

KITTITAS COUNTY COMMISSIONERS JOURNAL

CITY COUNTY BUILDING

AGREEMENT

Moved the agreement for the operation of city-county multipurpose be signed. Seconded and carried.

ZONING ORDINANCE

NO. 77-7Z

Mr. Ooka stated EIS not required according to planner as preliminary statement and threshold examination made. King County zoning forest and recreation as Kittitas County, according to planner. They to get zoning on 9 acres in King County to meet Kittitas commercial zone. Comm. Lumaco stated Mr. Newman of State Highway concerned when final plans are drawn. Mr. Newman states 900 goes through the center of proposed development and generates snow removal and there are parking areas and buildings in the area and he hopes they are addressing themselves to the rather extensive problem with snow removal and what they will do with it from the parking areas. Also addressed to adequate drainage and hopes they will be working with the highway department to make sure their drainage is compatible with state highway. Mr. Lumaco stated when final development is proposed will address conditions relative to drainage, sewage and snow and all existing agencies will be notified. Mr. Pickeral agreed. Mr. Ooka asked is this proposal in conformity with comprehensive plan adopted in 1972. Mr. Pickeral said yes. Based on findings of fact and recommendation of Planning Commission, moved zone change from forest and range to planned commercial be approved in Snoqualmie Pass area on the request of Snoqualmie Summit Inc. Seconded and carried. Vol. 2, Pages 704 through 705.

SUBDIVISION ORDINANCE

ORDINANCE NO. 77-2

Moved adoption of subdivision Ordinance No. 77-2 for road construction standards and other requirements with corrections made. Seconded and carried. Vol. 2, Pages 706 through 711.

PLATS

KACHESS RIDGE

Letter was read from Ira C. Robeson re 50' right of way to his property through Kachess Ridge.

SHERIFF

KITTITA COUNTY PLANNING COMMISSIO

APPLICATION FOR ZONE CHANGE

PART I:

Date JUNE 17, 1977 Application No.: _____

Name of Applicant: SNOQUALMIE PASS SUMMIT CENTER, INC

Street Address: 90 CLARK M. HUNYAN #3 Box 201 City ELLENSBURG State: WA

Telephone Number: 925-5275

Existing Zone Classification: Forest & Range

Proposed Zone Classification: Planned Commercial

Proposed Use of Proposed: Resort/Business District Number of Acres:

Legal Description of Property: ATTACHED

see. 4-22-11

Section: 4 Township: 22 N Range: 11 W.M.

Street Address of Property: SNOQUALMIE PASS SUMMIT

If you do not hold title to the property affected by this application, what is your interest in it: DEVELOPMENT AGREEMENT AND OPTION

→ A list of names and addresses of immediately adjacent property owners (within 300 feet) must be included with application.

A SKETCH OF THE AREA PROPOSED FOR A ZONE RECLASSIFICATION MUST BE ATTACHED WITH THIS APPLICATION. Maps may be secured from the County Engineer's Office, Courthouse.

ALL OF THE FOLLOWING QUESTIONS MUST BE ANSWERED:

1. What are the changed conditions which are allowed to warrant other or additional zoning: _____

PROPOSED ORDERLY DEVELOPMENT OF PRIME RECREATION AREA

2. What facts justify the proposed zone reclassification based on the advancement of the public health, safety, and general welfare?

PROVIDE PROPER & ADEQUATE SERVICES TO PUBLIC

3. What effect will the proposed zone reclassification have on the value and character of adjacent property? COMPATABLE

4. Can a reasonable return from or reasonable use of the property in question be secured under the existing zone ~~re~~classification?

No

PART II:

Information to be furnished the Planning Commission with an application for a Zone Change to Commercial or Industrial Zone only.

1. Development Plan, a scale drawing of applicant's property and streets showing:

- a. Size, number, and type of proposed establishments;
 - b. Off-street parking and loading areas proposed;
 - c. Proposed access and egress points (curbs cuts); and
 - d. Landscaping, screening, or fencing proposed.
2. Economic analysis indicating the need for the proposed development which is to include:
- a. Type and size (square feet of sales space) of each establishment to be built within the area proposed to be zoned;
 - b. Number of spaces of off-street parking proposed;
 - c. Location of and distance from nearest competitive facilities;
 - d. Estimated market area of establishments within area proposed to be zoned (indicate on a map showing the vicinity of proposed zone change);

A FEE OF THIRTY-FIVE (\$35.00) DOLLARS MUST ACCOMPANY THIS APPLICATION.

ANY APPEAL FROM ACTION OF THE COUNTY PLANNING COMMISSION MUST BE PRESENTED IN WRITING TO THE BOARD OF COUNTY COMMISSIONERS WITHIN SEVEN (7) DAYS FROM THE DATE OF PUBLIC HEARING HELD BY THE PLANNING COMMISSION.

SNOQUALMIE PASS SUMMIT CENTER, INC

Clark M. Lanyon, Secy-Treas.
 (Signed by Applicant)

*SUMMIT
 NEW SNOQUALMIE INN, INC.*

J.E. Preston V.P.

ENVIRONMENTAL CHECKLIST FORM

I. BACKGROUND

1. Name of Proponent SNOQUALMIE PASS SUMMIT CENTER, INC
2. Address and Phone Number of Proponent:
PO CLARK M. RUNYAN
RT 3 BOX 201
ELLENSBURG, WA. 98926
3. Date Checklist Submitted JUNE 17, 1977
4. Agency Requiring Checklist KITTITAS COUNTY PLANNING
5. Name of Proposal, if applicable:
SNOQUALMIE SUMMIT CENTER
6. Nature and Brief Description of the Proposal (including but not limited to its size, general design elements, and other factors that will give an accurate understanding of its scope and nature):
HOTEL, RECREATION, RETAIL BUSINESS COMPLEX
7. Location of Proposal (describe the physical setting of the proposal, as well as the extent of the land area affected by any environmental impacts, including any other information needed to give an accurate understanding of the environmental setting of the proposal):
SNOQUALMIE PASS SUMMIT, WASHINGTON
8. Estimated Date for Completion of the Proposal:
FALL 1985 -
9. List of all Permits, Licenses or Government Approvals Required for the Proposal (federal, state and local--including rezones):
COUNTY BUILDING PERMITS
10. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:
NO
11. Do you know of any plans by others which may affect the property covered by your proposal? If yes, explain:
NO
12. Attach any other application form that has been completed regarding the proposal; if none has been completed, but is expected to be filed at some future date, describe the nature of such application form:

II. ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" answers are required)

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
(1) <u>Earth</u> . Will the proposal result in:			
(a) Unstable earth conditions or in changes in geologic substructures?	___	___	✓
(b) Disruptions, displacements, compaction or overcovering of the soil?	___	✓	___
(c) Change in topography or ground surface relief features?	___	___	✓
(d) The destruction, covering or modification of any unique geologic or physical features?	___	___	✓
(e) Any increase in wind or water erosion of soils, either on or off the site?	___	___	✓
(f) Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	___	___	✓

Explanation: ONLY DURING CONSTRUCTION

(2) <u>Air</u> . Will the proposal result in:			
(a) Air emissions or deterioration of ambient air quality?	___	___	✓
(b) The creation of objectionable odors?	___	___	✓
(c) Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	___	___	✓

Explanation: _____

Yes Maybe No

(3) Water. Will the proposal result in:

- (a) Changes in currents, or the course or direction of water movements, in either marine or fresh waters? — — ✓
- (b) Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff? ✓ — —
- (c) Alterations to the course or flow of flood waters? — — ✓
- (d) Change in the amount of surface water in any water body? — — ✓
- (e) Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity? — — ✓
- (f) Alteration of the direction or rate of flow of ground waters? — — ✓
- (g) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations? — — ✓
- (h) Deterioration in ground water quality, either through direct injection, or through the seepage of leachate, phosphates, detergents, waterborne virus or bacteria, or other substances into the ground waters? — — ✓
- (i) Reduction in the amount of water otherwise available for public water supplies? — — ✓

Explanation: GROUND ABSORPTION ^{AREA} ~~RATE~~ WILL BE DIMINISHED
SURFACE WATER RUN OFF WILL BE INCREASED

(4) Flora. Will the proposal result in:

- (a) Change in the diversity of species, or numbers of any species of flora (including trees, shrubs, grass, crops, microflora and aquatic plants)? — — ✓
- (b) Reduction of the numbers of any unique, rare or endangered species of flora? — — ✓

Yes Maybe No

(c) Introduction of new species of flora into an area, or in a barrier to the normal replenishment of existing species?

— — ✓

(d) Reduction in acreage of any agricultural crop?

— — ✓

Explanation: _____

(5) Fauna. Will the proposal result in:

(a) Changes in the diversity of species, or numbers of any species of fauna (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects or microfauna)?

— — ✓

(b) Reduction of the numbers of any unique, rare or endangered species of fauna?

— — ✓

(c) Introduction of new species of fauna into an area, or result in a barrier to the migration or movement of fauna?

— — ✓

(d) Deterioration to existing fish or wildlife habitat?

— — ✓

Explanation: _____

(6) Noise. Will the proposal increase existing noise levels?

✓ — —

Explanation: DEVELOPMENT WILL LIKELY GENERATE ADDITIONAL TRAFFIC & BUSINESS & RECREATIONAL ACTIVITY

(7) Light and Glare. Will the proposal produce new light or glare?

— — ✓

Explanation: _____

(8) Land Use. Will the proposal result in the alteration of the present or planned land use of an area?

— — ✓

Explanation: _____

Yes Maybe No

(9) Natural Resources. Will the proposal result in:

(a) Increase in the rate of use of any natural resources?

(b) Depletion of any nonrenewable natural resource?

Explanation: WATER CONSUMPTION INCREASE

(10) Risk of Upset. Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?

Explanation: _____

(11) Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?

Explanation: OCCUPATION & TENANCY IN A PLANNED DEVELOPMENT

(12) Housing. Will the proposal affect existing housing, or create a demand for additional housing?

Explanation: ADDITIONAL HOUSING TO BE PROVIDED IN PLANNED DEVELOPMENT

(13) Transportation/Circulation. Will the proposal result in:

(a) Generation of additional vehicular movement?

(b) Effects on existing parking facilities, or demand for new parking?

(c) Impact upon existing transportation systems?

(d) Alterations to present patterns of circulation or movement of people and/or goods?

(e) Alterations to waterborne, rail or air traffic?

Yes Maybe No

(f) Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?

___ ___

Explanation: ADEQUATE PARKING TO BE PROVIDED

(14) Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:

(a) Fire protection? ___ ___

(b) Police protection? ___ ___

(c) Schools? ___ ___

(d) Parks or other recreational facilities? ___ ___

(e) Maintenance of public facilities, including roads? ___ ___

(f) Other governmental services? ___ ___

Explanation: ABOVE NEEDS WILL LIKELY INCREASE

(15) Energy. Will the proposal result in:

(a) Use of substantial amounts of fuel or energy? ___ ___

(b) Demand upon existing sources of energy, or require the development of new sources of energy? ___ ___

Explanation: SOME INCREASE UPON EXISTING SOURCES

(16) Utilities. Will the proposal result in a need for new systems, or alterations to the following utilities:

(a) Power or natural gas? ___ ___

(b) Communications systems? ___ ___

(c) Water? ___ ___

(d) Sewer or septic tanks? ___ ___

(e) Storm water drainage? ___ ___

(f) Solid waste and disposal? ___ ___

Explanation: TO BE PROVIDED FOR IN PLANNED PROGRAM

Yes Maybe No

(17) Human Health. Will the proposal result in the creation of any health hazard or potential health hazard (excluding mental health)? ___ ___

Explanation: _____

(18) Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view? ___ ___

Explanation: _____

(19) Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? ___ ___

Explanation: IMPROVE QUALITY & QUANTITY OF EXISTING

(20) Archeological/Historical. Will the proposal result in an alteration of a significant archeological or historical site, structure, object or building? ___ ___

Explanation: _____

III. SIGNATURE

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

Proponent: _____

SNODQUALMIE PASS SUMMIT CENTER, INC
Clark M. Lunnigan, Secy

PARCEL "A"

THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$; THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$; THE EAST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ AND THE WEST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 4, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, EXCEPT:

1. THAT PORTION OF SAID LAND AS CONVEYED TO THE SEATTLE SKI CLUB, A CORPORATION, BY DEED RECORDED MAY 14, 1935, IN VOLUME 55 OF DEEDS, PAGE 495, UNDER AUDITOR'S FILE NO. 121108, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH $\frac{1}{4}$ CORNER OF SAID SECTION 4, AND RUNNING THENCE SOUTH $89^{\circ}11'27''$ EAST ALONG THE SOUTHERLY BOUNDARY LINE OF SAID SECTION 4, A DISTANCE OF 6.75 FEET TO AN INTERSECTION WITH THE CENTER LINE OF PRIMARY STATE HIGHWAY NO. 2 AT ENGINEER'S STATION 16+15.4;
THENCE NORTH $6^{\circ}43'$ EAST ALONG THE CENTER LINE OF SAID PRIMARY STATE HIGHWAY NO. 2, A DISTANCE OF 782.8 FEET TO ENGINEER'S STATION P.T. 8+32.6;
THENCE ALONG THE CENTER LINE OF SAID PRIMARY STATE HIGHWAY NO. 2 ON A CURVE TO THE RIGHT WITH A RADIUS OF 955 FEET AND A TOTAL CENTRAL ANGLE OF $23^{\circ}09'$, A DISTANCE OF 385.8 FEET TO ENGINEER'S STATION P.C. 4+46.8;
THENCE NORTH $29^{\circ}52'$ EAST ALONG THE CENTER LINE OF SAID PRIMARY STATE HIGHWAY NO. 2, A DISTANCE OF 170.6 FEET TO ENGINEER'S STATION 2+76.2 POINT OF TANGENT;
THENCE NORTH $89^{\circ}47'39''$ WEST, A DISTANCE OF 242.35 FEET TO A POINT ON THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 4;
THENCE SOUTH $89^{\circ}40'40''$ WEST, A DISTANCE OF 650 FEET;
THENCE NORTH $3^{\circ}01'25''$ EAST A DISTANCE OF 789.72 FEET, WHICH IS THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;
THENCE SOUTH $86^{\circ}58'35''$ EAST, A DISTANCE OF 100 FEET;
THENCE NORTH $3^{\circ}01'25''$ EAST, A DISTANCE OF 200 FEET;
THENCE NORTH $86^{\circ}58'35''$ WEST, A DISTANCE OF 100 FEET; AND
THENCE SOUTH $3^{\circ}01'25''$ WEST, A DISTANCE OF 200 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;
2. THAT PORTION OF SAID LAND AS ACQUIRED BY THE STATE OF WASHINGTON BY THAT CERTAIN JUDGMENT AND DECREE OF APPROPRIATION FILED JULY 14, 1967, IN KITTITAS COUNTY SUPERIOR COURT CAUSE NO. 16673 AND FILED FEBRUARY 7, 1973 IN KITTITAS COUNTY SUPERIOR COURT CAUSE NO. 18413.
3. THOSE PORTIONS OF SAID LAND AS CONVEYED TO THE STATE OF WASHINGTON BY DEEDS RECORDED UNDER AUDITOR'S FILE NO'S. 87472, 91441, 143248, 178023, 178022, 178131, 225878, 91442 AND 390398.
4. THAT PORTION OF SAID LAND LYING WITHIN THE BOUNDARIES OF KING COUNTY.

PARCEL "B"

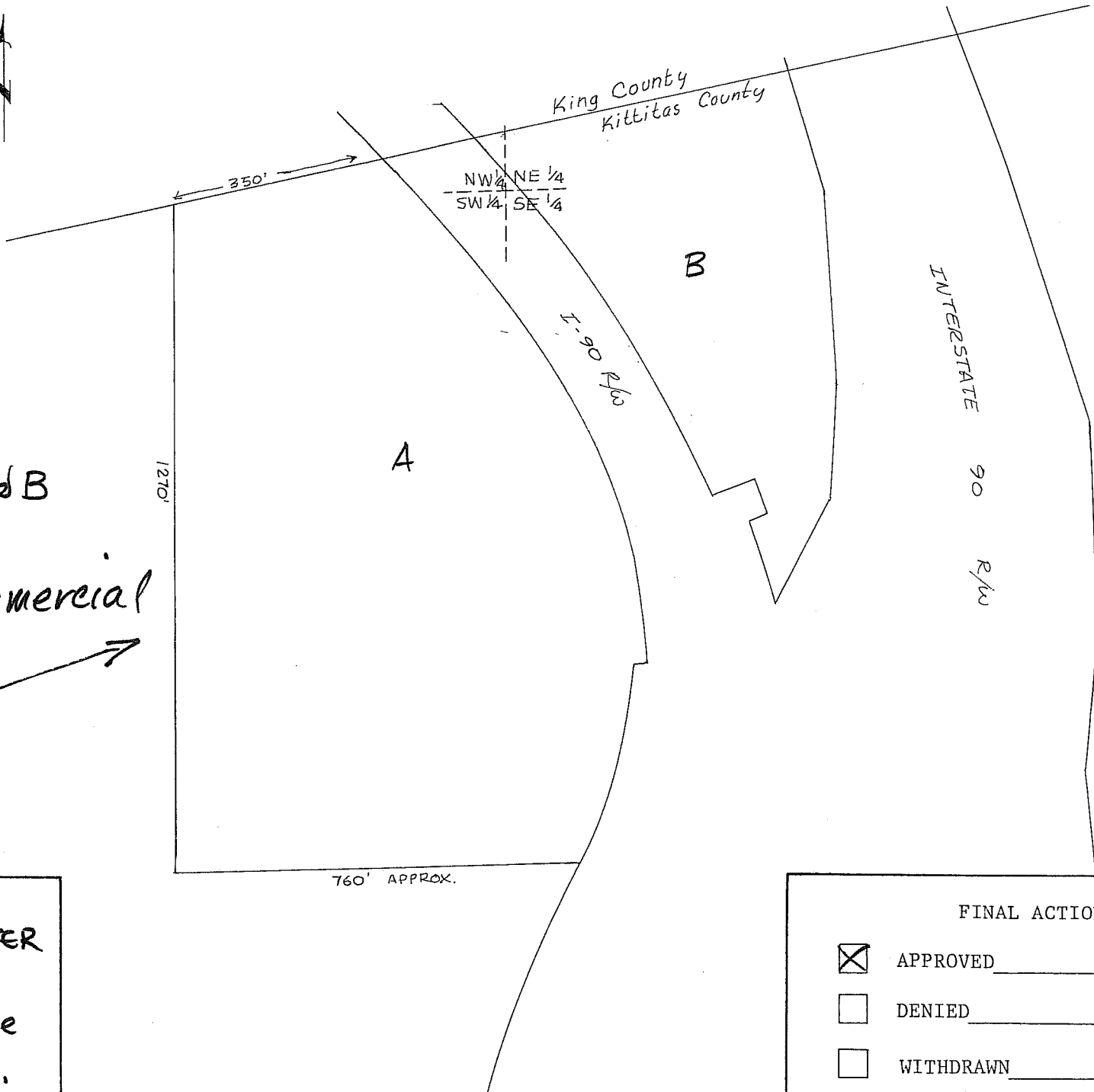
THAT PORTION OF THE WEST HALF OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 4, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., SHOWN BY REFERENCE TO A MAP SHOWING STATE MAINTENANCE PROPERTY AT SUMMIT OF SNOQUALMIE PASS AS PREPARED FROM FIELD SURVEY IN OCTOBER, 1943, AND NOW OF RECORD IN SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH $\frac{1}{4}$ CORNER OF SAID SECTION;
THENCE SOUTH $89^{\circ}11'27''$ EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION, 6.75 FEET TO INTERSECT THE CENTER LINE SURVEY OF PRIMARY STATE HIGHWAY NO. 2 (NOW STATE HIGHWAY ROUTE NO. 906) AT HIGHWAY ENGINEER'S STATION (HEREINAFTER REFERRED TO AS H.E.S.) $16+15.4$;
THENCE NORTH $6^{\circ}43'$ EAST, ALONG SAID CENTER LINE, 782.80 FEET TO H.E.S. P.T. $8+32.6$;
THENCE NORTHEASTERLY, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 955.00 FEET AND A CENTRAL ANGLE OF $23^{\circ}09'$, AN ARC DISTANCE OF 385.80 FEET TO H.E.S. P.C. $4+46.8$;
THENCE NORTH $29^{\circ}52'$ EAST, ALONG SAID CENTER LINE, 308.90 FEET TO H.E.S. P.T. $+1+37.9$;
THENCE NORTHERLY, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 674.10 FEET AND A CENTRAL ANGLE OF $47^{\circ}00'$, AN ARC DISTANCE OF 522.90 FEET TO H.E.S. P.O.C. $-4+15.0$;
THENCE NORTH $72^{\circ}52'$ EAST, RADIALLY TO SAID CURVE, 135.00 FEET TO A POINT OPPOSITE H.E.S. LW $47+28.79$ ON THE LW LINE SURVEY OF STATE HIGHWAY ROUTE 90 (P.S.H. NO.2), DENNY CREEK ROAD TO HYAK, AND 359.63 FEET WESTERLY THEREFROM AND THE TRUE POINT OF BEGINNING;
THENCE NORTH $72^{\circ}52'$ EAST 30.00 FEET;
THENCE SOUTH $84^{\circ}38'$ EAST 48.00 FEET;
THENCE SOUTH $7^{\circ}38'$ EAST 53.0 FEET;
THENCE SOUTH $78^{\circ}27'$ WEST 53.00 FEET;
THENCE SOUTH $64^{\circ}37'$ WEST 18.56 FEET TO INTERSECT A STRAIGHT LINE DRAWN FROM THE TRUE POINT OF BEGINNING TO A POINT OPPOSITE H.E.S. LW $49+40$ ON SAID LW LINE SURVEY AND 292.56 FEET WESTERLY THEREFROM;
THENCE NORTHERLY, ALONG SAID STRAIGHT LINE, TO THE TRUE POINT OF BEGINNING.

"END OF EXHIBIT A"



PARCELS A and B
Zoned to
Planned Commercial
↗



NAME OF APPLICANT
SNOQ SUMMIT CENTER

ZONE CHANGE
From Forest & Range
To Planned Comm.
SEC. 4 TWP. 22 RGE. 11 E.

FINAL ACTION	
<input checked="" type="checkbox"/>	APPROVED _____ 19 _____
<input type="checkbox"/>	DENIED _____ 19 _____
<input type="checkbox"/>	WITHDRAWN _____ 19 _____
ORDINANCE NO	

IN THE MATTER OF
ZONING CODE AMENDMENTS

)
)
)
ORDINANCE
NO. 90-6

WHEREAS, according to Chapter 36.70 R.C.W. relating to authority, procedure, adoption and enforcement of zoning regulations, a public hearing was held February 26, 1990 at 7:30 PM for the purpose of considering the following amendments to Chapter 17 of the Kittitas County Code:

Amend Ch. 17.08.445 by revising the definition: Planned Unit Development means a development of planned community by a landowner to be developed as a single entity in which a mixture of land uses are permitted including residential, commercial, and open space, the plan for which may not correspond in lot size, density, or type of dwellings to other zoning districts.

Amend Ch. 17.56.020 Forest & Range Zone; Ch. 17.20.110 and Ch. 17.22.100 Suburban Zones by deleting Planned Unit Developments as Conditional Uses.

Delete Ch. 17.36 Planned Commercial Zone, replace with Planned Unit Development Zone.

Chapter 17.36

PLANNED UNIT DEVELOPMENT ZONE

Sections:

- 17.36.010 Purpose and Intent
- 17.36.020 Uses permitted
- 17.36.030 Preliminary development plan
- 17.36.040 Final development plan
- 17.36.050 Permit issuance and conditions
- 17.36.060 Required improvements

17.36.010 Purpose and Intent The purpose of this chapter is 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 this title.

17.36.020 Uses permitted The following uses may be permitted:

- A. All residential uses including multifamily structures;
- B. Hotels, motels, condominiums;
- C. Retail businesses;
- D. Commercial-recreation businesses;
- E. Restaurants, cafes, taverns, cocktail bars;
- F. Any other similar uses deemed by the Planning Commission to be consistent with the purpose and intent of this chapter. Such determination shall be made during review of the development plan required under Section 17.36.030.