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Kittitas County CDS

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

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