


KITTTITAS 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.