



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

**TO: Board of County Commissioners**

**COPY: Mr. Mark Cook, Public Works Director  
Mr. Dan Carlson, Community Development Services Director  
Ms. Chelsea Benner, Planner 1  
Mr. Pat Deneen, Landowner/Developer  
Mr. Chad Bala, Authorized Agent**

**DATE: April 11, 2018**

**FROM: Lindsey Ozbolt, Planning Official**

**RE: Hyak PUD Final Development Plan – Staff Recommended Conditions of Approval**

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A closed record meeting was held on April 2, 2018 at 10:00 am before the Board of County Commissioners (BOCC) to consider approval of the Hyak PUD Final Development Plan. During this meeting, the BOCC directed staff to discuss with the prosecuting attorney's office whether or not the County has the authority to deal with current mitigation needs of the area by adding additional conditions to the Final Development Plan. The prosecutor's office stated there is the ability for the BOCC to place additional conditions on the Hyak PUD Final Development Plan to deal with current mitigation needs of the area. Based on this conversation, Community Development and Public Works staff has prepared the following conditions to address the concerns raised by the BOCC at the April 2, 2018 meeting.

Proposed conditions:

1. All internal roads shall be built to the 2005 Private Road Standards (adopted by Ordinance No. 2005-30). No newly constructed roadways shall be brought onto the Public road system.
2. Transportation Concurrency is required prior to final plat approval and is subject to the 2008 Transportation Plan (adopted by Resolution No. 2008-84), pursuant to section 12.01.095(10) of the Kittitas County Road and Bridges Standards, September 6, 2005.
3. Snow removal for this development is the responsibility of the landowner, homeowner's association and/or its successors. All snow shall be stored on-site and shall not be stored in public right-of-ways.
4. All current and future development, as allowed through the Hyak PUD Final Development Plan and subsequent platting mechanisms, are subject to the most current stormwater standards at the time of each platted phase and/or division.
5. The following parking requirements shall apply to the various land uses within the Hyak PUD:
  - a. Single Family Residential shall provide two (2) off street parking spaces each;
  - b. Multi-Family Residential shall provide 1.5 off street parking spaces each;
  - c. Commercial uses shall provide one (1) unit per 200 square feet of commercial building space.