Department issued a Determination of Non-Significance on April 23, 1993.

now, therefore,

BE IT HEREBY RESOLVED by the Board of Commissioners of Kittitas County, Washington, that said preliminary plat designated as HYAK by, and the same hereby is, approved subject to the following conditions:

1. The site plan submitted on January 4, 1994 to the Board of County Commissioners shall be considered the site plan of record for preliminary development plan approval, and identified as "Exhibit A".
2. Prior to submittal of the final development plan, the applicant shall ~~reach~~ make reasonable efforts to reach agreement with the Hyak Homeowners Association on road improvements, design standards, maintenance responsibility and stormwater drainage control.
3. Prior to submittal of the final development plan, the applicant shall prepare a wetland mitigation plan for all identified wetlands. Wetland encroachments shall not result in a net loss of total wetland areas. The final development plan shall clearly delineate all wetland areas and definitively describe all mitigation features, including, but not limited to: construction constraints, mitigation, delineation, associated wetlands, swamps and drains.
4. The applicant shall prepare and submit a final site grading and contour map for the entire property, indicating all erosion and sedimentation control features. The final grading plan shall be submitted prior to the final plan approval.

5. All structures on all roadways shall have a minimum front yard setback of 25 feet, side yard setback of 10 feet, and a rear yard setback of 15 feet. The footprints for buildings shall be shown on the final development plan and shall be binding.
6. The final development plan shall include architectural drawings depicting aesthetics of the proposed multi-family buildings. The design and height of the buildings shall be similar to the existing condominiums of Suncrest and Sundance.
7. The entire development shall be served by public water and sewer from the Snoqualmie Pass Sewer District.
8. No site disturbance or excavation shall be performed onsite until the final development plan is prepared, submitted and approved.
9. All subsequent amendments to this Planned Unit Development shall proceed in conformance with current zoning requirements of the PUD Zoning District.
10. All road improvements, maintenance requirements, stormwater drainage, road alignments, design, grade and all other road and drainage features shall meet County design standards and be approved by the County Engineer.
11. All fire protection measures shall be conformance with the requirements of the local fire district and the Kittitas County Fire Marshall's Office.
12. The submitted site plan shows a density of 562 multi-family dwelling units (16 buildings) and 60 single-family lots, totaling 622 units. Should the final development plan not support the density shown on the preliminary plan, no site plan alterations or adjustments shall be made unless approved through a formal amendment process from the Board of County

ADOPTED this 18 day of January, 1994, at Ellensburg,
Washington.

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

Donald E. Sorenson
Donald E. Sorenson, Chairperson

Mary Seubert
Mary Seubert, Commissioner

Ray Owens
Ray Owens, Commissioner

ATTEST:

Jamie Coyne, Deputy
Anita J. Kazee,
Clerk of the Board

APPROVED AS TO FORM:

David A. Pitts (as annotated on p. 3)
David Pitts,
County Prosecutor

PARTIAL FINAL
DEVELOPMENT PLAN
for the
HYAK PLANNED UNIT
DEVELOPMENT



SUBMITTED BY

JAMES K. SCHULER AND ASSOICATES, INC.
OWNER

PATRICK D. DENEEN
PROJECT MANAGER

CONTACT PHONE NUMBERS

509-674-4475 CLE ELUM
509-995-0945 CELL PHONE

SUBMITTED APRIL 10, 1996

APPLICANT SUBMITTAL STATEMENT

This application comes before the Kittitas County Planning Commission at this time because the Kittitas County Commissioner's have formed a Road Improvement District (RID) for the Hyak area, specifically this RID includes the roads of the four divisions of Hyak Estates. This road construction is scheduled to be completed this summer. Prior to the road construction the county through the Kittitas County Public Works Department has requested that all utility extensions to the property abutting the roads to be constructed be completed. The utility installation is important to complete prior to the roads being constructed so that the road bed and surface will not have to be broken for the installation of said utilities after the roads are constructed. For this to be accomplished the locations of the residential lots included in the Hyak PUD that abut these roads must be finalized as early as possible in the engineering process.

This partial Final Development Plan only includes the properties that the applicant owns and that lay adjacent to said roads included within the RID. Concurrent with this submittal and on a parallel development path the applicant will be working with the Kittitas County Public Works Department, CH2M Hill (the counties engineers), Snoqualmie Pass Utility District, Puget Power, the local telephone company, The Hyak Property Owners Association, Sundance Home Owners Association, Suncrest Home Owners Association and Ski Lifts, Inc. (the owners of the ski area). To insure that all utility extensions are completed and that other issues such as drainage and snow storage areas are addressed prior to the construction of the roads within the Hyak RID.

Through the Hyak RID the county has taken on the final responsibility to development many of the engineering documents that Section 17.36.040 Final Development Plan of the Kittitas County Zoning Code calls for. Because of the short window of opportunity for construction in the Cascades all of the entities involved have agreed to work together to assist the County in its design process as well as to work together to insure that all of the utilities are installed to all of the lots in all of the Hyak Estates Subdivisions and the Hyak PUD that abuts the roads within the Hyak RID.

The following are the land areas that the applicant is asking to receive the partial Final Development Plan approval;

Residential Lot Division 1 is made up of nine lots located at the southwest corner of the intersection of Hyak Drive and Snoqualmie Drive. The preliminary plat allowed for nine lots in this area.

Residential Lot Division 2 is made up of 8 lots located on Keechelus Drive and 7 lots on Rampart Drive across from Division 4 of Hyak Estates. The preliminary plat allowed for fifteen lots in this area.

17.36.040 Final Development Plan
for a portion of the
HYAK PLANNED UNIT DEVELOPMENT

Section A. A staging plan describing the timing or sequence of construction for all the elements of the plan. Subdivision lot sales may precede other elements of the development upon final plat approval;

It is the intent of the applicant, James K. Schuler and Associates, Inc., to have this application reviewed by the Kittitas County Planning Commission at its regular May meeting. It is our belief that this submittal meets the requirements of Section 17.36.040 Final Development Plan of the Kittitas County Zoning Code and with the support of the various county departments will receive approval at said May meeting.

Upon approval of this partial Final Development Plan the applicant will continue to work with the Kittitas County Public Works Department and the other parties that are involved with the Hyak RID.

It is the applicants intent to have the property corners staked for Residential Lot Divisions 1 and 2 by the first week of June.

Upon lot staking the utility extensions will be completed prior to the construction of the Hyak RID. It is the applicants intention to have all of the utility extensions completed by the end of June.

I understand that it is the intent of the county to complete the Hyak RID project prior to prior to November 15, 1996.

Section B. A map or maps of the site drawn at a scale no smaller than one hundred feet to one inch showing the following;

- 1. Preliminary engineering plans including site grading, road improvements, drainage and public utilities extensions;*

Response to Site Grading Plans requirement : The partial Final Development Plan that the applicant is asking to be approved has three areas where site grading could occur as follows;

1. Grading of base for roads. The roads that the partial Final Development Plan abut are dedicated public roads created by the development of Hyak Estates and are not within the ownership of the applicant. All of the basic site grading for these roads has been completed either when the original Hyak Estates was developed or by the current owners of the lots in Hyak Estate through the Hyak property Owners Association.. Whatever site grading will be necessary on said roads will be at the counties direction as the county is the authority in charge of the creation, construction and completion of the Hyak RID.

2. Driveways and Road Approaches. Each lot will be served by a driveway and /or a road approach. All road approaches will meet the Kittitas County Road Standards. Individual road approaches will not be shown on the partial Final Development Plan map but individual lot owners will be required to apply to the Kittitas County Public Works Department for the right to construct a road approach from Residential Lot Division 1 and 2 of the Hyak PUD onto the new roads that the County is constructing through the Hyak RID. The two driveways located in Residential Lot Division 1 are located on the Map of the partial Final Development Plan included with this application.

3. Individual Lot Site Preparation. The covenants placed on the two residential lot divisions will not allow for specific lot site grading. All construction on said individual lots will be based on the natural lot slope configuration. Driveways onto lots will be approved by the applicant to insure major site disturbance does not occur during construction. It is the intent, through the Restrictive Covenants, to insure that the lots will remain in their natural state.

Response to Road Improvements: Through the Hyak RID the county has taken the responsibility to provide the engineering plans for all road improvements within the partial Final Development Plan area. As individual lots are sold in Residential Divisions 1 and 2 and said lots begin to develop the owners of said lots will apply to the Kittitas County Public Works Department for construction of approaches and driveway access . All said applications shall meet the criteria established by the Kittitas County Public Works Department.

Response to Drainage: Through the Hyak RID the county has taken the responsibility to provide the engineering plans for all drainage, as said drainage will effect the design of the roads, within the partial Final Development Plan area. These drainage plans will consider full build out of the entire Hyak Planned Unit

Development as well as Hyak Estates and the Hyak Ski Area. This includes on site drainage issues.

Response to Public Utilities: The Snoqualmie Pass Utility District has taken on the responsibility to provide the utility extensions for the property included within the partial Final Development. We will be working with the Utility District to install the side sewer lines and water connections to our property. The applicant has contracted with PLSA Engineering, the Snoqualmie Pass Utility District contract engineers, to determine and design all necessary utility extensions. The applicant will contract with the Utility District's contractor to install said extensions. The utility extensions will not be shown on this map. If any county authority requires the review of these plans for the approval of our requested partial Final Development Plan I will request that the Snoqualmie Pass Utility District submit said plans.

2. Arrangement of all buildings which shall be identified by type;

There are no buildings being constructed on these properties by the developer. The attached map shows the foot print area of possible building locations on the residential lots as determined by Item 5 of the Conditions Of Approval of the Amended Hyak Planned Unit Development.

3. Preliminary building plans including floor plans and exterior design and / or elevation views;

As the Residential Lot Divisions are not being built upon by the developer no such plans are available. All plans for individual residential lots shall be submitted to the Kittitas County Building Department for it's review.

4. Location and number of off-street parking areas including type and estimate cost of surfacing;

There are no buildings being constructed on these properties by the developer. The attached map shows the foot print area of possible building locations on the residential lots. The covenants for said property will require that the building design and lot layout for the residential lots to be such as to allow for 2 vehicles to be parked on each individual lot. Gravel driveway would cost about \$500

5. The location and dimensions of roads and driveways including type and estimate cost of surfacing, road maintenance plans:

Kittitas County, through the approval of the Hyak Road Improvement District, has taken on the responsibility for developing the plans for the road development within the partial Final Development Plan. The owners of the land included within the RID have agreed to have themselves taxed in order to provide the funds that the county needs for all of the phases of the development of said roads. The county will maintain said roads with the funds that it collects through the road taxes.

The two driveways into Residential Lot Division 1 are shown on the map that is attached to this submittal. There is a provision included in the Restrictive Covenants that allows for shared expenses for the maintenance of the shared driveways in Residential Lot Division 1 as follows;

"The owners of lots 1, 2, 8, and 9 of Residential Lot Division 1 shall share equally in the cost of snow removal and driveway maintenance for the driveway access to said lots. The level of maintenance of said drive way shall be as follows; The snow shall be removed at a minimum of twice a week, if necessary, to allow vehicular travel to the connecting driveways of all lots utilizing said driveway; Driveways shall be gravel unless the majority of lot owners, as listed above, vote to surface said driveway. The driveway surface shall be kept hard and with out ruts or pot holes. Maintenance to said driveway shall occur once a year, if necessary, in the month of June. Lot owners, as listed above, shall pay their share of said maintenance at a date specified by the majority of the lot owners listed above.

"The owners of lots 4, 5, 6, and 7 of Residential Lot Division 1 shall share equally in the cost of snow removal and driveway maintenance for the driveway access to said lots. The level of maintenance of said drive way shall be as follows; The snow shall be removed at a minimum of twice a week, if necessary, to allow vehicular travel to the connecting driveways of all lots utilizing said driveway; Driveways shall be gravel unless the majority of lot owners, as listed above, vote to surface said driveway. The driveway surface shall be kept hard and with out ruts or pot holes. Maintenance to said driveway shall occur once a year, if necessary, in the month of June. Lot owners, as listed above, shall pay their share of said maintenance an a date specified by the majority of the lot owners listed above.

6. The location of and total area of common open spaces;

There are no common or open spaces included within this partial Final Development Plan as presented to the Kittitas County Planning Commission for it's approval. Open space, as provided for in the Preliminarily Approved

Amended Hyak Planned Unit Develop, will be maintained in the final development plan for the remainder of the applicants property.

7. Proposed location of fire protection facilities;

Said facilities are already constructed and are in place. Said facilities are shown on the attached map.

8. Proposed storm drainage plan;

Kittitas County, through the approved Hyak Road Improvement District, has taken on the responsibility for this plan as said plan will affect the roads within the partial Final Development Plan. This plan is a cooperative effort between all of the parties involved with the RID. Said parties are as follows;

Kittitas County Public Works Department, CH2M Hill (the counties engineers), Snoqualmie Pass Utility District, PLSA Engineers (the Utility Districts engineers), Puget Power, the local telephone company, The Hyak Property Owners Association, Sundance Home Owners Association, Suncrest Home Owners Association and Ski Lifts, Inc. (the owners of the ski area).

As stated above the applicant will not be responsible for providing the plan but will be working and cooperating with the county.

C. Certification from state and local health authorities that the water and sewer systems are available to accommodate the development.

This information will be provided by the Snoqualmie Pass Utility District.

D. Provisions to assure permanence and maintenance of common open spaces:

There are no common open spaces included in this partial Final Plat Development, therefore this section does not apply to this submittal. The Restrictive Covenants will provide for the property owners association to be responsible for the maintenance and upkeep of all open spaces.

E. Statement of intent including estimated cost for landscaping and restoration of all natural areas despoiled by construction including tree planting.

There will be no landscaping provided by the applicant as it is the intend of the applicant to have the property remain in it's natural to whatever extent is possible.

The only area that the applicant will be working on during the construction of the project will be, as noted above, that of providing utilities to the front corners of the residential lots and the commercial land. There will be some driveway work done in conjunction with the county's construction of the road system. On any land that applicant disturbs the applicant will replant with natural seeds and vegetation. If any trees are removed the applicant will replant with same species. The estimated cost of this restoration will be about \$2,000.

In addition to the requirements in Section 17.36.040 Final Development Plan of the Kittitas County Zoning Code the applicant must conform to the Kittitas County Commissioner's Conditions of Approval on the Amended Hyak Planned Unit Development. The following outlines said conditions and provides the requested information;

Condition 1. The site plan submitted on January 4, 1994 to the County Staff and to the Board of County Commissioner's on January 18, 1994 shall be considered the site plan of record for preliminary development plan approval, and identified as "Exhibit A". During the approval process of the Amended Hyak Planned Unit Development there was some confusion as to which design was being discussed. This condition was added to insure that all parties were discussing the same design. All parties agreed to said design.

Condition 2. Prior to submittal of the final development plan, the applicant shall make reasonable effort to reach agreement with the Hyak Homeowners Association on road improvements, design standards, maintenance responsibility and storm water drainage control. The applicant shall demonstrate to the County's Satisfaction that a reasonable effort has been made. All parties have come together to support the Hyak RID which the Kittitas County Public Works Department is managing and which the Kittitas County Commissioner's have approved.

Condition 3. Prior to submittal of the final development plan, the applicant shall prepare a wetland mitigation plan for all identified wetlands. Wetland encroachments shall not result in a net loss of total wetland areas. The final development plan shall clearly delineate all wetland areas and definitively describe all mitigation features, including, but not limited to: construction constraints, mitigation, delineation, associated wetlands, swamps and drains. This partial Final Development Plan contains no wetlands. The applicant has identified a wetland in the area that is directly north of the Sundance

Condominiums. This area is not being effected by the Hyak RID and is not in this application for a partial Final Development Plan approval.

Condition 4. The applicant shall prepare and submit a final site grading and contour map for the entire property, indicating all erosion and sedimentation control features. The final grading plan shall be submitted prior to the final plan approval. This condition was placed in the approval of the Amended Hyak Planed Unit Development at a time when the applicant was expecting to build all of the roads within said PUD. Because of the Hyak RID the applicant will not be doing any site grading for the the land contained within this partial Final Development Plan. All drainage's will stay in their natural flow areas. CH2M Hill, the engineering firm that Kittitas County has contracted with to do the site grading and the road development plan, will be providing the county with the contour maps required. Said work is being paid for by the participating parties in the Hyak RID as they have agreed to tax themselves in order to pay for the counties cost regarding the Hyak RID.

Condition 5. All structures on all roadways shall have a minimum front yard setback of 25 feet, side yard set back of 10 feet, and a rear yard setback of 15 feet. The footprints for building shall be shown on the final development plan and shall be binding. Said footprints are shown on the attached map for the partial Final Development Plan.

Condition 6. The final development plan shall include architectural drawings depicting aesthetics of the proposed multi-family buildings. The design and height of the buildings shall be similar to the existing condominiums of Suncrest and Sundance. The partial Final Development Plan that is included with this submittal does not contain any multi-family buildings therefore this condition does not apply.

Condition 7. The entire development shall be served by the public water and sewer from the Snoqualmie Pass Sewer District. The partial Final Development Plan is included within the Snoqualmie Pass Sewer District (renamed the Snoqualmie Pass Utility District) and all properties within said Partial Final Development Plan will be served by said Utility District. The overriding reason for the submittal of this application is to insure that all said utilities are approved to the lot lines prior to the RID being constructed.

Condition 8. No site disturbance or excavation shall be performed onsite until the final development plan is prepared, submitted and approved. We have agreed with this and have abided by same.

Condition 9. All subsequent amendments to this Planned Unit Development shall proceed in conformance with the current zoning requirements of the PUD zoning District. We have agreed to this and have abided by same.

Condition 10. All road improvements, maintenance requirements, storm water drainage, road alignments, design, grade and all other road and drainage features shall meet County design standards and be approved by the County Engineer. The Hyak RID is being designed, managed and constructed through the Kittitas County Public Works Department and the County Engineer.

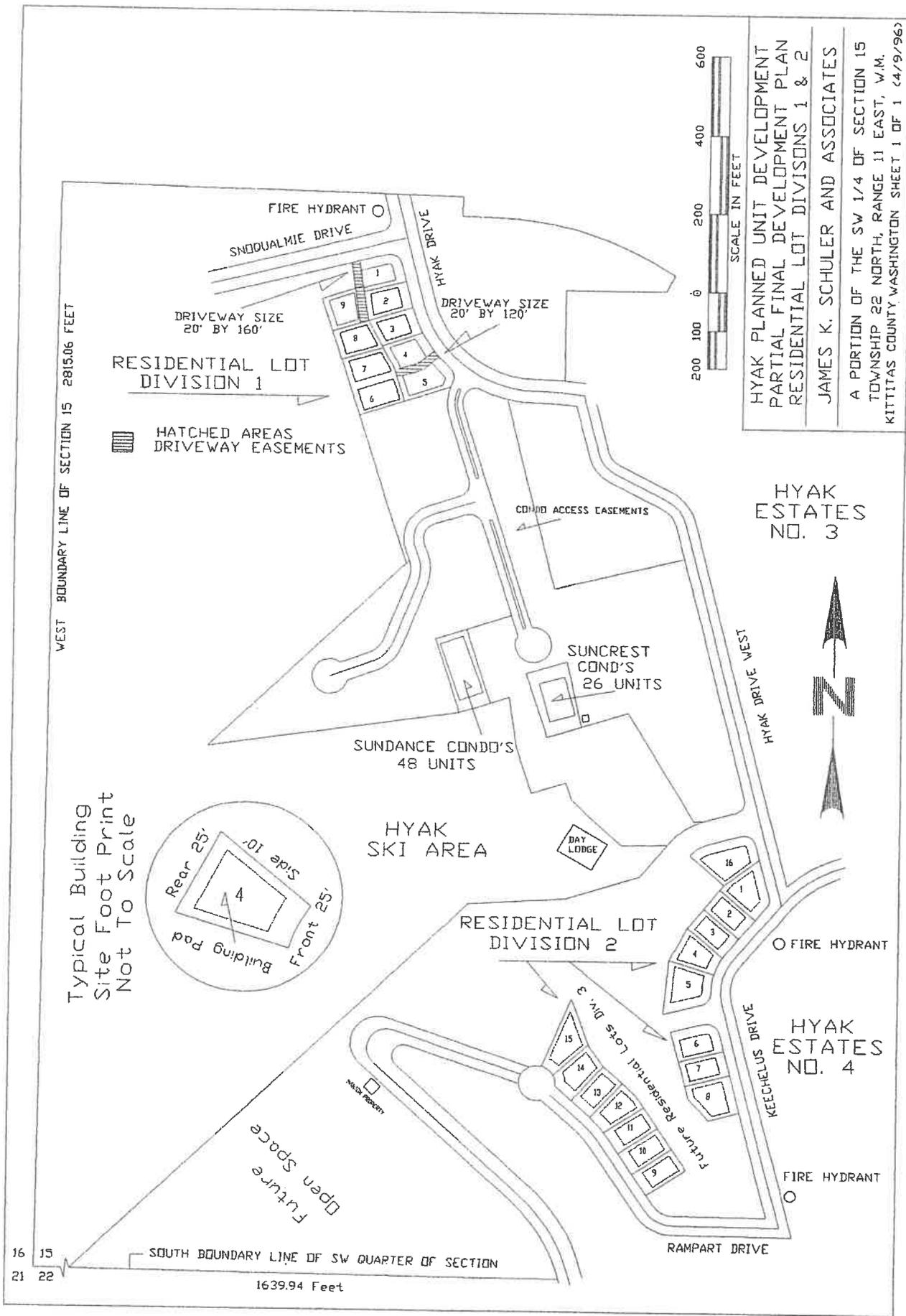
Condition 11. All Fire protection measures shall be conformance with the requirements of the local fire district and the Kittitas County Fire Marshall's Office. The water system that is provided by the Snoqualmie Pass Utility District meets these requirements.

Condition 12. The submitted site plan shows a density of 562 multi-family dwelling units (16 buildings) and 60 single family lots, totaling 622 units. Should the final development plan not support the density shown on the preliminary plan, no site plan alterations or adjustments shall be made unless approved through a formal amendment process from the Board of County Commissioners. In no case shall the overall density exceed 622 total units. We agree with this and have abided with same. The preliminary approved Amended Hyak Planned Unit Development showed the same number of lots in this area that are included in the partial Final Development Plan. No increases is being requested nor is one needed.

13. Along with the final development plan, a definitive parking plan shall be submitted providing a parking density of 1.5 cars parking spaces per multi-family unit. Parking space or stall dimensions shall be approved by the County Engineer. This partial Final Development Plan does not include any multi-family units so this condition does not apply.

End of partial Final Development Plan submittal for the Hyak Planned Unit Development.

Attached to this submittal you will find a reduced map of the partial Final Development Plan submittal for the Hyak Planned Unit Development. The full sized map of the partial Final Development Plan submittal for the Hyak Planned Unit Development has been submitted to the Kittitas County Planning Department as required by section 17.36.040 Final Development Plan.

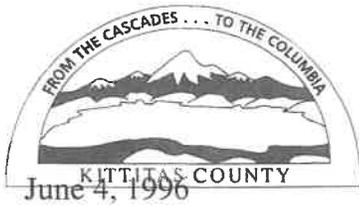


HYAK PLANNED UNIT DEVELOPMENT
 PARTIAL FINAL DEVELOPMENT PLAN
 RESIDENTIAL LOT DIVISIONS 1 & 2
 JAMES K. SCHULER AND ASSOCIATES
 A PORTION OF THE SW 1/4 OF SECTION 15
 TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M.
 KITTITAS COUNTY WASHINGTON SHEET 1 OF 1 (4/9/96)

HYAK
 ESTATES
 NO. 3

HYAK
 ESTATES
 NO. 4

Typical Building
 Site Foot Print
 Not To Scale



Kittitas County Planning Department

Room 182, Courthouse • Ellensburg, WA 98926 • (509) 962-7506

James K. Schuler & Assoc.
c/o Pat Deneen
1890 Nelson Siding Rd.
Cle Elum, WA 98922

Dear Mr. Deneen,

On May 29, 1996, the County Planning Commission held a public hearing on the Final Development Plan for Residential Divisions I and II of Hyak Planned Unit Development (PUD). This review was pursuant to KCC 17.36.040.

During the May 29 hearing, the Planning Commission approved the Final Development Plan submitted for review April 11, 1996. This submittal was supplemented by draft homeowners' covenants submitted during the hearing (dated April 1, 1996). These covenants must be followed during final plat approval and subsequent actions involving Residential Divisions I and II. The motion for approval passed 6-0, with one condition:

Receiving a letter from Mr. Lang addressing wetlands prior to final plat approval.

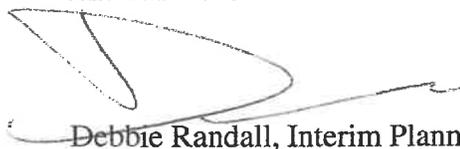
Based on this condition, Mr. Alan Lang, of Eastside Consultants, will be expected to submit a letter stating there are no wetlands located within or affected by Residential Divisions I or II, prior to signature of the final plat for Residential Divisions I and II. He should include in this statement how he arrived at this decision (the methodology for wetlands review).

I have attached the six findings of fact made on May 30, 1996 for the Planning Commission's decision for Final Development Plan approval.

The next step for Residential Divisions I and II of Hyak PUD is applying for final plat approval. Final plat approval must occur prior to sale of these individual single-family lots. Please contact the County with any additional comments or questions you may have regarding the above matters or Hyak PUD in general.

Sincerely,

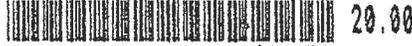
KITTITAS COUNTY PLANNING DEPARTMENT



Debbie Randall, Interim Planning Director

cc: Greg Gifford, Public Works
Derald Guidos, Building & Fire Safety

Recorded in the County of Kittitas, WA
Beverly M. Allenbaugh, Auditor



20.00

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Return To: Pat Deneen
1890 Nelson Siding Road
Cle Elum, Wa 98922

TITLE OF DOCUMENT

**DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS,
AND RESERVATIONS FOR HYAK PLANNED UNIT DEVELOPMENT, DIVISION I**

KITTITAS COUNTY, WASHINGTON
July 17, 1998

GRANTOR

James K. Schuler and Associates, Inc.

GRANTEE

The Public

LEGAL DESCRIPTION OF PROPERTY AFFECTED

THAT PROPERTY LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15
TOWNSHIP 22 NORTH, RANGE 11 EAST W.M. KITTITAS COUNTY, WASHINGTON AS
RECORDED IN VOLUME 8 PAGES 149-151, RECORDS OF SAID COUNTY;
AND SPECIFICALLY THE LAND OCCUPIED BY
HYAK PLANNED UNIT DEVELOPMENT DIVISION I

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1. Definitions For the purpose of this Declaration and any amendments hereto, the following terms shall have the following meanings and all definitions shall be applicable to the singular and plural forms of such terms:

1.1. Address of Record shall mean the official address maintained in the records of the Declarant and, after the transition date, the Hyak Planned Unit Development Division I Owners' Association, including other lands that may be added per Section 13, to serve as the location for notices of pending meetings, elections and official proceedings pursuant to this Declaration.

1.2. Construction and Constructed shall mean any construction, reconstruction, erection or alteration of an improvement, except wholly interior alterations to a then existing Structure.

1.3. Board shall mean the representatives of the Hyak Planned Unit Development Division I Owners' Association including other lands that may be added per Section 13 of this document.

1.4. Declarant shall mean James K. Schuler and Associates, Inc. and/or its successors in interest or assigns.

1.5. Declaration shall mean this Declaration of Covenants, Conditions, Restrictions, and Reservations for Hyak Planned Unit Development, Division I, Kittitas County, Washington, including other lands that may be added per Section 13 of this document, and as it may from time to time be amended.

1.6. Developer refers to Declarant as defined above.

1.7. First Real Estate Contract and First Vendor shall mean, respectively, (a) a recorded Real Estate Contract on a Parcel that has legal priority over all other Contracts thereon, and (b) the vendor of a first Real Estate Contract.

1.8. Parcel shall mean any one of the lots developed in the Hyak Planned Unit Development, Division I, including other lands that may be added per Section 13 of this document, approved by Kittitas County, together with improvements and appurtenances, if any thereon.

1.9. Mortgage shall mean a recorded mortgage or deed of trust that creates a lien against a Parcel and shall also mean a real estate contract for the sale of a Parcel.

1.10. Mortgagee shall mean the beneficial owner, or the designee of the beneficial owner, of an encumbrance on a Parcel created by a mortgage or deed of trust and shall also mean the vendor of a real estate contract for the sale of a Parcel.

1.11. Owner shall mean the recorded owner, whether one or more Persons, of fee simple title to a Parcel within the Property, and including a contract purchaser, provided the ownership includes the current right to possession of the property. Contract vendors are not owners if their rights do not include possession of the property.

1.12. Person shall mean an individual, corporation, partnership, association, trustee, or other legal entity.

1.13. Pets shall mean dogs or cats kept for personal enjoyment.

1.14. Property shall mean the land approved by the Kittitas County Board of Commissioners as Hyak Planned Unit Development, Division I, including other lands that may be added per Section 13 of this document, and such additions thereto as may hereafter be subjected to the terms of the Declaration, and all improvements and structures now or hereafter placed on the land.

1.15. Structure shall mean any building, fence, wall, driveway, walkway, patio, deck, swimming pool, outbuilding, shed or the like.

1.16. Survey shall mean the record of survey of the Property referenced in the recitals paragraph above, and any amendments, corrections or addenda thereto subsequently recorded.

1.17. Transition Date is defined in Section 5.3 and, subject to the specifics of that section, generally refers to transfer of operating authority from the Declarant to the Board.

1.18. Form of Words. The singular form of words shall include the plural and the plural shall include the singular. Masculine, feminine, and neuter pronouns shall be used interchangeably.

1.19. Owners Association shall mean that group of Hyak Planned Unit Development, Division I lot owners treated as a whole including other owners of lands that may be added per Section 13 of this document. All lot owners by the fact that they are lot owners and by this declaration are required to be members of the Owners Association and are there by required to follow the Owners Association bylaws and rules and to pay any and all fees duly assessed.

2.0 Easements

2.1. Easements Established. Declarant does hereby establish, create and reserve for the benefit of itself and all owners, and their respective heirs and assigns, the easements shown on the face of the final plat. In addition the developer does hereby establish a 15 foot easement on each side of each and every property line within the Hyak

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Planned Unit Development Division I for utility and drainage use. Any utilities wishing install additional utilities in said easements shall request and be issued an approval for use of said easement by the Declarant and after the transition date the board prior to installation of any new or additional utilities.

2.2. Utility Easements. Easements shown on the face of the final plat for utility service are hereby established, created and reserved for the benefit of the utility providers, for the purposes of ingress, egress, installation, reading, replacing, repairing and maintaining systems, lines, drainage paths, creeks and meters.

2.3. Drainage Easements. Natural Drainages shall be easements for drainage purposes only and shall not be blocked or moved by property owners. Said drainages shall be managed as stated in Section 17.1 of this document.

2.4 Owners Use Of Easements. Within these easements no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot except for such improvements for which a public authority or utility company is responsible. Any and all drainage collected or sufficiently concentrated to create any erosion problems in the opinion of the Declarant and after the transition date the board shall be piped at the owner's expense to the nearest public drainage facility. Plans and specifications for such underground piping must be approved by the Declarant and after the transition date the board at the time the building plans are approved for construction purposes.

3. Construction on parcels and Use of parcels

3.1. Uniformity of use and appearance. One of the primary purposes of this Declaration is to assure within the Property: (i) standards that will safeguard the privacy and quiet enjoyment of all Owners; and (ii) a uniformity of use and quality of workmanship, materials, design, maintenance and location of Structures with respect to topography, finish grade elevation and adjacent Parcels and improvements thereon; and (iii) provide a seamless addition to the existing Hyak Estates Development. It is in the best interests of each Owner that such standards be maintained as hereinafter provided.

3.1.1. Use.

3.1.1.1. The use of the parcel shall be limited to a single or duplex residential structure. No other structures shall be allowed except a detached garage attached to the main residential structure with a covered walkway.

3.1.1.2. The style and color of the garage shall match the house.

3.1.1.3. All exterior trim shall be uniform in style and color. Each run of exterior railing shall be uniform in style and color.

3.1.1.4. The location of propane and other tanks, including all other utilities shall be located on a site plan and approved prior to placement, and are to be located to minimize visual impact.

3.1.1.5. All utilities shall be placed under ground.

3.1.1.6. Landscaping buffers shall be placed around above ground tanks to screen visual impact by all neighboring view.

3.1.1.7. Driveways located within the County Right-of-Way, shall be located within the projection of the homeowner's property lines.

3.1.1.8. All structures will provide a minimum of one parking space per unit, within the boundaries of the homeowner's property lines.

3.1.1.9. No television or radio aerials which are more than 6 feet in height above the highest point (exclusive of chimneys) on any building or structure shall be erected or placed on any lot.

3.1.1.10. No satellite dishes larger than 1 meter in diameter, rotary beams or similar devices shall be constructed on any lot. Satellite dishes of 18 inches or smaller must be attached to the house and be no higher than the highest part of the roof, unless line of sight is not possible from the house. In cases where reception is not possible with a house mounted system, upon approval of the Declarant and after the transition date the board, a dish may be placed in the least visible location that will allow reception.

3.2. Review of Plans and Designs. The Declarant will review plans and designs for compliance with this declaration until transition date and the Board will assume those duties thereafter. Both the Declarant and the Board may delegate their review duties.

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3.2.1. Approvals. As to all improvements, construction and alterations in the Hyak Planned Unit Development, Division I, the Declarant and after the transition date the board shall have the right to refuse to approve any design, plan or color for such improvements, construction or alterations which are not suitable or desirable in the Declarant's and after the transition date the board's opinion, aesthetic or otherwise, and in so passing upon such design, the Declarant and after the transition date the board shall have the right to take into consideration the suitability of the proposed building or other structure and the material of which it is to be built, the exterior color scheme to the site upon which it is proposed to erect the same, the harmony thereof with the surroundings and the effect of the building or other structure or alterations therein as planned on the outlook of the adjacent or neighboring property and the effect, or impairment, said structure will have on the view of surrounding building sites, and any and all other factors which in the Declarant's and after the transition date the board's opinion shall affect the desirability and suitability of such proposed structure, improvements or alterations.

3.2.2. Waiver of Restrictions and Limitations. the Declarant and after the transition date the board reserves the right to enter into agreement with the owner of any lot or lots (without the consent of the owner of other lots of adjoining or adjacent property) to deviate from the conditions, restrictions, limitations and agreements contained in this Declaration in certain particulars in a specific case, and any such deviation which shall be manifested in an agreement in writing shall not constitute a waiver of any such conditions, restrictions, limitations or agreements as to the remaining lots in the subdivision and the same shall remain fully enforceable as to all other lots located in the subdivision.

3.3. Design Submissions. All requests for approval under this Declaration, architectural designs, landscaping plans, fencing plans and other submissions to the Declarant and, after transition date, the Board shall be in writing and must be prominently labeled with the Owner's name, address of record and telephone number so the decision may be easily communicated to the Owner and shall be delivered by registered mail except when hand delivered to the Declarant and, after transition date, the Board and accepted by same.

3.4. Water Conservation. All homes shall be designed and built taking advantage of low water consumption technology and plumbing fixtures in all areas of the home and landscaping. Wasteful use of water is not permitted.

3.5. Site Plan. A site plan showing all buildings to be constructed on a lot shall be submitted to Declarant and after transition date the Board for approval. The site plan shall mark the driveway onto the lot and also show the positioning of the structures and how they will face on the property. In addition to the site plan the corner points of the structures to be built shall be placed on the land for review by the Declarant and after transition date the board for approval. In addition to a site plan a Forestation and Tree Thinning plan must be submitted prior to construction or tree removal. Approval shall not be unreasonably withheld and notice of action by the Declarant and, after transition date, the Board shall be mailed by registered mail to the submitting Owner within 45 days of receiving the original submittal or it will be deemed approved. Except this time may be extended by the Declarant and, after transition date, the Board when the site is obscured by snow cover or for other seasonal considerations.

3.6. Water Service and Sewage Disposal shall be provided by the Snoqualmie Pass Water and Sewer District. All hook up and related fees shall be paid by the owner. The Declarant has no further responsibility for these services. Application for same shall be made directly to said district.

3.7. Type of Construction. Mobile, Modular, Factory Built and/or Prefab Homes are not permitted.

3.8. Architectural Design. Architectural design of all buildings shall be consistent with conventional wood frame construction and of a style based primarily on one or more rectangular shapes. The color of the exterior of the building shall be included when the plans are submitted for approval. The architectural design of any structure being constructed on any Parcel shall be submitted to the Declarant and, after transition date, the Board for design approval. Approval shall not be unreasonably withheld and notice of action by the Declarant shall be mailed by registered mail to the submitting Owner within 45 days of original submittal or it will be deemed approved. Except this time may be extended by the Declarant and, after transition date, the Board when the site is obscured by snow cover or for other seasonal considerations. Said design shall be evaluated as to compliance with these covenants.

3.9. Floor Area. All homes built or placed on the Property shall have a minimum of 1000 enclosed square feet of floor area with a minimum of a 700 square foot pint on the lot. Floor area shall not include attached or unattached garages, porches, decks or patios. All unattached garages shall be attached to the main dwelling by a covered walkway. The entire exterior of any building must be completed within nine (9) months after work has

18561

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commenced. Except this time may be extended by the Declarant and, after transition date, the Board for weather and seasonal considerations. Homes shall be of traditional wood frame, brick, masonry, or log construction.

3.10. Structure Height. The maximum height of any structure shall not exceed three stories plus roof excluding a basement.

3.11. Roofs. Roofs shall be metal, of a non glaring finish, fire resistant and of an earth tone as approved by the Declarant and, after transition date, the Board and have not less than a 4 to 12 pitch.

3.12. Exterior Finish. Exterior finish shall be brick, masonry, log, natural wood siding, painted wood, or composite siding of an earth tone color approved by Declarant and, after transition date, the Board.

3.13. Completion of Construction. Any Structures erected or placed on any Parcel shall be completed as to external appearance within nine (9) months from the date Construction begins, however with good cause shown, the Declarant or after transition date, the Board may extend this term. All yards and landscaping must be completed within twelve (12) months from the date of completion of the Structure, however, with good cause shown, the Declarant or after transition date, the Board may extend this term. All Parcels shall be maintained in a neat and orderly condition during Construction.

3.14. Fire Prevention. All building designs shall meet the guidelines set forth by the Kittitas County Fire Marshal. All site development, driveways and access routes shall be constructed in such a manner that will allow fire and rescue vehicles access to all structures on a Parcel.

3.15. Landscaping. It shall be the Owner's responsibility to maintain their Parcel's appearance. The property shall be kept in a predominantly natural state. Small lawns, flowers and gardens may be planted. There shall be no removal of healthy live evergreen or coniferous trees unless said removal is part of a landscaping plan or tree thinning plan submitted to and approved by the Declarant and, after transition date, the Board. Removal of trees is allowable for building sites. Prior to removal of any trees a landscaping plan or tree thinning plan shall be submitted to the Declarant and, after transition date, the Board for design approval. Approval shall only be granted if said plan is consistent with the intent of this section, i.e. to maintain the area in a forested natural state. Approval shall not be unreasonably withheld and notice of action shall be mailed by registered mail to the submitting Owner within 45 days of original submittal or it will be deemed approved. Except this time may be extended by the Declarant and, after transition date, the Board when the site is obscured by snow cover or for other seasonal considerations. Said design shall be evaluated as to compliance with these covenants. This section shall in no way limit a property owner's right to remove a tree which may constitute a hazard or be a threat to life or property. Landscaping planted by any lot owner shall not interfere with the view of any other lot owner in Hyak Estates. Existing views are to be protected. Any dispute regarding view protection shall be resolved by the Declarant and, after transition date, the Board.

3.16. Building Permits, Governmental Zoning and Land-Use Restrictions. Users must obtain all building and use permits required by Kittitas County and otherwise comply with all current and future government land-use regulations. However, some uses permitted under general government land-use regulation are inappropriate to the character of Hyak Planned Unit Development, Division I, including other lands that may be added per Section 13 of this document, and this declaration sets out further restrictions on permissible uses to preserve the future value of all properties.

3.17. Residential Use. The dwellings within the Hyak Planned Unit Development, Division I, Kittitas County, Washington including other lands that may be added per Section 13 of this document, are intended for and restricted to use as single or duplex family residences only, on an ownership, rental, or lease basis, and for social, recreational, or other reasonable activities normally incident to such use.

3.18. Business and Commercial Activity. No business or commercial activity is allowed on any parcel including but not limited to storage of materials, parking of commercially used vehicles or machines or placement of commercial signs. The commercial breeding of animals is prohibited on any Parcel. Home office activities are allowable provided (i) no employees other than residents are based on the premises, (ii) no commercial signs or advertising is visible and (iii) the residential nature of the development is not disrupted by frequent client traffic or parking.

3.19. Commercial Farming, Ranching, Logging and Agriculture. No commercial farming, ranching, logging and/or agriculture is allowed on any parcel.

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3.20. Pets. Owners must contain all pets to their individual parcels. Only those pets listed in Section 1.13 shall be allowed.

3.21. Maintenance of Building and Parcels. Each Owner shall, at the Owner's sole expense, keep the interior and exterior of the Structures on the Owner's Parcel, as well as the Parcel, in a good order, condition and repair and shall do all redecorating, painting, landscaping, and maintenance at any time necessary to maintain the appearance and condition of the Structures and the Parcel. Temporary Structures. No Structures of a temporary character or nature (other than temporary construction-related structures), trailers, tent, shack, garage, barn, mobile homes, or other outbuildings shall be installed, stored, placed or used on any Parcel either temporarily or permanently, except as provided under Section 3.28, Recreational Vehicle storage.

3.22. Fences, Hedges and Clotheslines. No fences, hedges or boundary walls will be permitted upon any lot except around immediately developed outside patio areas and as approved in advance by the Declarant and, after transition date, the Board. No exterior clotheslines or strung wires shall be permitted.

3.23. Fires. No open fires are permitted without the approval of the local fire department, the controlling state agency and the Declarant and, after transition date, the Board. It is the intent of these covenants not to allow open fires except in contained facilities such as a barbecue pit and during the land clearing and construction process.

3.24. Offensive Activity. No noxious or offensive activity, including but not limited to the creation of excess levels of noise, noxious odors, or storage of materials or equipment which may be visually offensive, shall be conducted on any Parcel, nor shall anything be done thereon which may be or become an annoyance or nuisance to other Owners or tenants. The validity of any claims or complaints under this section shall rest with the Declarant and after the transition date, the Board and property owners agree to abide by any decisions of the Declarant or the Board regarding ceasing activities found to not be in compliance with this section. In addition, and without limitation as to the foregoing, the discharge of firearms and target shooting are strictly prohibited on the Property and all Parcels therein. Except as provided in Sections 3.25, 3.26, 3.27, 3.29 and 3.30, vehicles, or materials used in connection therewith, shall not be kept, parked, stored, dismantled or repaired outside of a garage or building, on any Parcel or any street within the Property.

3.25. Vehicle Parking. Three vehicles may be parked outside of a garage or building on any parcel. Said vehicles must be in running condition, licensed and insured. It is the intent of these covenants to allow residents owners to park their personal operating vehicles on their Parcel. It is further the intent of these covenants not to allow storage or display of unused or inoperable vehicles, outside of a garage or building, on any parcel.

3.26. Guest Vehicles. Guest vehicles meeting the above criteria may be continually parked on any public thoroughfare or on the Parcel outside of a garage or building for a time not exceeding 72 hours. It is not the intent of this paragraph to limit the normal flow of residents and their guest to any parcel.

3.27. Vehicle Parking and Snow Removal. Restrictions on vehicle parking on the public streets, do to snow removal, changes seasonally and at times changes during the season due to weather and snow conditions. It is the owners responsibility to stay informed of such restrictions and to abide by same.

3.28. Recreational Vehicles and Travel Trailers. One recreational vehicle or travel trailer per parcel that is licensed, insured and in good running condition may be parked outside of a garage provided said vehicle is parked in an area on either the rear or side of the structure and that said vehicle or trailer is screened from view of the street by an approved fence or vegetation. Prior to construction, a recreational vehicle may be parked on the property for a period not to exceed two weeks per month. With the written approval of the Declarant or after the transition date the Board, a recreational vehicle or travel trailer may be parked on the lot during home construction for a period not exceeding nine months. There shall be no inhabitation of any recreational vehicles, trailers, or other items that are parked on the property after construction except on a temporary basis not to exceed 14 days continuously or 60 days in any given year.

3.29. Boats, Snowmobiles, Trailers, and Other Recreational Items. Four such items per parcel may be parked outside of a garage on property if licensed, insured, and in operating condition.

3.30. Setbacks. No Structure shall be located closer than fifteen feet (15) feet from the front, side or rear line of any Parcel. For purposes of this Section, eaves, steps and open porches shall be considered as part of the Structure. All Structures shall also comply with all applicable governmental laws, codes, ordinances and regulations pertaining to setbacks. The setback area shall be left in a natural state, either revegetated with naturally occurring vegetation or lawn and small garden. Timber thinning may be done in these setbacks under an approved timber

18563

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thinning plan. Nothing in this section shall prevent the removal of any tree that is deemed to be a safety hazard to life or property. See section 3.33 Forestation and Timber Thinning.

3.31. Land Use Activities. No oil or gas drilling, or exploration, quarrying, or mining operations of any kind shall be permitted upon or in any parcel. There shall be no storage of any environmentally dangerous materials on any Parcel.

3.32 Damage. Any damage to streets, property improvements, entry structures, fences, landscaping, mailboxes, lights and lighting standards by Parcel Owners, their children, contractors, tenants, agents, visitors, friends, relatives or service personnel shall be repaired by such Owner within ten (10) days from the occurrence of such damage.

3.33. Forestation and Timber Thinning. Before any trees may be cut or removed a plan shall be submitted to the Declarant, and after transition date the board, for approval which shall show where and how trees will be thinned and/or removed. The Timber Thinning Plan must show how the natural environment will be maintained. As trees are thinned and others removed for building sites young small trees shall be planted and maintained to continue and enhance the natural environment. The species of the trees shall be consistent with the natural species on the property. The intent of this section is to maintain the parcel as a natural growing forest with different levels of forest canopies with a mix of the natural species.

3.34. Electrical Utilities. Power is supplied by Puget Power and is provided to the property line. It is the property owner's responsibility to pay all hook up fees and all other associated costs and fees for the use of these utilities. It is the property owner's responsibility to pay all associated costs and fees to provide power from the property line of the parcel to the point or points of use on the parcel. The Declarant has no further responsibility regarding these services. All utility lines or wires located outside a dwelling unit shall be in conduits attached to such units and all utilities shall be placed underground.

3.35. Telephone Service. Telephone service is provided to the property line of each parcel. It is the owner's responsibility to pay for all hook up fees and other related fees for the use of this service. The Declarant has no further responsibility regarding this service.

3.36. Television Service. Television service is not provided. It is recommended that owners use small satellite dishes to receive television service.

3.37 Snow Removal. Snow Storage, Snow Shedding From Building Roof. All lots bordering public streets here by grant a 10 foot snow storage easement along said public street, except across ingress and egress accesses, to Kittitas County, or the snow removal agency selected by said county. All buildings shall be designed in such a way so that no snow leaving the roof of a building will be shed outside of the parcel said building is located upon. Parcels having shared ingress and egress access easements shall contribute equally to the snow removal cost and maintenance of said easement, except unsold lots under ownership of the developer shall be exempt from contributing to the maintenance and snow removal of said easements.

3.38 Construction and Maintenance of Shared Accesses.

3.38.1. Definition of Shared Access; Any access where two or more lots share an easement dedicated for the common access to said lots as recorded on the plat or as filed with the Kittitas County Auditor.

3.38.2. Construction and Improvements of Shared Accesses; The Developer has provided a graded gravel access to each lot and has no further obligation for access improvement. Further improvements for the shared access shall meet the following standards; (a) Surfacing shall be a minimum of 2 inches of asphalt; (b) Surface width shall be no less than 10 feet; (c) Center line of Surfaced width shall be the center line of the easement unless agreed to by all lots using said Shared Access; (d) Design and materials shall be approved by Declarant and, after transition date, the Board; (e) Drainage shall meet Kittitas County standards and be approved by Declarant and, after transition date, the Board; (f) Specific design and construction requirements may be adopted by the Declarant and, after transition date, the Board for any or all Shared Access.

3.38.3. Cost of Shared Access. (a) Cost of construction of any and all improvements of Shared Access shall be paid equally by the owners of all lots sharing said easement as recorded on the plat or as filed with the Kittitas County Auditor. (b) Any owner wishing to improve said access shall provide owners of all lots sharing said easement as recorded on the plat or as filed with the Kittitas County Auditor and the Declarant and, after transition date, the Board, a design, including construction details, of said improvements along with three bids by licensed contractors for said improvements; (c) Upon approval by the Declarant and, after transition date, the Board any

18564

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owner of a lot with shared access may improve said access. Owners of all lots sharing said easement as recorded on the plat or as filed with the Kittitas County Auditor shall become liable for their equal share of said improvements and shall have the right to pay said owners share of the improvements directly to the contractor or have a lien placed on their property for the amount of the share of the improvements including costs and interest as provided for in Section 6 of this document.

3.38.4. Cost of Maintenance of Shared Access. (a) Cost of maintenance of the Shared Access shall be paid equally by the owners of all lots sharing said easement as recorded on the plat or as filed with the Kittitas County Auditor excepting snow removal; (b) Lots with Shared Access and having housing units built upon them shall be responsible for snow removal. Vacant lots shall have no responsibility to pay for any costs relating to snow removal or damage caused to Shared Access by snow removal. (c) Owners of lots with Shared Access shall come to an agreement on snow removal and payment for same. If an agreement is not reached, any owner of a lot with Shared Access may present to the Declarant and, after transition date, the Board a snow removal plan with bid for same. Upon approval of said plan and bid by the Declarant and, after transition date, the Board any owner of a lot with shared access may implement said plan. Owners of all lots sharing said easement as recorded on the plat or as filed with the Kittitas County Auditor with housing units upon them, either partly or completely constructed, shall become liable for their equal share of said maintenance and shall have the right to pay said owners share of the improvements directly to the contractor removing said snow or have a lien placed on their property for the amount of the share of the improvements including costs and interest as provided for in Section 6 of this document.

3.39. Maintenance of Lots and Improvements. The lots and improvements thereon shall be maintained in compliance with the intent of these Covenants. Thirty days after notice to the owner of any lot failing to be so maintained, Declarant and, after transition date, the Board or a person or persons designated by them may then enter upon any lot for the purposes of cutting, plowing under, burning or otherwise removing weeds and removing and disposing of rubbish or litter. No such entry shall be deemed a trespass and Declarant and, after transition date, the Board shall not be subject to any liability therefore. The costs of such work shall be billed to and paid by the owner of the lot and shall constitute a lien on the lot from and after the date that notice of delinquency is filed of record. The lien, including costs and attorneys' fees, may be enforced by Declarant and, after transition date, the Board in the manner provided under Section 6 of this document.

4. Notices For All Purposes.

4.1. Form of Notices. All notices given under the provisions of this Declaration shall be in writing and may be delivered either personally or by mail. If delivery is made by mail, the notice shall be deemed to have been delivered on the third day of regular mail, postage prepaid, addressed to the Person entitled to such notice at the Owner's Address of Record. Mailing addresses must be changed by notice in writing to the Declarant and, after transition date, the Board.

4.2. Declarant's Address. Notices to the Declarant shall be mailed to the following address:

James K. Schuler and Associates, Inc.
C/O Pat Deneen
1890 Nelson Siding Road
Cle Elum, WA 98922

4.3. Change of Declarant's Address. The Declarant's address may be changed from time to time by the execution and recording of an instrument in the Real Property Records of Kittitas County Washington which (1) refers to this Declaration and this Article and (2) sets forth the Declarant's new address.

4.4. Timely Notice. Notice of meetings, elections and pending action shall be timely if given by U. S. Mail thirty days in advance of the proposed activity.

4.5. Owner's Address of Record. Each Owner must maintain an address of record with the Declarant and, after transition date, the Board. Transfer of property must be accompanied by a notice of change of address given by U.S. Mail to the Declarant and, after transition date, the Board. Failure to maintain a current address waives Owner's right to object to lack of notice of pending meetings, elections and official proceedings pursuant to this Declaration. Absent a valid address of record, the Declarant and, after transition date, the Board may (but is not required to) designate the taxpayer's address shown on the Kittitas County tax rolls as the address of record.

5. Authority of the Declarant and Successor Board.

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5.1. Adoption of Rules and Regulations. The Declarant and, after transition date, the Board is empowered to adopt, amend, revoke detailed administrative rules and regulations necessary or convenient from time to time to insure compliance with the general guidelines of this Declaration and to promote the comfortable use and enjoyment of the Property. The rules and regulations shall be binding upon all Owners and occupants and all other Persons claiming any interest in the Property. Rules and by-laws adopted by the Board after the transition date must be approved by the procedures set out below.

5.2. Enforcement of Declaration. Up and until Transition Date, the Declarant shall have the power to enforce the provisions of this declaration, and the rules and regulations for the benefit of the Owners. Upon the Transition Date, and without further action by any Person or Persons, (i) the term of the Declarant's management of the Property shall end and all duties shall become the responsibility of the Owners Association and its Board of Directors; and (ii) the Declarant shall be released from any and all liability whatsoever for claims arising out of or in connection with this Declaration.

5.3. Transition Date. The Transition Date will be the earlier of either: (i) the date designated by Declarant in a written notice to the Owners, which date may be by Declarant's election any date after this Declaration has been recorded; or (ii) ten (10) years after the final sale of all parcels in the Hyak Planned Unit Development, including all lands that have or may be added per Section 13 of this document.

5.4. Amendment of Declaration. From and after the Transition Date, the owners may amend this declaration in accordance with the amendment procedures and eliminate any restrictions or approval procedures set forth in this Declaration with the exception of Sections 3.30, 3.16, 3.34, 3.35, and all of sections 11, 12, and 13. Organization rules and by-laws may be adopted by the Owners after the transition date provided these rules and bylaws must be approved by two thirds of the Owners in attendance at a meeting duly called for that purpose at which a voting quorum is present. Alternatively, proposals may be submitted to the owners for the written consent of two-thirds of all owners entitled to vote. A voting quorum is based on physical presence and valid proxies representing 50% of the qualified voters. To be valid, a proxy must be in writing, signed by the Owner granting the proxy, clearly state the authority of the proxy holder and be registered with the meeting chairperson at the commencement of the meeting.

5.5. The failure of any Owner to comply with provisions of this Declaration, or the rules and regulations may give rise to a cause of action by the Declarant and/or any aggrieved Parcel Owner and/or after the transition date, the Board for recovery of damages, or injunctive relief, or both. If a legal action is brought to interpret or enforce compliance with the provisions of this Declaration, or the rules or regulations adopted by the Declarant or Association, the prevailing party shall be entitled to judgment against the other party for its reasonable expenses, court costs, and attorneys' fees in the amount awarded by the Court.

6. Lien and Collection of Assessments.

6.1. Goods and Services. The Declarant and, after transition date, the Board shall acquire and pay for as common expenses any goods or services reasonably necessary or convenient for the efficient and orderly maintenance of the Property.

6.2. Assessments are a Lien Priority. All unpaid sums assessed by the Declarant and, after transition date, the Board for the share of the common expenses chargeable to any Parcel and any sums specially assessed to any Parcel under the authority of this Declaration shall constitute a lien on the Parcel and all its appurtenances from the date the assessment becomes due and until fully paid. The lien for such unpaid assessments shall be subordinate to tax liens on the Parcel in favor of any assessing unit and/or special district, and to all sums unpaid on all First Mortgages and/or Contracts of record, but, to the extent permitted by applicable law, shall have priority over all other liens against the Parcel.

6.3. Outstanding Assessment Disposition. A First Mortgage and/or Vendor possession through a Mortgage foreclosure, deed of trust sale, declaration of forfeiture of contract, or by taking a deed in lieu of foreclosure or sale, or a purchaser at a foreclosure or sale, or a purchaser at a foreclosure sale, shall take the Parcel free of any claims for the share of assessments by the Declarant and, after transition date, the Board chargeable to the Parcel which became due before such possession, but will be liable for the common expenses and assessments that accrue after the taking of possession. The Parcel's past-due share of assessments shall become new expenses chargeable to all of the Parcel Owners, including the Mortgagee or foreclosure sale purchaser and their successors and assigns, in proportion to the number of Parcels owned by each of them.

18566

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6.4. Expenses. Declarant and, after transition date, the Board shall publish and maintain a list of common expenses, liens outstanding, and to the extent available, projected expenses for coming periods.

6.5. Statement of Lien Balances. Upon written request of a the holder of a first mortgage or deed of trust, or the vendor on a real estate contract, the Owners' Association will furnish free, once per year, of charge one statement of lien balances and the information available to an Owner.

6.6. Lien May Be Foreclosed. The lien of delinquent assessments may be foreclosed as a mortgage of real property. The Declarant and, after transition date, the Board, acting on behalf of the Owners Association, shall have the power to bid in the Parcel at the foreclosure sale, and acquire and hold, lease, Mortgage, and convey the same.

6.7. Assessments Are Personal Obligations. In addition to constituting a lien on the Parcel, all sums assessed by the Declarant and, after transition date, the Board chargeable to any Parcel, together with interest, late charges, costs and attorneys' fees in the event of delinquency, shall be the joint and several personal obligations of the owner and any contract purchaser of the Parcel when the assessment is made, and their grantees. Suit to recover personal judgment for any delinquent assessments shall be maintainable without foreclosing or waiving the liens securing them.

6.8. Late Charges and Interest on Delinquent Assessments. The Declarant and, after transition date, the Board may from time to time establish late charges and a rate of interest to be charged on assessments delinquent for a period of more than ten (10) days after the date when due. In the absence of another established, nonusurious rate, delinquent assessments shall bear interest at the rate of 12% per annum. If an installment against a Parcel is not paid when due, the Declarant and, after transition date, the Board may elect to declare the entire assessments against the Parcel for the remainder of the fiscal year to be immediately due and payable.

6.9. Recovery of Attorneys' Fees and Costs. In any action to collect delinquent assessments, the prevailing party shall be entitled to recover as a part of its judgment a reasonable sum for attorneys' fees; and all costs and expenses reasonably incurred in connection with the action, in addition to taxable costs permitted by law. The venue of any action upon this agreement shall lie in Kittitas County.

6.10. Remedies Cumulative. The remedies provided herein are cumulative and the Declarant and, after transition date, the Board may pursue them, and any other remedies which may be available under law although not expressed herein, either concurrently or in any order.

6.11. No Avoidance of Assessments. No Owner may avoid or escape liability for assessments provided for herein by abandoning his or her Parcel.

7. No waiver of right to insist on Strict Performance. The failure of the Declarant, the Association, the Board or any Owners in any instance to insist upon the strict compliance with this Declaration or rules and regulations adopted pursuant hereto, or to exercise any right contained in such documents, or to serve any notice or to institute any action, shall not be construed as a waiver or a relinquishment for the future of that or any other term, covenant, condition, or restriction. The receipt by the Declarant and, after transition date, the Board of payment of any assessment from an Owner, with knowledge of any breach by the Owner, shall not be a waiver of the breach. No waiver by the Declarant and, after transition date, the Board of any requirement shall be effective unless expressed in writing and signed.

8. Limitation of Liability. So as long as the Declarant, Association, Board or any Owner acting on behalf of other Owners to enforce the terms and provisions of this and provisions of this Declaration is acting in good faith, without willful or intentional misconduct, then Declarant, Board or Owner shall not be personally liable to any Owner or other person for any damage, loss or prejudice suffered or claimed on account of any act, omission, error or negligence of Declarant, Board or Owner.

9. Indemnification. Declarant shall be indemnified by the Owners Association against all expenses and liabilities, including attorneys' fees, reasonably incurred by or imposed in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of holding or having held such a position as representing the Owners or their Board under this Declaration, or any settlement thereof, whether or not Declarant holds such position at the time such expenses or liabilities are incurred, except to the extent such expenses and liabilities are covered by insurance and except in such cases wherein Declarant is adjudged guilty of willful misfeasance in the performance of his or her duties.

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10. Insurance. At such time as the Declarant deems appropriate, the Declarant may cause the Owners Association to purchase and maintain as a common expense a policy or policies which the Declarant deems necessary or desirable to provide casualty insurance; comprehensive liability insurance, with such deductible provisions as the Declarant deems advisable; insurance, when available, for the protection of the Declarant, and/or its representatives, from personal liability in the management of the Declarant's duties with respect to the Plat; and such other insurance as the Declarant deems advisable.

11. Voting rights

11.1. Distribution of Voting Rights. The total voting power of the Owners at any given time shall equal the number of Parcels included within the Property at that time. The Owner or Owners of each Parcel within the Property shall be entitled to one vote per Parcel. If a Person (including Declarant) owns more than one Parcel, he or she shall have the votes corresponding to each Parcel owned. If a Parcel is owned by husband and wife and only one of them is at the meeting, the one who is present will represent the marital community. The vote for a Parcel must be cast as a single vote, and fractional votes shall not be allowed. If joint Owners are unable to agree among themselves how their vote shall be cast, they shall lose their right to vote on the matter in question.

11.2. Voting Qualifications Not To Be Modified. Voting qualifications established by this article may not be expanded, limited, amended or modified. They are fundamental to the operation of this Association and the Declaration.

11.3. Duration. The covenants, conditions, and restrictions of this Declaration shall run with and bind the Property and shall inure to the benefit of and be enforceable by the Owners, their respective legal representatives, heirs, successors, and assigns, in the manner of mutual equitable servitude's, for a period of thirty (30) years from the date this Declaration is recorded, after which time the covenants, conditions and restrictions shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then Owners has been recorded agreeing to terminate the covenants, conditions and restrictions.

11.5. Amendment to Comply With Governmental Requirements.

11.6. Amendment By Declarant. Declarant reserves the right to amend the Declaration as may be necessary to comply with Federal Home Loan Mortgage Corporation (FHLMC) or Federal National Mortgage Association (FNMA) or Federal Housing Administration (FHA) regulations or requirements as necessary to enable the holders of first mortgages of deeds of trust to sell first mortgages of deeds of trust to FHLMC or FNMA or if such amendment is necessary to secure funds or financing provided by, through or in conjunction with FHLMC or FNMA or FHA.

11.7. Authorization and Power of Attorney to Amend. If Declarant, after the Declaration has been recorded, determines that it is necessary pursuant to Section 14.1 above, to amend the Declaration, then the Declarant is hereby authorized to execute and to have recorded said required amendment or amendments. All Parcel Owners hereby grant to Declarant a full and complete power of attorney to take any and all actions necessary to effectuate and record said amendment or amendments and agree that said amendment or amendments and agree that said amendment or amendments shall be binding upon their representatives, successors and assigns to the same extent as if they had personally executed said amendment or amendments. All Parcel Owners hereby acknowledge and agree that the power of attorney granted herein shall be deemed coupled with an interest and shall be irrevocable.

12. Establishment of Board, Rules, By-Laws & Amendments

12.1. Establishment of Board. As of the transition date, the rights and duties under this declaration shall be administered by the Owners Association acting through their Board which succeeds to the powers of Declarant, except for any powers reserved to the Declarant. An interim Board will be appointed by the Declarant on the transition date; and the first order of business of the interim Board will be giving notice of a date and establishing procedures for election of a five-person Board to conduct future business and direct the organization.

12.2. Establishment of Rules and By-Laws. Rules and by-laws adopted by the Board after the transition date must be approved by two thirds of the Owners in attendance at a meeting duly called for that purpose at which a voting quorum must be present. Alternatively, proposals may be submitted to the owners for the written consent of two-thirds of all owners entitled to vote. A voting quorum is based on physical presence and/or valid proxies representing 50% of the qualified voters. To be valid, a proxy must be in writing, signed by the Owner granting the proxy, clearly state the authority of the proxy holder and be registered with the meeting chairperson at the commencement of the meeting.

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12.3. Amendments to Declaration. Any Parcel Owner or Declarant may propose amendments to this Declaration. Amendments must comply with the same approval procedure as rules and bylaws, as outlined above. Once an amendment has been adopted by the Owners the amendment will become effective when a certificate of the amendment, executed by Declarant or the successor Board, has been recorded in the Auditor's Records of Kittitas County, Washington.

13. Extension of Declaration to Additional Property. Declarant may develop adjacent properties in a manner similar to that outlined for the Parcels covered by the Declaration and reserves the right to incorporate additional Plat(s) within this Declaration, granting participation, voting rights and regulation on identical terms to additional Owners. This extension shall be accomplished by Declarant's filing of written Declaration(s) extending the rights, obligation and purposes of this Declaration to Parcels of additional property or properties at any time before the Transition Date. These covenants may be modified by Declarant as it applies to those lands added per this section of this document.

14. Severability. The provisions of this Declaration shall be independent and severable, and the unenforceability of any one provision shall not affect the enforceability of any other provisions, if the remainder affects the common plan.

15. Effective Date This Declaration shall be effective upon recording.

16. Assignment by Declarant. Declarant reserves the right to assign, transfer, sell, lease, or rent all or any portion of the Property and reserve the right to assign all or any of its rights, duties, and obligations created under this Declaration.

17. Owners Association Responsibilities

17.1. Drainage Maintenance. It shall be the Owners Association Responsibility to maintain the drainage ditches, creek paths, water bars and other drainage facilities throughout the property. Property owners adjacent to any drainage facility shall also have the right of maintenance. Drainage paths may not be moved from original plated positions.

17.2. Other responsibilities. The Declarant, and after the transition date, the Board with a majority vote may add to the Owners Association responsibilities. If said addition is to be added by the Declarant it may be done by filing a amend to this document with the Kittitas County Auditor. If done by the Board the addition is subject to ratification by a majority of the Owners Association at a duly called meeting of the Owners Association with a quorum as described in section 15.2 of this declaration.

18. Garbage Cans and Refuse Disposal. Trash, garbage or other wastes shall not be kept except in sanitary containers. All incinerators or other equipment shall be kept in a clean and sanitary condition. All containers must be buried or screened so as not to be visible from adjacent properties or residences. Any owner renting out a residence shall be required to provide weekly onsite garbage service to the tenants at the owner's expense.

19. Signs. No sign of any kind shall be displayed to public view on any lot or residence except Neighborhood Entry Signs. Construction signs of not more than 8 square feet are permitted during the construction phase and For Sale or For Rent of not more than 4 square feet. For Sale or For Rent sign posts are to be configured as a vertical member topped with a horizontal member, from which the sign is hung. All other signs are to be displayed only with the written approval of the Building Committee. Signs posted will not block vehicular or pedestrian traffic and shall not be affixed to trees, traffic or street identification poles. For sale signs placed by the developer are exempt from this provision.

20. Mail Boxes. All mail boxes must be of a standard accepted by the U.S. Postal authorities and must be located in those areas as designated by the U.S. Postal Department. Structures containing such mail boxes must be approved by the Building Committee as herein set forth.

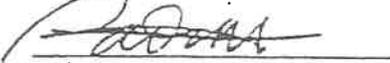
21. Combination of Lots. Two or more contiguous lots may be treated by the owner as one lot with no setback line on either side of the side boundary common to the contiguous lots. None of the lots within the Hyak Planned Unit Development, Division 1 shall be further divided without prior written consent of the Building Committee.

18569

199807170006

DATED: July 17, 1998

James K. Schuler and Associates, Inc.



Patrick D. Dencen
Assistant Secretary

STATE OF WASHINGTON)

)ss.

COUNTY OF KITTITAS)

On this 17th day of July 1998, before me, Digby Granger a Notary Public, residing at Cle Elum in and for the State of Washington, personally appeared Patrick D. Dencen, Assistant Secretary, for the Port Quendall Development Company, Inc. to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same voluntary.

WITNESS my hand and official seal in the State and County aforesaid, this 17th day July 1998. Notary Public, State of Washington My Commission Expires: Aug 28, 2001

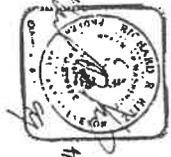


185'70

Compliments of: AmeriTitle
 This sketch is furnished for informational purposes
 to assist in property location with references to streets
 and other parcels. No representation is made as to accuracy
 and the Company assumes no liability for any loss
 occurring by reason of reliance thereon.

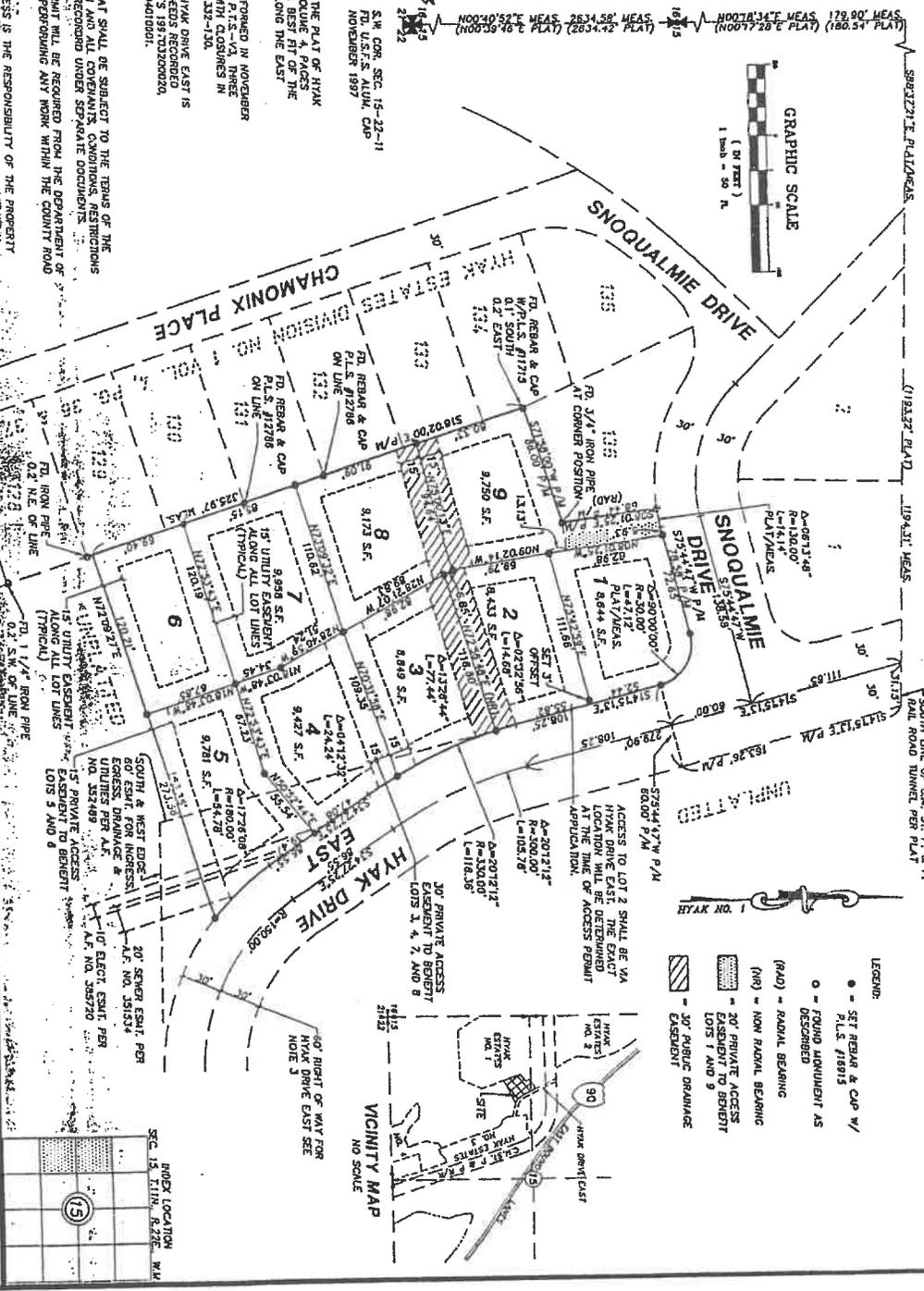
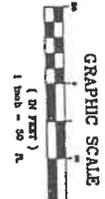
HYAK PLANNED UNIT DEVELOPMENT, DIVISION NO. 1

IN THE NW1/4, SW1/4, AND THE SW1/4, NW1/4, SEC. 15, T.22N., R.11E., W.M., KITTITAS COUNTY, WASHINGTON



W 1/4 COR. SEC. 15-22-11
 PL. D.M.R. ALUM. CAP
 NOVEMBER 1997
 R.P.S.
 15' R.F. & 1/2" W. 8.3'
 15' R.F. & 1/2" W. 15.3'
 ALUM. POST & MARK 5.5'

N00°45'52"E MEAS. 2634.56' MEAS. (N00°39'49"E PLAT) (2634.42' PLAT)
 S.W. COR. SEC. 15-22-11
 PL. U.S.F.S. ALUM. CAP
 NOVEMBER 1997
 N00°18'34"E MEAS. 179.90' MEAS. (N00°17'28"E PLAT) (186.54' PLAT)



- LEGEND
- SET REBAR & CAP W/ P.L.S. #18115
 - ROUND ANCHURMENT AS DESCRIBED
 - (RAD) RADIAL BEARING
 - (NR) NON RADIAL BEARING
 - 30' PRIVATE ACCESS EASEMENT TO BENEFIT LOTS 1 AND 9
 - 30' PUBLIC DRAINAGE EASEMENT

- STREET NOTES:
1. BEARINGS ARE BASED ON THE PLAT OF HYAK ESTATES DIVISION NO. 1, WHICH IS THE BEST FIT OF THE 30' AND 12' UTILITIES ALONG THE EAST BOUNDARY OF THE PLAT.
 2. A FIELD SURVEY WAS PERFORMED IN NOVEMBER 1997 TO LOCATE THE PLAT'S CORNER IN ACCORDANCE WITH W.A.C. 322-130.
 3. THE RIGHT OF WAY FOR HYAK DRIVE EAST IS SHOWN AS PER THE P.L.S. RECORDS, SHOWING AS PER FILE NOS 19703200020, 19890410001, AND 19890410001.

GENERAL NOTES:

- A. OWNERSHIP WITHIN THIS PLAT SHALL BE SUBJECT TO THE TERMS OF THE HOMEOWNER'S ASSOCIATION AND ALL COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS AS RECORDED UNDER SEPARATE OCCASIONS.
- B. AN APPROVED ACCESS EASEMENT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC UTILITIES PRIOR TO PERFORMING ANY WORK WITHIN THE COUNTY ROAD RIGHT OF WAY.
- C. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM IT.

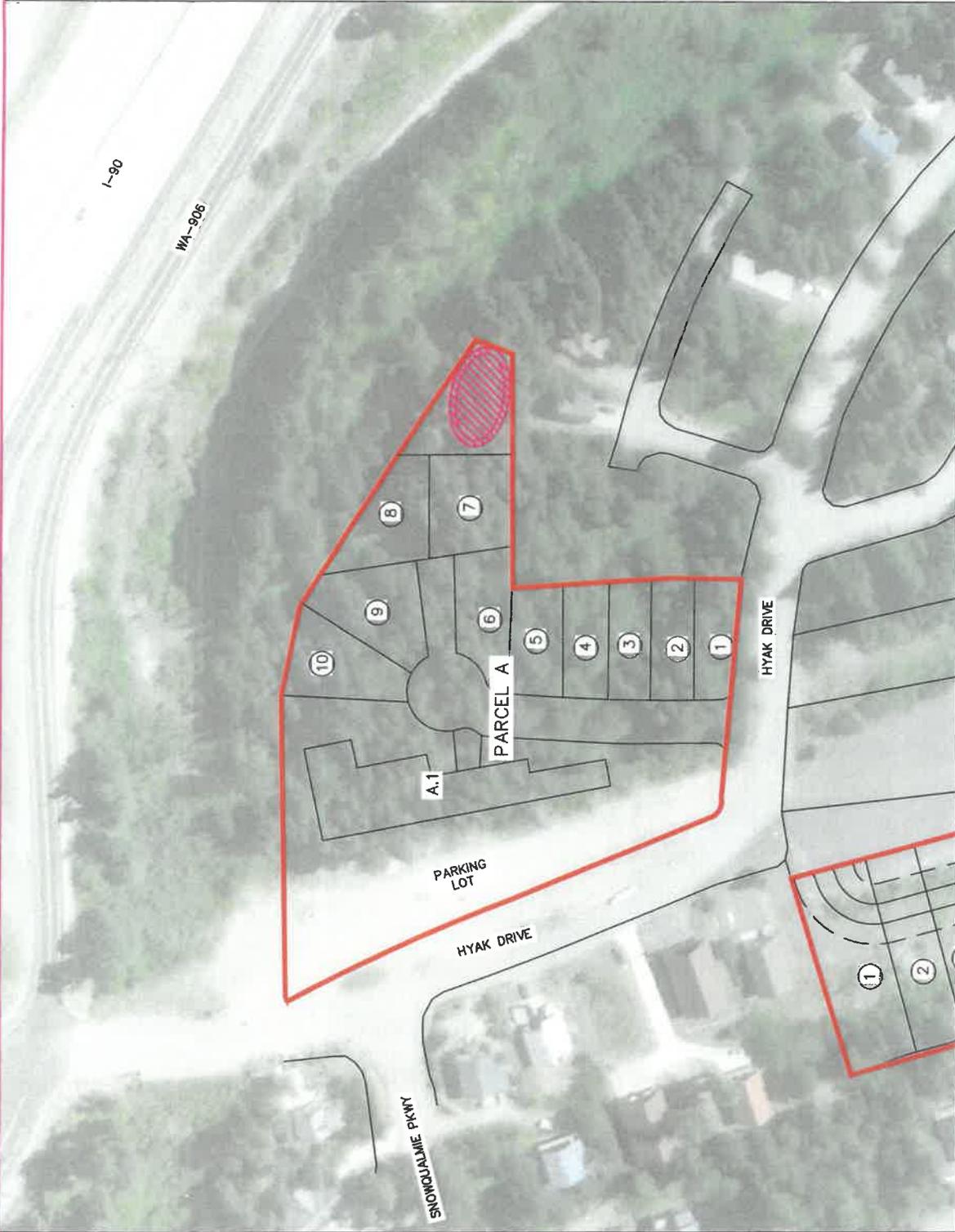
AUDITOR'S CERTIFICATE: 199805270017
 Filed for record in the office of the Auditor of Kittitas County, Washington, on this 27th day of May, 1998, in Volume 6 of the Plat of Property, at the request of the KITTITAS COUNTY BOARD OF COMMISSIONERS.
 R. L. O'NEILL, Auditor
 County Auditor

SURVEYOR'S CERTIFICATE: 199805270017
 I, R. L. O'NEILL, Surveyor, do hereby certify that the above plat was prepared by me or under my direction in accordance with the requirements of the Surveying and Mapping Act of the State of Washington, Chapter 197A, RCW, and the rules and regulations of the State Board of Surveyors.
 R. L. O'NEILL, Surveyor
 Certificate No. 1591

EASTSIDE CONSULTANTS, INC.
 816 EAST FIRST AVE. SUITE 200
 P.O. BOX 1000
 WAUNUKIA, WA 98148
 PHONE: (206) 835-1111
 FAX: (206) 835-1112

HYAK PLANNED UNIT DEVELOPMENT
 DIVISION NO. 1
 IN THE NW1/4, SW1/4, AND THE SW1/4, NW1/4,
 SECTION 15, T.22N., R.11E., W.M.,
 KITTITAS COUNTY, WASHINGTON
 D.M.R. BY: [Signature]
 S.S. KITZ
 DATE REV. 4/98
 SCALE 1" = 50'
 SHEET 9.518 OF 3

199805270017 8/149-151



LEGEND

— PARCEL BOUNDARY
Parcel A= 167,700 sq ft

▨ PROPOSED POND
Parcel A Pond= 4,600 sq ft
2 ft deep

Parking Table

Building	A.1
Square Feet	20000
# Spots of Underground Parking	25

Land Use Summary

SF	Duplex	APT	Condo	Commercial (sq-ft)
10	0	10	0	20,000

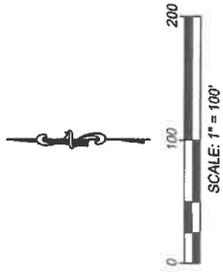


PREPARED FOR
HYAK FEASIBILITY

DEVELOPMENT, STORMWATER AND
PARKING PLAN - PARCEL A

REV1	REV2	REVISIONS	JOB NO.	17196
			DATE	11/27/2017
			SCALE	1"=100'

EX-1 SHEET



LEGEND

— PARCEL BOUNDARY
Parcel B= 118,600 sq ft

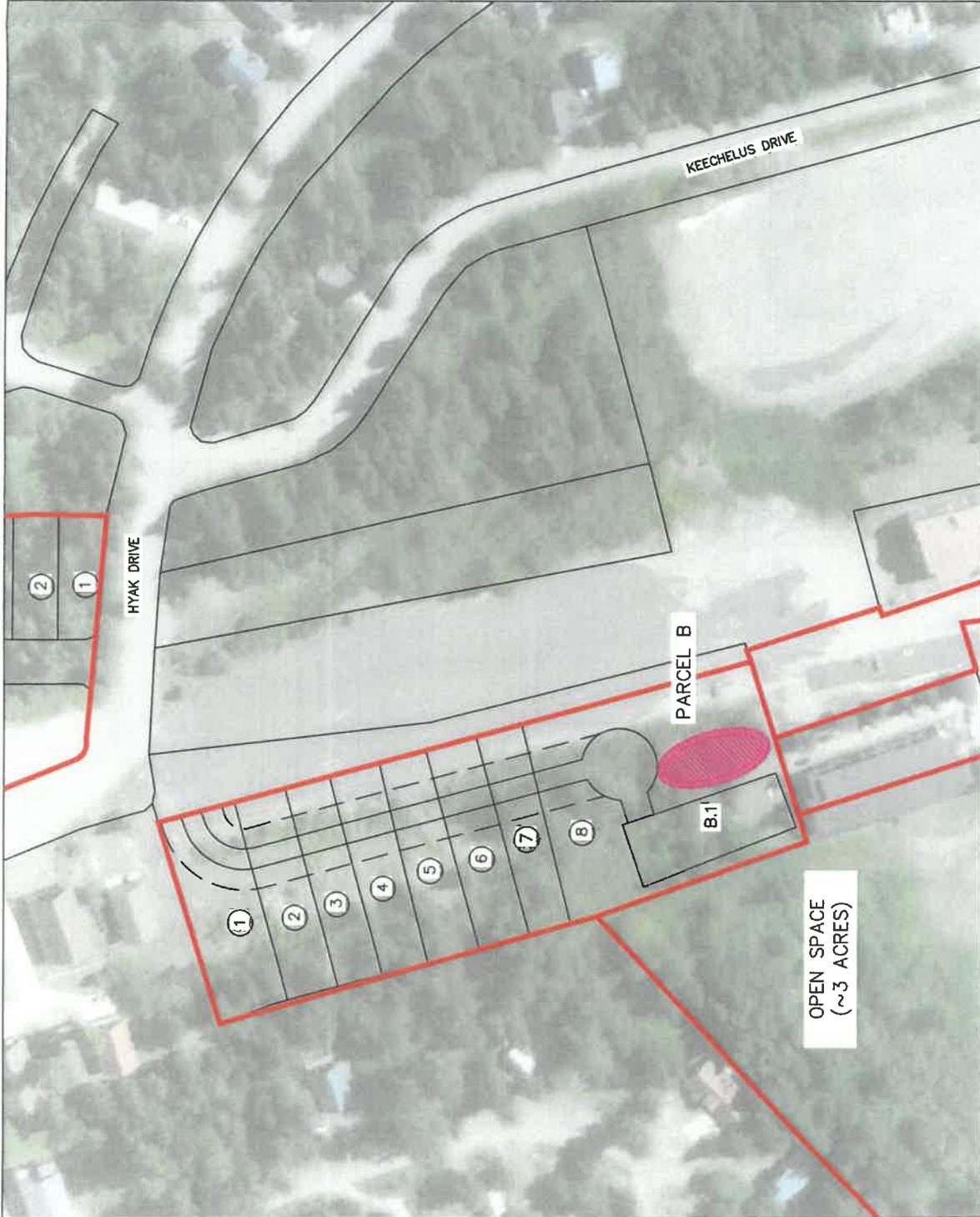
■ PROPOSED POND
Parcel B Pond= 4,500 sq ft
2 ft deep

Parking Table

Building	B.1
Square Feet	12000
# Spots of Underground Parking	50

Land Use Summary

SF	Duplex	APT	Condo	Commercial (sq-ft)
8	0	0	50	0



PREPARED-FOR
HYAK FEASIBILITY

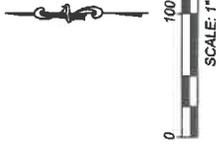
DEVELOPMENT, STORMWATER AND
PARKING PLAN - PARCEL B

REVISIONS	JOB NO.	17190	EX-2
REV1	DATE	11/27/2017	SHEET
REV2	SCALE	1"=100'	



Parking Table

Building	D.1	D.2	D.3	D.4
Square Feet	10000	10000	10000	10000
# Spots of Underground Parking	50	50	50	50



LEGEND

— PARCEL BOUNDARY
Parcel D= 103,800 sq ft



PROPOSED POND
Parcel D Pond 1= 1,900 sq ft
2 ft deep
Parcel D Pond 2= 1,000 sq ft
2 ft deep

Land Use Summary				
SF	Duplex	APT	Condo	Commercial (sq-ft)
0	0	0	150	40,000

DEVELOPMENT, STORMWATER AND
PARKING PLAN - PARCEL D

PREPARED-FOR
HYAK FEASIBILITY

Encompass
ENGINEERING & SURVEYING
100 NE Major Blvd. Suite 200 • Portland, OR 97232
503.251.7777 • www.encompasses.com

REVISIONS
REV1
REV2

JOB NO. 17190
DATE 11/27/2017
SCALE 1"=100'

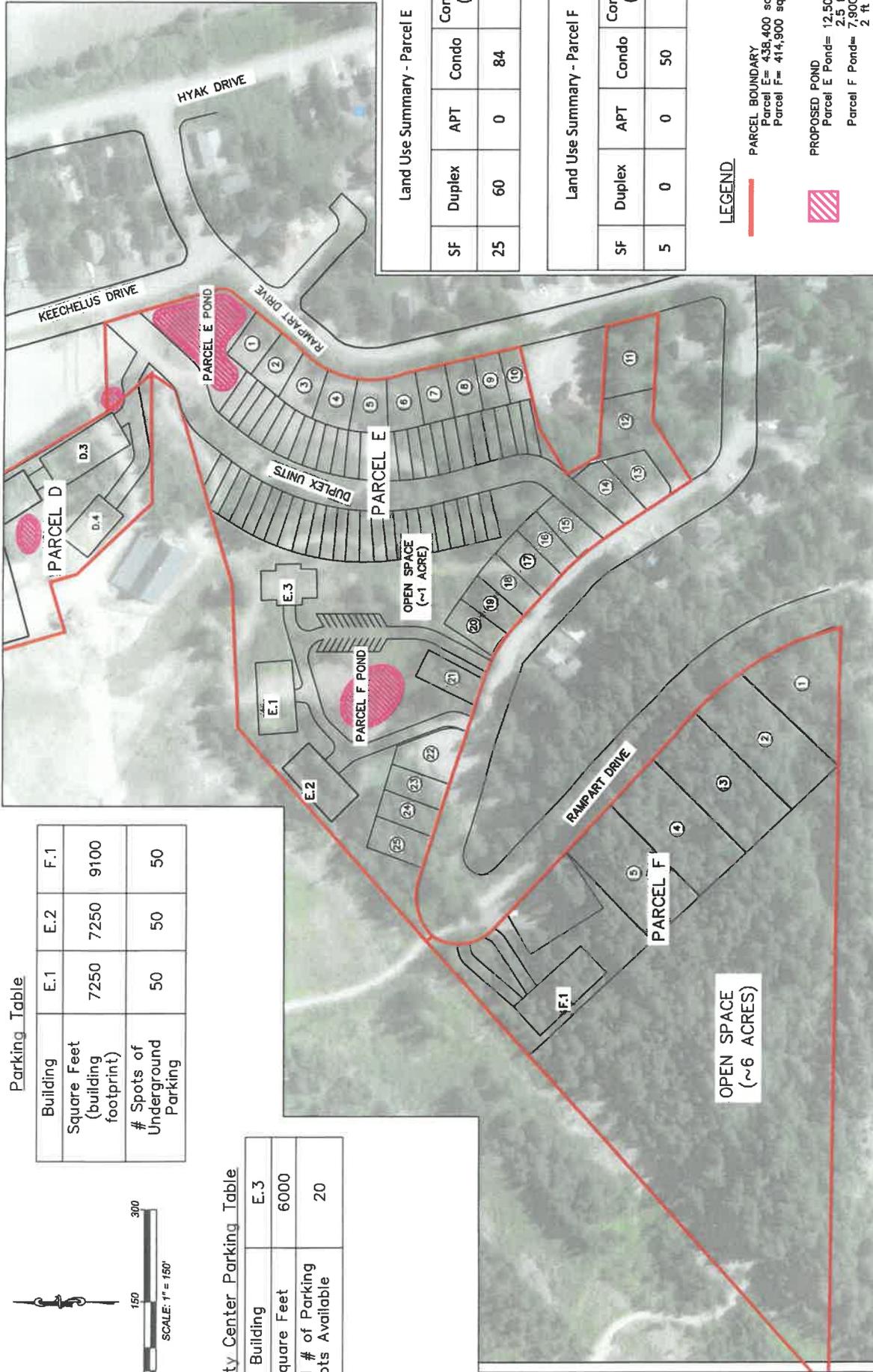
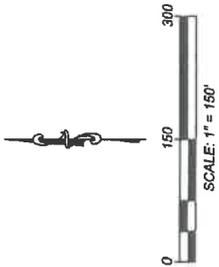
EX-3
SHEET

Parking Table

Building	E.1	E.2	F.1
Square Feet (building footprint)	7250	7250	9100
# Spots of Underground Parking	50	50	50

Activity Center Parking Table

Building	E.3
Square Feet	6000
Total # of Parking Spots Available	20



Land Use Summary - Parcel E

SF	Duplex	APT	Condo	Commercial (sq-ft)
25	60	0	84	0

Land Use Summary - Parcel F

SF	Duplex	APT	Condo	Commercial (sq-ft)
5	0	0	50	0

LEGEND

- PARCEL BOUNDARY
- Parcel E= 438,400 sq ft
- Parcel F= 414,900 sq ft
- PROPOSED POND
- Parcel E Pond= 12,500 sq ft
2.5 ft deep
- Parcel F Pond= 7,900 sq ft
2 ft deep

Encompass
LAND SURVEYING & ENGINEERING

10140 Canyon Blvd, Suite 201 • Denver, Colorado 80231 • (303) 751-9300
4001 Eastman Ave, CO, Suite 100 • (303) 751-9300 • (303) 751-9300 • (303) 751-9300

REVISIONS		JOB NO.	17190
REV1		DATE	11/27/2017
REV2		SCALE	1"=150'

EX-4
SHEET

**DEVELOPMENT, STORMWATER AND
PARKING PLAN - PARCEL E AND F**

**PREPARED FOR
HYAK FEASIBILITY**

Hyak Planned Unit Development Staging and Phasing Plan

The following is the Staging and Phasing plan for the Hyak Planned Unit Development Project:

This Staging and Phasing plan accompanies the application for Hyak Planned Unit Development (PUD) (the Project) as provided for in KCC 17.36. This Staging and Phasing plan is for the approval and the development of the Project, by and in Kittitas County, is a best-case scenario. The actual time line for the approval process is unknown, as the time line will vary depending on this approval process and approvals outside of the Kittitas County process such as additional water capacity. In addition the development and construction Stages and Phases of the Project will vary depending on market conditions, weather, financing, and other unforeseen impacts outside of the Applicant's ability to control. The Staging plan and time line provided herein may be accelerated or delayed depending on known and unknown factors.

It is planned to develop anywhere between 18 to 24 units per year, but as stated above the construction of various divisions may be accelerated or slowed by any of the factors listed in this Staging and Phasing plan. The Project is to be completed within 20 years.

Though the timing of the Staging/Phasing plan depends on many variables outside of the Applicants control such as the approval process, approvals from authorities having jurisdiction outside of the Kittitas County process, and events including but not limited to weather, seasonal building restrictions do to circumstances such as early season snow, late season snow, summer fire restrictions, market conditions, unforeseen circumstances and financing, the order of the Stages, Phases and the Divisions within each phase should remain consistent.

Amenity and recreation facility construction and operation, including indoor and outdoor facilities, if built, may be built and operated during the construction of any Stage or Phase.

Recreation use of the property may continue during either Stage of development and may proceed during any development of either Stage.

Building Permits and home construction may proceed during construction and prior to final platting or bonding of any Division with Occupancy Permits for said home construction issued upon and simultaneously with final platting or bonding of said division.

The project may be developed over a period of 20 years with a possible five-year extension. It is the Project's goal to be complete within a twenty-year period but as has been experienced during previous years political, environmental, economic, and development cycles may increase or decrease the development period of the Project. Therefore, the phases and the development period may be slowed or accelerated as circumstances requires or allow.

Market and/or weather or seasonal conditions may impact the rate of development. The Project may be accelerated if approvals and conditions allow for said acceleration. The Project may be slowed if approvals, market conditions and/or other conditions cause said slowing. Indoor and or Outdoor Recreation Facilities may be constructed and operated during any of the phases.

The land within the recreation open space that is not being developed as home sites may continue to evolve as recreation interests change over the life of the project

If approvals occur later then planned or if other actions or conditions delay development the Staging and Phasing of the Project the entire Project may be delayed. The progress of the development of items that include but are not limited to utilities, the transportation corridor and platting delays may accelerate or delay the development of the parcels.

The Project is designed in such a manner that each Phase may follow the proceeding Phase but Phases may be constructed simultaneously and at some times out of order. Infrastructure may be constructed beyond the current Phase that is under construction.

The following table format will outline the Staging/phasing plan.

**Hyak PUD
Proposed Phasing Plan**

of dwelling units per parcel

Year	A	B	C	D	E	F	Dwelling Units
1					24		24
2		12			12		24
3		12			12		24
4					24		24
5					24		24
6				24			24
7		12		12			24
8					24		24
9					24		24
10					24		24
11				24			24
12	24						24
13	24						24
14		24					24
15				24			24
16						18	18
17					18		18
18					18		18
19					18		18
20						18	18
Totals	48	60	0	84	222	36	450

PARKING

Parcel A

The 10 single-family lots will each provide 2 off street parking spots per lot, consistent with Ord. 94-12. The commercial building will provide a minimum of 25 underground parking stalls.

Parcel B

The 8 single-family lots will each provide 2 off street parking spots per lot, consistent with Ord. 94-12. The condominium (Building B.1) building is expected to provide 50 dwelling units and therefore 50 underground parking stalls. All 50 of these will be accommodated for underground with a total underground capacity of 50 stalls.

Parcel D

Within Parcel D there are four condominium buildings proposed (Buildings D.1, D.2, D.3, & D.4). Each condominium building is expected to provide 50 underground parking stalls for a total of 200 parking spaces.

Parcel E

Within Parcel E there are two condominium buildings proposed (Buildings E.1 & E.2). Each condominium building is expected to provide 50 underground parking stalls for a total of 100 parking spaces.

Building E.3, The Activity Center, will provide 20 parking stalls.

The 25 single-family lots will each provide 2 off street parking spots per lot, consistent with Ord. 94-12.

The 48 duplex units will also provide 2 off street parking spots per duplex, consistent with Ord. 94-12.

Parcel F

The 5 single-family lots will each provide 2 off street parking spots per lot, consistent with Ord. 94-12. The condominium (Building F.1) building is expected to provide 50 dwelling units and therefore 50 underground parking stalls. All 50 of these will be accommodated for underground with a total underground capacity of 50 stalls.

General Notes:

- The final development plan map is a conceptual map that allows for changes to occur, as long as these changes are within the approval parameters of Ord. 94-12. Consistent with other approved Planned Unit Developments the preliminary engineering road plans; site grading, drainage improvements, building, lot, & parking locations will be submitted at the final platting stage for each division within all parcels. This allows for a specific site design for each division due to topography, storm drainage, lot layout, building & parking design etc.
- Please See Exhibit 4, The Final Development Plan Map for parking tables associated with each Parcel, Buildings and Parking locations.

SNOQUALMIE PASS UTILITY DISTRICT
WATER SYSTEM PLAN

Prepared for
Snoqualmie Pass Utility District,
Snoqualmie Pass, Washington
May 2013

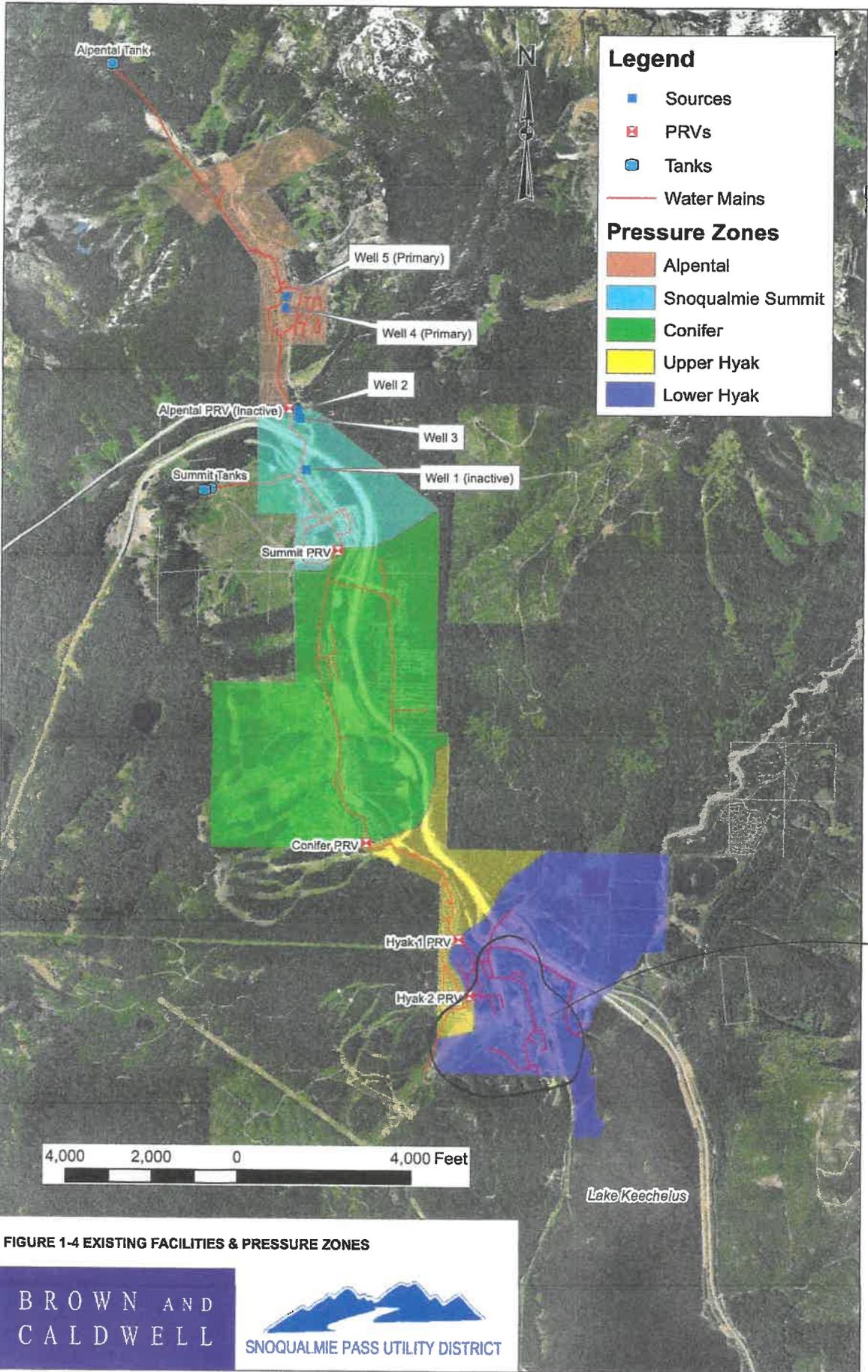


FIGURE 1-5 EXISTING SERVICE AREA

BROWN AND
CALDWELL



SNOQUALMIE PASS UTILITY DISTRICT

Legend

- ▼ Pressure Reducing Valve
- Well
- Reservoirs
- Master Meter

Sections

- Service Area Boundary
- County Line
- Pressure Zone Boundaries
- Lot Lines
- Freeway
- Lake Keechelus



HYAK P.U. I
AREA

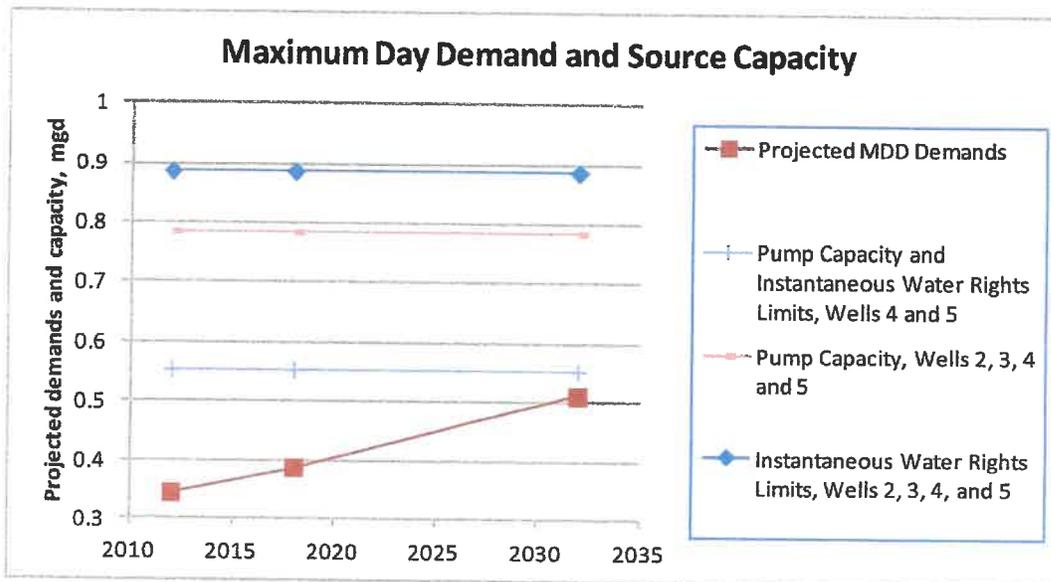


Figure 3-2. Maximum day demand and source capacity

Source ERU Capacity

Current groundwater well pump capacities can be compared to demands on a per ERU basis to determine the maximum number of ERUs that can be served by existing source facilities (Wells 2, 3, 4, and 5):

$$\text{Full capacity MDD} = 785,000 \text{ gpd} / 280 \text{ gpd/ERU} = 2,804 \text{ ERUs}$$

Current well pump capacities are thus sufficient to supply approximately 2,804 ERUs, allowing significant growth beyond the estimated 2012 total of 1,232 ERUs. Based on water system growth estimates, water use is projected to reach 2,804 ERUs in 2054.

As noted previously and further discussed in Chapter 4, annual water right withdrawal limits for Wells 4 and 5 are lower than the pumping capacity of those wells; effects of water rights on system ERU capacity are included here:

- Annual withdrawal limit (Wells 4 and 5) = $100,000 \text{ gpd} / 65 \text{ gpd/ERU} = 1,538 \text{ ERUs}$
- Instantaneous withdrawal limit (Wells 4 and 5) = $554,000 \text{ gpd} / 280 \text{ gpd/ERU} = 1,978 \text{ ERUs}$
- Annual withdrawal limit (Well 2, 3, 4, 5) = $150,000 \text{ gpd} / 65 \text{ gpd/ERU} = 2,307 \text{ ERUs}$
- Instantaneous withdrawal limit (Well 2, 3, 4, 5) = $886,000 \text{ gpd} / 280 \text{ gpd/ERU} = 3,164 \text{ ERUs}$.

On a water rights basis, Wells 4 and 5 are thus sufficient to supply approximately 1,538 ERUs, allowing growth beyond the estimated 2012 total of 1,232 ERUs. Based on water system growth estimates, water use is projected to reach 1,538 ERUs in 2023.

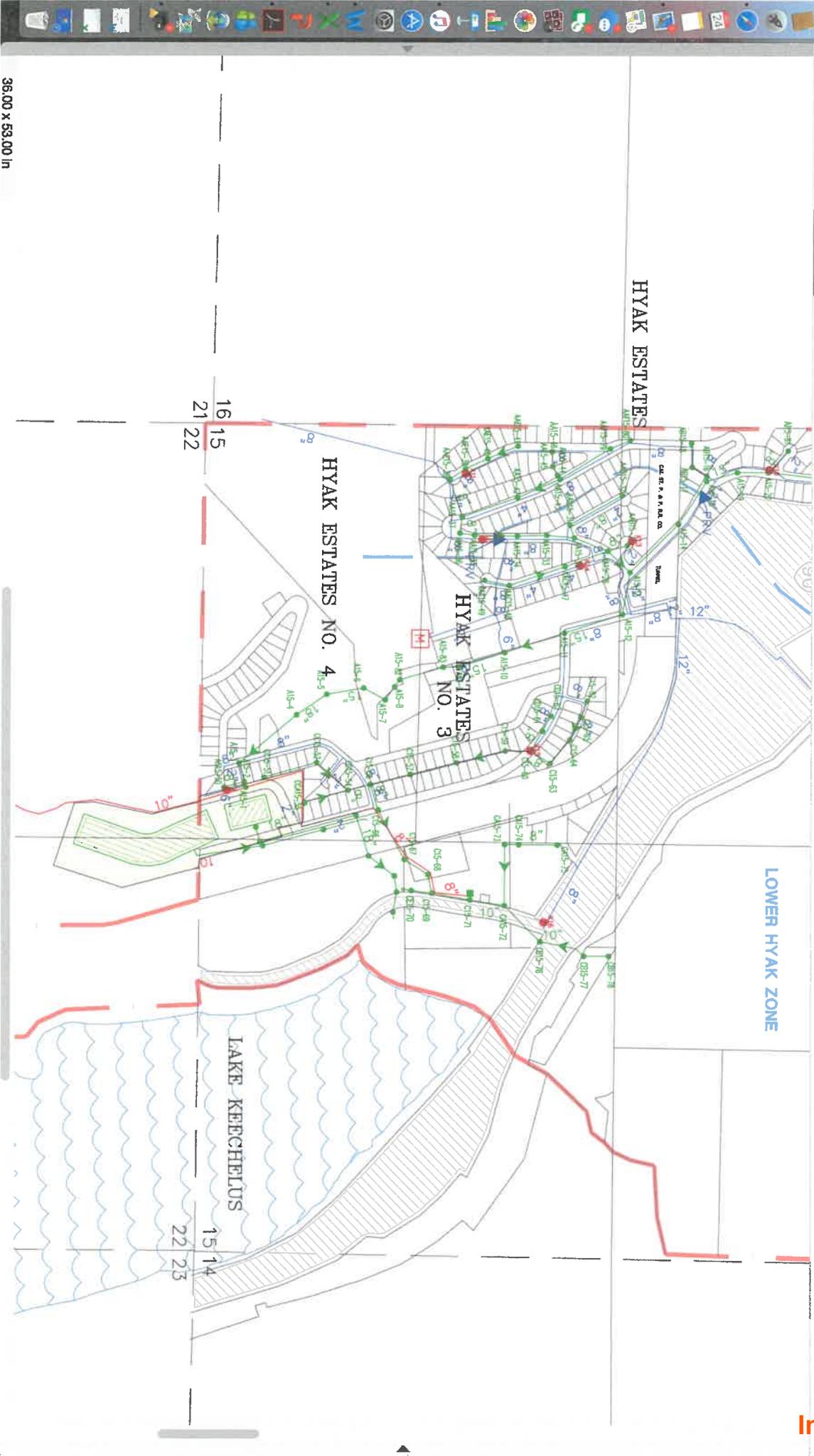
Assuming completion of treatment improvements at Wells 2 and 3, existing water rights are sufficient to supply approximately 2,307 ERUs. Based on water system growth estimates, water use is projected to reach 2,307 ERUs in 2043.

Significant additional source capacity and water rights will be required in the future if the water system approaches the maximum buildout potential identified by zoning limits.

SNOQUALMIE PASS UTILITY DISTRICT
COMPREHENSIVE SEWER PLAN
MAPS

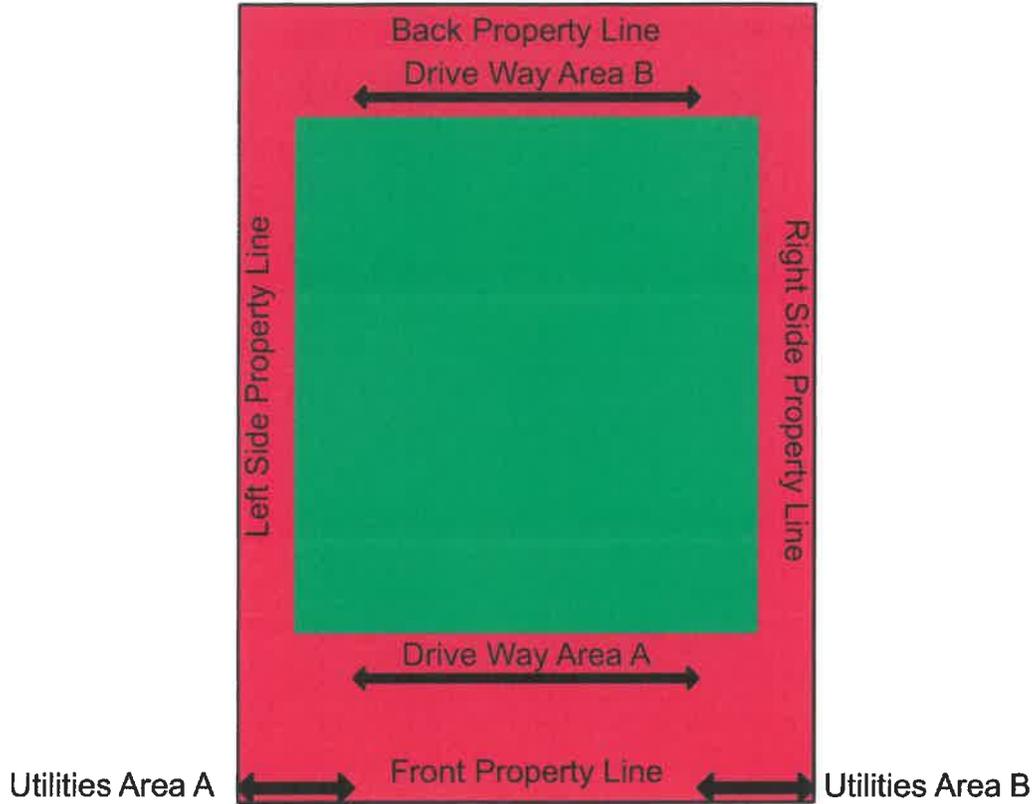
SNOQUALMIE PASS UTILITY DISTRICT	
SEWER AND WATER SYSTEMS BASE MAP	
WATER LEGEND	SEWER LEGEND
— SERVICE AREA	— FORCE MAIN
— WATER MAIN	— LIFT STATION
• INTERTIE	— SEWER MAIN
▼ PRESSURE REDUCING VALVE	— CLEAN-OUTS
○ RESERVOIR	— MANHOLES
● WELL SITE	□ SPRAY FIELDS
■ MASTER METER	□ TREATMENT LAGOONS
● COLIFORM MONITORING SITE	





36.00 x 53.00 in

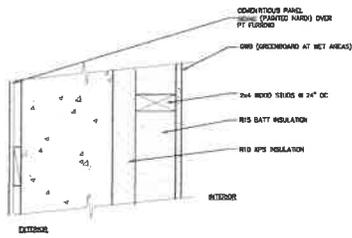
Generalized Lot Drawing
Specific Definitions On Attached Document



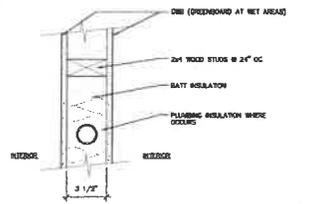
 Set back area as defined in CCR's

 Building area as defined in CCR's

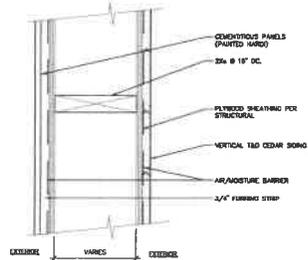
Lots that are not rectangular in shape shall follow these guide lines as close as possible



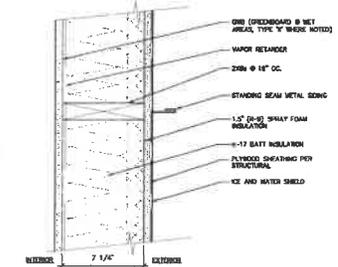
CONCRETE EXT. WALL WT 10
SCALE: 3/8" = 1'-0"



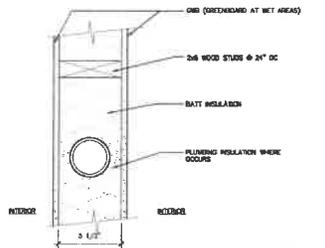
2x4 INTERIOR PARTITION WT 07
SCALE: 3/8" = 1'-0"



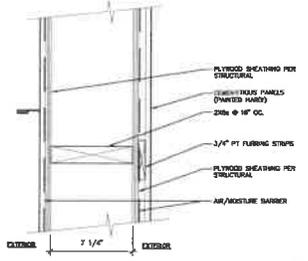
EXT. WALL @ ENTRY AREA WT 04
SCALE: 3/8" = 1'-0"



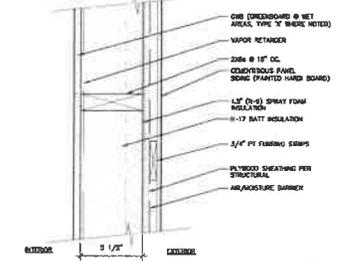
EXT. WALL @ METAL SIDING WT 01
SCALE: 3/8" = 1'-0"



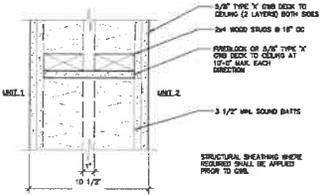
2x4 INTERIOR PARTITION WT 08
SCALE: 3/8" = 1'-0"



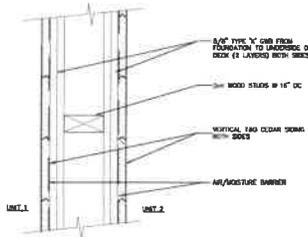
EXT. WING WALL WT 05
SCALE: 3/8" = 1'-0"



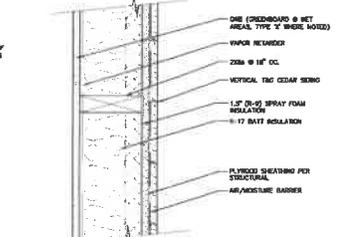
EXT. WALL @ CEMENTITIOUS PANEL WT 02
SCALE: 3/8" = 1'-0"



INT. DEMISING WALL WT 09
SCALE: 3/8" = 1'-0"



EXT. DEMISING WALL WT 06
SCALE: 3/8" = 1'-0"



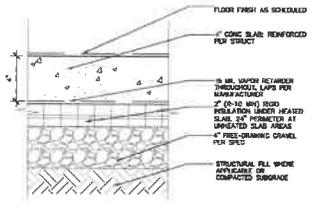
EXT. WALL @ WOOD SIDING WT 03
SCALE: 3/8" = 1'-0"

Johnson Architects, LLC
100 HE BROOKHAY WY.
SUITE 200
SHELTON, MA 01905
T 508 524 8100
F 508 524 8200

PASS LIFE
SR 006 AT SNOQUALMIE PASS
MILEPOST .35

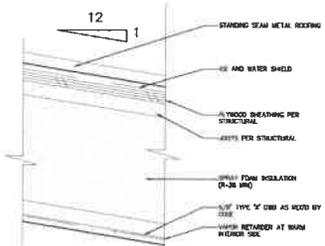
DRAWING ISSUE: 08.02.17 REVISION: SUBMITTAL #1

WALL TYPES

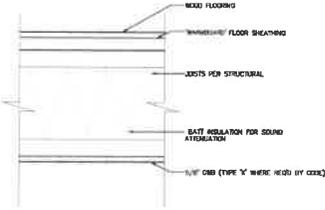


NOTE: RUN ALL MEP IN OR BELOW STRUCTURAL SLAB, TYPICAL

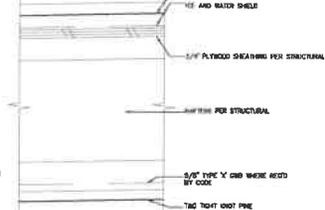
SECTION FT 01
 CONCRETE SLAB ON GRADE
 NON-RATED ASSEMBLY
 SCALE: 3/4" = 1'-0"



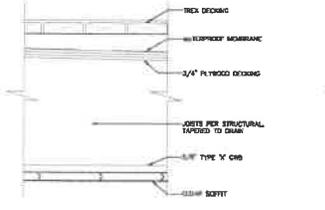
SECTION NEW RT 02
 STANDING SEAM METAL ROOF
 1 HR RATED ASSEMBLY
 SCALE: 3/4" = 1'-0"



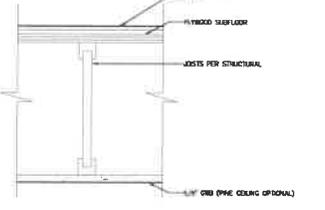
SECTION FT 02
 FLOOR @ UPPER LEVEL
 NON-RATED ASSEMBLY / 1 HR ASSEMBLY
 SCALE: 3/4" = 1'-0"



SECTION RT 03
 ROOF @ COVERED PATIO
 1 HR RATED ASSEMBLY
 SCALE: 3/4" = 1'-0"



SECTION FT 06
 FLOOR @ DECK
 1 HR ASSEMBLY
 SCALE: 3/4" = 1'-0"



SECTION FT 03
 FLOOR @ LOFT LEVEL
 NON-RATED ASSEMBLY
 SCALE: 3/4" = 1'-0"



Johnson Architect, LLC
 100 NE Portland Way
 Suite 200
 Seattle, WA 98105
 1 206.222.6100
 1 800.222.9382

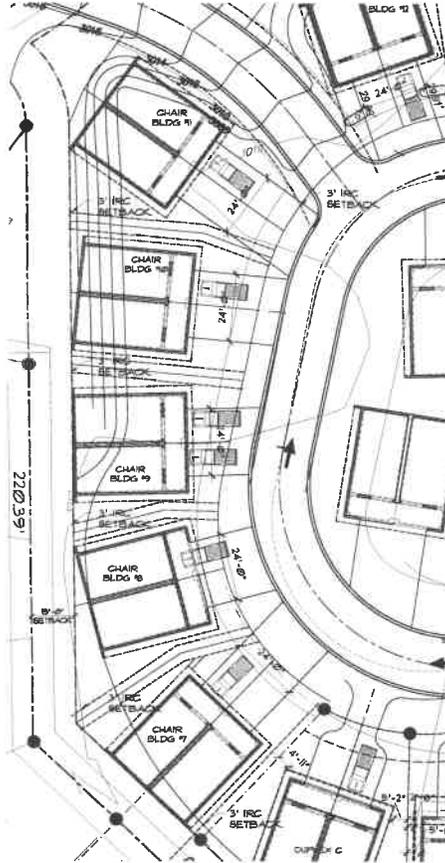


PASS LIFE
 SR 506 AT SNOQUALMIE PASS
 MILEPOST .35

DRAWING ISSUE
 08.02.17 PERMIT
 SUBMITTAL #1

ROOF AND
 FLOOR TYPES

A102



NOTE:
 FIREBLOCKING SHALL BE INSTALLED PER IRC 302.1(2)2). THE FIRE RESISTANCE RATING SHALL BE PERMITTED TO BE REDUCED TO 0 HOURS ON THE UNDERSIDE OF THE EAVE IF FIREBLOCKING IS PROVIDED FROM THE HALL TOP-PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING.

SITE: 5.31 ACRES. TOTAL BUILDING LOT COVERAGE: APPROX. 46,874 SF (20%)
 LEGAL DESCRIPTION: ACRES 5.31, VILLAGE AT THE SUMMIT DIV. I; TRACT E; SEC. 4; TWP. 22; RGE. 11;
 SEE CIVIL SHEETS FOR UTILITY INFORMATION AND EDGE/CURB DETAILS.

ENLARGED SITE PLAN 1
 (SHOWING PHASE 3)



 Johnson Architects, LLC 13246 Northway, Suite 200 Seattle, WA 98148 1.206.835.8130 1.206.835.8082	
	
PASS LIFE SR 906 AT SNOQUALMIE PASS MILEPOST .35	
DRAWING ISSUE 08.02.17	PERMIT SUBMITTAL #1
ENLARGED SITE PLAN	
	



JA
 Architecture, LLC
 100 NE Northside Way,
 Suite 100
 Seattle, WA 98105
 T 206.325.1339
 F 206.325.1342



PASS LIFE
 SR 906 AT SNOQUALMIE PASS
 MILEPOST 35

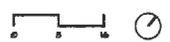
DRAWING REVISION
 08.02.17 PERM
 SUBMITTAL #1

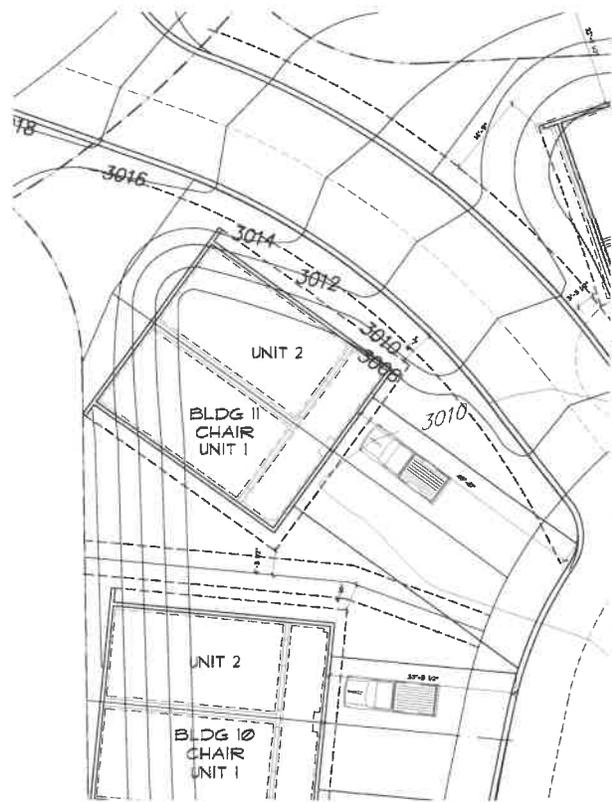
ARCHITECTURAL
 SITE PLAN

A2001

SITE: 5.31 ACRES. TOTAL BUILDING LOT COVERAGE: APPROX. 46,874 SF (28%)
 LEGAL DESCRIPTION: ACRES 5.31, VILLAGE AT THE SUMMIT DIV. 1, TRACT E, SEC. 4, TWP. 22, RGE. 11;
 SEE CIVIL SHEETS FOR UTILITY INFORMATION AND EDGE/CURB DETAILS.

SITE PLAN 1





SITE: 5.31 ACRES, TOTAL BUILDING LOT COVERAGE: APPROX. 46,874 SF (20%)
 LEGAL DESCRIPTION: ACRES 5.31, VILLAGE AT THE SUMMIT DIV. I; TRACT E; SEC. 4; TWP. 22; RGE. 11;
 SEE CIVIL SHEETS FOR UTILITY INFORMATION AND EDGE/CURB DETAILS.

SITE PLAN 1



	
<small>Johnson Architects, LLC 302 NE Florence Way Suite 200 Seattle, WA 98105 206.533.8100 206.523.0282</small>	
	
PASS LIFE SR 906 AT SNOQUALMIE PASS MILEPOST .35	
<small>DRAWING ISSUE</small> 06.02.17	<small>PERMIT</small> SUBMITTAL #1
ARCHITECTURAL SITE PLAN	
A2002	



Johnson Architects, LLC
 101 NE Northway Way,
 Suite 200
 Seattle, WA 98105
 T 206.352.8133
 F 206.352.8382

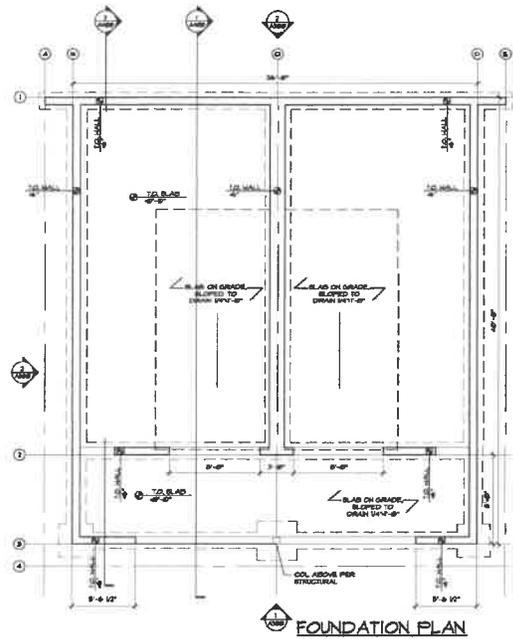
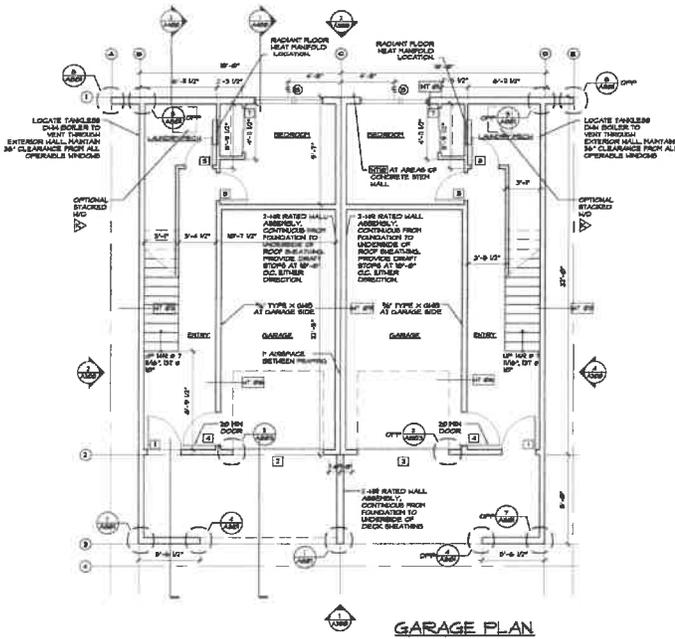


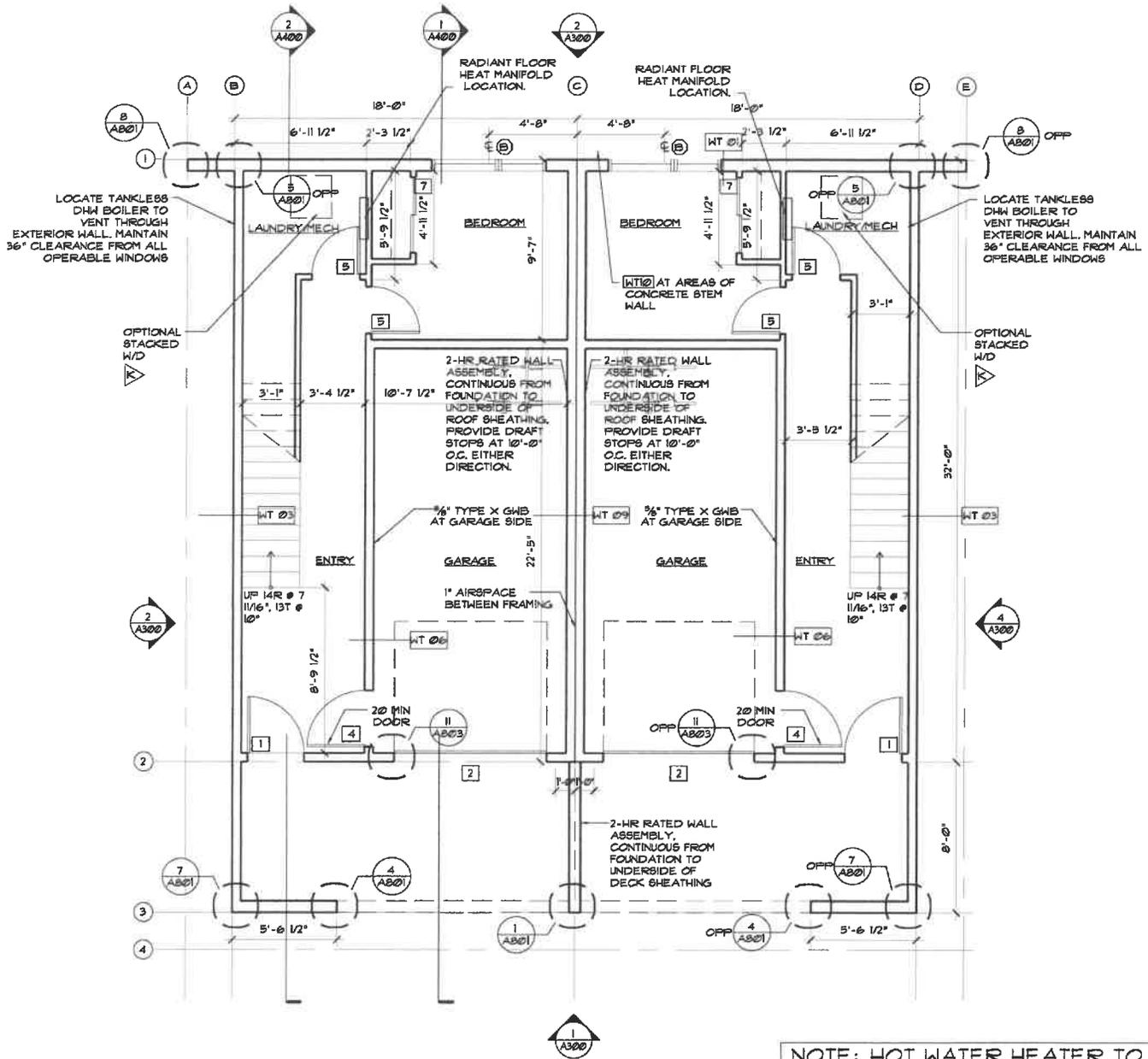
PASS LIFE
 SR 900 AT SNOQUALMIE PASS
 MILEPOST .35

DRAWING DATE: 08.02.17 PERMIT SUBMITAL #1

DUPLEX C FLOOR PLANS

A201



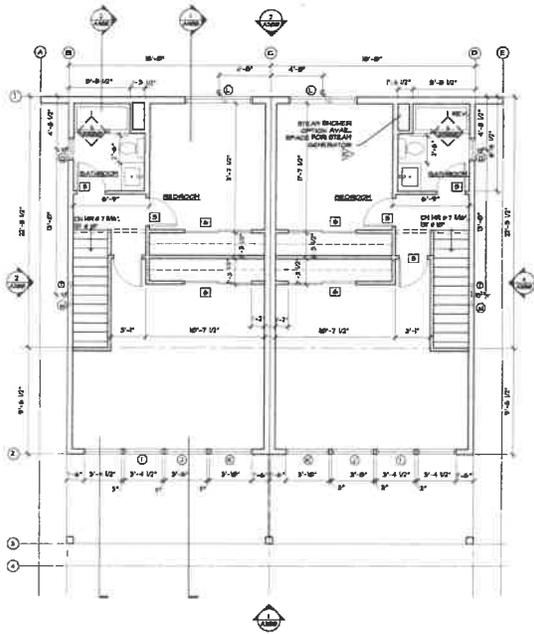


NOTE: HOT WATER HEATER TO BE NAVIEN COMBI UNIT: 199,000 BTU

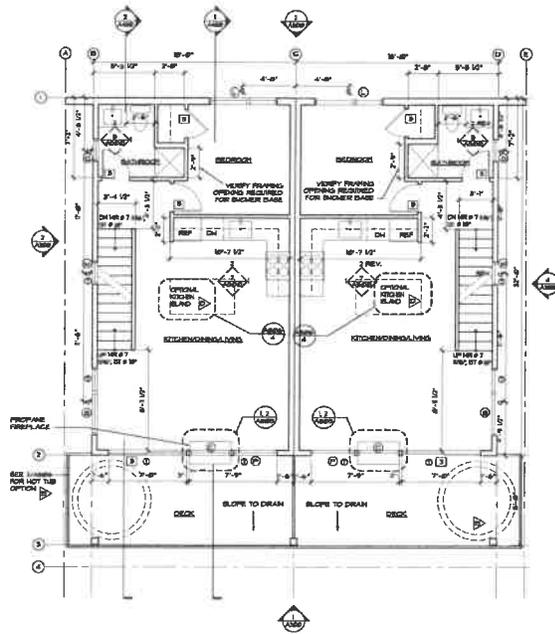
DUPLEX C PLAN

PASS LIFE <small>OWNER: PASS DEVELOPMENT LLC SPT: SR 008 ENDOUALME PASS</small>	SKETCH TITLE: RADIANT FLOOR	ISSUE DATE: 7.23.13	SKETCH NO:
	DRAWING BY: REVISION	ASK	

J O H N S T O N A R C H I T E C T S P L L C
 3 5 0 3 N E 4 5 t h S t r e e t , S u i t e 2 S e a t t l e , W a s h i n g t o n 9 8 1 0 6 w w w . j o h n s t o n a r c h i t e c t s . c o m p h 2 0 6 5 2 3 . 8 1 5 0 f a x 2 0 6 5 2 3 9 3 8 2



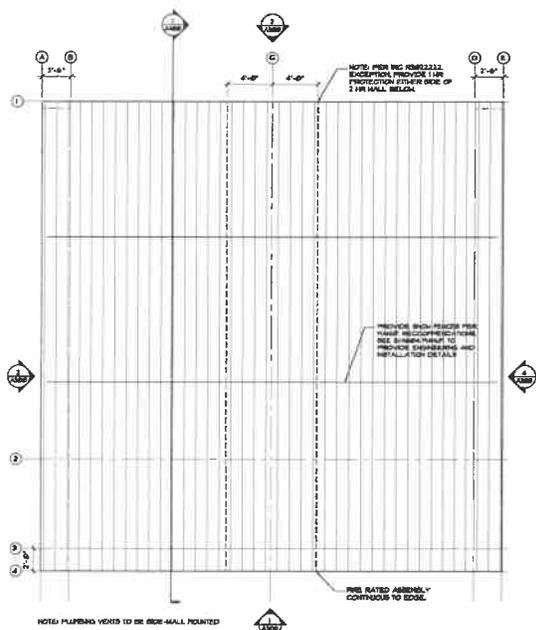
LOFT LEVEL PLAN



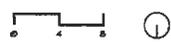
UPPER LEVEL PLAN



	
Johnson Architects, LLC 100 NE Riverside Pk. Suite 200 Seattle, WA 98105 T 206.328.1100 F 206.328.1500	
	
PASS LIFE SR 906 AT SNOQUALMIE PASS MILEPOST .35	
DRAWING DATE 08.02.17	FORM SUBMITAL #1
DUPLEX C FLOOR PLANS	
A202	



ROOF PLAN





Johnson Architects, LLC
 330 NE Rockledge Way,
 Suite 202
 Seattle, WA 98105
 P 206.323.6400
 F 206.323.6582

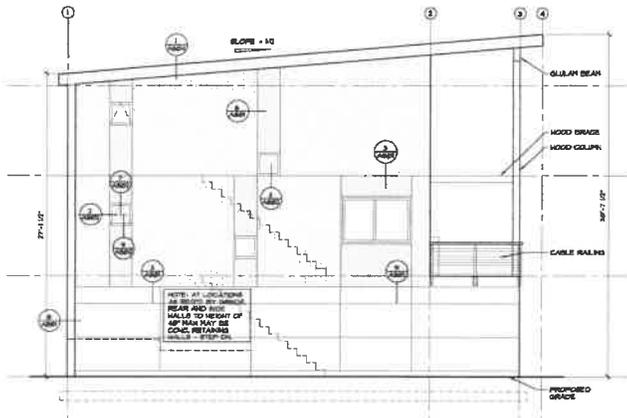


PASS LIFE
 SR 906 AT SNOQUALMIE PASS
 MILEPOST .35

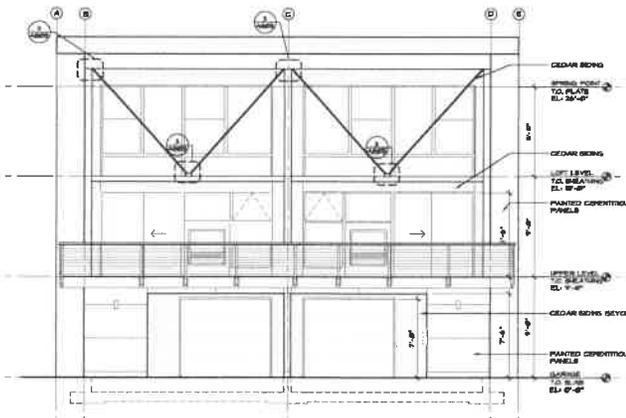
DRAWING ISSUE PERMIT
 05.02.17 SUBMITTAL #1

DUPLEX C
 FLOOR PLANS

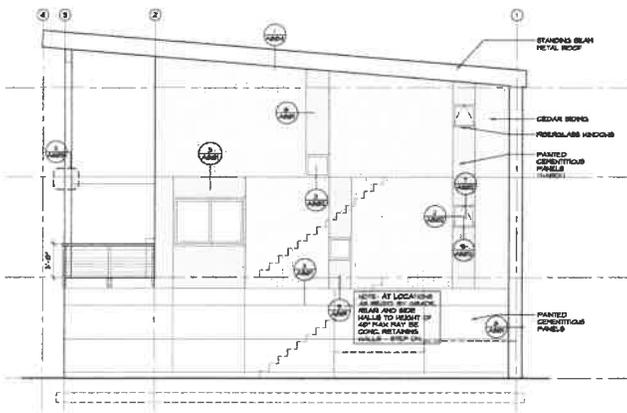
A203



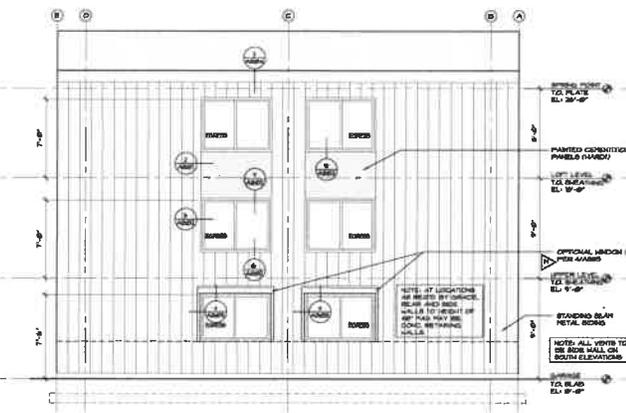
EAST ELEVATION 2



NORTH ELEVATION 1



WEST ELEVATION 4



SOUTH ELEVATION 3



Johnson Architects, LLC
100 NE Hudson Way,
Suite 200
Salem, WA 98105
1.506.222.8110
1.206.523.5282

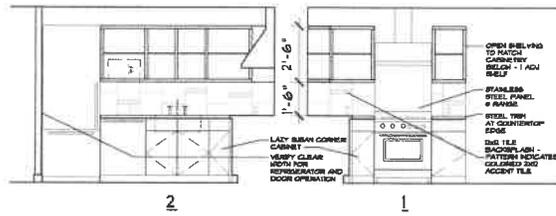


PASS LIFE
SR 906 AT SNOQUALMIE PASS
MILEPOST .35

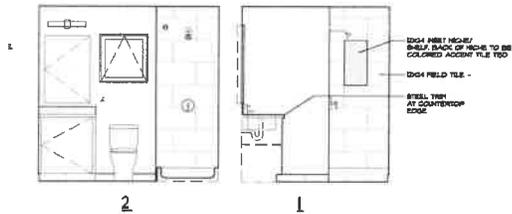
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DUPLIX C ELEVATIONS

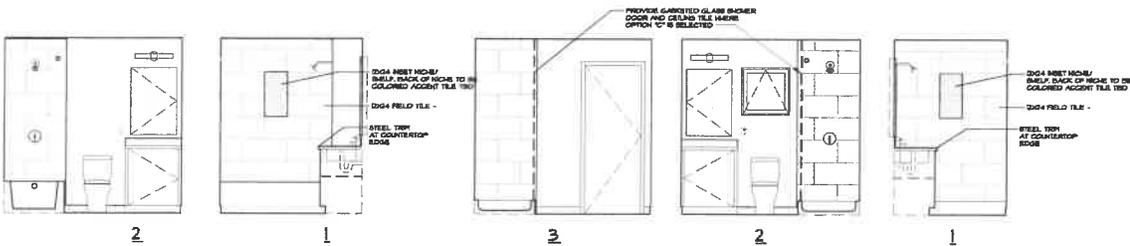
A300



KITCHEN 7

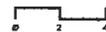


BATHROOM 5



BATHROOM 3

BATHROOM 2





JANISSE ARCHITECTS, LLC
300 THE HERBULE TRAY
RALEIGH, NC
SHELBY, VA 22165
TEL: 202.533.9150
F: 202.533.9382

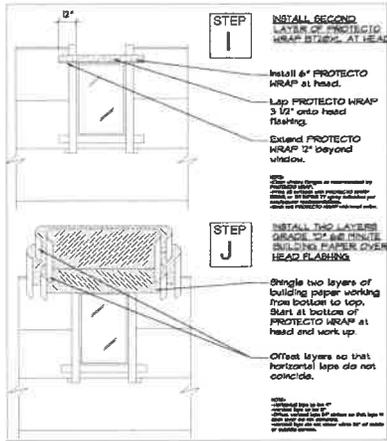
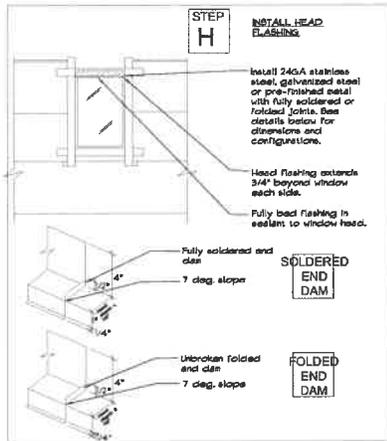
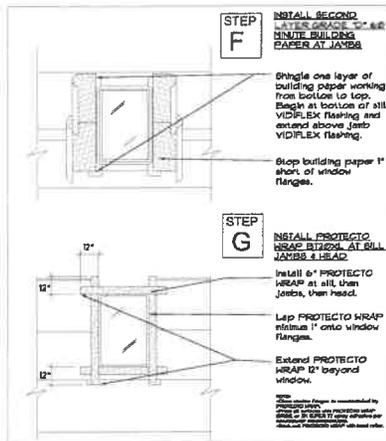
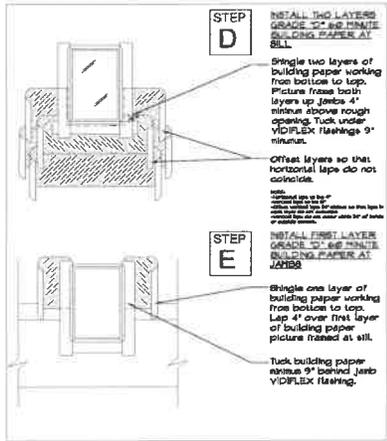
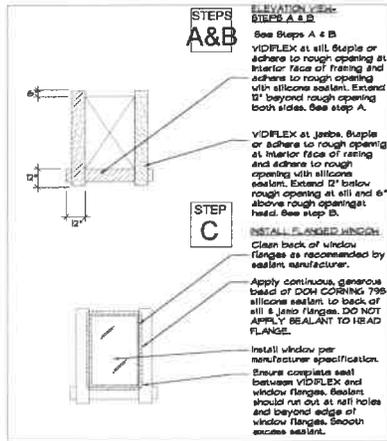
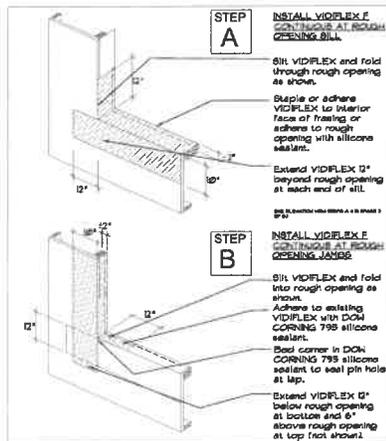


PASS LIFE
SR 906 AT SNOQUALMIE PASS
MILEPOST .35

DRAWING ISSUE POINT
08.02.17 SUBMITTAL #1

INTERIOR
ELEVATIONS

A500



JA

Johanna Architects, LLC
 100 NE Starbuck Way,
 Suite 200
 South, VA 23105
 | 804.555.0100
 | 204.523.0042

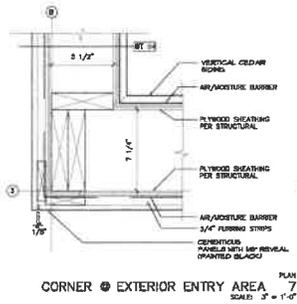
PROTECTO WRAP

PASS LIFE SR 906 AT SINGUALMIE PASS MILEPOST 35

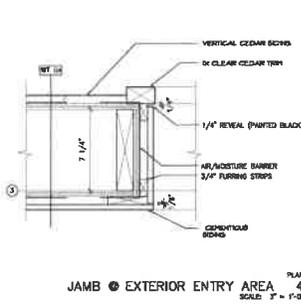
DRIVING ISSUE PERMIT SUBMITTAL #1

WINDOW/DOOR WATER-PROOFING SEQUENCE

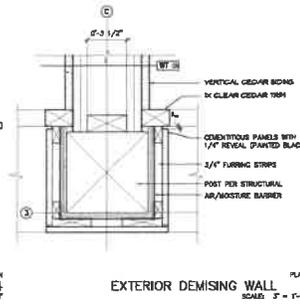
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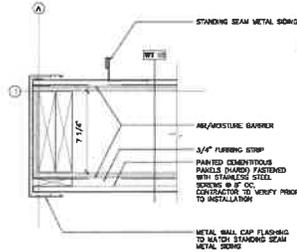
CORNER • EXTERIOR ENTRY AREA PLAN 7 SCALE: 3" = 1'-0"



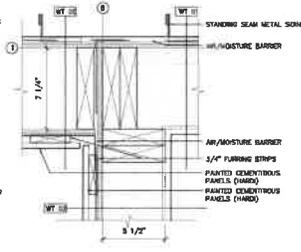
JAMB • EXTERIOR ENTRY AREA PLAN 4 SCALE: 3" = 1'-0"



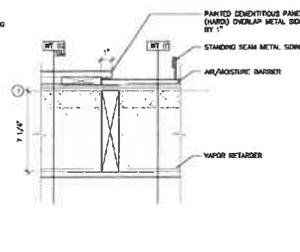
EXTERIOR DEMISING WALL PLAN 1 SCALE: 3" = 1'-0"



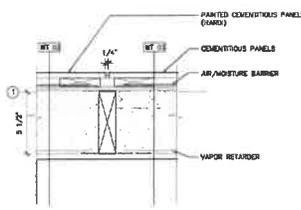
WING WALL PLAN 8 SCALE: 3" = 1'-0"



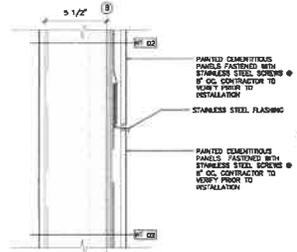
CORNER AT WING WALL PLAN 5 SCALE: 3" = 1'-0"



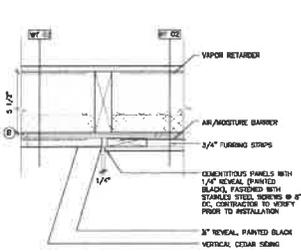
PANEL/METAL SIDING TRANSITION PLAN 2 SCALE: 3" = 1'-0"



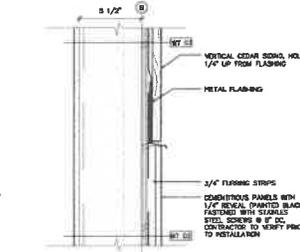
PANEL/PANEL JOINT PLAN 12 SCALE: 3" = 1'-0"



PANEL/PANEL SIDING TRANSITION SECTION 9 SCALE: 3" = 1'-0"



WOOD/PANEL SIDING TRANSITION PLAN 6 SCALE: 3" = 1'-0"



WOOD/PANEL SIDING TRANSITION SECTION 12 SCALE: 3" = 1'-0"



Johnson Products, LLC
100 HE HUSTON WAY,
Suite 200
Suva, WI 53015
1 262.533.8100
1 800.533.8100

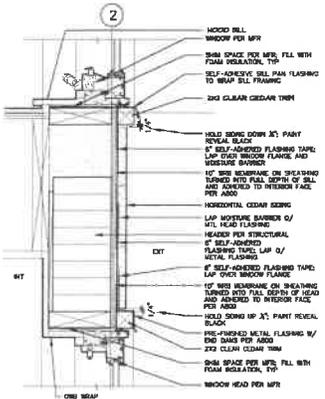


PASS LIFE
SR 506 AT SNOQUALMIE PASS
MILEPOST .35

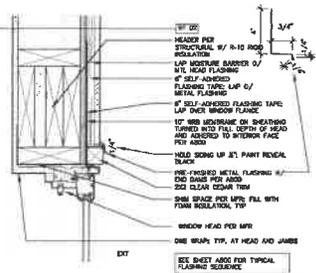
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08/21/17 PROJECT
SUBMITTAL #1

DETAILS -
SIDING

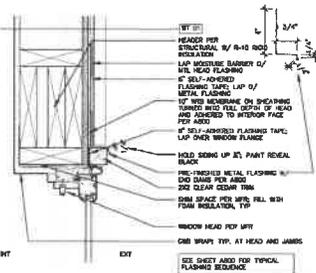




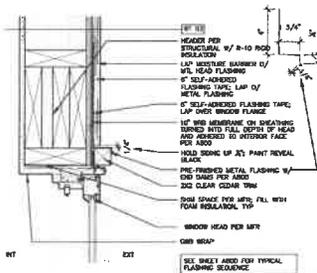
SECTION 2
WINDOW SILL • WOOD SIDING 10
SCALE: 3" = 1'-0"



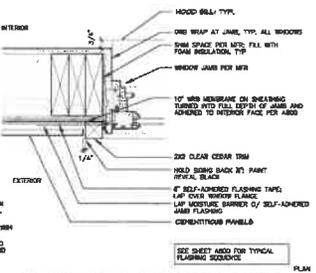
SECTION 7
WINDOW HEAD • CEMENTITIOUS PANELS 7
SCALE: 3" = 1'-0"



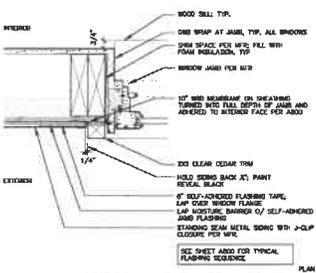
SECTION 4
WINDOW HEAD • METAL SIDING 4
SCALE: 3" = 1'-0"



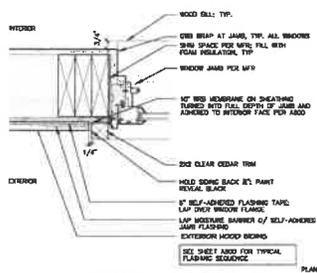
SECTION 1
WINDOW HEAD • WOOD SIDING 1
SCALE: 3" = 1'-0"



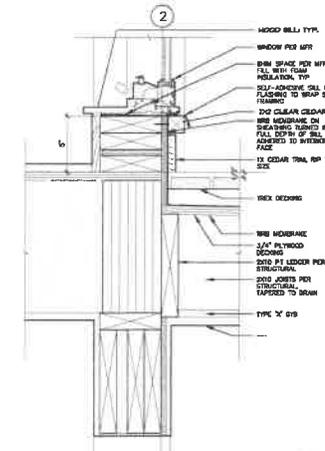
SECTION 8
WINDOW JAMB • CEMENTITIOUS PANELS 8
SCALE: 3" = 1'-0"



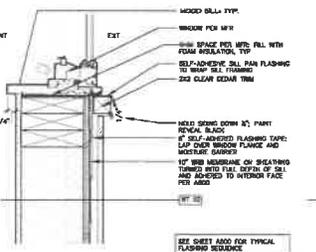
SECTION 5
WINDOW JAMB • METAL SIDING 5
SCALE: 3" = 1'-0"



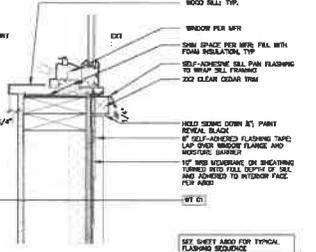
SECTION 2
WINDOW JAMB • WOOD SIDING 2
SCALE: 3" = 1'-0"



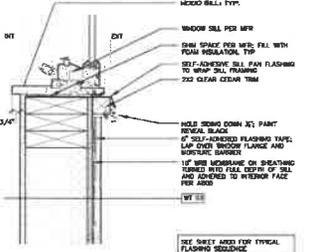
SECTION 11
WINDOW SILL • DECK 11
SCALE: 3" = 1'-0"



SECTION 9
WINDOW SILL • CEMENTITIOUS PANELS 9
SCALE: 3" = 1'-0"



SECTION 6
WINDOW SILL • METAL SIDING 6
SCALE: 3" = 1'-0"



SECTION 3
WINDOW SILL • WOOD SIDING 3
SCALE: 3" = 1'-0"

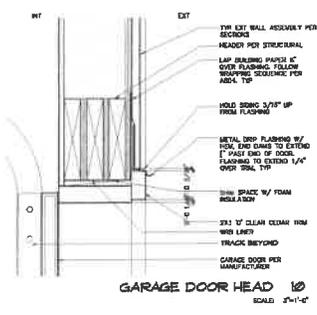
JA

Johnson Architects, LLC
10101 NORTHWAY TRAIL
SUITE 200
DALLAS, TEXAS 75243
1.214.353.8181
1.214.353.8282

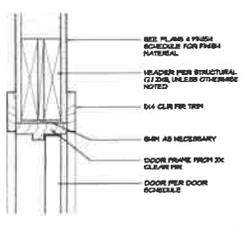
PASS LIFE
SR 906 AT SNOQUALMIE PASS
MILEPOST .35

DRAWING ISSUE: 08.02.17 PERMIT SUBMITTAL #1

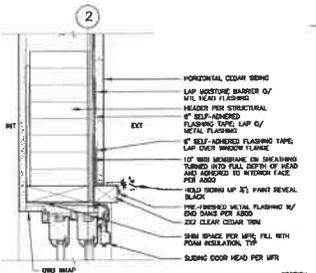
A802



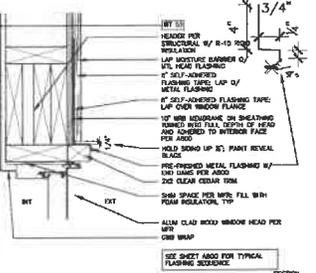
GARAGE DOOR HEAD
 SCALE: 3/4" = 1'-0"



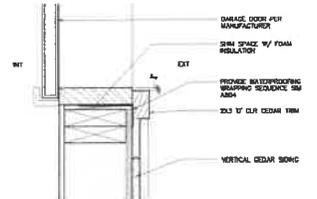
INT DOOR HEAD (JAMB SIM)
 SCALE: 3/4" = 1'-0"



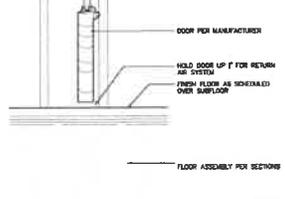
SLIDING DOOR HEAD @ WOOD SIDING
 SCALE: 3/4" = 1'-0"



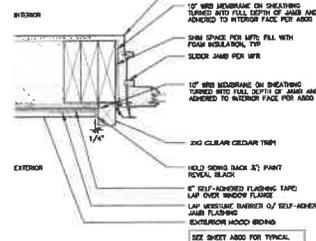
DOOR HEAD @ WOOD SIDING
 SCALE: 3/4" = 1'-0"



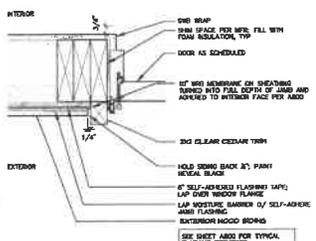
GARAGE DOOR JAMB II
 SCALE: 3/4" = 1'-0"



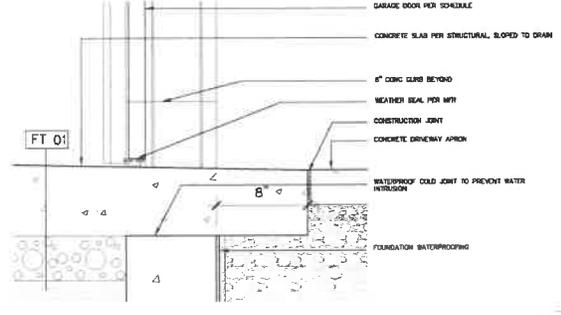
INT DOOR THRESHOLD
 SCALE: 3/4" = 1'-0"



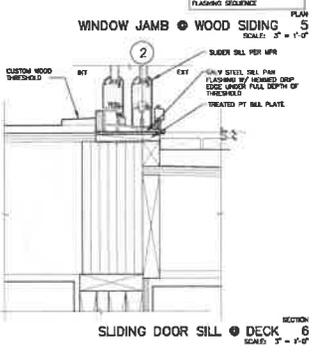
WINDOW JAMB @ WOOD SIDING
 SCALE: 3/4" = 1'-0"



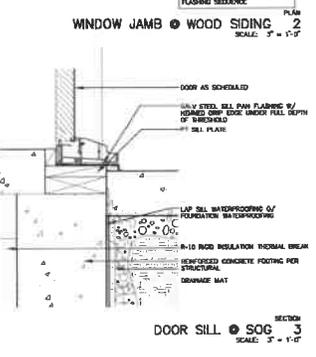
WINDOW JAMB @ WOOD SIDING
 SCALE: 3/4" = 1'-0"



GARAGE DOOR SILL @ SOG
 SCALE: 3/4" = 1'-0"



SLIDING DOOR SILL @ DECK
 SCALE: 3/4" = 1'-0"



DOOR SILL @ SOG
 SCALE: 3/4" = 1'-0"

JA

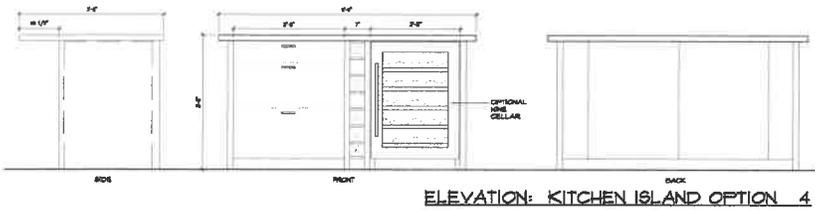
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PASS LIFE
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 MILEPOST .35

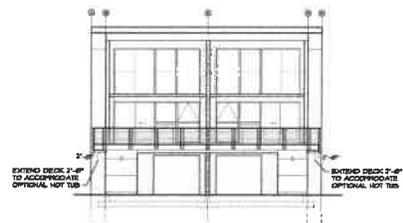
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DETAILS -
 DOORS

A803



ELEVATION: KITCHEN ISLAND OPTION 4



ELEVATION: HOT TUB OPTION 1

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OPTIONS

A806

GENERAL MECHANICAL/ELECTRICAL NOTES

- REVIEW ALL SELECTIONS IN REVISION SHEETS WITH OWNER AND ARCHITECT VIA CATALOG SHEETS PRIOR TO ORDERING MATERIALS & APPLIANCES.
- INCLUDE AIR LOG MARKET ON ALL APPLICABLE GASES.
- ALL INCANDESCENT SWITCHES TO BE DIFFERENTIAL. ALL SWITCHES, OUTLETS AND OTHER DEVICES TO BE WHITE.
- OWNER INDICATE APPROXIMATE LOCATION OF LIGHT FIXTURES. ACTUAL PLACEMENT WILL INCLUDE ALL NECESSARY COMPONENTS TO PROVIDE REQUIRED TO SPECIFIED LIGHT LEVELS AND ELECTRICAL LOADS. MARKING TWO LINES TO FLANK A ROOM, THEY WILL BE EQUAL DISTANCE FROM THE ROOM. THESE FIXTURES APPEAR CENTERED IN A HALLWAY.

OR ON A DOWNRAY OR WINDOW TREATING WILL BE PROVIDED IF NECESSARY AT NO ADDITIONAL COST TO THE OWNER TO ACHIEVE THE SUGGESTED AMBIENCE. EACH FIXTURE ADDRESS EACH FIXTURE AS ONE WITH POWERING OR IF CENTERED ON OR IN ROOMS.

ALL LAMPS HAVE MULTIPLE CHOICES AVAILABLE FOR INCANDESCENT LAMPS. INSTALL INCANDESCENT COMPACTS IF THESE ARE NOT APPROVED FOR THE OWNER. PROVIDE ALL LONG LIFE LAMP LAMPS. SELECT LAMPS THAT WILL NOT BE RE-OPENED. CONTACT METALLURGICAL LAMPS. THESE LAMPS MUST BE OPENED. REPLACE WITH LAMPS THAT DO NOT USE VARIOUS DIMMERS OR TRANSFORMERS HAS REPLACE OR RE-CONFIGURE TO REMOVE HARMFUL.

UNLESS OTHERWISE NOTED REFRIGERATION UNITS ONLY AFTER REVIEW OF HEIGHTS WITH OWNER APPROXIMATELY 4' ABOVE COUNTER OR FLOOR AS DETAILED.

NOTE: REFRIGERANT FIXTURES ARE REQUIRED ABOVE ALL TUB AND SHOWER LOCATIONS.

ELECTRICAL FIXTURE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	NAME	CAT #	COMMENT
1	4" FLOOR/CEILING UTILITY	AND	DAVALIGHT		
2	6" LINE VOLTAGE RECESSED CAN	AND	6" UNIVERSAL LINE VOLTAGE RESES		KC HSHZ - MADE TRN
3	6" ON EXHAUST FAN	PANASONIC			
4	EXTENSION RECESSED CAN	ELITE LIGHTING	4" RECESSED RECH-C HOODS		SHOWER RECESSED LINE
5	EXTENSION HALL SKRICE	CEL	6" DOOR HALL LIGHT		BRNCE FRSH
6	VANITY HALL SKRICE	KOVACS	4" DOOR HALL SKRICE		BRNCE FRSH
7	6" RECESSED SHOWER LIGHT	AND	6" UNIVERSAL LINE VOLTAGE RESES		ALBAITE 30-PM
8	FLOURESCENT CLOSET LIGHT	AND	DAVALIGHT		30"
9	FLOURESCENT CLOSET LIGHT	AND	DAVALIGHT		60"
10	EXTENSION HALL SKRICE	CEL	6" DOOR HALL LIGHT		PHOTOCELL OUTPWER (IF OPTIONAL)

PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	LOCATION	BRAND	MODEL	COMMENT
A	TOILET	BATHROOMS	TOTO	ROMAN DUAL FLUSH	1 CUSHION
B	BATHROOM SINK	BATHROOMS	COLLEGE	BAKALATA	
C	BATHROOM SINK FACET	BATHROOMS	DELTA	CLASSIC BRASS HANDLE CENTERBY LAV FACET	STAINLESS STEEL
D	KITCHEN SINK	KITCHEN	KOHLER	VAULT 28X27	TOP MOUNT, BRASS BOUL, BRASS HOLE
E	KITCHEN SINK FACET	KITCHEN	KOHLER	BRASS HULL DOWN SHOW	BRASS HOLE, STAINLESS STEEL FACET
F	SHOWER BASE	BATHROOMS	AMERICAN STANDARD	ACRYLUX SHOWER BASE	30" X 30"
G	SHOWER BASE	BATHROOMS	AMERICAN STANDARD	ACRYLUX SHOWER BASE	30" X 30"
H	SHOWER FITTING	BATHROOMS	DELTA	CLASSIC MONITOR 14	STAINLESS STEEL
I	SHOWER & TUB FITTING	BATHROOMS	DELTA	CLASSIC MONITOR 14	STAINLESS STEEL
J	TUB	BATHROOMS	AMERICAN STANDARD	CLEAR TUB LEFT HAND OUTLET	60" X 30" X 60" ANETIC
K	TUB	BATHROOMS	AMERICAN STANDARD	CLEAR TUB RIGHT HAND OUTLET	60" X 30" X 60" ANETIC
L					
M					
N					
O					
P					

APPLIANCE SCHEDULE

MARK	DESCRIPTION	LOCATION	BRAND	MODEL	COMMENT
A1	REFRIGERATOR	KITCHEN	BOSCH	BSF1482-89	STAINLESS STEEL
A2	RANGE	KITCHEN	BERAZZINI	86P PROFESSIONAL SERIES	STAINLESS STEEL
A3	RANGE HOOD	KITCHEN	BERAZZINI	30" CANOPY HOOD	60" CFM, BRASS MOTOR
A4	DISHWASHER	KITCHEN	BOSCH	SHD 90000	24" STAINLESS STEEL
A5	DISHWASHER	KITCHEN	TRU		
A6	WATERLESS WATER HEATER	MED	NAVEN	GH 340 ABE	95% EFFICIENCY
A7	6" GAS FIREPLACE	LIVING ROOM	HEAT N' GLO	TALLSIT 2	WOODBURNING, PIPERLACE
A8	HEAT RECOVERY VENTILATOR	MED			
A9	WASHER/DRYER ROUGH IN	GROUND FLOOR			WASHER IN ROW STACKED W/D
A10					
A11					
A12					
A13					
A14					
A15					
A16					
A17					
A18					
A19					
A20					

SYMBOLS

- ⊗ = APPLIANCE/EQUIPMENT MARK
- ⊕ = SMOKE DETECTOR
- ⊖ = EXHAUST FAN
- ⊙ = COMMUNICATIONS JACK
- ⊚ = TELEPHONE JACK
- ⊛ = JUNCTION BOX
- ⊞ = DUPLEX
- ⊟ = GROUND FAULT CURRENT INTERRUPTER/DUPLEX
- ⊠ = TOP SWITCHED DUPLEX
- ⊡ = EXTERIOR DUPLEX
- ⊢ = STANDARD FOURPLEX
- ⊣ = DUPLEX FLOOR BOX
- ⊤ = SWITCH
- ⊥ = THREE WAY SWITCH
- ⊦ = FOUR WAY SWITCH
- ⊧ = HOME RUN
- ⊨ = GAS LINE STUD
- ⊩ = ELECTRICAL PANEL
- ⊪ = LIGHT FIXTURE MARK
- ⊫ = FLOURESCENT FIXTURE
- ⊬ = VANITY FIXTURE
- ⊭ = RECESSED CAN FIXTURE
- ⊮ = CEILING COVER LIGHTING
- ⊯ = HALL MARKER
- ⊰ = SURFACE MOUNTED FIXTURE
- ⊱ = SKRICE
- ⊲ = PENDANT
- ⊳ = TRACK FIXTURE
- ⊴ = UNDER CABINET LIGHTING

JA

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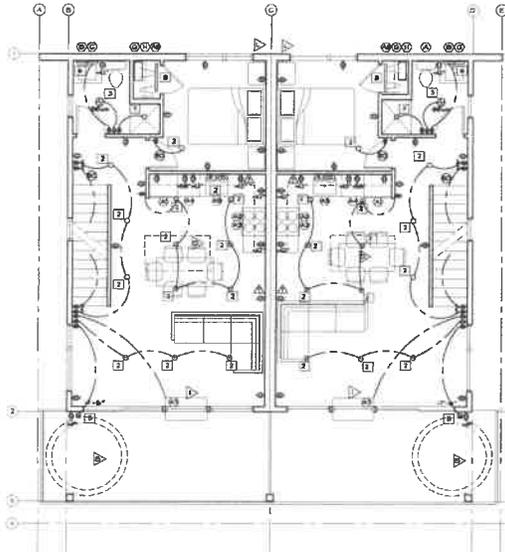
REVISIONS

PASS LIFE
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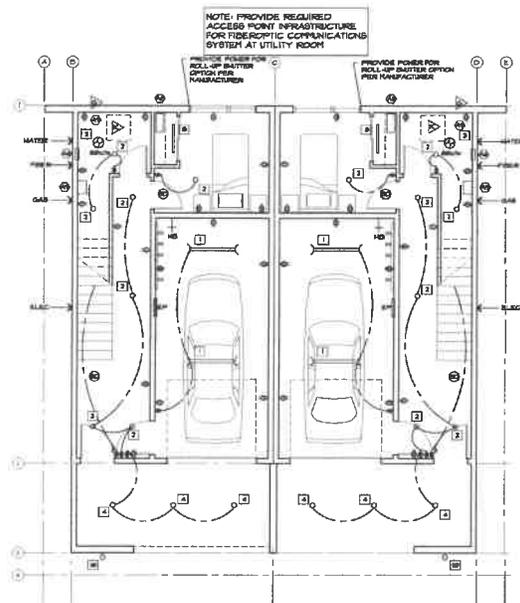
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MEP SCHEDULES

ME200



UPPER LEVEL PLAN

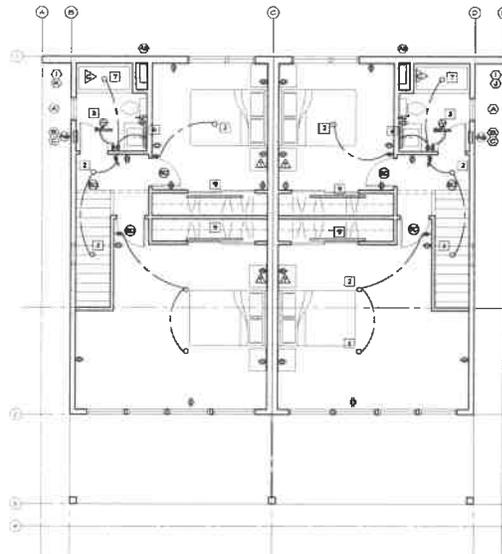


GARAGE PLAN

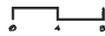



<small> Jovanni Architects, LLC 101 NE Florida Ave. Suite 200 South Fort Myers FL 33908-6100 T 888.323.9528 </small>

PASS LIFE SF 906 AT SINOQUALMIE PASS MILEPOST .35
<small> DRAWING ISSUE 08.02.17 </small>
<small> PERMIT SUBMITTAL #1 </small>
DUPLEX C MECH/ELEC PLANS
ME201



LOFT LEVEL PLAN



<small> JAMES ARCHITECTS, LLC 100 NE Hudson Way Suite 200 Seattle, WA 98105 T 206.523.8150 F 206.522.8152 </small>
<p>PASS LIFE SR 906 AT SNOQUALMIE PASS MILEPOST .35</p>
<small> DRAWING ISSUE: 08.02.17 PERMIT SUBMITTAL #1 </small>
<p>DUPLEX C MECH/ELEC PLANS</p>
<p>ME202</p>

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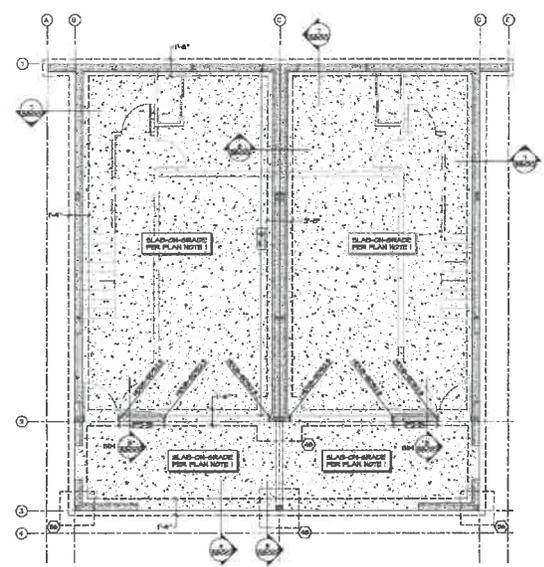
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DRAWING
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FOUNDATION
 PLAN

S201C



- LEGEND**
- SHEAR WALL PER SCHEDULE OF MATERIALS
 - SLAB-ON-GRADE PER PLAN NOTE 1
 - FOUNDATION WALL
 - BEARING ON SHEAR WALL ABOVE
 - FOOTING PER SCHEDULE
 - CONSTRUCTION FOR REINFORCED CONCRETE SEE DETAILS BOOKS

- FOUNDATION PLAN NOTES** SCALE: 3/4" = 1'-0"
1. SLAB-ON-GRADE SHALL BE 4" THICK SLAB POURED OVER A 1/2" VIBRACOR SPREADER. JOISTS SHALL BE APPROPRIATELY BRIDGED OR SHOWN TO SUPPORT THE SLAB.
 2. SEE ARCHITECTURAL DRAWINGS FOR SLAB DEPRESSION AND SLOPE REQUIREMENTS.
 3. PROVIDE CONSTRUCTION JOISTS, JOIST Hangers AND ARCHITECTURAL DRAWINGS. JOISTS SHALL BE APPROPRIATELY BRIDGED AND NOT EXCEED 16' ON CENTER.
 4. THE CONTRACTOR SHALL DETERMINE ACTUAL FOOTING ELEVATIONS BASED ON FINAL GRADES. BOTTOM OF FOOTING SHALL BE SET ON COMPACTED, PROPERLY COMPACTED SUBGRADE NOT BELOW PROPOSED FINISH FLOOR DEPTH + 3".
 5. OTHER REQUIREMENTS AND PLACE DETAILS CONVEYED SHALL AS DIRECTED BY ARCHITECTURAL DRAWINGS AND NOTES.
 6. FOOTINGS MAY BE LAMPED OR HOLLOW PER SCHEDULE TO AVOID BELOW GRADE PIPES AND CONDUITS.
 7. BEARINGS AT PILES SHALL BE 1/2" THICK BRASS BRASS BRASS WITH ADDITIONAL BRASSING FOR ARCHITECTURAL. PILES BEARING TO TRAVEL FROM CIP TO TOP OF WALL + 6" IN BRASS AND 6" IN PILES.
 8. ANCHOR BOLTS FOR EXTERIOR WALLS SHALL BE SHEAR WALL TYPE 1/4" DIA.

10/15/2017 10:00 AM - 10/15/2017 10:00 AM - 10/15/2017 10:00 AM - 10/15/2017 10:00 AM



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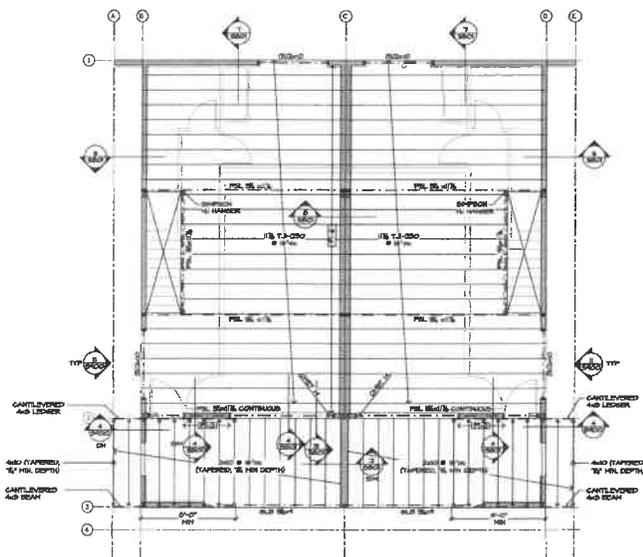
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UPPER FLOOR
 FRAMING PLAN

S202C



LEGEND

	S200 WALL PER SCHEDULE OF WORK
	SLAB-ON-GRADE PER PLAN NOTE 1
	FOUNDATION WALL
	BEARING OR SHEAR WALL ABOVE
	BEARING OR SHEAR WALL BELOW
	FOOTING PER 28800
	CORRECTIONS FOR SUPERSEDED "VERIFY" PER DETAILS 28700

- FLOOR FRAMING PLAN NOTES** SCALE: 3/4" = 1'-0"
1. FLOOR FINISHES SHALL BE 1 1/2" THICK SANDWICH PANELS OVER 1/2" Gypsum Board. FINISHES SHALL BE 1 1/2" THICK SANDWICH PANELS OVER 1/2" Gypsum Board. JOIST & 2"x6" PSL. STAIRWELL SHALL BE AS SHOWN ON THE DRAWING SHALL BE 2"x6" PSL. SEE DRAWING FOR OTHER FINISHES AND RESPONSIBILITIES. ALL FINISHES TO ALL FINISHES PERFORMED AND BEARING SHALL BE AS SHOWN ON THE DRAWING.
 2. AT AREAS INDICATED AS REQUIRED SUPPLEMENT PROVIDED BY PLAN INDICATING THE ORIGINAL STRUCTURAL SYSTEM AT ALL REPAIRED EXISTING PANELS. FINISH FINISHES TO FINISHES AND FINISHES. FINISH FINISHES SHALL BE 1 1/2" THICK SANDWICH PANELS OVER 1/2" Gypsum Board. JOIST & 2"x6" PSL. STAIRWELL SHALL BE AS SHOWN ON THE DRAWING SHALL BE 2"x6" PSL. SEE DRAWING FOR OTHER FINISHES AND RESPONSIBILITIES.
 3. BEARING OR SHEAR WALLS SHALL BE 12" THICK SANDWICH PANELS OVER 1/2" Gypsum Board. FINISH FINISHES SHALL BE 1 1/2" THICK SANDWICH PANELS OVER 1/2" Gypsum Board. JOIST & 2"x6" PSL. SEE DRAWING FOR OTHER FINISHES AND RESPONSIBILITIES.
 4. EXISTING WALLS SHALL BE 12" THICK SANDWICH PANELS OVER 1/2" Gypsum Board. FINISH FINISHES SHALL BE 1 1/2" THICK SANDWICH PANELS OVER 1/2" Gypsum Board. JOIST & 2"x6" PSL. SEE DRAWING FOR OTHER FINISHES AND RESPONSIBILITIES.
 5. FINISHES SHALL BE 1 1/2" THICK SANDWICH PANELS OVER 1/2" Gypsum Board. FINISH FINISHES SHALL BE 1 1/2" THICK SANDWICH PANELS OVER 1/2" Gypsum Board. JOIST & 2"x6" PSL. SEE DRAWING FOR OTHER FINISHES AND RESPONSIBILITIES.
 6. DULUP BED GROUPS IN WALLS SUPPORTING BEAMS, POIS OR BEARING ABOVE SHALL BE 12" THICK SANDWICH PANELS OVER 1/2" Gypsum Board. FINISH FINISHES SHALL BE 1 1/2" THICK SANDWICH PANELS OVER 1/2" Gypsum Board. JOIST & 2"x6" PSL. SEE DRAWING FOR OTHER FINISHES AND RESPONSIBILITIES.

11/15/2017 10:00 AM - 11/15/2017 10:00 AM - 11/15/2017 10:00 AM

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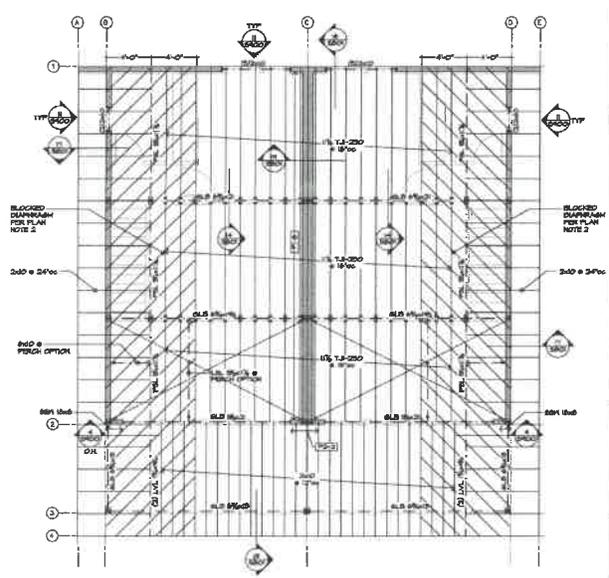
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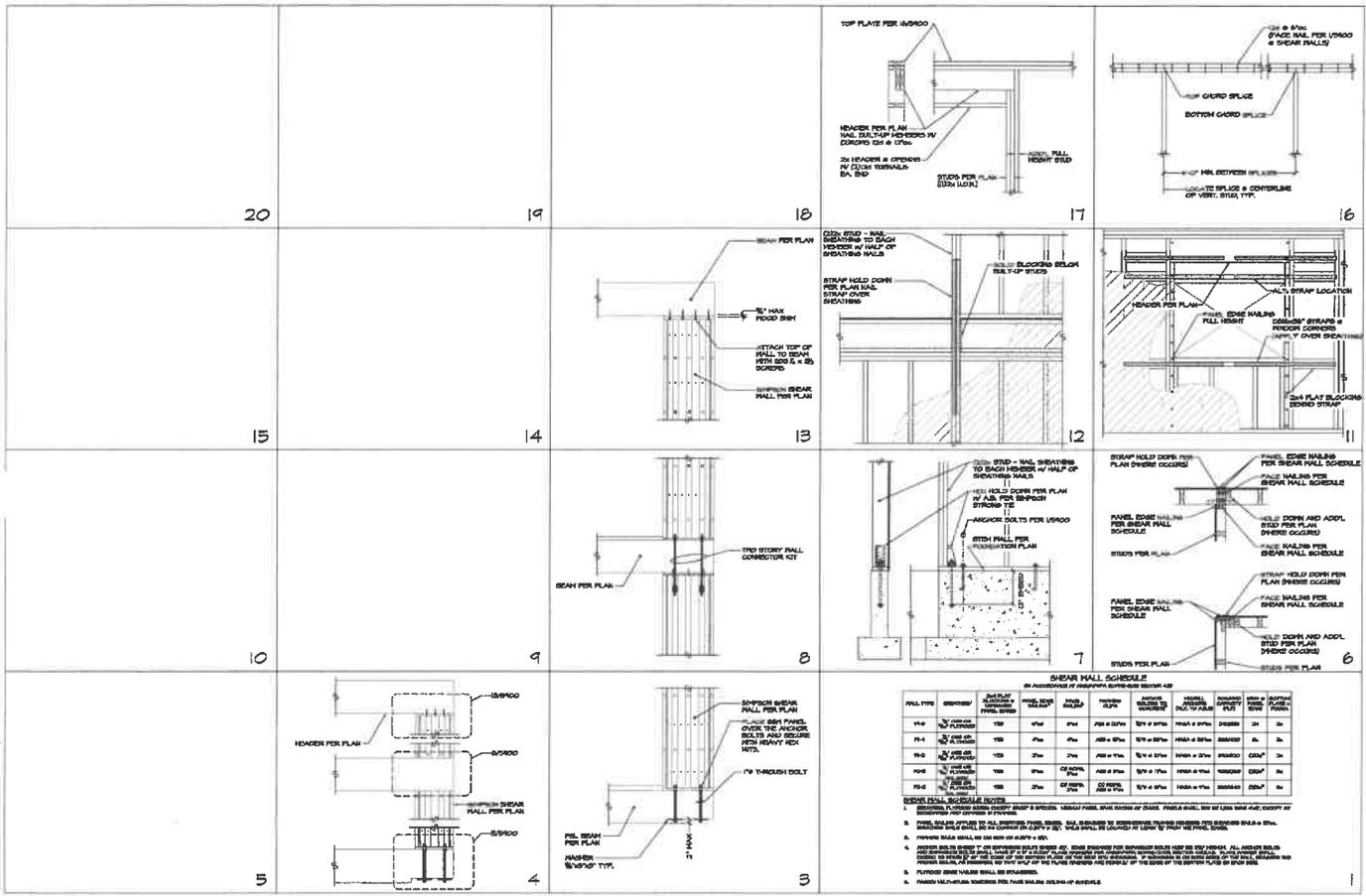
ROOF
FRAMING
PLAN

5204C



- LEGEND**
- BEAM WALL FOR ROOFSCALE OF UNPOD
 - SLAB-ON-GRADE FOR ROOFSCALE 1
 - FOUNDATION WALL
 - RETAINER OR BEAM WALL BELOW
 - RETAINER OR BEAM WALL ABOVE
 - FOOTING PER 20000
 - CORNER/ENDS FOR SUPPORTED TYPICAL BEVERAGE BLOCK

- ROOF FRAMING PLAN NOTES** SCALE: 3/4" = 1'-0"
1. ROOF BEAMS SHALL BE 8" WOOD PANEL BEAM WITHIN WALL. NOTES BEARING TO BEAM SHALL BE 2" x 4" x 8" x 12" x 16" x 20" x 24" x 30" x 36" x 42" x 48" x 54" x 60" x 66" x 72" x 78" x 84" x 90" x 96" x 102" x 108" x 114" x 120" x 126" x 132" x 138" x 144" x 150" x 156" x 162" x 168" x 174" x 180" x 186" x 192" x 198" x 204" x 210" x 216" x 222" x 228" x 234" x 240" x 246" x 252" x 258" x 264" x 270" x 276" x 282" x 288" x 294" x 300" x 306" x 312" x 318" x 324" x 330" x 336" x 342" x 348" x 354" x 360" x 366" x 372" x 378" x 384" x 390" x 396" x 402" x 408" x 414" x 420" x 426" x 432" x 438" x 444" x 450" x 456" x 462" x 468" x 474" x 480" x 486" x 492" x 498" x 504" x 510" x 516" x 522" x 528" x 534" x 540" x 546" x 552" x 558" x 564" x 570" x 576" x 582" x 588" x 594" x 600" x 606" x 612" x 618" x 624" x 630" x 636" x 642" x 648" x 654" x 660" x 666" x 672" x 678" x 684" x 690" x 696" x 702" x 708" x 714" x 720" x 726" x 732" x 738" x 744" x 750" x 756" x 762" x 768" x 774" x 780" x 786" x 792" x 798" x 804" x 810" x 816" x 822" x 828" x 834" x 840" x 846" x 852" x 858" x 864" x 870" x 876" x 882" x 888" x 894" x 900" x 906" x 912" x 918" x 924" x 930" x 936" x 942" x 948" x 954" x 960" x 966" x 972" x 978" x 984" x 990" x 996" x 1002" x 1008" x 1014" x 1020" x 1026" x 1032" x 1038" x 1044" x 1050" x 1056" x 1062" x 1068" x 1074" x 1080" x 1086" x 1092" x 1098" x 1104" x 1110" x 1116" x 1122" x 1128" x 1134" x 1140" x 1146" x 1152" x 1158" x 1164" x 1170" x 1176" x 1182" x 1188" x 1194" x 1200" x 1206" x 1212" x 1218" x 1224" x 1230" x 1236" x 1242" x 1248" x 1254" x 1260" x 1266" x 1272" x 1278" x 1284" x 1290" x 1296" x 1302" x 1308" x 1314" x 1320" x 1326" x 1332" x 1338" x 1344" x 1350" x 1356" x 1362" x 1368" x 1374" x 1380" x 1386" x 1392" x 1398" x 1404" x 1410" x 1416" x 1422" x 1428" x 1434" x 1440" x 1446" x 1452" x 1458" x 1464" x 1470" x 1476" x 1482" x 1488" x 1494" x 1500" x 1506" x 1512" x 1518" x 1524" x 1530" x 1536" x 1542" x 1548" x 1554" x 1560" x 1566" x 1572" x 1578" x 1584" x 1590" x 1596" x 1602" x 1608" x 1614" x 1620" x 1626" x 1632" x 1638" x 1644" x 1650" x 1656" x 1662" x 1668" x 1674" x 1680" x 1686" x 1692" x 1698" x 1704" x 1710" x 1716" x 1722" x 1728" x 1734" x 1740" x 1746" x 1752" x 1758" x 1764" x 1770" x 1776" x 1782" x 1788" x 1794" x 1800" x 1806" x 1812" x 1818" x 1824" x 1830" x 1836" x 1842" x 1848" x 1854" x 1860" x 1866" x 1872" x 1878" x 1884" x 1890" x 1896" x 1902" x 1908" x 1914" x 1920" x 1926" x 1932" x 1938" x 1944" x 1950" x 1956" x 1962" x 1968" x 1974" x 1980" x 1986" x 1992" x 1998" x 2004" x 2010" x 2016" x 2022" x 2028" x 2034" x 2040" x 2046" x 2052" x 2058" x 2064" x 2070" x 2076" x 2082" x 2088" x 2094" x 2100" x 2106" x 2112" x 2118" x 2124" x 2130" x 2136" x 2142" x 2148" x 2154" x 2160" x 2166" x 2172" x 2178" x 2184" x 2190" x 2196" x 2202" x 2208" x 2214" x 2220" x 2226" x 2232" x 2238" x 2244" x 2250" x 2256" x 2262" x 2268" x 2274" x 2280" x 2286" x 2292" x 2298" x 2304" x 2310" x 2316" x 2322" x 2328" x 2334" x 2340" x 2346" x 2352" x 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9858" x 9864" x 9870" x 9876" x 9882" x 9888" x 989



SHEAR WALL SCHEDULE 2
 (AS APPROVED BY INSPECTOR SIGNATURE SECTION 403)

WALL TYPE	REINFORCED	CONCRETE	MIN. CONC. STRENGTH	MIN. CONC. COVER	MIN. CONC. CURING	MIN. CONC. CURE	MIN. CONC. TEST	MIN. CONC. TEST	MIN. CONC. TEST
W-1	YES	YES	4000	20	7	28	28	28	28
W-2	YES	YES	4000	20	7	28	28	28	28
W-3	YES	YES	4000	20	7	28	28	28	28
W-4	YES	YES	4000	20	7	28	28	28	28
W-5	YES	YES	4000	20	7	28	28	28	28
W-6	YES	YES	4000	20	7	28	28	28	28
W-7	YES	YES	4000	20	7	28	28	28	28
W-8	YES	YES	4000	20	7	28	28	28	28
W-9	YES	YES	4000	20	7	28	28	28	28
W-10	YES	YES	4000	20	7	28	28	28	28
W-11	YES	YES	4000	20	7	28	28	28	28
W-12	YES	YES	4000	20	7	28	28	28	28
W-13	YES	YES	4000	20	7	28	28	28	28
W-14	YES	YES	4000	20	7	28	28	28	28
W-15	YES	YES	4000	20	7	28	28	28	28
W-16	YES	YES	4000	20	7	28	28	28	28
W-17	YES	YES	4000	20	7	28	28	28	28
W-18	YES	YES	4000	20	7	28	28	28	28
W-19	YES	YES	4000	20	7	28	28	28	28
W-20	YES	YES	4000	20	7	28	28	28	28



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 T: 206.533.8150
 F: 206.623.9392

PASS LIFE
 SR 906 AT SNOQUALMIE PASS
 MILEPOST .35



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 10000 1st Avenue S.W.
 Burien, WA 98148
 Phone: 206-835-1100
 Fax: 206-835-1101
 www.btl-engineering.com

DRAWING
 ISSUE

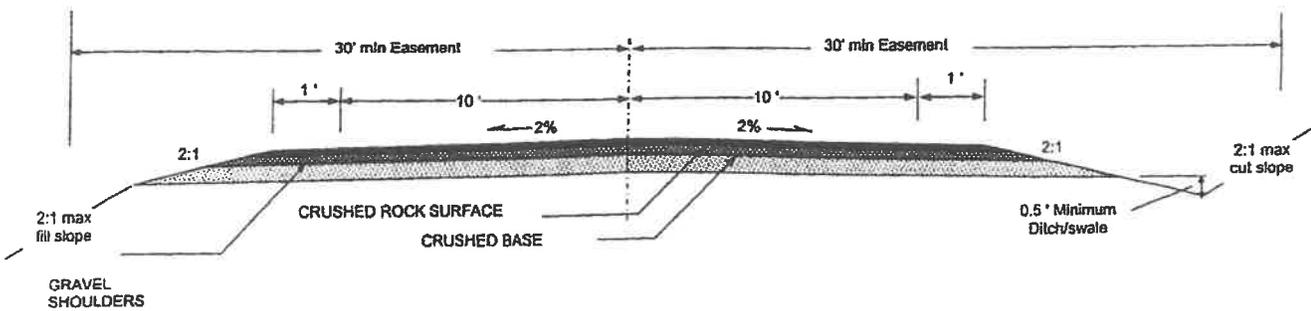
07.28.17 PERMIT

LATERAL
 DETAILS

5900

RURAL AREA PRIVATE ROADWAY DESIGN STANDARDS

ROADWAY CLASSIFICATION: PRIVATE ROAD LOCAL ACCESS
 AVERAGE DAILY TRAFFIC (ADT): 21 TO 140 (3 TO 14 LOTS)



LocalAccessUnder400.doc

KITTITAS COUNTY
 DEPARTMENT OF
 PUBLIC WORKS

REVISIONS	DATE

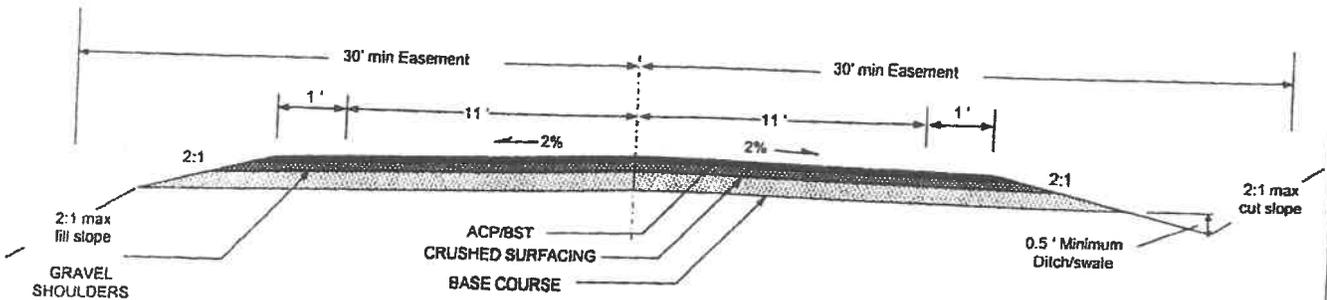
ROADWAY
 STANDARDS

RURAL LOCAL ACCESS
 ROADWAY SECTION
 ADT 21 - 140
 FIGURE 12 - 1

04/18/04

RURAL AREA PRIVATE ROADWAY DESIGN STANDARDS

ROADWAY CLASSIFICATION: PRIVATE ROAD LOCAL ACCESS
 AVERAGE DAILY TRAFFIC (ADT): 141 TO 400 (15-40 LOTS)



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KITTITAS COUNTY
 DEPARTMENT OF
 PUBLIC WORKS

REVISIONS	DATE

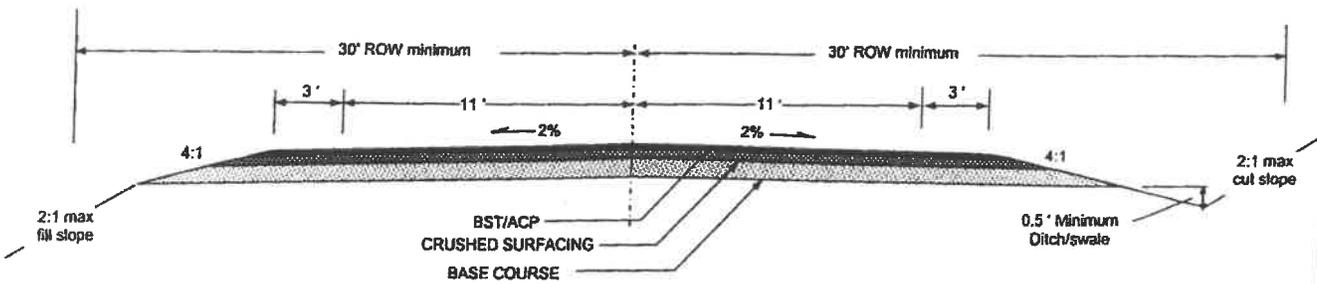
ROADWAY
 STANDARDS

RURAL LOCAL ACCESS
 ROADWAY SECTION
 ADT 141 - 400
 FIGURE 12 - 2

04/19/04

RURAL AREA PUBLIC ROADWAY DESIGN STANDARDS

ROADWAY CLASSIFICATION: LOCAL ACCESS/COLLECTOR
 AVERAGE DAILY TRAFFIC (ADT): OVER 750



LocalAccessUnder400.doc

KITTITAS COUNTY
 DEPARTMENT OF
 PUBLIC WORKS

REVISIONS	DATE

ROADWAY
 STANDARDS

RURAL LOCAL ACCESS
 ROADWAY SECTION
 ADT >750
 FIGURE 4 - 3

12/1/03

LAMIRD Consistency

The Hyak Planned Unit Development mainly falls within the boundary of the Snoqualmie Pass LAMIRD. The following is directly from the Kittitas County Comprehensive Plan including responses on how the Hyak Planned Unit Development and Final Development Plan are consistent with the LAMIRD designation.

8.2.4.5. Limited Areas of More Intensive Rural Development (LAMIRD)

Purpose

- To establish areas of community pattern that permits community activities without having to incorporate
- To provide opportunity for residential infill which permits variety of housing and yet maintains rural character
- To provide for rural community settings which do not require urban level services
- To maintain existing rural development patterns that have existed for long periods

Many counties, including Kittitas County, contain historical rural settlements that pre-date the Growth Management Act (GMA) and that are characterized by higher density development and economic activity than the surrounding rural area. These areas may provide rural community identity, residential neighborhoods and goods and services, or provide rural employment opportunities. These are areas designated “Limited Area of More Intensive Rural Development” LAMIRD designation and is an optional tool provided by the GMA that is intended to recognize these pre-existing development patterns; provide for limited infill, development or redevelopment; and allow for necessary public services to serve the LAMIRD.

To be consistent with the requirements of the GMA, designated LAMIRDs must have clearly identifiable and logical outer boundaries delineated predominately by the built environment and/or physical boundaries, such as bodies of water, streets and highways, and landforms and contours. Although new development and redevelopment is allowed, development cannot extend beyond the established boundary and contribute to a new pattern of low-density sprawl. Public facilities and services provided to LAMIRDs must not permit low density sprawl.

Rural lands designated “Limited Area of More Intensive Rural Development” (LAMIRD) has been assigned to Snoqualmie Pass, Easton, Ronald, Thorp, and Vantage. Other un-incorporated communities presumably designated as rural areas include: Liberty, Thrall, Lauderdale, Sunlight Waters, Fairview, Denmark, Badger Pocket, Elk Heights, Teanaway, Reecer Creek, and Sky Meadows, as well as others.

Based on the LAMIRD types established in RCW 36.70A.070(5), Kittitas County establishes three categories of LAMIRD designations. These are:

Rural Activity Center – Rural development consisting of infill, development, or redevelopment of existing commercial, industrial, residential, or mixed-use areas, whether characterized as shoreline development, villages, hamlets, rural activity centers, or crossroads developments.

Rural Recreational Center – Intensification of development on lots containing, or new development of, small-scale recreational or tourist uses that rely on a rural location and setting, but do not include new residential development.

Rural Employment Center – Intensification of development on lots containing isolated nonresidential uses or new development of isolated small-scale businesses that are not principally designed to serve the rural area, but do provide job opportunities for rural residents.

The following goals, policies and objectives provide guidance for designation and development within LAMIRDS generally, as well as more specific guidance for each type of LAMIRD.

GPO 8.106 Allow for designation of LAMIRDs in the rural area, consistent with the requirements of the GMA.

GPO 8.107 Consider the following factors in designating a LAMIRD and establishing boundaries:

- a) Existing development pattern, potential for redevelopment and infill, and for Type 1 LAMIRDs the ability to establish a logical outer boundary;
- b) Rural character of the potential LAMIRD and surrounding area;
- c) Existing and potential mix of uses, densities and intensities and potential impacts to the surrounding area;
- d) Presence/location of infrastructure and other “man-made” facilities;
- e) Distance from other LAMIRD, UGA, designated resource land or other special land use designation. If in close proximity, consider the potential for sprawl, and/or land use conflicts;
- f) Feasibility, cost and need for public services;
- g) Significant natural constraints or features to be preserved; and
- h) Public input and comment.

RESPONSE TO GPO 8.106 & 8.107: The Snoqualmie Pass Area, formerly known as an Urban Growth Node, was recently designated as a Snoqualmie Pass Limited Area of More Intense Rural Development (LAMIRD). This Designation recognized the higher intense uses that have occurred and will continue to allow these types of uses as approved under the Hyak Planned Unit Development. The proposal is consistent with both GPO 8.106 & 8.107 sub letter a) through h).

GPO 8.109 Allow inclusion of undeveloped land in LAMIRDs for limited infill, development or redevelopment when consistent with rural provisions of the Growth Management Act.

RESPONSE: The Hyak Planned Unit Development was approved prior to the LAMIRD designation by the Kittitas County, with a Partial Final Development Plan approved and platting of Division 1. The continuation of approving the Hyak Planned Unit Development meet GPO 8.109 by allowing for the continued development, redevelopment all is being consistent with GMA.

GPO 8.110 Require that development or redevelopment harmonize with the rural character of the surrounding areas.

RESPONSE: The Hyak Planned Unit Development allows for the continued development, redevelopment but more importantly meeting and harmonizing with the existing built environment of the Sundance & Suncrest Condominiums, single family residences, commercial development.

GPO 8.111 Recognize that public services will continue to be provided at a rural level of service. Public services and facilities will not be provided in a manner that allows low-density sprawl.

RESPONSE: The Hyak Planned Unit Development is within an approved LAMIRD designation with a small portion outside of steep slopes outside of the LAMIRD boundary. This LAMIRD is a designation that encompasses existing and higher density type of development therefore not allowing low-density sprawl.

GPO 8.113 Continue to protect the long-term viability of designated forest, mineral and agricultural resource lands. The LAMIRD designation will not be applied to designate resource lands. Development within the LAMIRD designation and adjacent to designated resource lands will minimize potential conflicts and not lead to potential conversion of farm and forest land to non-resource uses.

RESPONSE: The Hyak Planned Unit Development is within an approved LAMIRD designation. This LAMIRD designation went through a very lengthy and intensive process with Kittitas County. As part of this designation process resource lands and the effect the LAMIRD would have on the surrounding area were taking into consideration and eventually the Snoqualmie Pass LAMIRD boundary was approved meeting this GPO.

GPO 8.115 Designation and development standards in Type 1, Rural Activity Centers:

- a) For the purpose of establishing the outer boundary, existing development is considered to be any commercial, industrial, residential or mixed-used development in existence on July 1, 1990.

RESPONSE: The Hyak Planned Unit Development was originally approved in 1987 containing commercial, residential or mixed-use development, therefore the inclusion of this property was consistent and included within the LAMIRD boundary.

- b) The scale and type of new development and redevelopment should be primarily to serve local residents and secondarily to support the traveling public.

RESPONSE: The Hyak Planned Unit Development will primarily serve the existing residents and allow for the inclusion of new residences furthermore this proposal will support the traveling public as there will be commercial areas catering this type of group along with providing the needs for individuals that frequent the Pass for recreation, specifically winter skiing.

Consistency Document with Kittitas County
Comprehensive Plan.

A. The proposed amendment is compatible with the comprehensive plan as demonstrated by the following.

1. Project's Relationship to the Kittitas County Vision Statement

The proposed amendment for the project is compatible with the Kittitas County Comprehensive Plan's Vision Statement as the Vision Statement specifically states:

"Upper County is changing from the once powerful mining and timber industries to recreational-based and service enterprises".

The Kittitas County Vision Statement recognizes that land of this type, located in the upper county has transitioned into one of the major recreational areas/uses. This proposed project is planned specifically to enhance the recreation potential of this land and to develop recreational housing that will allow its residents to use same. Furthermore Kittitas County, through a lengthy appeal process, has come into compliance by designating Snoqualmie Pass area as a Limited Area of More Intense Rural Development (LAMIRD).

The following is the Kittitas County Comprehensive Vision Statement:

Vision Statement Kittitas County has a rich cultured mix that is a result of agriculture, education and resource based industries such as timber and mining. Many families in the lower Kittitas Valley carry on long family traditions in farming and cattle production, while the Upper County is changing from the once powerful mining and timber industries to recreational-based and service enterprises. Central Washington University provides direct and indirect employment for a large portion of the population. The Ellensburg area and student population and educational services are expected to grow

substantially over the next few years. More and more residents are moving to Kittitas County to enjoy the quality of life here while having to commute out of county for work due to lack of employment in the area. The Kittitas County Comprehensive Plan is an attempt to address issues and formulate guiding policies for future growth and development in Kittitas County. This plan is adopted by the county in compliance with the Washington State Growth Management Act, RCW 36.70A and under authority of the Planning Commission Act, RCW 35.63. This comprehensive plan is based on a framework of community goals and objectives adopted by the county with the help of the various subarea groups and other citizens as a final expression of public policy

2. Project's Relationship to the Kittitas County Comprehensive Plan Section 2.4.1, which states as follows:

2.4.1 Rural Recreation is the third land use designation of the Plan. These lands often include scenic roadways, vistas, ski and hiking areas, and recreational and seasonal recreation residences. They include resort activities and provide limited commercial services to tourists and seasonal residents where rural character is preserved. Rural Recreation lands may be located in flood or other hazard areas where fishing and outdoor activities are prevalent.

This proposal is consistent with the Kittitas County Comprehensive Plan Section 2.4.1 as it describes Rural Recreation land use. Each sentence of this section refers to specific characteristics of the proposed project. Specifically the project's elements include those listed in the second sentence of section 2.4.1 as follows: **hiking areas, and recreational and seasonal recreation residences.**

Section 2.4.1, the third sentence, continues to state that such lands “**include resort activities and provide limited commercial services to tourists and seasonal residents where rural character is preserved**”. The Project includes specific development elements identified in said sentence such as Activity Center, which may include pool, basketball, volleyball, courts, trails, and more such activities as allowed in the zone all of

which are resort type activities. In addition the Project is planned as a second home community for seasonal residents and is also consistent with the LAMIRD designation by Kittitas County.

3. Project's Relationship to the Kittitas County Comprehensive Plan Section 2.5.4, which states:

GPO 2.54 Recreation: It is a goal of our County to encourage recreational opportunities which will not compromise water quality, will not have a detrimental effect on the fragile systems of our shorelines, nor infringe on the rights of the private property owner.

The proposed Project is consistent with the Kittitas County Comprehensive Plan Section 2.5.4, as the project will be outside of any critical areas along with critical areas being placed within the open space areas. Any additional critical areas identified will also include language through the adoption of CCR's (Covenants, Conditions and Restrictions) that will be filed on the property at the time of the final plat of each division or with the all encompassing set of CC&R's over the complete project.

As it is the private property owner that will be creating these restrictions and management guidelines for critical areas that could lie within the project boundaries this project meets the specific intent of this section of the Kittitas County Comprehensive Plan.

4. Project's Relationship to the Kittitas County Comprehensive Plan Section 2.7.4, which states:

GPO 2.74 Residential: Residential subdivisions should be consigned (1) so as to adequately protect and/or to improve the area's aesthetic qualities and characteristics of the water and shoreline areas; and (2) at a level of density of site coverage and of occupancy compatible with the physical capabilities of the shoreline and water. Planned Unit Developments, which reserve substantial portions of land as open space or recreation area, are preferred over conventional subdivisions. Subdivider should be

encouraged to provide pedestrian access to the shorelines within the development and to minimize the impact of vehicular use and parking on the normal aesthetic qualities of the shoreline area.

The proposed project is designed in such a manner that it will specifically meet each element of this goal as follows:

The first portion of GPO 2.74 states:

“GPO 2.74 Residential: Residential subdivisions should be consigned (1) so as to adequately protect and/or to improve the area's aesthetic qualities and characteristics of the water and shoreline areas;” This Project, as stated above, will develop restrictions and management plans for critical areas that will ***“adequately protect and/or to improve the area's aesthetic qualities and characteristics of the water and shoreline areas”*** within the project boundaries that will be put in place through the adoption of CCR’s (Covenants, Conditions and Restrictions). These CC&R’s will be filed on the property at the time of the final platting of each division.

The second portion of GPO 2.74 states:

“(2) at a level of density of site coverage and of occupancy compatible with the physical capabilities of the shoreline and water”. The level of density of the proposed project is similar in character therefore being consistent with the LAMIRD designation. . The Limited Areas of More Intense Rural Development (LAMIRD) was created by Kittitas County and approved through the GMA process and has now passed any appeal process making it final. This LAMIRD designation recognized areas that were already being developed at a higher intense use. This project’s design and density is compatible with this portion of GPO 2.74.

The third portion of GPO 2.74 states:

“Planned Unit Developments, which reserve substantial portions of land as open space or recreation area, are preferred over conventional subdivisions”. This proposed project specifically meets this portion of this section of GPO 2.74 as it is an application for a Planned Unit Development. This PUD reserves a substantial portion of the land as open space and recreation land. As stated above *Planned Unit Developments, which reserve substantial portions of land as open space or recreation area, are preferred over conventional subdivisions*”. The Project is compatible with the Comprehensive Plan as it meets these criteria.

The fourth portion of GPO 2.74 states:

“ Subdivider should be encouraged to provide pedestrian access to the shorelines within the development and to minimize the impact of vehicular use and parking on the normal aesthetic qualities of the shoreline area.” This proposed project contains no shoreline therefore is consistent with this GPO.

5. Project’s Relationship to the Kittitas County Comprehensive Plan Section 3.1, which states:

GPO 3.1 Provide a sufficient number of housing units for future populations in rural areas of Kittitas County.

The proposed project will provide for 622 parcels that will be built in phases over a period of time (20 years), which will provide a portion of the number of housing units, required for future populations in rural Kittitas County. The Project anticipates phasing as reflected in the phasing plan. The phasing of the project will provide housing for future populations as required by the GMA and the Kittitas County Comprehensive Plan.

6. Project's Relationship to the Kittitas County Comprehensive Plan Section 3.3, which states:

GPO 3.3 Encourage home ownership within the community.

The proposed project will create new homes which will be sold and provide for home ownership within the community.

7. Project's Relationship to the Kittitas County Comprehensive Plan Section 3.4, which states:

GPO 3.4 Provide sufficient housing units while maintaining environmental quality.

As stated in other areas of this document and other documents attached to this application this Project would provide additional housing units while maintaining the environmental quality as we are protecting possibly environmentally sensitive (steep slopes etc.) areas through the establishment of protected open space areas.

8. Project's Relationship to the Kittitas County Comprehensive Plan Section 3.14, which states:

GPO 3.14 Designate high-density residential land use zones such as PUDs, cluster development, and MPRs outside of Urban Growth Areas.

This application is for a PUD, which is specifically identified in GPO 3.14 that provides evidence that this application is in compliance with the Kittitas County Comprehensive Plan. This Project, through a PUD, clusters the homes in a smaller area while leaving a portion of the land in dedicated open space tracts. Furthermore this PUD is within a Limited Area of More Intense Development designation (LAMIRD), where this type of density is to occur and is similar to the existing characteristics of the surrounding area.

9. Project's Relationship to the Kittitas County Comprehensive Plan Section 3.15, which states:

GPO 3.15 Provide for a range of housing types within Kittitas County.

This Project, by providing second home recreation housing, will be providing for a definable segment of the housing types needed in Kittitas County.

10. Project's Relationship to the Kittitas County Comprehensive Plan Section 3.17, which states:

GPO 3.17 Provide a sufficient number of housing units for future populations while maintaining the rural character of Kittitas County.

This application is for a PUD, which is supported through out the Kittitas County Comprehensive Plan, that will be providing 622 housing units, in the form of single family units, condos, and further concentrates development into smaller areas while leaving a portion of the projects property in open space. With this action the designated open space are could be recreation land, land protecting environmental areas, which meets the goal of this GPO. By providing this Project helps in meeting the commitments made by Kittitas County in regards to the identification of it's population growth made though the County's adoption of the population growth projections and the adopted Snoqualmie Pass Advisory Council (SNOPAC) Comprehensive Plan –Master Plan, and Sub Area E “Hyak”.

11. Project's Relationship to the Kittitas County Comprehensive Plan Section 3.18, which states:

GPO 3.18 Provide sufficient housing units while maintaining environmental quality.

This application is for a PUD, which is supported through out the Kittitas County Comprehensive Plan, that allows the clustering of homes in a selected area while leaving a portion of the property in open space, recreation land etc., meeting the goal of this GPO.

12. Project's Relationship to sections of the Kittitas County Comprehensive Plan as provided for in Section 4.1, which states:

GPO 4.1 To develop and maintain a safe, efficient and environmentally sound multi-modal transportation system in accordance with local, state, and federal requirements.

This proposed project's roads will be developed and built in a manner that they will meet all of the Kittitas County Road Standards required by the County there by meeting this GPO goals. In addition the Project may provide non-motorized trails for walking, skiing, snowmobiling, and mountain biking.. The Project, by providing various facilities for different modes of transportation, is compatible with the Kittitas County Comprehensive Plan.

13. Project's Relationship to sections of the Kittitas County Comprehensive Plan as provided for in Section 4.3, which states:

GPO 4.3 To creates a transportation system that provides reasonable circulation for all users throughout the County.

The current and existing road system within this proposed project already provides a circulation route proving a benefit to the public health, welfare and safety to Kittitas County. The project's proposed new access roads will continue to benefit and be consistent with this GPO.

14. Project's Relationship to sections of the Kittitas County Comprehensive Plan as provided for in Section 4.4, which states:

GPO 4.4 Kittitas County shall provide a transportation system that enhances the safety of the community and which maximizes the use of the existing road system by maintaining a system of arterials, collectors and local access roads that forms an interconnected network for vehicular circulation.

The proposed project will include the addition of new road(s) that serves a portion of the access to the Project area that will enhance the safety of the community around the proposed project.

15. Project's Relationship to sections of the Kittitas County Comprehensive Plan as provided for in Section 4.11, which states:

GPO 4.11 Encourage and initiate Road Improvement Districts and arterial road building projects with the capital facilities six-year plan to meet Concurrency requirements of anticipated growth.

The proposed project will provide access to the Hyak Road Improvement District (RID) in this area. If portion of this property is not within the HYAK RID newly proposed roads will be reviewed and approved by the County engineer and will be proposed to be included into the HYAK RID, if they are not already within the RID. The RID will collect funds from new and existing lot owners where this funding will provide for long-term maintenance of existing and proposed roads.

16. Project's Relationship to sections of the Kittitas County Comprehensive Plan as provided for in Section 4.14A, which states:

GPO 4.14A To recognize non-motorized travel as a viable transportation mode by developing a countywide non-motorized system plan and by improving and maintaining existing non-motorized facilities.

The proposed project may include a walking, hiking, skiing, and biking trail system.

17. Project's Relationship to sections of the Kittitas County Comprehensive Plan as provided for in Section 4.14B, which states:

GPO 4.14B Encourage new development to provide for safe transportation alternatives.

The proposed project may provide trails for walking, hiking, skiing, and bike riding away from the road system to provide a safe environment for this type of transportation.

18. Project's Relationship to sections of the Kittitas County Comprehensive Plan as provided for in Section 4.16, which states:

GPO 4.16 To provide a transportation system that corresponds to and is consistent with patterns of land development in accordance with the adopted land use plans.

This project is within an area of Snoqualmie Pass that has been developing over the years at a high-density development scenario. This project builds off of existing/built transportation system. The transportation system will be expanded upon to serve the proposed developed areas of this project. By doing this will create a consistent pattern of land development that have occurred around the proposed project location and be in accordance with the adopted land use plans of the County.

19. Project's Relationship to sections of the Kittitas County Comprehensive Plan as provided for in Section 4.18, which states:

GPO 4.18 To ensure the transportation system can support new development and that new development finances all new construction and improvements that might be necessary.

This project will finance all new construction and improvements that might be necessary. This project also falls within the Hyak RID where new lot owners will fund the ongoing maintenance of the existing and newly proposed roads thereby meeting this GPO goals.

20. Project's Relationship to sections of the Kittitas County Comprehensive Plan as provided for in Section 4.19, which states:

GPO 4.19 Kittitas County shall evaluate the merits of a proposed land use action against the potential impacts on the transportation system by reviewing development proposals for potential impacts to the transportation system and requiring developments to identify and mitigate their transportation impacts through SEPA or other local regulatory actions.

This Project's application includes a SEPA document, where the Hyak PUD has already met and continues to meet the requirements regarding the transportation system/expansion of existing roads.. Furthermore any new proposed roads will be required to be reviewed and approved by the County Engineer.

21. Project's Relationship to sections of the Kittitas County Comprehensive Plan as provided for in Section 4.30, which states:

GPO 4.30 To encourages land use development patterns and support technology infrastructure, which reduce the demand for increased capacity on roadways

The Project is being designed as a recreational second home development with many recreation opportunities offered within the Project's boundaries. The Project is being designed in such a manner that allow owners to key on the existing skiing activities that are directly adjacent to this proposal. Owner will travel less on the county roads as most of the recreational uses these homeowners will be directly adjacent if not within the Project's boundaries.

22. Project's Relationship to the Kittitas County Comprehensive Plan Section 5.6, which states:

GPO 5.6 Kittitas County shall consider recreation needs and the services, which the County is able to provide from the countywide recreation plan and in coordination with other agencies and jurisdictions within Kittitas County. Recreation opportunities and facilities include, but are not limited to parks, trails, river access, and public lands access, campgrounds and picnic facilities.

This Project will provide *Recreation opportunities and facilities such as open space, possible activity center, and possible trails and most importantly direct access to the skiing activities within an adjacent to the project boundaries.* In this manner this Project meets the goals set out by this GPO.

23. Project's Relationship to the Kittitas County Comprehensive Plan Section 8.2.3, which states:

8.2.3. Purpose of Rural Lands (Page 8-6)

- Preserve and maintain the rural character of Kittitas County.*
- Sustain and protect the westerly mountainous, recreational open space, and its easterly non-resource agricultural and rangeland activities.*
- Provide rural economic opportunity.*
- Offer opportunity for a variety of rural density and housing choices while maintaining rural character and protecting health and safety.*
- Provide for infrastructure and services necessary to rural development.*

The Kittitas County Comprehensive Plan states the purpose of Rural Lands on page 8-6 of said plan. The proposed project has been planned and designed to insure that it meets the purpose of lands designated as Limited Areas of More Intense Development (LAMIRDs) as outlined in the Comprehensive Plan therefore concentrating development outside of designated Rural Lands. See also the LAMIRD Consistency document on

Exhibit 15. The Project will include the dedication and protection of approximately 32% of *open space*, which will be sustained and protected by CCR's that will be created and filed on the property at the time of platting those divisions.

The project itself will *provide rural economic opportunity* through first the construction of the Project, which may be phased over a 20-year period. After completion there will be continued employment in maintaining and operating the completed facility including but not limited to utilities, private roads, activity center, and the other recreational facilities.

The proposed project will contribute to the goal of *Offering opportunity for a variety of rural density and housing choices while maintaining rural character and protecting health and safety* as this is a Planned Unit Development that allows for varying parcel sizes .

In regards to the fifth bullet point as listed under 8.2.3. *Purpose of Rural Lands*, which states *Provide for infrastructure and services necessary to rural development*. They Hyak PUD is located within the boundaries of the Snoqualmie Pass Utility District therefore being served by water and sewer through a group a water system and comprehensive sewer and septic system. In addition the planning, design, and allowed uses of the proposed project is consistent in with the Kittitas County Comprehensive Plan, specifically Limited Areas of More Intense Rural Development (LAMIRD). The applicant and its heirs will provide the funding to develop the project therefore placing no burden on the county or community.

24. Project's Relationship to the Kittitas County Comprehensive Plan Section 8.14B, which states:

GPO 8.14B Set allowed densities based on the available water resources and reserve adequate resources to support the Kittitas County's economic base including agriculture.

The project will be served by the Snoqualmie Pass Utility District who operates a Group A waters system along with a community septic system as approved under the Utility Districts comprehensive sewer and water plans.

25. Project's Relationship to the Kittitas County Comprehensive Plan Section 8.14C, which states:

GPO 8.14C Development shall be located distances from streams, rivers, lakes, wetlands, critical areas determined necessary and as outlined within existing Shorelines Management Program, the Critical Areas Ordinance and other adopted resource ordinances in order to protect ground and surface waters.

The project is designed away from any identified shorelines and if critical areas are identified will be protected per the appropriate ordinances in order to protect ground and surface waters.

26. Project's Relationship to the Kittitas County Comprehensive Plan Section 8.14, which states:

GPO 8.16 Give preference to land uses in Rural designated areas that are related to agriculture, rural residential development, tourism, outdoor recreation, and other open space activities.

The proposed project is designed around the core idea of rural residential development focused on outdoor recreation that creates recreational open spaces for recreation activities. Furthermore this project is within areas designated as Limited Area of More Intense Development therefore being consistent for a higher intensive use outside of designated Rural Lands.

27. Project's Relationship to the Kittitas County Comprehensive Plan Section 8.18, which states:

GPO 8.18 Limit development in rural areas through density requirements that protect and maintain existing rural character, natural open space, critical areas, and recreation areas. Direct rural development to lands that have adequate public services.

The proposed project is one of the very few that is within an area that has been designated by Kittitas County as a LAMIRD. The project area was designated as a Limited Area of More Intense Development, therefore limiting rural area development by concentrating this type of development into similar higher intensity developed areas.

28. Project's Relationship to the Kittitas County Comprehensive Plan Section 8.2.4, which states:

8.2.4 discussion of rural recreationRural Recreation is the third land use designation of the Plan. These lands often include scenic roadways, vistas, ski and hiking areas, and recreational and seasonal recreation residences. They include resort activities and provide limited commercial services to tourists and seasonal residents where rural character is preserved. Rural Recreation lands may be located in flood or other hazard areas where fishing and outdoor activities are prevalent.

The Project is designed and will be sold specifically as a rural recreation residential development that will include but not be limited to hiking and biking trails, parks , Activity Center, play areas, snowmobiling areas, skiing, and ORV use...

29. Project's Relationship to the Kittitas County Comprehensive Plan Section 8.2.4.3, which states:

8.2.4.3. Rural Recreation Purpose Bullet Points

To maintain and enhance the extraordinary and expansive recreational opportunities in Kittitas County.

The Project will maintain current recreation possibilities on the property by creating dedicated open spaces specifically for the protection of and the continued use of the property for recreation uses.

To provide safe opportunities to develop public and private recreational spaces while preserving rural character.

The Project will develop private recreation opportunities within its boundaries including but not limited to parks, Activity Center, trails, snowmobiling, skiing and more.

To increase rural tourist and rural recreational spaces while maintaining environments characteristic to rural areas.

The project will increase rural recreational spaces while maintaining environments characteristic to rural areas, as it will establish protection areas through designated open space.

To allow for and encourage commercial activities characteristic to recreational activity while maintaining rural character.

The project will establish limited commercial activities within its boundary to serve the residents of the Project and the guests of the owners.

30. Project's Relationship to the Kittitas County Comprehensive Plan Section 8.2.4.3, which states:

Section 8.2.4.3. Rural Recreation

Quotes from Page 8-15

“While parks, open space and community recreational areas play an important role in any community, substantial amounts of recreation lands in this County are owned by the public and private parties. These provide more than ample opportunities for water recreation, hunting, fishing, camping, hiking, trail riding, winter recreation and wildlife viewing. Public parks and recreation areas are more fully addressed in Chapter 11 Parks and Recreation Element. In addition to publicly owned areas, many private businesses cater to the public in providing skiing, golfing, camping and trail riding on private lands.

Rural recreation in Kittitas County is also largely provided for individual landowners who own various sizes of property for their own recreational use, primarily in the Upper area of the County. These developments are often “second homes” for persons living in other parts of the State, and individual cabins within the mountain areas and along trails designed for seasonal recreational habitats. These recreational residences have provided for, and are expected to continue to provide for, a large part of the County's economy. This section of the Plan addresses the objectives and policies for these existing and future seasonal and full-time residential structures as well as the developments that have occurred to shelter seasonal tourists

The County and the various cities have different roles regarding public and private recreation. Rural residents, with their larger acreage home sites, do not depend upon the neighborhood parks popular in cities to the same extent as the urban population as reflected in urban organized recreation facilities and small parks. The residents of the County, as well as others throughout the State and Nation, depend upon the massive trail

systems which provide hiking, horse riding, biking, and other exclusive recreational opportunities throughout the year

The County has varied recreational related responsibilities. The availability of such a wide variety of recreation areas in the County, over such a large expanse, impacts County roads and public safety agencies. Kittitas County is a recreation destination for many out-of-County tourists, and while this benefits local businesses, it also increases the County's recreation related expenditures. Maintaining recreational lands access and safety, and the County's existing recreation facilities should be the County's recreation focus."

The Project is designed to take advantage of the recreation opportunities that the Upper Kittitas County allows as provided by in the forgoing language of the Kittitas County Comprehensive Plan. Much of the recreational opportunities are within this project will be within the Project boundaries.

31. Project's Relationship to the Kittitas County Comprehensive Plan Section 8.56, which states:

GPO 8.56 Developments located for commercial, residential/recreational purposes, such as Master Planned Resorts or Planned Unit Developments, shall have adequate water, septic and public facilities to service such development without over-burdening the County public services.

The Project served by the Snoqualmie Pass Utility District for water and sewer needs., Public facilities such as road, parks and recreation facilities will be provided by the Hyak PUD meeting the requirements for roads and construction in general., Power and other dry utilities will be provided by private entities and will not burden County public services.

32. Project's Relationship to the Kittitas County Comprehensive Plan Section 8.58, which states:

GPO 8.58 Promote rural recreation development where there is potential for limited in fill of seasonal recreation structure, in areas where seasonal structures are not uncommon, and upon soils and geologic conditions which can support structural development.

As identified in various locations in the Kittitas County Comprehensive Plan and more specifically under the Limited Areas of More Intense Rural Development Section of the Comprehensive Plan, this area is in one of the best locations for the development of recreation properties. Seasonal structures are not uncommon in this area, and can support structural development lending itself to outdoor recreational opportunities.

33. Project's Relationship to the Kittitas County Comprehensive Plan Section 8.61, which states:

GPO 8.61 Commercial uses proposed for development to service recreational tourists and residents will be permitted in spaces when found to be suitable to surrounding rural areas.

The project will establish limited commercial activities within its boundary to serve the residents of the Project and the guests of the owners. Furthermore the proposal includes commercial areas being consistent with the LAMIRD designation as outlined in the Kittitas County Comprehensive Plan.

34. Project's Relationship to the Kittitas County Comprehensive Plan Section 8.66, which states:

GPO 8.66 Personal safety and welfare shall become the highest consideration in permitting rural recreation structures.

All buildings within in the project will be built to the International Building Code as adopted by Kittitas County.

35. Project's Relationship to the Kittitas County Comprehensive Plan Section 8.11.1, which states:

GPO 11.1 Kittitas County should encourage and does provide new or enhance existing recreational areas whenever feasible.

This Project will provide new recreation opportunities with the construction of new parks and an Activity Center. More importantly the project will increase the recreational nature by being directly adjacent, and having access to a base ski area where there is an existing chair lift. This increase of recreational opportunities is consistent with this GPO and the LAMIRD designation by Kittitas County.

Kittitas County Wide Planning Policies Consistency

Policy 3.1:

Commercial developments including retail, wholesale or service related activities having a gross floor area more than 4,000 square feet, with associated parking facilities, shall be located only within UGAs and Limited Areas of More Intense Rural Development (LAMIRDs). When commercial facilities are developed in conjunction with an approved Master Planned Resort, those portions of hotel/motel, short-term visitor accommodations, residential uses, conference and meeting rooms, and eating and drinking, and active recreation service facilities which are not devoted to retail sales shall not be subject to the 4,000 square foot limitation. All other retail, wholesale, or service related facilities included in the Master Planned Resort shall be subject to the 4,000 maximum square foot size.



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Ex_4 HYAK AMEND. P.U.D. FINAL DEV. PLAN MAP

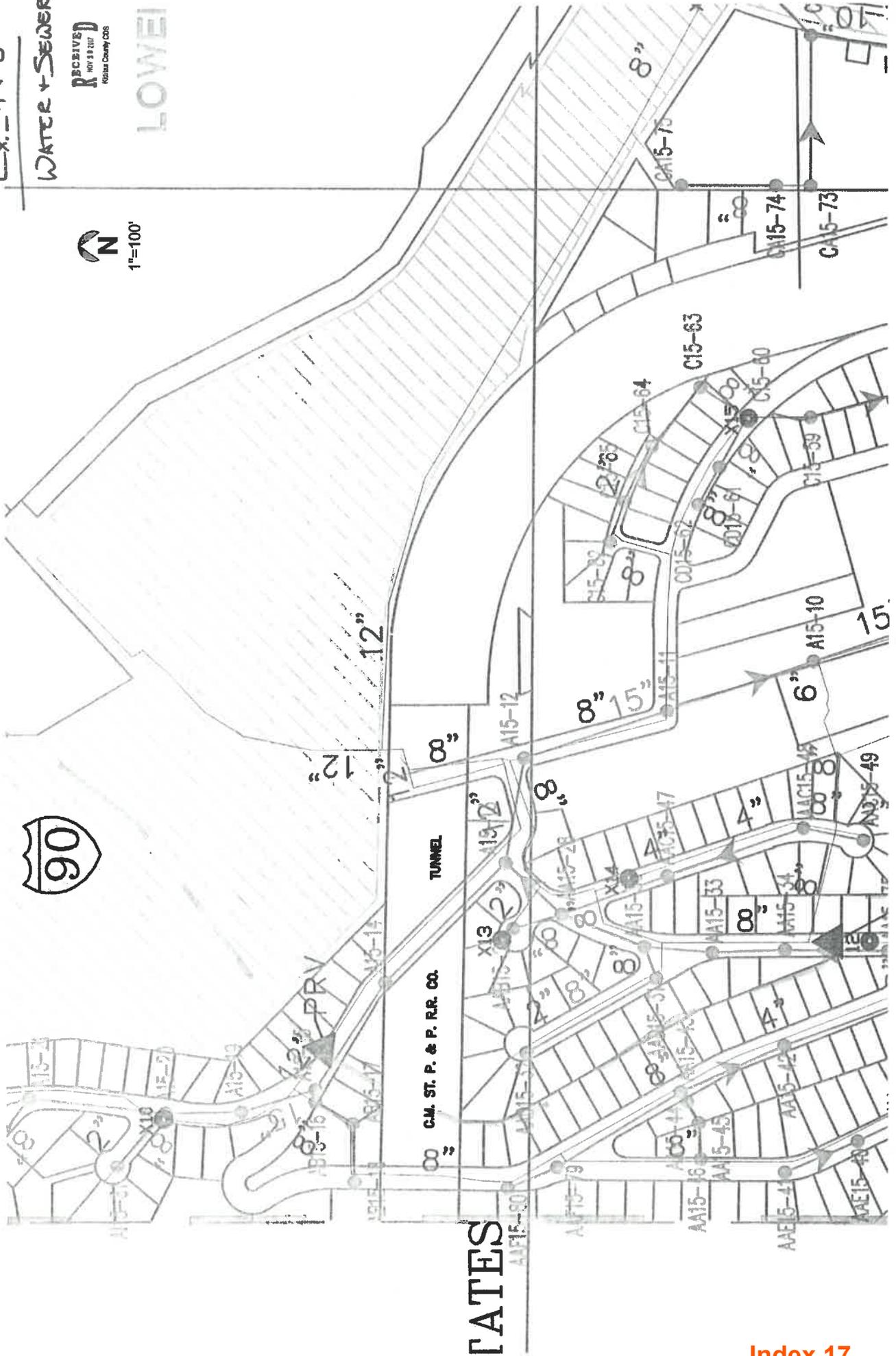
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Ex. 7 + 8

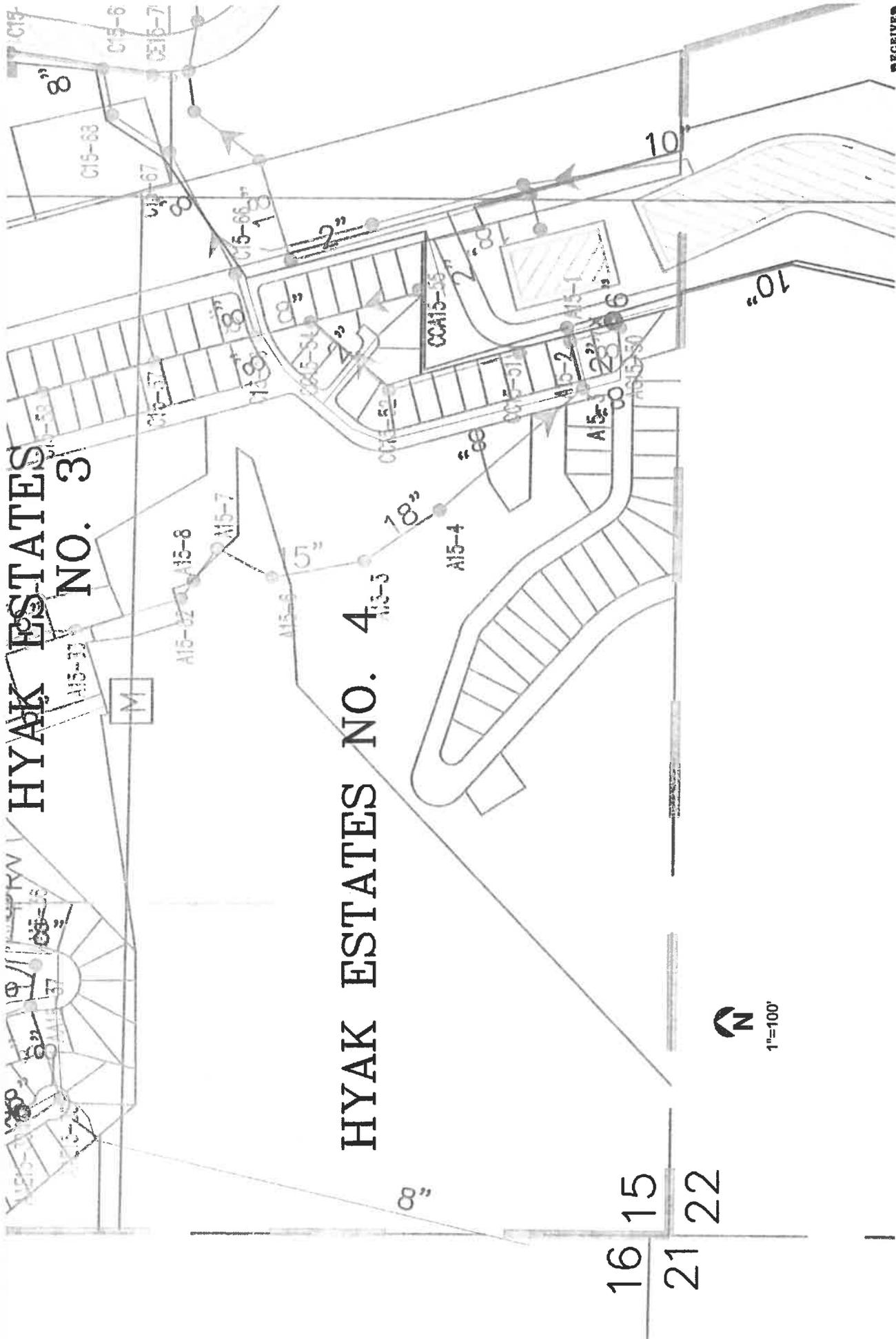
WATER + SEWER

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GATES



**HYAK ESTATES
NO. 3**

HYAK ESTATES NO. 4



1"=100'

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Snow Management Plan for Hyak PUD

The following document explains the snow management plan for the Hyak Feasibility Plan for Parcels A, B, D, E, and F. The plan consists of various commercial spaces, apartments, condominiums, duplex units, single family residences, and an activity center.

All roads within the parcels will be designed to allow a snowplow to push snow off of the roads. Proposed ponds, designated open space, and open areas between buildings will be utilized to store snow.

Parcel A has an access road and portion of an existing parking lot that will be snow plowed. Snow will be stored on the west side of the new access road between the road and the commercial/apartment building, and the proposed pond on the east side of the parcel. Parcel B has an access road that will be snow plowed. All snow from Parcel B will be stored in the Parcel B pond, and in the strip of land between the Parcel B access road and the upper parking lot at Summit East. Parcel D consists of 4 buildings which house condominiums and commercial space. The access roads to the buildings will be plowed, while the pond and available space between buildings will be used for snow storage. Parcel E consists of single family homes, condominiums, duplex units, and an activity center. All roads within Parcel E will be snow plowed. There are two storm ponds located on Parcel E, both of which will be used for snow storage. Approximately 1 acre of Parcel E is Open Space, and will be used for excess snow storage as needed. Parcel F contains access roads that will need to be snow plowed. The areas around the road will be available for snow storage, as well as the open space located behind the buildings.

It is assumed snow will also be blown into snow holding areas as described and snow will be pushed or hauled into the various detention ponds within the parcels as needed.

RECEIVED
DEC 04 2017

Kittitas County CDS

Chelsea Benner

From: Chelsea Benner
Sent: Monday, December 11, 2017 12:22 PM
To: Mark Cook; Kelly Bacon; Holly Duncan; Rebecca Stratis; Josh Hink
Cc: Lindsey Ozbolt; Dan Carlson; Tristen Lamb
Subject: Hyak Final Development Plan Submittal
Attachments: 1987 PUD Code.pdf

Hello Everyone,

Please review the below Final Development Plan submittal for the Hyak PUD and Rezone. The original PUD/Rezone was submitted in 1987 and as such shall be held to the code at the time. I have attached the pertinent code section for your viewing. Please send any comments prior to 12/26/2017.

[Hyak PUD Final Development Plan Submittal](#)

Thank you!

Chelsea Benner

Planner I

Kittitas County Community Development Services

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

(p) 509-962-7506 (f) 509-962-7682

chelsea.benner@co.kittitas.wa.us



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

TO: Chelsea Benner, Planner I

COPY: Lucas Huck, County Engineer
Kelly Bacon, ETI

DATE: January 8, 2018

FROM: Mark R. Cook, Director 

RE: Hyak PUD Final Development Plan

1. Public Works is experiencing increasing inability to remove snow within the Hyak Community. The issue is development of vacant parcels eliminating the ability to target our snow blowers. The proposed development will exacerbate this condition. It is likely that at some point in the near future, property owners in Hyak will be required to participate in mandatory Road Improvement District (RID) addressing increasing maintenance costs associated with snow removal. The exact specifics of snow removal and storage will be addressed during final plat submittal.
2. Winter parking continues to burden Public Works and the Hyak Community. A single parking stall per condominium is likely insufficient addressing adequate parking for the proposed condominium units. The Institute of Transportation Engineers (ITE) Trip Generation, 7th Edition, land use code 230 suggests the trip generation per dwelling unit (residential condominium/townhouse) average rate to be 5.86 per weekday. Given the nature of the destination, it is reasonable to assume that condo owners will be utilizing more than a single vehicle per condo (visitors). It seems unlikely that a single parking stall per condo unit is adequate for managing offsite parking. Any additional parking demand beyond the proposed single stall per condo unit is likely to exacerbate the Hyak parking problem. The developer is encouraged to consider supplemental parking in excess of the proposed single parking stall per condo unit. The parking requirement will be further evaluated during final plat submittal.
3. The proposed 25 underground parking stalls supporting the commercial use element in Parcel A (20,000 SF) is inconsistent with ITE data on commercial uses generating travel demand. A commercial apparel store is estimated to develop and average of 4 trips per peak hour per 1,000 SF. This suggests a potential of 80 peak hour trips with only 25 parking stalls. The developer is encouraged to refine the commercial land use proposal and provide sufficient parking supporting the actual commercial use. Specific parking demand will be evaluated during final plat submittal.
4. The 6,000 SF proposed activity center in Parcel E proposes 20 parking stalls. ITE suggests as many as 90 weekday trips based on land use code 435. 12 peak hour trips are also identified. The activity center has the benefit of being able to refuse patrons; the

developer is encouraged to revisit the number of proposed parking stalls. The specific parking demand will be evaluated during final plat submittal.

5. Stormwater treatment and storage prior to discharge are significant issues in Hyak. The terrain is not conducive to large facility size. Attempting to site a storage pond on a side slope creates issues associated with compacted fill on the downslope side of the pond. The suggested size of the majority of stormwater ponds (Parcels: A, B and F) appears to be problematic given the terrain of Hyak.
6. Proposing snow storage in stormwater ponds is problematic given that the facilities will likely be much smaller in final design than the conceptual plan as provided. Presuming snow storage in stormwater ponds is possible, spring runoff will likely result in area flooding as the ponds will not be available for snow runoff water.
7. Public Works is unaware of any transportation concurrency study conducted for the proposed development. The developer is noticed that prior to Public Works approving any access permits for any Phase of development, we will insist on sufficient traffic evaluation to evaluate any break in service level on any segment of the existing Hyak transportation network.
8. Consistent with other recent FDPs, Public Works will provide specific engineering review at the time of final plat submittal. Level of submittal detail will resolve Public Works concerns prior to final plat being granted by Public Works.

Chelsea Benner

From: Mark Cook
Sent: Wednesday, January 17, 2018 9:36 AM
To: Lindsey Ozbolt
Cc: Chelsea Benner
Subject: Hyak FDP
Attachments: Mem_Chelsea_Hyak FDP_01162018REVISED.doc.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Pursuant to your request, please see revised comments from Public Works regarding the proposed final development plan for Hyak PUD. Reviewing recent PUD FDP submittals, it appears we typically get some form of topographic information to consider base level feasibility. Regards, Cook.

Mark R. Cook, PE
Public Works Director
Direct line: 509-962-7692
Cellular: 509-859-6879
Electronic mail address: mark.cook@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

TO: Chelsea Benner, Planner I

COPY: Lucas Huck, County Engineer
Kelly Bacon, ETI
Lindsey Ozbolt, Planning Official

DATE: January 16, 2018

FROM: Mark R. Cook, Director 

RE: Hyak PUD Final Development Plan REVISED COMMENTS

1. Public Works is experiencing increasing inability to remove snow within the Hyak Community. The issue is development of vacant parcels eliminating the ability to target our snow blowers. The proposed development will exacerbate this condition. It is likely that at some point in the near future, property owners in Hyak will be required to participate in mandatory Road Improvement District (RID) addressing increasing maintenance costs associated with snow removal. The exact specifics of snow removal and storage will be addressed during final plat submittal.
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3. The proposed 25 underground parking stalls supporting the commercial use element in Parcel A (20,000 SF) is inconsistent with ITE data on commercial uses generating travel demand. A commercial apparel store is estimated to develop an average of 4 trips per peak hour per 1,000 SF. This suggests a potential of 80 peak hour trips with only 25 parking stalls. The developer is encouraged to refine the commercial land use proposal and provide sufficient parking supporting the actual commercial use. Specific parking demand will be evaluated during final plat submittal.
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Please let me know if you have any questions.

From: [Holly Erdman](#)
To: [Chelsea Benner](#)
Subject: RE: Hyak Final Development Plan Submittal
Date: Monday, January 08, 2018 4:03:23 PM

Chelsea,

Water and sewer will be provided to this development by the Snoqualmie Pass Water and Sewer District. Public Health has no further comments. Thank you.

Holly

From: Chelsea Benner
Sent: Friday, January 05, 2018 1:42 PM
To: Mark Cook; Kelly Bacon; Holly Erdman; Josh Hink; Rebecca Stratis
Cc: Lindsey Ozbolt
Subject: Hyak Final Development Plan Submittal

Happy Friday! If you have not already done so, this is just a reminder that comments are due on the 8th for this project.
Thank you!!

Chelsea Benner

Planner I

Kittitas County Community Development Services

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

(p) 509-962-7506 (f) 509-962-7682

chelsea.benner@co.kittitas.wa.us

From: Chelsea Benner
Sent: Monday, December 11, 2017 12:22 PM
To: Mark Cook; Kelly Bacon; Holly Duncan; Rebecca Stratis; Josh Hink
Cc: Lindsey Ozbolt; Dan Carlson; Tristen Lamb
Subject: Hyak Final Development Plan Submittal

Hello Everyone,

Please review the below Final Development Plan submittal for the Hyak PUD and Rezone. The original PUD/Rezone was submitted in 1987 and as such shall be held to the code at the time. I have attached the pertinent code section for your viewing. Please send any comments prior to 12/26/2017.

[Hyak PUD Final Development Plan Submittal](#)

Thank you!

Chelsea Benner

Planner I

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chelsea.benner@co.kittitas.wa.us

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KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

January 19, 2018

Mr. Pat Deneen
Teaway Ridge LLC
PO Box 808
Cle Elum, WA 98922
pat@patrickdeneen.com

Mr. Chad Bala
Terra Design Group, Inc.
PO Box 686
Cle Elum, WA 98922
bala.ce@gmail.com

Subject: Final Planned Unit Development for the Hyak Amended PUD (File Z-87-00002 & Z-93-00003) – Staff Review and Request for Additional Information

Dear Mr. Deneen & Mr. Bala,

This letter is to provide you initial comments and a request for additional information on your project. Kittitas County Community Development Services received your Hyak Amended PUD (Z-87-00002 & Z-93-00003) Final Development Plan (FDP) submittal on November 29, 2017. Staff has completed the review of your Final Development Plan. As provided below, staff has the following comments, requirements, and/or revisions for your submittal that need to be addressed prior to final approval of your Final Development Plan. Please respond to each issue/item listed below.

Community Development- Planning (Review Matrix Attached):

- Pursuant to KCC 17.36.040 (existing at the time of application), a map or maps of the site drawn at a scale no smaller than one hundred feet to one inch showing the following:
 - Arrangement of all buildings which shall be identified by type; note review matrix section A.2.ii comments
 - Proposed storm drainage plan; note review matrix section A.2.viii comments

Please provide updated mapping either with a key or identification on each building regarding the type/use. The map also needs to be updated to show contours to understand the preliminary storm drainage plan; this will provide some basic information as to whether the locations the storm water facilities shown on the site plan are feasible.

- Pursuant to Resolution No. 94-12, condition 4 (signed January 14, 1994), a final site grading and contour map for the entire property, indicating all erosion and sedimentation control features. The final grading plan shall be submitted prior to the final plan approval; note review matrix section B.4 comments

Please provide contours to assist in review and of the proposal for feasibility purposes. Final grading plan shall be addressed prior to final plat.

- Pursuant to Resolution No. 94-12, condition 5 (signed January 14, 1994), all structures on all roadways shall have a minimum front yard setback of 25 feet, side yard setback of 10 feet, and a rear yard setback of 15 feet. The footprints for the buildings shall be shown on the final development plan and shall be binding;

note review matrix section B.5 comments

Please update the project narrative and general lot drawing to include the required setbacks as required by Resolution No. 94-12.

- Pursuant to Resolution No. 94-12, condition 13 (signed January 14, 1994), a definitive parking plan shall be submitted providing a parking density of 1.5 parking spaces per multi-family unit; note review matrix section B.13 comments

Please update the project narrative and parking description to meet the minimum parking requirements as required by Resolution No. 94-12.

Public Works- Planning (Memo Attached):

1. Public Works is experiencing increasing inability to remove snow within the Hyak Community. The issue is development of vacant parcels eliminating the ability to target our snow blowers. The proposed development will exacerbate this condition. It is likely that at some point in the near future, property owners in Hyak will be required to participate in mandatory Road Improvement District (RID) addressing increasing maintenance costs associated with snow removal. The exact specifics of snow removal and storage will be addressed during final plat submittal.
2. Winter parking continues to burden Public Works and the Hyak Community. A single parking stall per condominium is likely insufficient addressing adequate parking for the proposed condominium units. The Institute of Transportation Engineers (ITE) Trip Generation, 7th Edition, land use code 230 suggests the trip generation per dwelling unit (residential condominium/townhouse) average rate to be 5.86 per weekday. Given the nature of the destination, it is reasonable to assume that condo owners will be utilizing more than a single vehicle per condo (visitors). It seems unlikely that a single parking stall per condo unit is adequate for managing offsite parking. Any additional parking demand beyond the proposed single stall per condo unit is likely to exacerbate the Hyak parking problem. The developer is encouraged to consider supplemental parking in excess of the proposed single parking stall per condo unit. The parking requirement will be further evaluated during final plat submittal.
3. The proposed 25 underground parking stalls supporting the commercial use element in Parcel A (20,000 SF) is inconsistent with ITE data on commercial uses generating travel demand. A commercial apparel store is estimated to develop and average of 4 trips per peak hour per 1,000 SF. This suggests a potential of 80 peak hour trips with only 25 parking stalls. The developer is encouraged to refine the commercial land use proposal and provide sufficient parking supporting the actual commercial use. Specific parking demand will be evaluated during final plat submittal.
4. The 6,000 SF proposed activity center in Parcel E proposes 20 parking stalls. ITE suggests as many as 90 weekday trips based on land use code 435. 12 peak hour trips are also identified. The activity center has the benefit of being able to refuse patrons; the developer is encouraged to revisit the number of proposed parking stalls. The specific parking demand will be evaluated during final plat submittal.
5. Stormwater treatment and storage prior to discharge are significant issues in Hyak. The terrain is not conducive to large facility size. Attempting to site a storage pond on a side slope creates issues associated with compacted fill on the downslope side of the pond. The suggested size of the majority of stormwater ponds (Parcels: A, B and F) appears to be problematic given the terrain of Hyak. The lack of contour data does not assist in evaluating the feasibility of the proposal.
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7. Public Works is unaware of any transportation concurrency study conducted for the proposed development. The developer is noticed that prior to Public Works approving any access permits for any Phase of development, we will insist on sufficient traffic evaluation to evaluate any break in service level on any segment of the existing Hyak transportation network. The lack of contour data does not assist in evaluating the feasibility of the proposal.

Environmental Health:

- The water and sewer utilities for this proposed PUD will be provided by the Snoqualmie Pass Water and Sewer District, Public Health has not further comments.

Once the requested updated information has been submitted to Kittitas County Community Development Services, staff will continue review and processing of the Hyak Final Development Plan. Please do not hesitate to contact me should you have any questions or if you would like to discuss the necessary resubmittal information and timing for Board review.

Sincerely,



Lindsey Ozbolt
Planning Official
Community Development Services
Kittitas County
509-962-7046
lindsey.ozbolt@co.kittitas.wa.us

Enclosures:

- Draft Project Review Matrix
- Public Works Memo, dated January 16, 2018

CC:

Chelsea Benner, Community Development Services Planner
Mark Cook, Public Works Director
Holly Erdman, Public Health Environmental Health Specialist 2

via email
via email
via email

Hyak PUD Amended Compliance Review

INTRODUCTION

A. Project Overview

Planned unit development of originally 622 units, now 392 units mixed between multi (344) and single family (48). Project received preliminary approval on January 18, 1994, Resolution No. 94-12.

B. Timing of Construction Activity

Applicant is proposing a twenty year build out plan with an optional 5 year extension for uncontrollable circumstances.

DRAFT

FINAL PLANNED UNIT DEVELOPMENT (FPUD)

A.	RELEVANT CODE SECTIONS	ANALYSIS	FINDING
	<p><u>Final Development Plan (KCC 17.36.040 Existing at the time of application)</u></p> <p>Following approval of the preliminary development plan by the county and before lot sales or building construction commences, the developer (owner) shall submit a final development plan for approval by the board of county commissioners which shall include all of the following:</p>		
A.1	<p>A staging plan describing the timing or sequence of construction for all the elements of the plan. Subdivision lot sales may precede other elements of the development upon final plat approval</p>	<p>Condition is addressed in exhibit 5: applicant proposes a 20 build out with an optional 5 year extension</p>	Satisfied
A.2	<p>A map or maps of the site drawn at a scale no smaller than one hundred feet to one inch showing the following:</p> <ul style="list-style-type: none"> i. Preliminary engineering plans including site grading, road improvements, drainage and public utilities extensions; ii. Arrangement of all buildings which shall be identified by type; iii. Preliminary building plans including floor plans and exterior design and/or elevation views; iv. Location and number of off-street parking areas including type and estimated cost of surfacing; iv. The location and dimensions of roads and driveways including type and estimated cost of surfacing and road maintenance plans. v. The location and total area of common open spaces; vi. Proposed location of fire protection facilities; vii. Proposed storm drainage plan; 	<ul style="list-style-type: none"> i. Site plan shows existing road system, engineering plans will be submitted and reviewed at final plat ii. Applicant has provided a typical layout of the residential lots and townhouses, but other structures on the site plan are not labeled. Applicant to provide site plan key or labels itemizing all structure types. iii. Sample plans of the townhouse/duplex structures have been provided and meet the necessary requirement, Single family residence plans exist on file with other approved final development plans (RZ-01-00010 Evergreen Ridge & RZ-06-00027 Ranch on Swank Creek), and it is unnecessary for applicant to provide sample plans of condominiums iv. Requirement has been addressed through the provided background narrative v. Specific maintenance plans will be addressed at final plat vi. Information provided on site plan vii. Requirement has been addressed in the project narrative viii. Public works memo calls stormwater out as a potential issue, for the purpose of the FDP applicant shall provide a conceptual stormwater plan which shall include detailed contour information. Using the stormwater facilities for snow storage is also a concern. 	<p>Satisfied</p> <p>Not Satisfied</p> <p>Satisfied</p> <p>Satisfied</p> <p>Satisfied</p> <p>Satisfied</p> <p>Not Satisfied</p> <p>Satisfied</p>
A.3	<p>Certification from state and local health authorities that water and sewer systems are available to accommodate the development;</p>	<p>Exhibit 7 and 8 show the development is included in SPUD water system plan from May 2013, and SPUD sewer comprehensive sewer plan</p>	Satisfied

A.	RELEVANT CODE SECTIONS	ANALYSIS	FINDING
A.4	Provisions to assure permanence and maintenance of common open spaces;	Requirement is addressed in the project narrative, item 4, to be added as plat notes addressed at final plat	Satisfied
A.5	Statement of intent including estimated cost for landscaping and restoration of natural areas despoiled by construction including tree planting.	Requirement is addressed in the project narrative, item 5, five dollars per linear foot	Satisfied

B.	PRELIMINARY APPROVAL CONDITIONS (Res. No. 94-12)	ANALYSIS	FINDING
B.1	The site plan submitted on January 4 th 1994 to the county staff and to the board of county commissioners on January 18, 1994 shall be considered the site plan of record for preliminary development plan approval		
B.2	Prior to submittal of the final development plan, the applicant shall make reasonable effort to reach agreement with the Hyak Homeowners Association on road improvements, design standards, maintenance responsibility, and storm water drainage control. The applicant shall demonstrate to the Counts satisfaction that a reasonable effort has been made.	Reasonable effort was made per project narrative and the below resolutions Res. 96-13 and Res. 96-40	Satisfied
B.3	Prior to submittal of the final development plan, the applicant shall prepare a wetland mitigation plan for all identified wetlands. Wetland encroachments shall not result in a net loss of total wetland areas. The final development plan shall clearly delineate all wetland areas and definitively describe all mitigation features, including, but not limited to: construction constraints, mitigation, delineation, associated wetlands, swamps and drains.	Condition met per project narrative	Satisfied
B.4	The applicant shall prepare and submit a final site grading and contour map for the entire property, indicating all erosion and sedimentation control features. The final grading plan shall be submitted prior to the final plan approval.	Per Public Works memo and project narrative, this shall be addressed prior to final plat. A contour map is necessary prior to FDP approval.	Not Satisfied
B.5	All structures on all roadways shall have a minimum front yard setback of 25 feet, side yard setback of 10 feet, and a rear yard setback of 15 feet. The footprints for the buildings shall be shown on the final development plan and shall be binding.	Applicant shall update narrative and amend lot drawing to identify conditioned setbacks	Not Satisfied
B.6	The final development plan shall include architectural drawings depicting aesthetics of the proposed multifamily buildings. The design and height of the buildings shall be similar to the existing condominiums of Suncrest and Sundance.	Condition addressed with exhibit 10 and project narrative	Satisfied
B.7	The entire development shall be served by public water and sewer from the Snoqualmie Pass Sewer District	Exhibit 7 and 8 show the development is included in SPUD water system plan from May 2013, and SPUD sewer comprehensive sewer plan	Satisfied
B.8	No site disturbance of excavation shall be performed onsite until the final development plan is prepared, submitted and approved.	Staff conducted site visit on 12/15/17, no site disturbance observed	Satisfied

B.9	All subsequent amendments to this Planned Unit Development shall proceed in conformance with current zoning requirements of the PUD zoning district.	Noted that FDP review does not amend approval of Resolution 94-12	Satisfied
B.10	All road improvements, maintenance requirements, storm water drainage, road alignments, design, grade and all other road and drainage features shall meet county design standards and be approved by the County Engineer.	To be addressed at final plat prior to building permits per Public Works memo and project narrative	Satisfied
B.11	All fire protection measures shall be conformance with the requirements of the local fire district and the Kititas County Fire Marshalls office.	Addressed in project narrative	Satisfied
B.12	The submitted site plan shows a density of 562 multi-family dwelling units (16 buildings) and 60 single-family lots, totaling 622 units. Should the final development plan not support the density shown on the preliminary plan, no site plan alterations of adjustments shall be made unless approved through a formal amendment process from the Board of County Commissioners. In no case shall the overall density exceed 622 total dwelling units.	Noted that FDP proposed 48 single family units and 344 multifamily units as shown in exhibit 4	Satisfied
B.13	Along with the final development plan, a definitive parking plan shall be submitted providing a parking density of 1.5 parking spaces per multi-family unit. Parking space or stall dimensions shall be approved by the County Engineer.	The application provides for 1 parking space per condo unit, needs to be 1.5 per unit at minimum per approval condition and Public Works memo. Applicant shall address	Not Satisfied



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

TO: Chelsea Benner, Planner I

COPY: Lucas Huck, County Engineer
Kelly Bacon, ETI
Lindsey Ozbolt, Planning Official

DATE: January 16, 2018

FROM: Mark R. Cook, Director 

RE: Hyak PUD Final Development Plan REVISED COMMENTS

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Please let me know if you have any questions.

February 15th, 2018

Kittitas County Community Development Services Department
Lindsey Ozbolt, Planning Official
411 North Ruby Street
Ellensburg, WA 98926

RE: Hyak Amended Planned Unit Development Final Development Plan Addendum

Dear Ms. Ozbolt

As a result of meeting with you and staff reviewing the CDS Letter dated January 19, 2018, we would like to add this addendum to the original Hyak Amended Planned Unit Development (PUD) Final Development Plan submittal. Please accept this narrative, in accordance with your letter dated January 19, 2018 meeting the requirements in order to obtain final development plan approval.

Kittitas County Community Development Services Analysis:

Section A.2, ii. Other structures on the site plan are not labeled.

Response: We have identified all existing structures that are within the Hyak Amended PUD property boundary. See Addendum Attachment A. & B.

Section A.2, viii. Pubic works memo calls stormwater out as a potential issue, for the purpose of the FDP applicant shall provide a conceptual stormwater plan with shall include detailed contour information. Using strowmater facilities for snow storage are also a concern.

Response: We have included the contour information and overlaid onto the larger scale maps providing more detailed information per the Kittitas County Department of Public Works memo. It is also understood that this initial proposal is for final development plan approval and once final divisions are proposed then a detailed stormwater design/plan will be submitted for review and approval including but not limited to snow storage scenarios. See Addendum Attachment A & B.

Section B.4 Per Public works memo and project narrative, final site grading and contour map; this shall be addressed prior to final plat. A contour map is necessary prior to FDP approval.

Response: We have included the contour information and overlaid onto the larger scale maps providing more detailed information per the Kittitas County Department of Public Works memo. Once final divisions are proposed then a detailed site grading design/plan will be submitted for review and approval. See Addendum Attachment A & B

Section B.5 Applicant shall update narrative and amend lot drawing to identify conditioned setbacks.

Response: The required setbacks are as follows: Front yard setback of 25 feet, Side yard setback of 10 feet, and Rear yard setback of 15 feet. We have included an updated lot-drawing map that contains the required setbacks. See Addendum Attachment C.

Section B.13 The application provides for 1 parking space per condo unit needs to be 1.5 per unit a minimum per approval condition and Public Works memo.

Response: We have address the parking requirement by revising the parking tables to account for 1.5 parking spaces per multifamily unit (condominiums and duplexes). See Addendum Attachment D., EX-1 through 4.

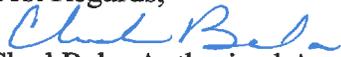
In addressing the commercial space, per Encompass Engineering, the County Public Works Department referenced ITE 7th edition. Per part 3 of their letter regarding commercial space, they appear to be referencing code 870 for apparel stores at 4 trips per peak hour per 1,000-sq.ft. (rounding up from 3.83 trips). The tables have been revised to account for the 4 trips per peak hour per 1,000-sq.ft.

In addressing the Activity Center Parking, per Encompass engineering, The County's reference to code 435 seems somewhat arbitrary given the units to measure for those parking requirements are in acres as opposed to per 1,000-sq.ft. We are trying to understand the suggestion of "as many as 90 weekday trips based on land use code 435" per their letter. In Encompass's re-assessment of the land use codes, we thought that Code 495 that is identified specifically for a recreational community center potentially made more sense but resulted in a requirement of only 10 parking spots. For now we used the same requirements for the activity center that were used for

commercial space resulting in 24 parking spots instead of the 20 spots we had previously shown.

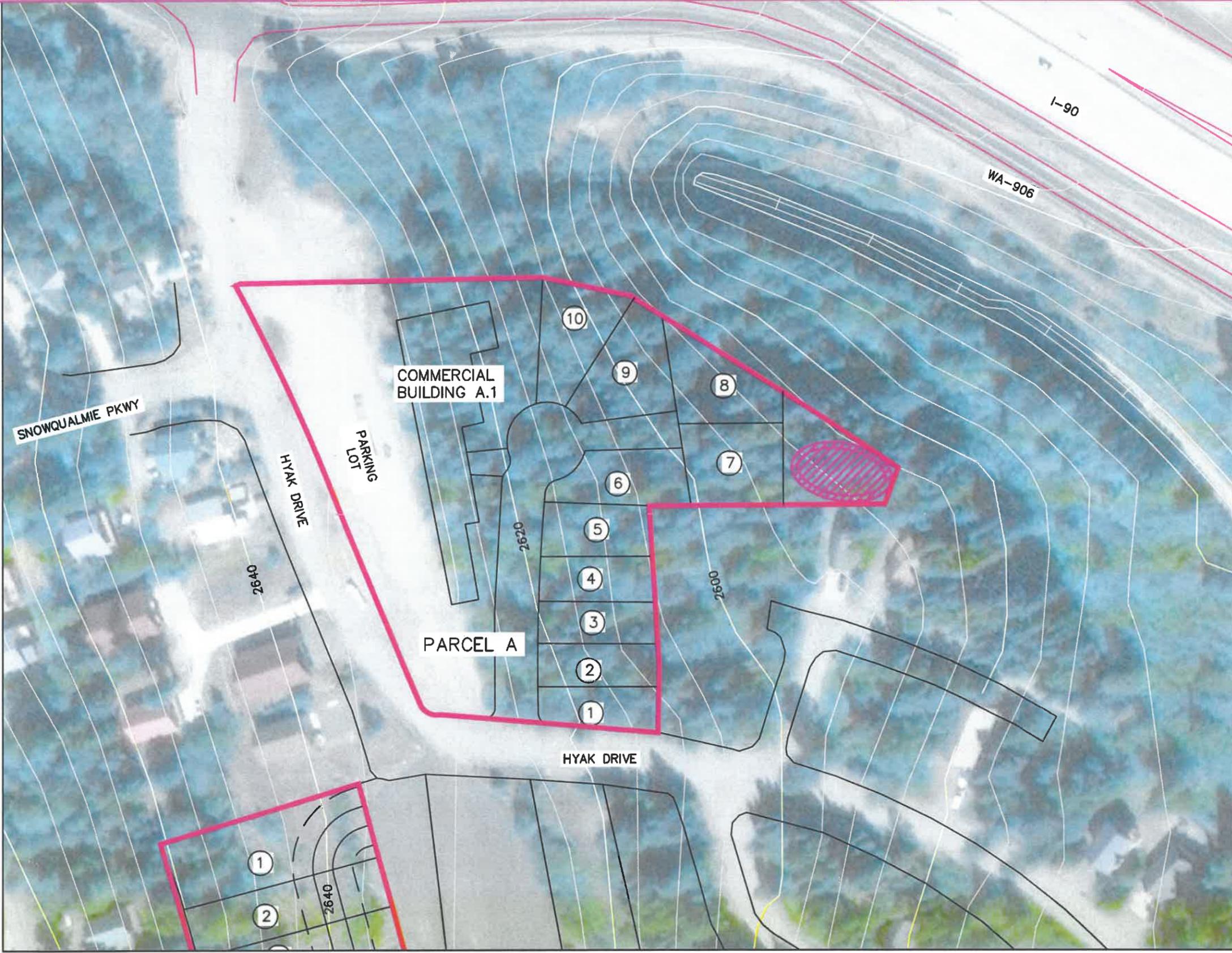
With the submittal of this Addendum and meeting the additional requirements from CDS we respectfully request that we move forward in obtaining final approval of the Hyak Amended Planned Unit Development Final Development Plan.

Best Regards,

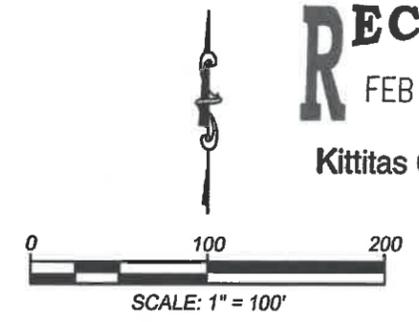

Chad Bala, Authorized Agent

cc: Pat Deneen

ADDENDUM. ATT. A.



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 Kittitas County CDS



LEGEND

- PARCEL BOUNDARY
Parcel A= 167,700 sq ft
- PROPOSED POND
Parcel A Pond= 4,600 sq ft
2 ft deep

Parking Table

Building	A.1
Square Feet	20000
# Spots of Underground Parking	80

Land Use Summary

SFR	Duplex	APT	Condo	Commercial (sq-ft)
10	0	10	0	20,000

**DEVELOPMENT, STORMWATER AND
 PARKING PLAN - PARCEL A**

**PREPARED-FOR
 HYAK FEASIBILITY**

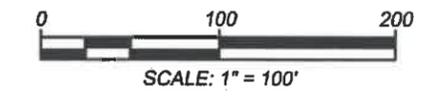
Encompass
 ENGINEERING & SURVEYING
Western Washington Division
 165 NE Jewett Street, Suite 201 • Snoqualmie, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3035
 Eastern Washington Division
 407 Southstar Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

REVISIONS		JOB NO.	17190
REV1		DATE	2/07/2018
REV2		SCALE	1" = 100'

EX-1
 SHEET

INDEX 25

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LEGEND

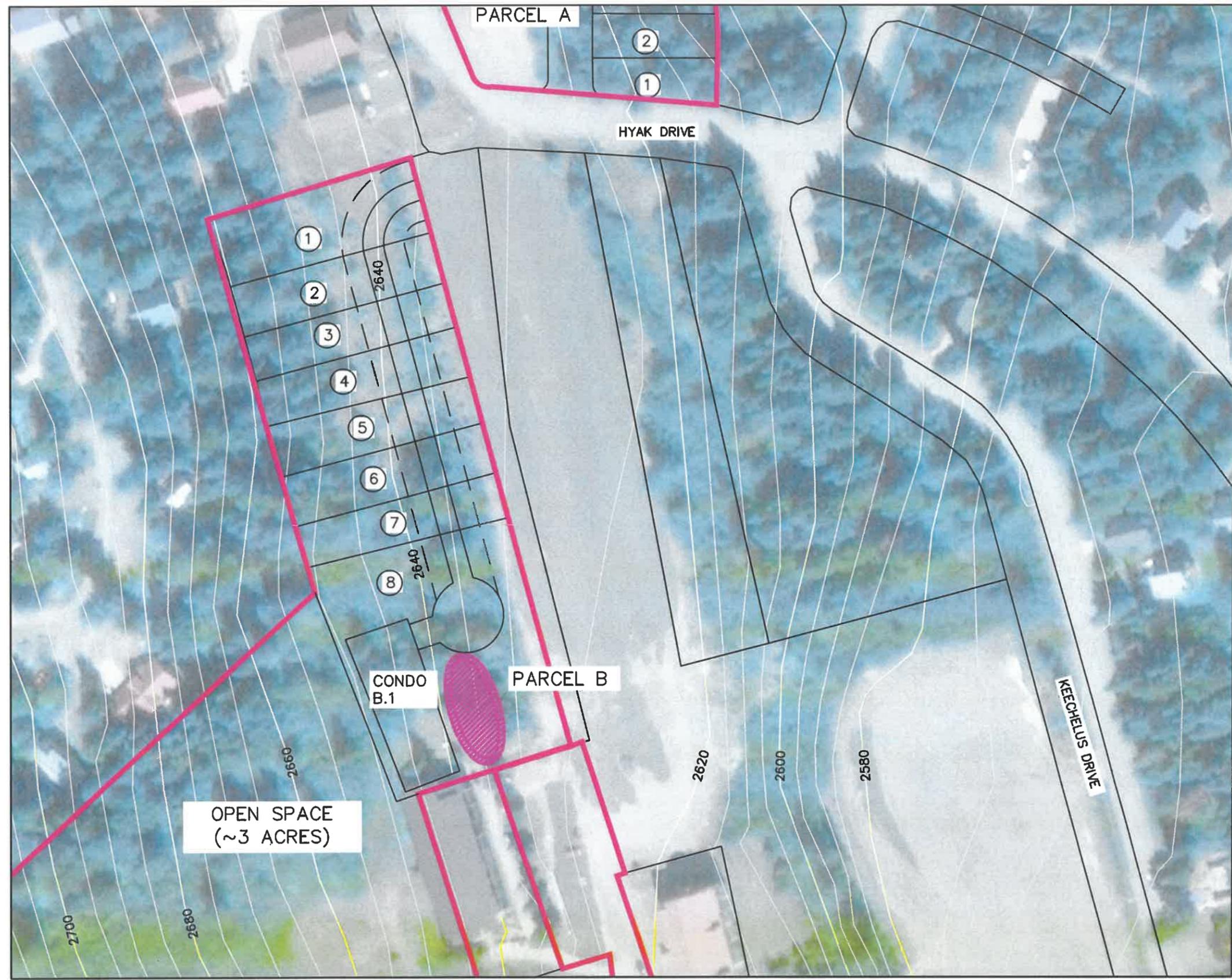
- **PARCEL BOUNDARY**
 Parcel B= 118,600 sq ft
 Parcel B Open Space = ~3acre
- PROPOSED POND**
 Parcel B Pond= 4,500 sq ft
 2 ft deep

Parking Table

Building	B.1
# Condo Units	50
# Spots of Underground Parking	75

Land Use Summary

SFR	Duplex	APT	Condo	Commercial (sq-ft)
8	0	0	50	0



DEVELOPMENT, STORMWATER AND PARKING PLAN - PARCEL B

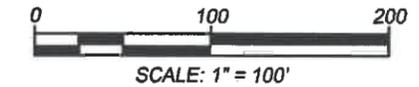
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REVISIONS	JOB NO.	17190
REV1	DATE	2/07/2018
REV2	SCALE	1"=100'

EX-2
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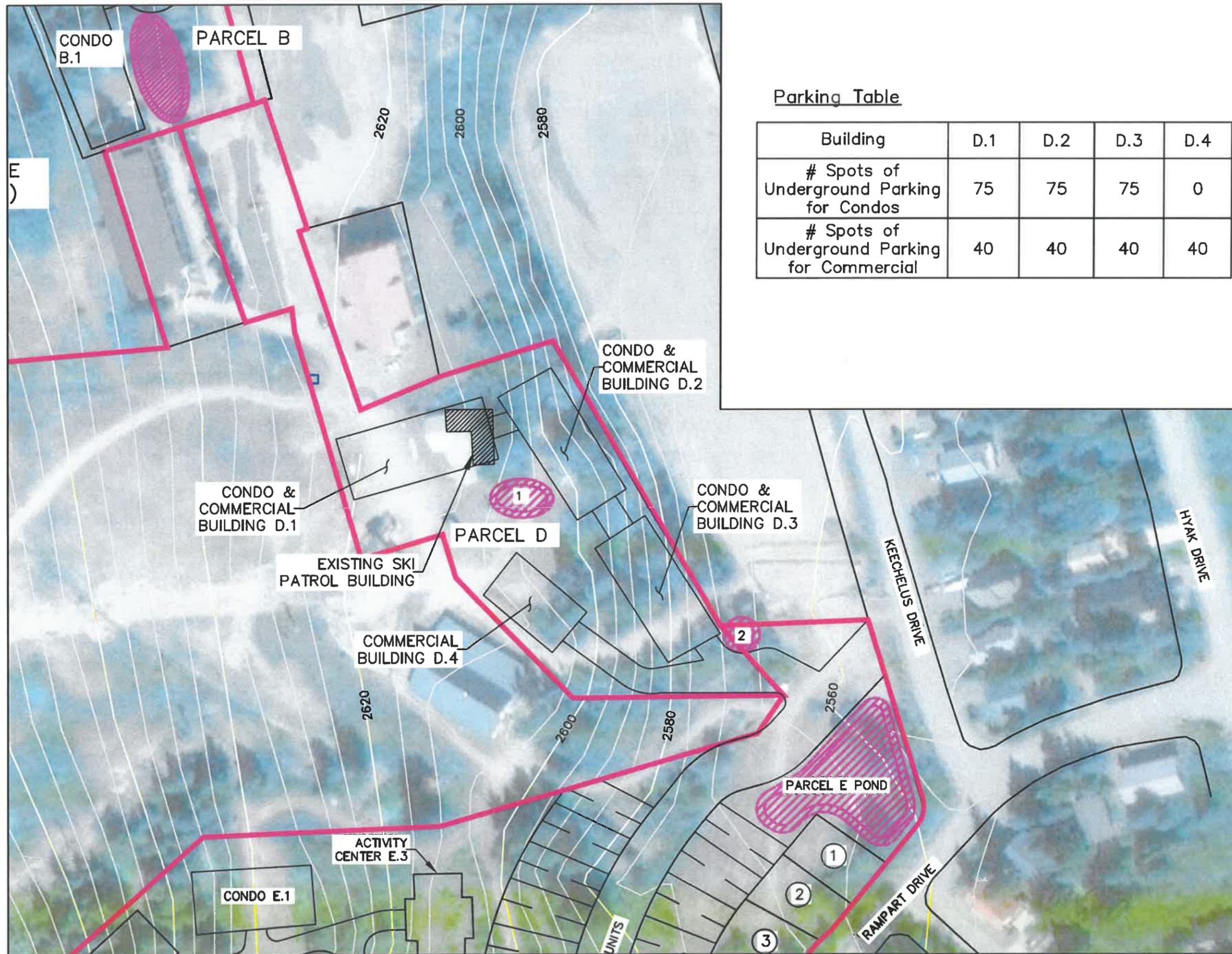
LEGEND

- PARCEL BOUNDARY
Parcel D= 103,800 sq ft
- ▨ PROPOSED POND
Parcel D Pond 1= 1,900 sq ft
2 ft deep
Parcel D Pond 2= 1,000 sq ft
2 ft deep

Parking Table

Building	D.1	D.2	D.3	D.4
# Spots of Underground Parking for Condos	75	75	75	0
# Spots of Underground Parking for Commercial	40	40	40	40

Land Use Summary				
SFR	Duplex	APT	Condo	Commercial (sq-ft)
0	0	0	150	40,000



**DEVELOPMENT, STORMWATER AND
 PARKING PLAN - PARCEL D**

**PREPARED-FOR
 HYAK FEASIBILITY**

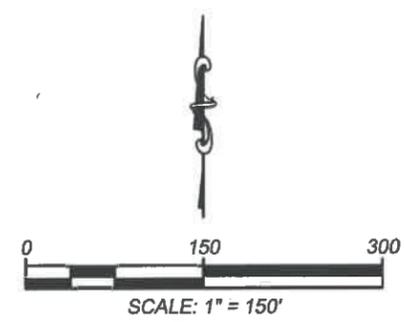
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REV1		DATE	2/07/2018
REV2		SCALE	1"=100'

EX-3
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Parking Table

Building	E.1	E.2	F.1
# Condo Units	42	42	50
# Spots of Underground Parking	63	63	75

Parcel E: Duplex Parking Table

Duplex	Parking Per Duplex	Parking Spaces Provided
60	1.5	90

Activity Center Parking Table

Building	E.3
Square Feet	6000
Total # of Parking Spots Available	24



Land Use Summary - Parcel E

SFR	Duplex	APT	Condo	Commercial (sq-ft)
25	60	0	84	0

Land Use Summary - Parcel F

SFR	Duplex	APT	Condo	Commercial (sq-ft)
5	0	0	50	0

LEGEND

- PARCEL BOUNDARY
 Parcel E= 438,400 sq ft
 Parcel F= 153,350 sq ft
 Parcel F Open Space = 6-acre
- ▨ PROPOSED POND
 Parcel E Pond= 12,500 sq ft
 2.5 ft deep
 Parcel F Pond= 7,900 sq ft
 2 ft deep

DEVELOPMENT, STORMWATER AND PARKING PLAN - PARCEL E AND F

PREPARED-FOR HYAK FEASIBILITY

Encompass
 ENGINEERING & SURVEYING
Western Washington Division
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 Eastern Washington Division
 407 Swinerton Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-4411

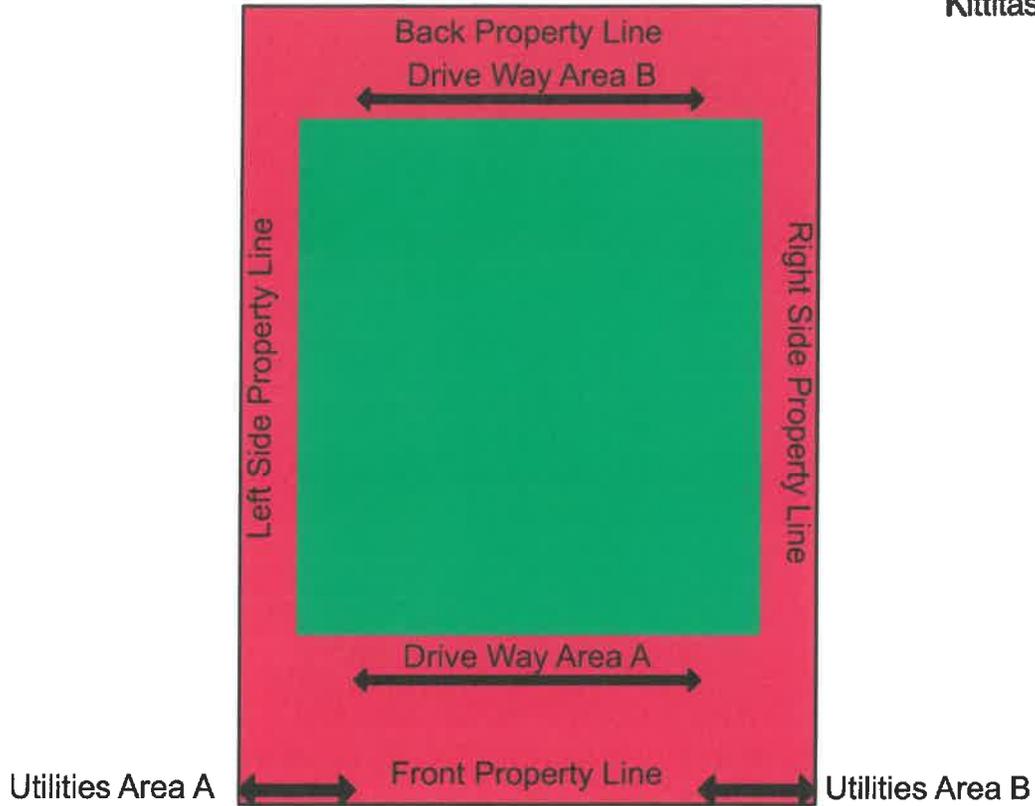
REVISIONS	JOB NO.	17190
REV1	DATE	2/07/2018
REV2	SCALE	1"=150'

EX-4 SHEET

Generalized Lot Drawing
Specific Definitions On Attached Document

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Kittitas County CDS

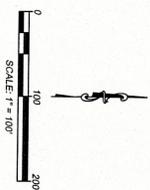


Set back area as defined in CCR's
Front Setback : 25 feet, Side Setback: 10 feet, Rear Setback: 15 feet



Building area as defined in CCR's

Lots that are not rectangular in shape shall follow these guide lines as close as possible

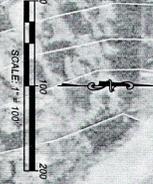


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OPEN SPACE (~6 ACRES)

OPEN SPACE (~3 ACRES)



CONDO E.1

PARCEL F

CONDO E.2

CONDO E.1

CONDO & COMMERCIAL BUILDING D.1

CONDO & COMMERCIAL BUILDING D.2

CONDO & COMMERCIAL BUILDING D.3

CONDO & COMMERCIAL BUILDING D.4

EXISTING SKI PATROL BUILDING

ACTIVITY CENTER E.3

PARCEL F POND

PARCEL E POND

PARCEL A

COMMERCIAL BUILDING A.1

PARCEL B

CONDO B.1

PARCEL D

PARCEL E

DUPLEX UNITS

PARCEL F POND

PARCEL E POND

PARCEL A

COMMERCIAL BUILDING A.1

PARCEL B

CONDO B.1

PARCEL D

PARCEL E

DUPLEX UNITS

PARCEL F POND

PARCEL E POND

PARCEL A

COMMERCIAL BUILDING A.1

PARCEL B

CONDO B.1

PARCEL D

PARCEL E

DUPLEX UNITS

PARCEL F POND

PARCEL E POND

PARCEL A

COMMERCIAL BUILDING A.1

PARCEL B

CONDO B.1

PARCEL D

PARCEL E

DUPLEX UNITS

PARCEL F POND

PARCEL E POND

PARCEL A

COMMERCIAL BUILDING A.1

PARCEL B

CONDO B.1

PARCEL D

PARCEL E

DUPLEX UNITS

PARCEL F POND

PARCEL E POND

PARCEL A

COMMERCIAL BUILDING A.1

PARCEL B

CONDO B.1

PARCEL D

PARCEL E

DUPLEX UNITS

PARCEL F POND

PARCEL E POND

PARCEL A

COMMERCIAL BUILDING A.1

PARCEL B

CONDO B.1

PARCEL D

PARCEL E

DUPLEX UNITS

PARCEL F POND

PARCEL E POND

PARCEL A

COMMERCIAL BUILDING A.1

PARCEL B

CONDO B.1

PARCEL D

PARCEL E

DUPLEX UNITS

PARCEL F POND

PARCEL E POND

PARCEL A

COMMERCIAL BUILDING A.1

PARCEL B

CONDO B.1

PARCEL D

PARCEL E

DUPLEX UNITS

PARCEL F POND

PARCEL E POND

PARCEL A

COMMERCIAL BUILDING A.1

PARCEL B

CONDO B.1

PARCEL D

PARCEL E

DUPLEX UNITS

PARCEL F POND

PARCEL E POND

PARCEL A

COMMERCIAL BUILDING A.1

PARCEL B

CONDO B.1

PARCEL D

PARCEL E

DUPLEX UNITS

PARCEL F POND

PARCEL E POND

PARCEL A

COMMERCIAL BUILDING A.1

PARCEL B

CONDO B.1

PARCEL D

PARCEL E

DUPLEX UNITS

PARCEL F POND

PARCEL E POND

PARCEL A

COMMERCIAL BUILDING A.1

PARCEL B

CONDO B.1

PARCEL D

PARCEL E

DUPLEX UNITS

PARCEL F POND

PARCEL E POND

PARCEL A

COMMERCIAL BUILDING A.1

PARCEL B

CONDO B.1

PARCEL D

PARCEL E

DUPLEX UNITS

PARCEL F POND

PARCEL E POND

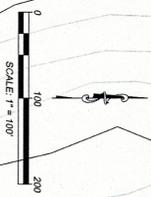
PARCEL A

COMMERCIAL BUILDING A.1

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Appendix A.1

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Area	Total Parcel Area	Stormwater Pond Area	Snow Storage Area
Parcel A	167,658 sq ft	4,600 sq ft	25,521 sq ft
Parcel B	250,960 sq ft	4,500 sq ft	37,833 sq ft
Parcel D	103,800 sq ft	2,900 sq ft	23,092 sq ft
Parcel E	438,352 sq ft	12,500 sq ft	82,583 sq ft
Parcel F	414,887 sq ft	7,900 sq ft	32,191 sq ft

LEGEND

- STORMWATER PONDS
- TENTATIVE SNOW STORAGE AREAS
- AREAS TO BE CLEARED

*NOTE: ROOFS ARE EXPECTED TO HOLD SNOW AND NOT BE CLEARED

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FEB 16 2018
Hills County CDS

HYAK SNOW STORAGE EXHIBIT

PREPARED FOR
BRUCE PHILLIPS

Encompass

REVISIONS	JOB NO.	DATE	SCALE
REV 1	17190	2/12/18	1"=100'
REV 2			

SS-1
SHEET

Chelsea Benner

From: Chelsea Benner
Sent: Tuesday, February 20, 2018 9:44 AM
To: Mark Cook; Kelly Bacon
Cc: Justin Turnbull
Subject: Ammended Hyak PUD Final Development Plan

Good Morning,

Below is the link for documents that have been re-submitted for the Hyak Final Development Plan to address the comments provided to the applicant. Please review the documents and provide comments by March 6, 2018. I have also included a link to the original documents if you need to use them as a reference.

[Amended Hyak Final Development Plan File](#)

[Resubmittal Documents](#)

Thank you!!

Chelsea Benner

Planner I

Kittitas County Community Development Services

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

(p) 509-962-7506 (f) 509-962-7682

chelsea.benner@co.kittitas.wa.us

Chelsea Benner

From: Chelsea Benner
Sent: Monday, February 26, 2018 12:00 PM
To: Joe Seemiller
Subject: For Review

Good Morning,

Below are the documents submitted for the Hyak Final Development Plan. Please use the review matrix completed by staff to review the submittal documents. If possible please provide comments by March 6th. I had to use a large file program to send you the documents so please view and or save them by the 5th as they will expire for viewing on that date. Let me know if you have questions!

Thank you!

Chelsea Benner

Planner I

Kittitas County Community Development Services

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

(p) 509-962-7506 (f) 509-962-7682

chelsea.benner@co.kittitas.wa.us

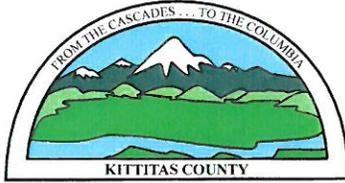
From: no-reply_LiFT@co.kittitas.wa.us [mailto:no-reply_LiFT@co.kittitas.wa.us]
Sent: Monday, February 26, 2018 11:56 AM
To: Chelsea Benner
Subject: Files available for download

Hi Chelsea,

The following files will be available until 3/5/2018:

- [2.15.2018 Addendum Generalized Lot Drawing.pdf](#)
- [2.15.2018 Addendum Letter.pdf](#)
- [2.15.2018 Addendum Site Plan 2.pdf](#)
- [2.15.2018 Addendum Site Plan.pdf](#)
- [2.15.2018 Addendum Snow Removal Plan.pdf](#)
- [FPUD matrix updated 1.19.18.pdf](#)
- [2.15.2018 Addendum Development Stormwater and Parking Plan.pdf](#)

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message id: 38eb45916c6dcbdac24bb8719d004a14



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

TO: Ms. Chelsea Benner, Planner 1

COPY: Ms. Lindsey Ozbolt, Planning Official
Mr. Lucas Huck, County Engineer
Ms. Kelly Bacon, ET1

DATE: March 6, 2018

FROM: Mark R. Cook, Director 

RE: Hyak PUD Addendum

Public Works has reviewed the additional materials provided by the applicant (Hyak PUD) and our comments appear below for your consideration.

1. Several of the proposed stormwater ponds appear to span multiple contour intervals. The contour interval appears to be five feet. Please be advised that constructing the proposed ponds will likely impact developable land in the vicinity of the ponds. Public Works will assess the viability of pond construction on hill side slope at the time of civil engineering design submittal.
2. Proposed snow storage appears to be associated with new roadway construction, with the exception of Parcel F. If the extension of Rampart Drive is proposed to be constructed as a public roadway, the loss of downgradient parcels for snow storage will likely necessitate our petitioning the Board of County Commissioners for removing Rampart Drive from the public road network. The loss of snow storage could easily force Public Works to truck snow from Rampart Drive. We have been communicating our declining ability managing snow removal in Hyak as lots continue developing in the area. The applicant is encouraged to develop snow storage areas knowing the increasing likelihood of eventual county abandonment and reliance on private snow removal service providers.
3. We will evaluate the parking demand on commercial uses at the time of civil engineering plan submittal. The applicant has satisfactorily addressed our parking concerns at this level of PUD submittal.
4. Public Works will revisit the issue of transportation concurrency prior to final plat submittal.

Thank you for the opportunity to comment on the additional information submitted. As you are aware, the county's PUD process is awkward for staff as the level of submittal detail is minimal while the entitlements are certain for the applicant.



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

March 8, 2018

Mr. Pat Deneen
Teanaway Ridge LLC
PO Box 808
Cle Elum, WA 98922
pat@patrickdeneen.com

Mr. Chad Bala
Terra Design Group, Inc.
PO Box 686
Cle Elum, WA 98922
bala.ce@gmail.com

Subject: Final Development Plan for the Hyak Amended PUD (File Z-87-00002 & Z-93-00003) – Transmittal of Comments

Dear Mr. Deneen & Mr. Bala,

Enclosed are the comments received regarding the Hyak Amended PUD (File Z-87-00002 & Z-93-00003) during the comment period for the re-submitted requested information:

March 6, 2018 Kittitas County Public Works – Mark Cook

Please review all comments and notify me of any questions.

Sincerely,

Chelsea Benner
Staff Planner



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

TO: Ms. Chelsea Benner, Planner 1

COPY: Ms. Lindsey Ozbolt, Planning Official
Mr. Lucas Huck, County Engineer
Ms. Kelly Bacon, ET1

DATE: March 6, 2018

FROM: Mark R. Cook, Director 

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