

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

Bundy M. Allbright  
Bundy M. Allbright, Clerk  
of the Board

[Signature]  
[Signature]

KITTITAS COUNTY PLANNING COMMISSION

APPLICATION FOR ZONE CHANGE

PART I

Date June 4, 1987 Application No. Z-87-02

1. Name of Applicant: Pacific West Mountain Resort
2. Street Address: Hyak, Washington
3. Telephone Number: 206-434-6478 (674-5979)
4. Existing Zone Classification: Forest & Range No. of Acres: 25
5. Proposed Zone Classification: Planned Commercial
6. Proposed Use of Property: See map
7. Legal Description of Property: Attached

Section: 15 Township: 22N Range: LLE W.M.

8. A SKETCH OF THE AREA PROPOSED FOR ZONE RECLASSIFICATION MUST BE ATTACHED WITH THIS APPLICATION.

If you do not hold title to the property affected by this application, what is your interest in it: \_\_\_\_\_

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

EACH OF THE FOLLOWING QUESTIONS MUST BE ANSWERED:

1. What are the conditions which are alleged to warrant the proposed zone reclassification?

In order to attract the serious capital investment necessary  
to develop a weekend and overnight destination resort there must  
be a potential to achieve a critical mass of development. The  
number of units in the Master Plan will support ancillary  
services (i.e. specialty retail shops). Taken as a whole  
the development will be large enough to create a resort that can  
compete as an alternative to out-of-state destination resorts.

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

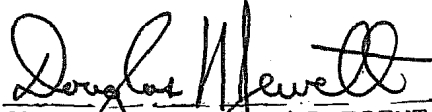

The proposed rezoned and development will have a substantial upward  
impact on the value of the adjacent property. The current character  
of the adjacent property is heavily influenced by the presence of  
ski area development and landscaping of the Resort should enhance the  
aesthetics of the area and will assure better support service.

3. Can a reasonable return from or reasonable use of the property in question be secured under the existing zone?

As the county well knows, the Resort has struggled for years to  
become profitable. This occurred for the first time this past season.  
The only way profitability can be consistently achieved is if the  
Resort expands the base area.

A FEE, PAYABLE UPON RECEIPT, 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 SEVERN (7) DAYS FROM THE DATE OF PUBLIC HEARING HELD BY THE PLANNING COMMISSION.

  
OWNER OR LEGAL REPRESENTATIVE MUST SIGN  


Property Description for Rezoning a track  
of land in Section 15, Township 22 N., Range  
11 East, W.M. from Forest Range to Planned  
Commercial for the Pacific West Mountain Resort

Beginning at the Southeast corner of Lot 123 Hyak Estates  
according to the plat thereof, recorded in the Office of  
the County Auditor of Kittitas County, Washington;

Thence N 45° 53'17" E for 687.77 feet

Thence west 43.75 feet to the west line of a roadway easement  
as recorded in said County (AF 300558 Vol. III Page 187)

Thence south along said line to a point of intersection  
with the west line of Rampant Drive West of said plat.

Thence N 42° 11'25" E 70 feet

Thence N 18° 41'25" E 70 feet to a point of intersection  
with the north line of Rampant Drive East of said plat.

Thence east along said line to the southwest corner of Lot  
49 Division 4 of said plat.

Thence N 56° 16'25" E 120 feet

Thence N 89° 18'35" W 176.79 feet to a point of intersection  
with the West line of Keechelus Drive W

Thence N along said line to a point of intersection with  
the west line of Keechelus Drive

Thence N along said line to a point of intersection with  
the westerly projection of the southerly line of lot 21  
Division 3 of said plat.

Thence S 75° 17'39" W, along said westerly projection to  
a point that bears S 18° 02'00" E from the Point of Beginning

Thence N 18° 02'00" W for 935 feet to the Point of Beginning

And

Beginning at the Southwest corner of Lot 37 Division 3 of  
said plat thence W 89° 18'35" W 62.11 feet to the true Point  
of Beginning

Thence N 89° 18'35" W 150'

Thence northwest along a line that parallels the following described line 920 feet more or less

The west line of Rampant Drive West to a Point of Intersection with the west line of a roadway easement as recorded in said County (AF # 300558 Vol III Page 187) thence along the west line of said roadway easement

Thence S 89° 18'35" E 150 feet more or less to a Point of Intersection of said roadway easement.

Thence south along said roadway easement to a Point of Intersection with the west line of Rampant Drive West.

Thence south along the west line of Rampant Drive West to the Point of Beginning

EXCEPT that real property described in WD 431779 on file with the Auditor of Kittitas County, Washington.

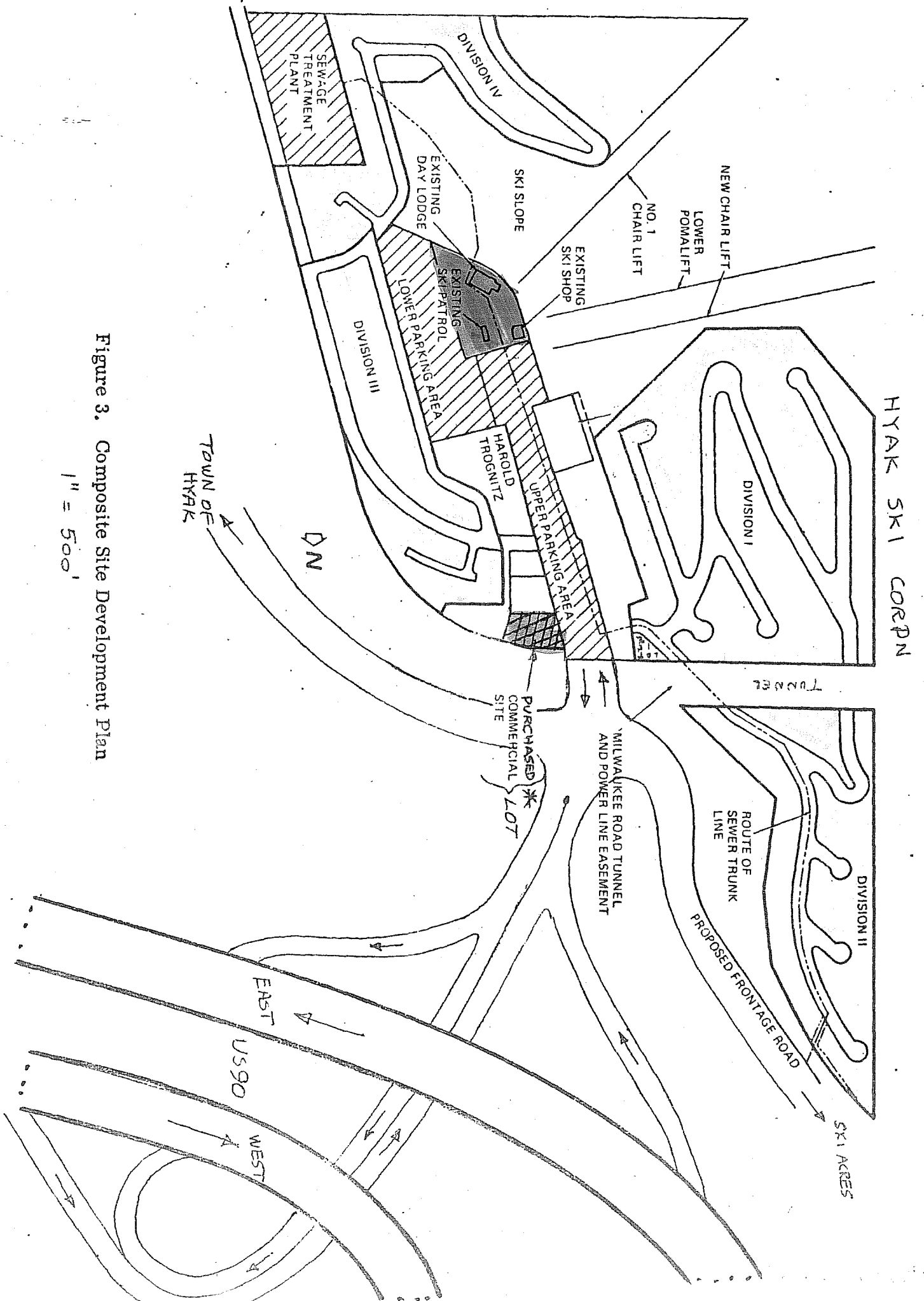


Figure 3. Composite Site Development Plan

1" = 500'

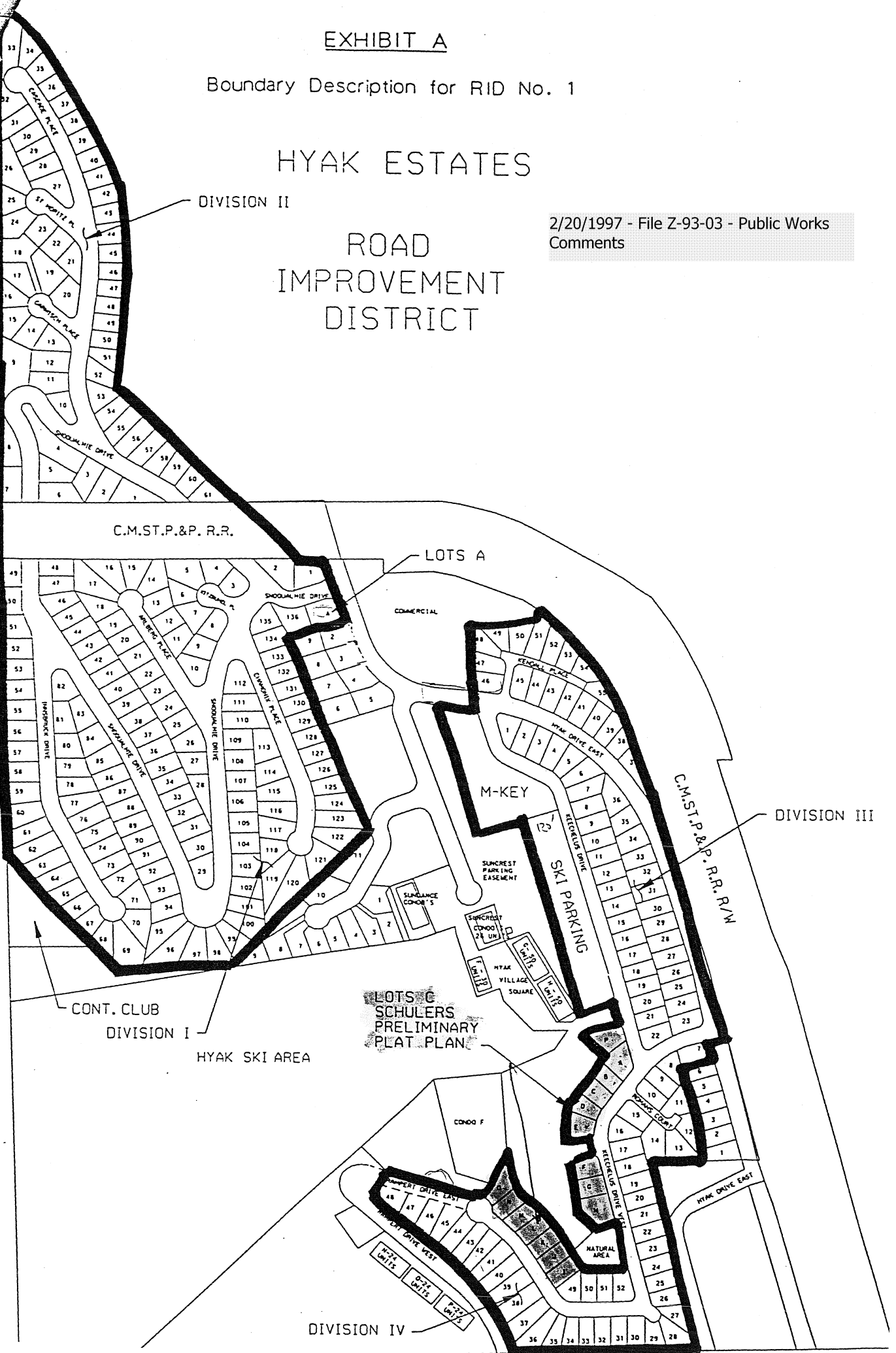
EXHIBIT A

Boundary Description for RID No. 1

HYAK ESTATES

ROAD  
IMPROVEMENT  
DISTRICT

2/20/1997 - File Z-93-03 - Public Works  
Comments



DIVISION II

C.M.ST.P.&P. R.R.

LOTS A

COMMERICAL

M-KEY

SKI PARKING

C.M.ST.P.&P. R.R. R/W

DIVISION III

CONT. CLUB

DIVISION I

HYAK SKI AREA

LOTS C  
SCHULERS  
PRELIMINARY  
PLAT PLAN

SUNCREST  
PARKING  
EASEMENT

SUNGLANCE  
CONDO'S

HYAK  
VILLAGE  
SQUARE

CONDO F

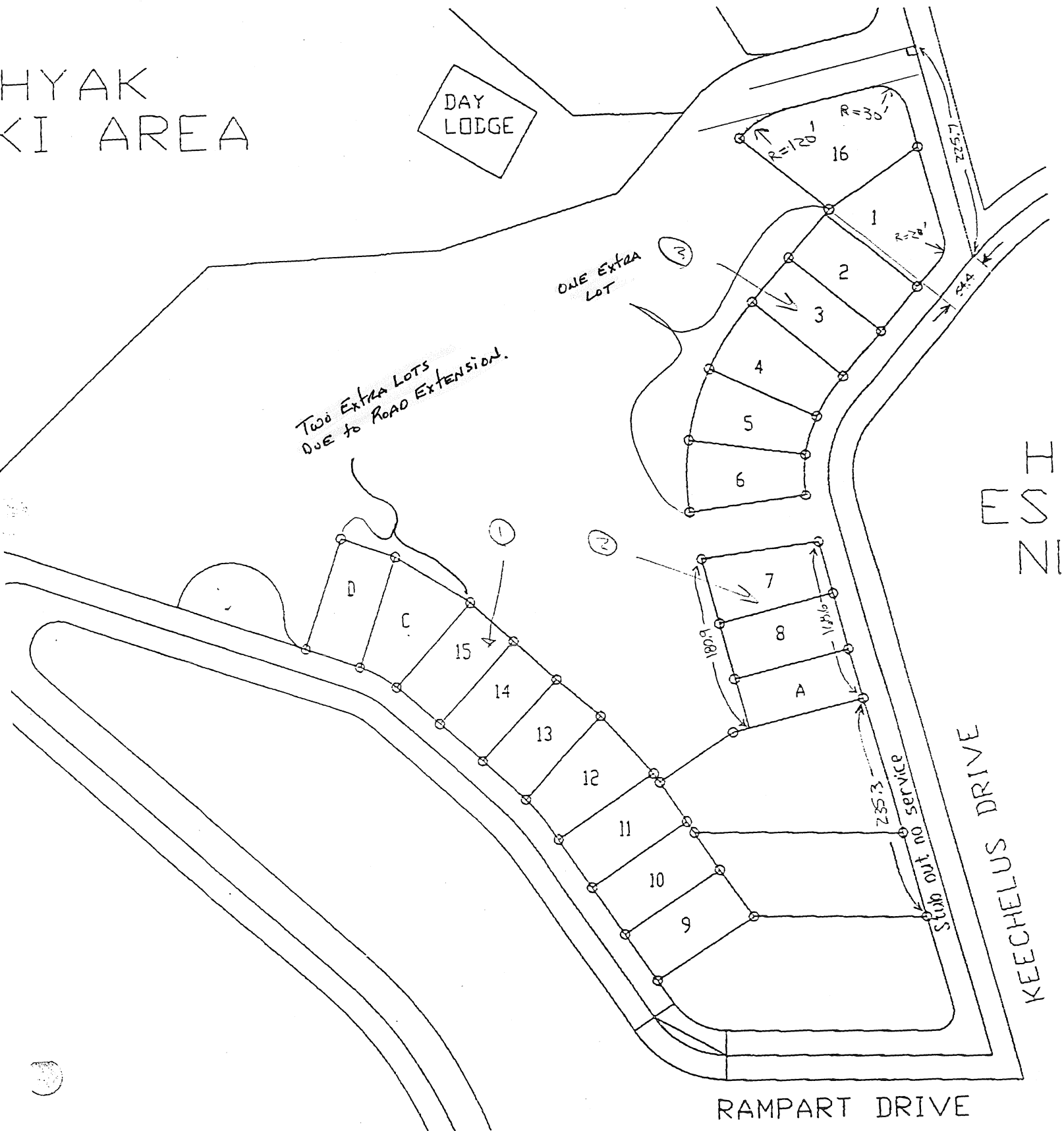
NATURAL  
AREA

DIVISION IV

FOR Kim FROM PAT  
1/29/97

2/20/1997 - File Z-93-03 - Public Works  
Comments

HYAK  
KI AREA



RAMPART DRIVE

KEECHELUS DRIVE

EAST  
MAIN



COMMERCIAL  
Division

2/20/1997 - File Z-93-03 - Public Works  
Comments

DIVISION A  
5800 SQ FT  
AVERAGE LOT SIZE

RESIDENTIAL  
LOT DIVISION 2

DIVISION B  
60 SQ FT AVERAGE LOT SIZE

HYAK  
ESTATES  
NO. 3

20' BUFFER  
SUNDANCE CONDO'S  
48 UNITS

SUNCREST  
CONDO'S  
28 UNITS

CONDO E  
84 UNITS

CONDO D  
24 UNITS

COMBINATION  
COMMERCIAL & CONDO UNITS

CONDO G  
24 UNITS

CONDO F  
54 UNITS

RESIDENTIAL  
LOT DIVISION 2

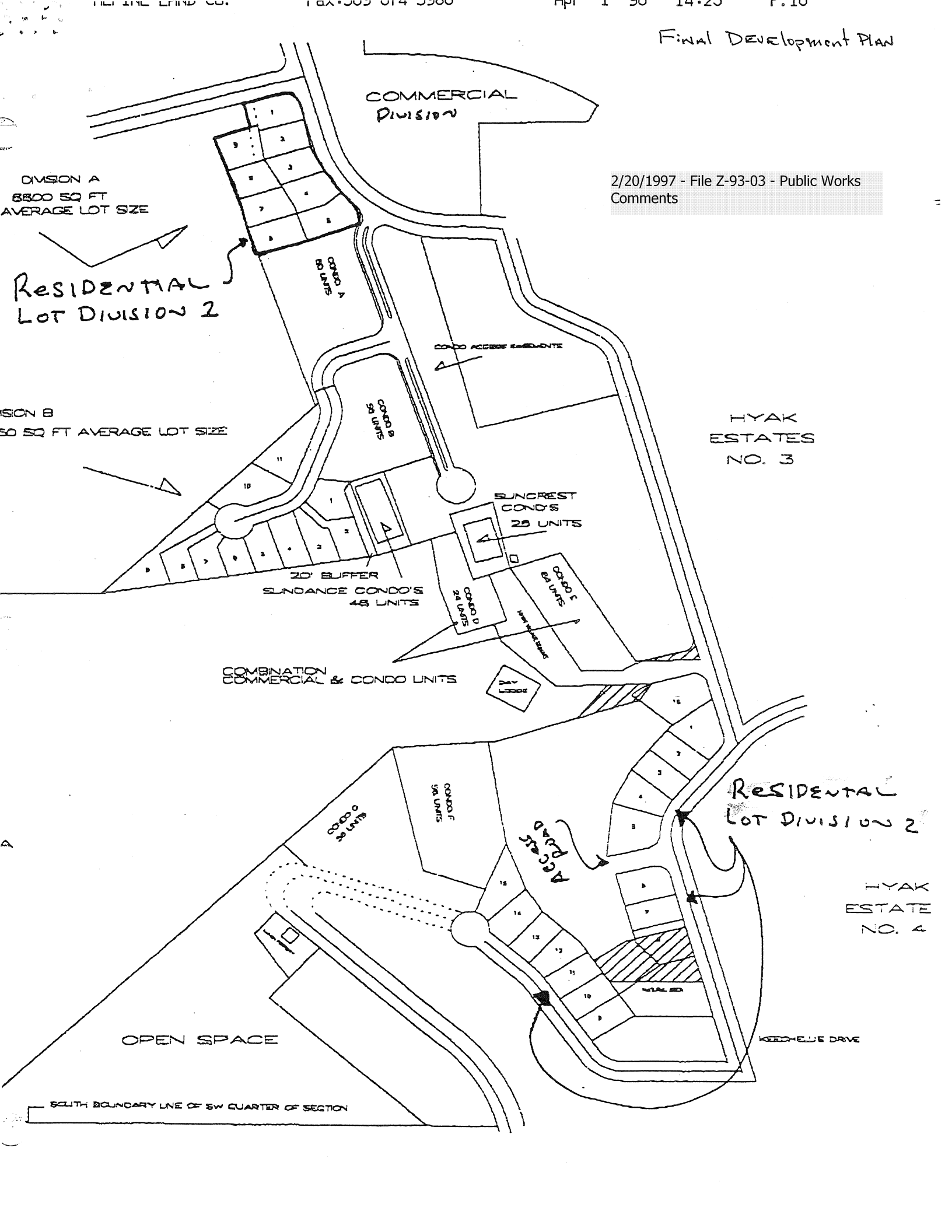
HYAK  
ESTATE  
NO. 4

OPEN SPACE

ACCESS  
ROAD

KEEOHEE DRIVE

SOUTH BOUNDARY LINE OF SW QUARTER OF SECTION



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11 East, W.M. from Forest Range to Planned  
Commercial for the Pacific West Mountain Resort

Beginning at the Southeast corner of Lot 123 Hyak Estates  
according to the plat thereof, recorded in the Office of  
the County Auditor of Kittitas County, Washington;

Thence <sup>S</sup>  $\text{N } 45^{\circ} 53'17'' \text{E}$  <sup>W</sup> for 687.77 feet

Thence west 43.75 feet to the west line of a roadway easement  
as recorded in said County (AF 300558 Vol. III Page 187)

Thence south along said line to a point of intersection  
with the west line of Rampant Drive West of said plat

Thence N  $42^{\circ} 11'25'' \text{E}$  70 feet

Thence N  $18^{\circ} 41'25'' \text{E}$  70 feet to a point of intersection  
with the north line of Rampant Drive East of said plat.

Thence east along said line to the southwest corner of Lot  
49 Division 4 of said plat

Thence N  $56^{\circ} 16'25'' \text{E}$  120 feet

Thence N  $89^{\circ} 18'35'' \text{W}$  <sup>E</sup> 176.79 feet to a point of intersection  
with the West line of Keechelus Drive W

Thence N along said line to a point of intersection with  
the west line of Keechelus Drive

Thence N along said line to a point of intersection with  
the westerly projection of the southerly line of lot 21  
Division 3 of said plat

Thence S  $75^{\circ} 17'39'' \text{W}$ , along said westerly projection to  
a point that bears S  $18^{\circ} 02'00'' \text{E}$  from the Point of Beginning

Thence N  $18^{\circ} 02'00'' \text{W}$  for 935 feet to the Point of Beginning

And

Beginning at the Southwest corner of Lot 37 Division <sup>N</sup> 3 <sup>IV</sup>  
of said plat thence <sup>W</sup>  $89^{\circ} 18'35'' \text{W}$  62.11 feet to the true Point  
of Beginning

Thence N 89° 18'35" W 150'

Thence northwest along a line that parallels the following described line 920 feet more or less

The west line of Rampant Drive West to a Point of Intersection with the west line of a roadway easement as recorded in said County (AF # 300558 Vol III Page 187) thence along the west line of said roadway easement

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Thence south along said roadway easement to a Point of Intersection with the west line of Rampant Drive West.

Thence south along the west line of Rampant Drive West to the Point of Beginning

EXCEPT that real property described in WD 431779 on file with the Auditor of Kittitas County, Washington.

ADDED TO FILE  
-10/31/2008-  
JEFF WATSON

3/31/61

Cont. 9630

300558

ROADWAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY, a corporation organized and existing under the laws of the State of Wisconsin and fully authorized to do business in the State of Washington, hereinafter called the "Grantor", does hereby grant and convey to the UNITED STATES OF AMERICA, hereinafter called the "Government", for and in consideration of the payment of the sum of One Dollar (\$1.00), the receipt of which is hereby acknowledged, an easement and right of way, including the right, privilege and authority of the Forest Service, U. S. Department of Agriculture, to locate, construct, reconstruct, maintain, patrol and repair a roadway and electric and telephone transmission lines over, along and across the following described real property situated in the County of Kittitas, State of Washington, to wit:

A strip of land 66 feet in width traversing the following described real property:

S $\frac{1}{2}$ NW $\frac{1}{4}$ , W $\frac{1}{2}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 15, T. 22 N., R. 11 E., W.M.

The said strip being 33 feet in width on each side of a centerline of a road as located and to be constructed on the ground, with as much additional width as required for adequate protection of cuts and fills, said center line being more particularly described as follows:

Beginning at a point on the south right of way line of the eastbound lane of Primary State Highway #2, which is 375.0 feet north and 1680.0 feet east, of the quarter section corner common to Sections 15 and 16, T. 22 N., R. 11 E., W.M.

- Thence: on a bearing of N. 86° 30' W. for a distance of 363.0 ft.
- Thence: on a bearing of N. 71° 00' W. for a distance of 241.0 ft.
- Thence: on a bearing of N. 45° 00' W. for a distance of 398.0 ft.
- Thence: on a bearing of S. 66° 00' W. for a distance of 136.0 ft.
- Thence: on a bearing of S. 37° 30' W. for a distance of 270.0 ft.



Filed for Record at 9:33 A.M.  
Date 11-7-62 P.M.

By K.C.T.C.  
1. Marion Darter, Kittitas County Auditor

VOL 11 PAGE 187

Consent Col M Page 207 and 196

Beginning at a point on the center line of Cold Creek Road No. 2236, which is 145 feet south and 280 feet east of the quarter section corner common to Sections 15 and 16, T. 22 N., R. 11 E., W.M.

Thence: on a bearing of S. 01°21' W. for a distance of 405 feet.

Thence: on a bearing of S. 46°26' W. for a distance of 46 feet.

Thence: on a bearing of N. 72°01' W. for a distance of 74 feet.

Thence: on a bearing of N. 42°50' W. for a distance of 200 feet.

Thence: on a bearing of N. 57°42' W. for a distance of 28 feet.

To a point on the line between Sections 15 and 16, T. 22 N., R. 11 E., W.M., which is 402 feet south of the quarter section corner common to Sections 15 and 16, T. 22 N., R. 11 E., W.M.

Length of right of way is 753 feet. Area is 1.14 acres, more or less.

Beginning at a point on the line between Sections 15 and 16, T. 22 N., R. 11 E., W.M., which is 2037 feet south of the quarter section corner common to Sections 15 and 16, T. 22 N., R. 11 E., W.M.

Thence: on a bearing of S. 45°06' E. for a distance of 77 feet.

Thence: on a bearing of S. 17°46' E. for a distance of 77 feet.

Thence: on a bearing of S. 42°48' E. for a distance of 164 feet.

Thence: on a bearing of S. 65°49' W. for a distance of 99 feet.

Thence: on a bearing of N. 40°44' W. for a distance of 133 feet.

Thence: on a bearing of N. 54°56' W. for a distance of 22 feet.

To a point on the line between Sections 15 and 16, T. 22 N., R. 11 E., W.M., which is 2217 feet south of the quarter section corner common to Sections 15 and 16, T. 22 N., R. 11 E., W.M.

Length of right of way is 572 feet. Area is 0.87 acre, more or less.

Thence: on a bearing of N. 69° 00' W. for a distance of 178.0 ft.  
Thence: on a bearing of N. 48° 30' W. for a distance of 397.0 ft.  
Thence: on a bearing of S. 32° 00' W. for a distance of 59.0 ft.  
Thence: on a bearing of S. 20° 30' E. for a distance of 122.0 ft.  
Thence: on a bearing of S. 10° 00' E. for a distance of 251.0 ft.  
Thence: on a bearing of S. 12° 00' W. for a distance of 261.0 ft.  
Thence: on a bearing of S. 29° 00' E. for a distance of 552.0 ft.  
Thence: on a bearing of S. 21° 30' E. for a distance of 1439.0 ft.  
Thence: on a bearing of S. 31° 30' E. for a distance of 373.5 ft.  
Thence: on a bearing of S. 49° 00' E. for a distance of 552.5 ft.  
Thence: on a bearing of S. 33° 00' E. for a distance of 300.0 ft.

To a point on the line between Secs. 15 and 22, T. 22 N., R. 11 E., W.M., which is 943.0 ft. west of the quarter section corner common to Secs. 15 and 22, T. 22 N., R. 11 E., W.M.

Length of R/W is 5893 ft. Area is 8.93 acres, more or less.

(See Sheet 2(a) for additional description.)  
The said grant and easement are subject to the following

express terms, conditions and reservations:

1. 1. The rights, privileges and authorities herein granted are for full use and enjoyment by the Government for any and all purposes deemed necessary or desirable in connection with the control, management and administration of the national forest, or the resources thereof and insofar as compatible therewith the Government may extend such rights and privileges to others; Provided, such use by others shall be controlled so it will not interfere unduly with use of the road by the Grantor, its licensees and permittees, and the rights, privileges and authorities herein granted shall continue as long as used for the purposes granted but if for a period of five years the Government shall cease to use the rights, privileges and authorities for the purposes granted or shall abandon the use of the easement herein granted, then, in such events, the Grantor may terminate this





431779 ✓

4.50



**First American Title  
INSURANCE COMPANY**

THIS SPACE RESERVED FOR RECORDER'S USE.

By REFUND TO FUND  
 Amount 6375  
 Date 4-20-79  
 Amount 1350  
 By A. Dorsey

Filed for Record at Request of

Name Mr. and Mrs. Peter Manion  
 Address P.O. Box 110  
 City and State Hyak, Washington 98026

### Statutory Warranty Deed

THE GRANTOR GERALDINE BELLE JENSEN (formerly known as Geraldine B. Manion) for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, conveys and warrants to LELA DeLAY MANION and PETER V. MANION the following described real estate, situated in the County of Kittitas, State of Washington:

[See Attachment "A".]

KITTITAS COUNTY AUDITOR  
 FILED IN REQUEST OF:  
*Mr. & Mrs. Peter Manion*  
 '79 APR 20 PM 1:40

Dated this 24th day of March, 1979.

Geraldine Belle Jensen (SEAL)  
 Geraldine Belle Jensen, formerly known as Geraldine B. Manion (SEAL)

STATE OF WASHINGTON, } ss.  
County of \_\_\_\_\_

On this day personally appeared before me GERALDINE BELLE JENSEN, formerly known as Geraldine B. Manion, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of 24 March, 1979.



John S. Olyan  
 Notary Public in and for the State of Washington,  
 residing at Deer Park

OFFICIAL RECORDS

VOL 113 PAGE 722



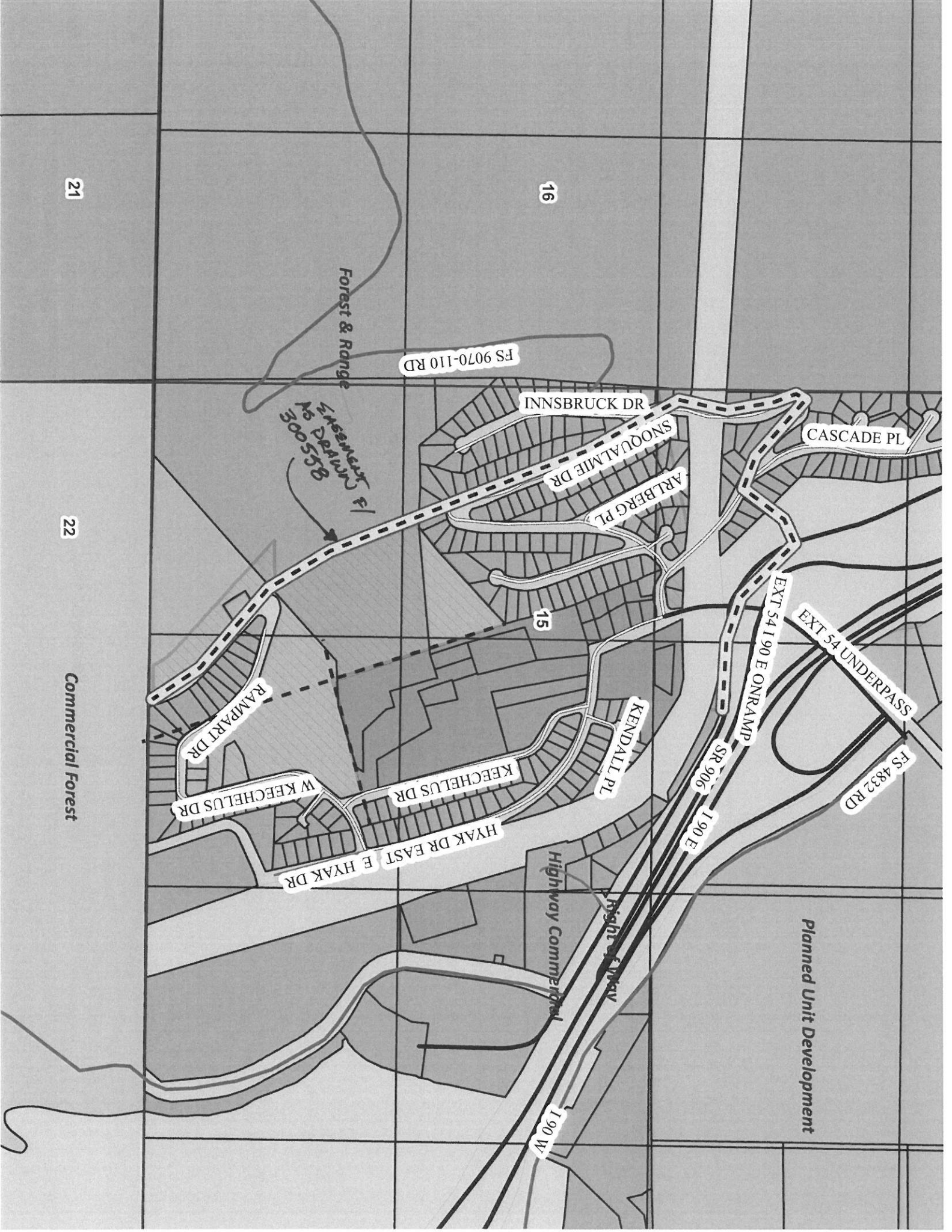
ATTACHMENT "A"

That portion of the southwest quarter (SW 1/4) of the southwest quarter (SW 1/4) of Section 15, Township 22 North, Range 11 East of W.M. in Kittitas County, Washington, described as follows:

Commencing at the southwest corner of said section; thence south  $89^{\circ}18'35''$  east along the south line of said section, 1637.78 feet to intersect the southwesterly margin of Rampart Drive West, as shown on Sheet 2 of 2 Sheets of the Plat of Hyak Estates, recorded in volume 5 of Plats on pages 18 and 19 in records of said county, at a point on a curve from which the center lies south  $74^{\circ}40'46''$  west 431.59 feet; thence northwesterly along said road margin and along said curve to the left through a central angle of  $32^{\circ}29'21''$  an arc distance of 244.73 feet to a point of tangency; thence north  $47^{\circ}48'35''$  west along said road margin, 368.08 feet to the True Point of Beginning; thence continuing north  $47^{\circ}48'35''$  west along said road margin, 131.94 feet; thence south  $57^{\circ}41'25''$  west 73.11 feet; thence south  $33^{\circ}48'45''$  east 133.60 feet; thence north  $54^{\circ}11'25''$  east 105.06 feet to the True Point of Beginning.

SUBJECT TO AND TOGETHER WITH right of easement for purposes of ingress and egress over and across that certain U.S. Forest Service road in Section 15 described in easement recorded under Auditor's File No. 300558 in records of said county.

TOGETHER WITH right of easement for purposes of ingress and egress over and across all roads within the plats of Hyak Estates, recorded in volume 4 of Plats on pages 36 and 37, Hyak Estates No. 2, recorded in volume 4 of Plats on pages 44 and 45, Hyak Estates No. 3, recorded in volume 4 of plats on pages 63, 64 and 65 and Hyak Estates No. 4, recorded in volume 5 of Plats on pages 18 and 19, ALL in records of said county.



21

16

22

15

Commercial Forest

Planned Unit Development

Forest & Range

Highway Commercial

Right of Way

Easement (w/ 300-558)

FS 9070-110 RD

INNSBRUCK DR

SNOQUALMIE DR

ARLBERG PL

CASCADE PL

EXT 54 I 90 E ONRAMP

EXT 54 UNDERPASS

SR 906

I 90 E

FS 4832 RD

KENDALL PL

W KEECHELUS DR

KEECHELUS DR

HYAK DR EAST

E HYAK DR

RAMPART DR

I 90 W



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 southwest quarter Section 15, Township 22 North, Range 11 East, W. M. in Kittitas County, WA

and,

**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 use and interest to be served by such platting; and,

**WHEREAS,** the following findings-of-fact have been made concerning the proposed preliminary plat:

RECEIVED

JAN 13 1994

PROSECUTING ATTORNEY  
KITTITAS COUNTY WASHINGTON

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 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, and identified as "Exhibit A".
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 stormwater drainage control. The applicant shall demonstrate to the County's satisfaction that a reasonable effort has been made.
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

Commissioners. In no case shall the overall density exceed 622 total dwelling units.

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.

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

BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON

Donald E. Sorenson  
Donald E. Sorenson, Chairperson

Mary Setbert  
Mary Setbert, Commissioner

Ray Owens  
Ray Owens, Commissioner

ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
David Pitts, County Prosecutor



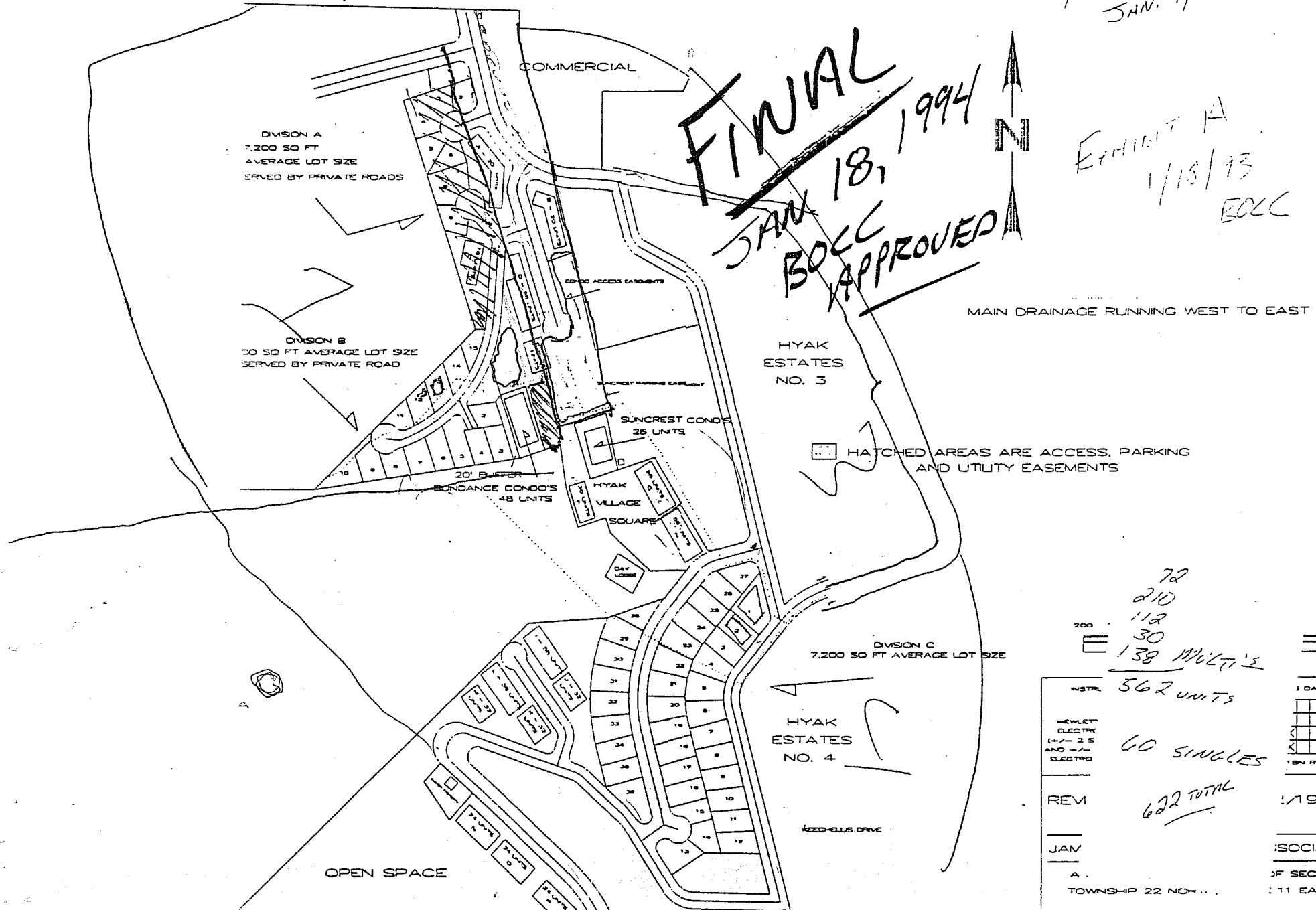
# AMENDED PLANNED UNIT DEVELOPMENT

THE SW 1/4 OF SECTION 15, TOWNSHIP 22 NORTH, RA  
KITKITAS COUNTY, WASHINGTON

*FINAL PRELIM.  
JAN. 4, 1994*

**FINAL**  
*JAN 18, 1994*  
**BOCC APPROVED**

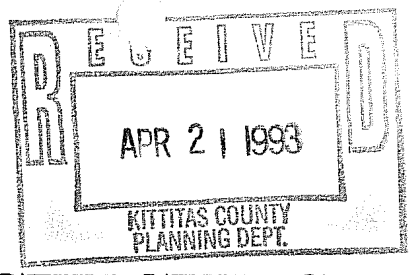
*EXHIBIT A  
1/18/93  
EOLC*



*72  
210  
112  
30  
138 Multi's*

NETR	562 UNITS	DATA
HEWLET ELECTRIC (4/2 2.5 AND 4/4 ELECTRO)	60 SINGLES	1993
REV	622 TOTAL	SOCIATES
JAN		OF SECTION 15
A		11 EAST, WA
TOWNSHIP 22 NORTH		

STAFF COPY  
DO NOT REMOVE



SEPA

**ENVIRONMENTAL CHECKLIST**  
**FOR**  
**AN AMENDED PLAN FOR THE**  
**HYAK PLANNED COMMERCIAL**  
**DEVELOPMENT**

NOTE:

This project is presently zoned Planned Commercial and approved for 650 living units. James K. Schuler and Associates, the new owner of the property, is requesting this amendment to the Planned Commercial Unit for the purpose of changing the use from primarily a resort type development to primarily a recreational residential development. In doing so the requested number of new living units has been decreased to 632 units. THIS EQUALS A REDUCTION OF 18 LIVING UNITS FOR THE PROPERTY. In the recent past Kittitas County has approved a Planned Unit Development for property located at Ski Acres. In addition Ski Acres has purchased the Hyak Ski Area and now owns all four ski areas on Snoqualmie Pass. With these changes in ownership of the ski areas and development of the Ski Acres Resort we feel that the best use of the land has changed to what we are now proposing.

In addition to the changes stated above the continued growth and interest in the residential property at Hyak and in the East Snoqualmie Pass area makes this project more viable as a recreation residential development then as a resort development.

WE ARE NOT ASKING FOR ANY INCREASE IN LIVING UNITS, LAND COVERAGE OR CHANGE IN PERCEIVED USE OF THE LAND. WE ARE ASKING ONLY FOR A DIFFERENT TYPE OF RECREATIONAL DEVELOPMENT ON A PORTION OF THIS PROPERTY.

## A. BACKGROUND

1. Name of proposed project, if applicable:

AMENDMENT FOR THE HYAK PLANNED UNIT DEVELOPMENT

2. Name of applicant:

James K. Schuler and Associates

3. Address and phone number of applicant and contact person:

Patrick D. Deneen, HC 60 Box 7040, Cle Elum, WA 98922, 509-674-5979

4. Date checklist prepared:

January 13, 1993. Amended March 9, 10 & 11, 1993. Revised April 5, 1993. revised April 7, 1993

5. Agency requesting checklist:

Kittitas County Planning Department

6. Proposed timing or schedule (including phasing, if applicable):

The project is divided in to five land masses as shown on attached map Exhibit "B".

Area "A" which is currently zoned commercial is proposed to be developed in the summer of 1997.

Area "B". The amended Planned unit development divides this property in to two sections with one being the development of residential lots and the second being the development of Condominiums. It is proposed to develop the North 11 residential lots of this property in the summer of 1993. The South 8 lots would be developed in the summer of 1994. The condominium development for Area "B" would likely occur between 1994 an 1997.

Area "C". The amended Plan would propose to begin development of this property in 1996. This schedule would depend on the ongoing development of the Hyak Ski Area by Ski Acres Inc.

Area "D". The amended Plan divides this property in to two sections with one being residential lots and the other being condominium development. It is proposed to develop lots 1 through 12 in 1995. Lots 22 through 30 would be developed in 1996 with

the remaining lots being developed in 1997. It is proposed to begin the condominium development of this area in 1997 and complete it in the year 2000.

Area "E" is a condominium development which would occur in the years of 2000 through 2005.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.

I believe that there is a SEPA document on file with the county that refers to this area. This was submitted with the original Planned Unit Development that was approved by the county.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

NO.

10. List any government approvals or permits that will be needed for your proposal, if known.

- a. Kittitas County will need to approve the amended Plan.
- b. Kittitas County will need to approve the land development engineering plans.
- c. The Snoqualmie Pass Sewer District Of King And Kittitas Counties will need to approve the water and sewer plans.
  - c. 1. Washington State Department of Health will review and approve water and sewer plans.
  - c. 2. Washington State Department of Ecology will review water and sewer plans.
- d. Kittitas County will need to approval all building plans.
- e. Snoqualmie Pass Fire District

# **NARRATIVE PROJECT DESCRIPTION**

## ***AMENDED PRELIMINARY DEVELOPMENT PLAN***

### ***FOR THE***

### ***HYAK PLANNED UNIT DEVELOPMENT***

### ***HYAK, WASHINGTON***

### ***BY JAMES K. SCHULER AND ASSOCIATES***

Currently the land discussed in this document has the zoning of Planned Commercial. The county now uses the term Planned Unit Development Zone when dealing with this type of development.

Attached to this document as Exhibit "C" is a map showing the present use and zoning of the Planned Unit Development.

Attached to this document as Exhibit "A" is a map showing the Planned Unit Development as we would amend the existing Planned Unit Development.

## ***DESCRIPTION OF PRESENT ZONING AND AMENDED PLAN***

The total area being discussed is approximately 36 acres. The land lies adjacent to exit 54 (HYAK) on I-90. The land under discussion is also adjacent to the Hyak Ski Area, Hyak Estates, Hyak Estates No. 3, Hyak Estates No. 4, and the Wenatchee National Forest.

As shown on exhibit "C", Area "A" of the Planned Unit Development is currently zoned for commercial use. Under the proposed amended Plan the area would continue as a commercial freeway service area.

As shown on Exhibit "C", Area "B" is currently zoned for a 326 unit motel. When the plan was originally submitted to the county it appeared that the Summit would be the only other area for resort growth. With the approval of the Planned Unit Development at Ski Acres, and with all of the ski areas at the Pass now being under the same ownership it appears that there is no longer a need or a demand for a third large motel/resort located adjacent to a Snoqualmie Pass Ski Area. We do believe that there is a demand for medium priced residential lots and condominiums and that this demand will continue to be in the Hyak area. Therefore we propose to amend the Planned Unit Development to allow the development of 19 residential lots (minimum lot size of 6,000 sq. ft) and the development of 144 condominium units. When Sundance Condominium was originally planned and constructed, additional, similar buildings were planned for this area.

The new condominium buildings would be of the same design as Sundance. The area is served with water and sewer by the Snoqualmie Pass Sewer District Of King And Kittitas Counties which has the capacity for this development.

As shown on Exhibit "C", Area "C" is currently zoned commercial with one 24 unit condominium (unit 4) located with in said area. This area, as original planned, was to become the central hub of the Hyak Ski Resort filled with skier services. With all of the areas coming under single ownership and the main focus of that ownership on the Ski Acres Resort the need for exclusive skier services at Hyak has decreased. We now propose this area to become a hub for the residential areas that surround the Hyak Ski Area and the east area of Snoqualmie Pass. We would modify the current Planned Unit Development to allow the construction of a second 24 unit condominium (unit 5) in this area. The ground floor of both of these condominiums would include commercial uses such as food store, health care service, restaurants, hardware and building supplies , sporting goods, etc.. This area would be designed for year round use so that the growing population of the Hyak and East Snoqualmie Pass would be serviced.

As shown an Exhibit "C", Area "D" is currently zoned for 256 condominium units. Because of the shortage of available, developable single family dwelling land adjacent to any of the ski areas on Snoqualmie Pass we propose to amend the Planned Unit Development to allow for the development of 37 residential lots (minimum lot size of 6,000 sq. ft) and 240 condominium units. This area is served by water and sewer by the Snoqualmie Pass Sewer District Of King And Kittitas Counties which has capacity for this project. A new road would be constructed to service a portion of these lots.

As shown in Exhibit "C" Area "E" is currently zoned for 48 condominium units. Because of the shortage of available, developable land adjacent to any of the ski areas on Snoqualmie Pass we propose to amend the Planned Unit Development to allow for the development of 144 condominium units. This area is served by water and sewer by the Snoqualmie Pass Sewer District Of King And Kittitas Counties which has capacity for this project.

It is proposed that the roads in this project be built to Kittitas County standards and that the county, at the conclusion of construction of each portion of said road, place the road on to the Kittitas County road system so that the future maintenance of the road, including snow removal, be provided by Kittitas County.

The property that we are proposing to amended is currently zoned for 650 units. The amended Plan would allow 632 units to be constructed. The new mix would be more residential in nature and would be designed to service recreational residents more then resort traffic.

By amending this plan we believe that this land becomes more usable and at the same time allows the Planned Unit Development at Ski Acres an opportunity for a higher degree of success as it focuses on the resort traffic.

# COMPARISON OF CURRENT ZONING TO PROPOSED AMENDED ZONING

AREA	CURRENT PLANNED USE	PROPOSED PLANNED USE
A	COMMERCIAL	COMMERCIAL
B	326 UNIT MOTEL SITE.	19 RESIDENTIAL LOTS . 144 CONDO UNITS IN THREE BUILDINGS.
C	MIXED USE WITH: COMMERCIAL SKIER SERVICES. 24 CONDO UNITS IN ONE BUILDING.	MIXED USE: COMMERCIAL SKIER SERVICES. RESIDENTIAL SERVICES. 48 CONDO UNITS IN TWO BUILDINGS.
D	252 CONDO UNITS IN TWELVE BUILDINGS.	240 CONDO UNITS IN FIVE BUILDINGS. 37 RESIDENTIAL LOTS.
E	48 CONDO UNITS.	144 CONDO UNITS.

## PROPOSED PHASING OF AMENDED PLAN\*

YEAR	AREA	ACTIVITY
1993	B	DEVELOP LOTS 1-11
1994	B	DEVELOP LOTS 12-19
1995	D	DEVELOP LOTS 1-12
1996	D	DEVELOP LOTS 22-30
1996	C	BEGIN DEVELOPMENT OF SKIER SERVICES
1997	D	DEVELOP REMAINING LOTS
1997	A	BEGIN DEVELOPMENT
1995	B	BEGIN CONDO DEVELOPMENT
1997	D	BEGIN CONDO DEVELOPMENT
2000	E	BEGIN CONDO DEVELOPMENT

\* Timing depends on Hyak Ski Area development by its owners and the economic climate.

# **CHECKLIST**

## **TO BE COMPLETED BY APPLICANT**

### **B. ENVIRONMENTAL ELEMENTS**

#### **1. EARTH**

a. General description of site (circle one): Flat, rolling, hilly, steep slopes, mountains, other:

The land sits in the Snoqualmie Pass Valley. a portion of the property is flat (about 30%), a portion of the property is slightly sloped ( about 40%) the remaining property is steeply sloped (about 30%)

b. What is the steepest slope on the site (approximate percent slope)?

Vertical (mountain cliffs)

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, mulch)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Dirt, Gravel, Sand and Solid Rock. There is no farmland on the site.

d. Are there surface indications or history of unstable soils in the immediate vicinity?

NO.

e. Describe the purpose, type and approximate quantities of any filing or grading proposed. Indicate source of fill.

The road beds will have to be graded but we do not foresee any need to import any fill into the project except that required for the building of the road beds. Said road bed material would be purchased from Ellensburg Cement or would be delivered from a Rock Pit that we have an option on in the Ronald area.



f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

A small amount of erosion could occur during road construction. To mitigate this problem the roads would be constructed during the dry season and water bars would be constructed to contain any rain fall and prevent erosion activity.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

About 14%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The restrictive covenants will mandate that all landscaping be left in its natural state or be returned to its natural state. The restrictive covenants will also require all construction work to be completed during the dry season and that each project complete an erosion control plan prior to the start of any construction project.

## 2. AIR

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

The construction of the roads and the installation of the utilities would create a certain amount of dust. The projects would be watered during construction in an effort to reduce any dust problem. We do not foresee any need to burn any major amount of brush because there is a limited amount of burnable material within the project.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

As stated above during the construction phase of the project we will use water trucks to reduce the dust.

## 3. WATER

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes. There are two run off channels that border the project. These channels are unnamed and only have water in them during the spring run off.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach Available plans.

We do not foresee the need to work within 200 feet of these run off channels.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals agricultural; etc.). Describe the general size of the systems, the number of houses to be served (if applicable), or the number of animals or humans the system (s) are expected to serve.

The area is served with a sewer system. There will be no waste material discharged into the ground.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so describe.

The area receives large quantities of snow and rain during the year. The land currently has water bars that carry the run off water to channels, which in turn flows into Lake Keechelus. In the Preliminary Plat process the development of run off and storm water collection plans for each of the parcels will be presented to the County for its approval.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

The land is mostly rock so most all of the run off is channeled away from the property. In the design phase of this project a run off plan would be included.

4: PLANTS

a. Check or circle types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

wet soil plants: Cattail, buttercup, bulrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. What kind and amount of vegetation will be removed or altered.

Grasses, shrubs and Alder would be removed for the construction of roads, houses and condominiums. Some Evergreen trees would be removed in Area "E" for the construction of the condominiums in that area.

- c. List threatened or endangered species known to be on or near the site.

None.

- d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The restrictive covenants would require any disturbed area to be returned to its natural state.

## 5. ANIMALS

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, X songbirds, other:

mammals: X deer, X bear, X elk, X beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened species known to be on or near the site.

None.

- c. Is the site part of a migration route? If so, explain.

No.

- d. Proposed measures to preserve or enhance wildlife, if any:

Any disturbed area will be returned to its natural state.

## 6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc..

The main source of power will be from Puget Power. I would think that a number of the homes might include wood or pellet stoves for a secondary source of heat.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

NO.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

All constructed units would meet or exceed the state requirements for energy conservation.

## 7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

No.

1) Describe special emergency services that might be required.

None.

2) Proposed measures to reduce or control environmental health hazards, if any:

All construction will be done to state and federal standards.

b. Noise

1) What types of noise exist in the area which may affect your project ( for example: traffic, equipment, operation, other)?

Freeway Traffic.

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noises that are generally found on construction sites. Work would be done during daylight hours.

3) Proposed measures to reduce or control noise impacts, if any:

All equipment would meet the state standards as regarding noise reduction.

## 8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?

The land that this project includes is vacant. In all Areas except "E" all of the trees have been removed. The adjacent property is used for residential (Hyak Estates), for skiing (Hyak Ski Area), and it is also adjacent to the Wenatchee National Forest.

- b. Has the site been used for agriculture? If so, describe.

No.

- c. Describe any structures on the site.

Maintenance building no longer in use.

- d. Will any structures be demolished? If so, what?

Yes. Maintenance building no longer in use.

- e. What is the current zoning classification of the site?

Planned Commercial.

- f. What is the current comprehensive plan designation of the site?

Planned Commercial.

- g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

- h. Has any part of the site been classified as an environmentally sensitive" area? If so, specify.

No.

- i. Approximately how many people would the completed project displace?

None.

- j. Approximately how many people would reside or work in the completed project?

Approximately 1,200 recreational residents at peak times (holiday periods).

- k. Proposed measures to avoid or reduce displacement impacts, if any:

There will be no displacement.

1. Proposed measures to ensure the proposal is compatible with existing and projected land use and plans, if any:

The condominiums would be designed in a similar fashion to Sundance and Suncrest Condominiums. The residential property of this project would have the basic design of the surrounding residential property (Hyak Estates.)

## 9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high middle, or low-income housing.

632 housing units would be provided in the middle income range.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.

None.

- c. Proposed measures to reduce or control housing impacts, if any:

There is no reduction in housing units.

## 10. AESTHETICS

- a. What is the tallest height of any proposed structures (s), not including antennas; what is the principal exterior material (s) proposed?

The condominiums will be three stories as is Sundance and Suncrest condominiums. The principle exterior will be either wood or a composite. All exterior colors will be earth tones.

- b. What views in the immediate vicinity would be altered or obstructed?

None.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Restrictive covenants will be in place so each home, condominium or commercial building will have to submit plans for review to ensure that they meet the requirements in the restrictive covenants.

## 11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Lights normally associated with residential development.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

- c. What existing off-site sources of light or glare may affect your proposal?

Night lights from the ski area. We do not see this as a negative impact.

- d. Proposed measures to reduce or control light and glare impacts, if any:

All exterior lights would be controlled by the restrictive covenants.

## 12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?

This is a recreation area. All activities usually associated with a developed mountain resort are available in the area.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant if any:

The project will be taking advantage of the recreation opportunities in the Snoqualmie Pass Area.

## 13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None.



- c. Proposed measures to reduce or control impact, if any:

None.

14. TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

I-90, Exit 54, is located at the north end of the property. The property would be accessed through the public road system of the Hyak area. See map Exhibit "B".

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

All residential lots would be required to have off street parking for two vehicles. Condominiums would have basement parking. There would be approximately 710 parking spaces created. No parking spaces would be eliminated.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

One new private road will be constructed. Three short cul de sacs will be developed in Area "B". All other areas will be served by private driveways.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The completed project is envisioned to be recreational in nature. Peak volumes would occur during the winter vacation periods. Most of the property will be ski in and out so once the user has arrived for the recreation period vehicular trips would be reduced.

- g. Proposed measures to reduce or control transportation impacts, if any:

Ski Acres inc. the owners of all of the ski areas on the pass have a bus system to move residents and skiers between the four ski areas. They have also competed trails between the three ski areas on the west side of I-90 so one could ski from lot 42 to the Snoqualmie Summit ski area and back.

15. PUBLIC SERVICE

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

The area is served by a good volunteer fire department. The development of the property would include fire hydrants. Police protection for the area is provided by the Kittitas County Sheriff's Department. As growth increases in this area as well as in other areas of the Pass additional police services will be needed. Being used mostly as recreation and vacation property there will be an increased revenue base for the Easton School district without an appreciable increase in students. Again because of the recreational nature of the project health care will not be impacted except during the holiday season. Accidents that occur in the developed ski areas during their operation are handled by the ski areas.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

With the area being mostly recreational in nature there will not be a substantial impact on public services.

16. UTILITIES

- a. Check utilities currently available at the site:

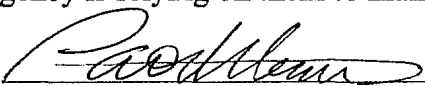
Electricity  
 Natural Gas  
 Water  
 Refuse Service  
 Telephone  
 Sanitary Sewer  
 Septic System  
 Television Cable

- b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.

Snoqualmie Pass Sewer District Of King And Kittitas Counties would provide the water and sewer utilities. Puget Power would provide the electrical needs.

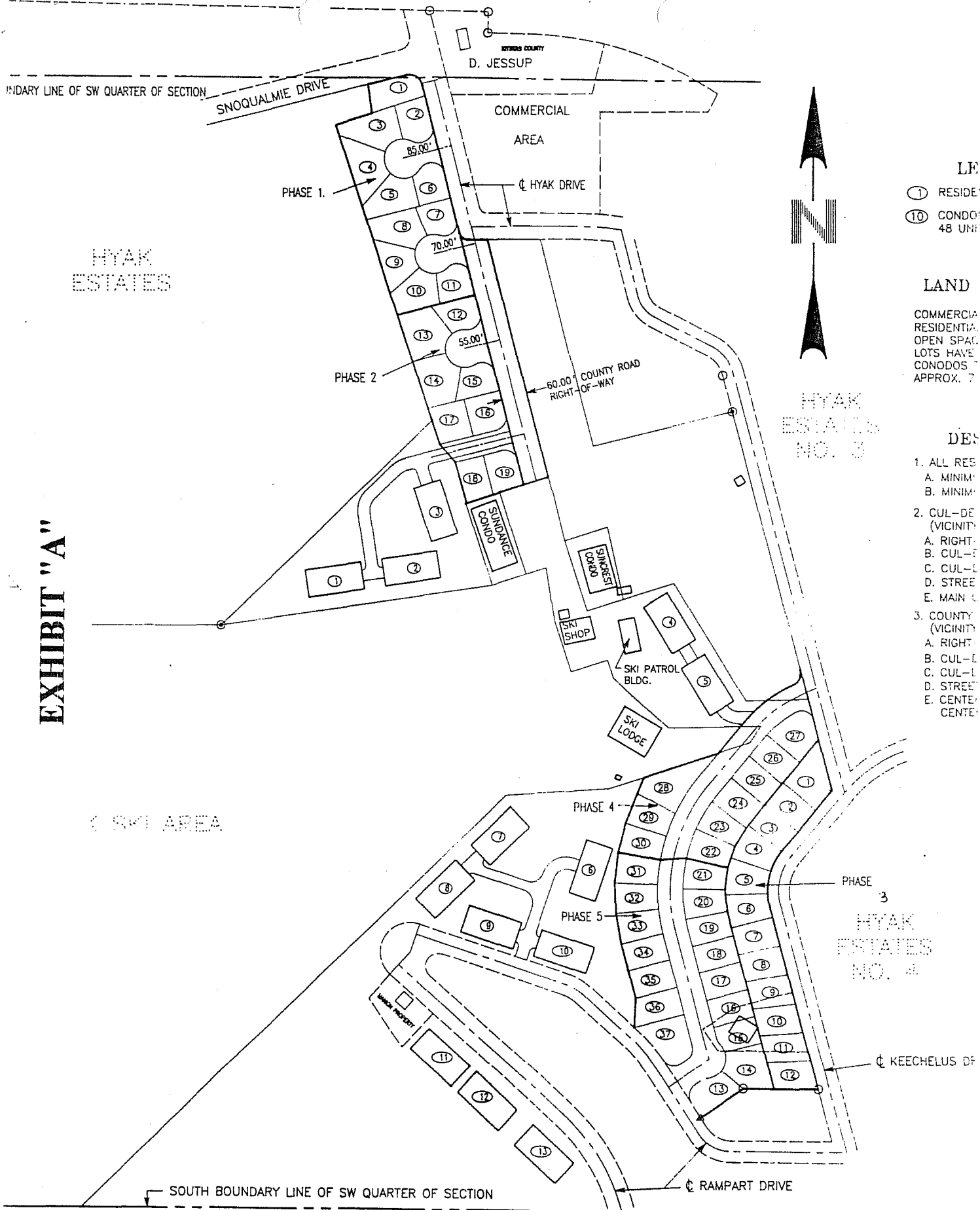
C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature  \_\_\_\_\_

Pat Deneen, representative of  
James K. Schuler and Associates  
Date Submitted: March 12, 1992

# KITITAS COUNTY, WASHINGTON



- LEG
- ① RESIDENTIAL
  - ⑩ CONDOMINIUM 48 UNITS

LAND

COMMERCIAL  
RESIDENTIAL  
OPEN SPACE  
LOTS HAVE  
CONDOMINIUM  
APPROX. 7

- DES
1. ALL RESIDENTIAL
    - A. MINIMUM
    - B. MINIMUM
  2. CUL-DE-SAC (VICINITY)
    - A. RIGHT-OF-WAY
    - B. CUL-DE-SAC
    - C. CUL-DE-SAC
    - D. STREET
    - E. MAIN STREET
  3. COUNTY ROAD (VICINITY)
    - A. RIGHT-OF-WAY
    - B. CUL-DE-SAC
    - C. CUL-DE-SAC
    - D. STREET
    - E. CENTERLINE

EXHIBIT "A"

HYAK ESTATES

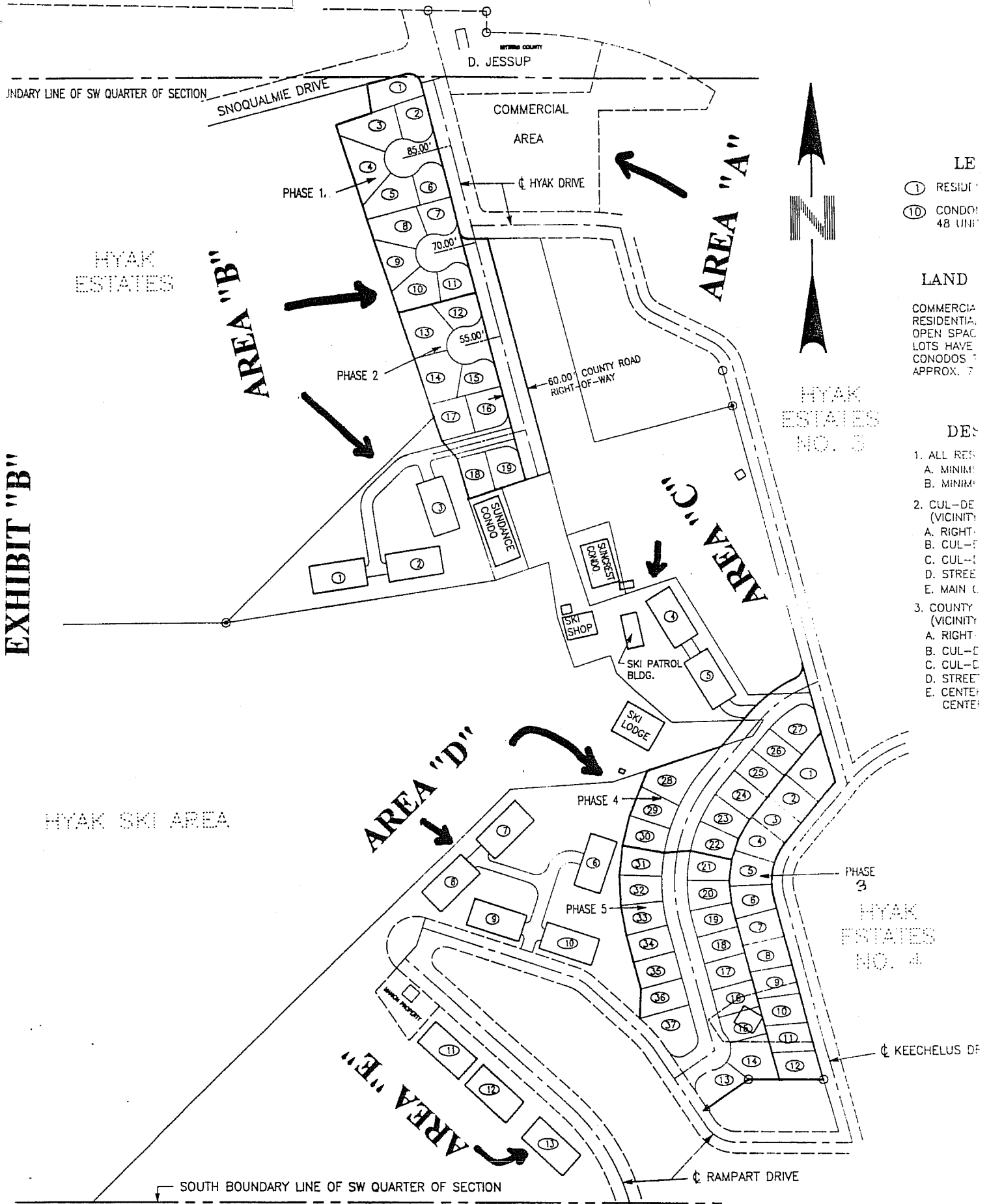
HYAK ESTATES NO. 3

SKI AREA

HYAK ESTATES NO. 4

SOUTH BOUNDARY LINE OF SW QUARTER OF SECTION

# KITTITAS COUNTY, WASHINGTON



- LEGEND
- ① RESIDENTIAL
  - ⑩ CONDOMINIUM (48 UNITS)

LAND USE

COMMERCIAL  
RESIDENTIAL  
OPEN SPACE  
LOTS HAVE APPROX. 7' WIDE STRIPS

- DESIGNATION
1. ALL RESIDENTIAL
    - A. MINIMUM
    - B. MINIMUM
  2. CUL-DE-SAC (VICINITY)
    - A. RIGHT-OF-WAY
    - B. CUL-DE-SAC
    - C. CUL-DE-SAC
    - D. STREET
    - E. MAIN CENTER
  3. COUNTY ROAD (VICINITY)
    - A. RIGHT-OF-WAY
    - B. CUL-DE-SAC
    - C. CUL-DE-SAC
    - D. STREET
    - E. CENTER

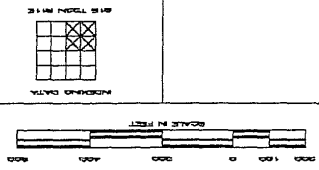
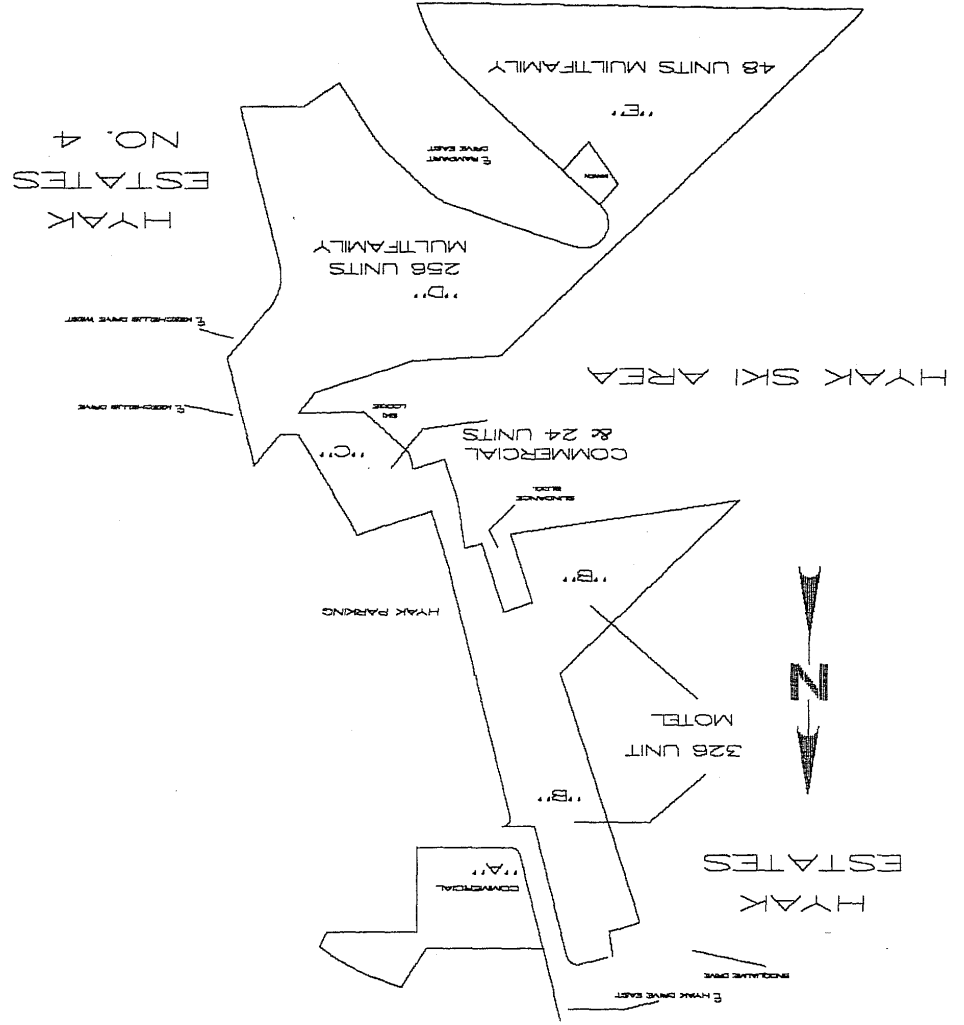
EXHIBIT "B"

HYAK ESTATES NO. 3

HYAK ESTATES NO. 4



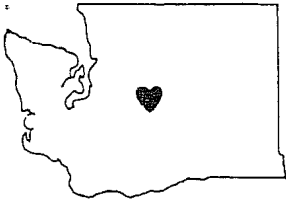
**EXHIBIT "C"**



**HYAK PLANNED COMMERCIAL ZONE**

**JAMES K. SCHULER & ASSOCIATES**


A PORTION OF THE SW 1/4 OF SECTION 18, TOWNSHIP 22 NORTH, RANGE 11 EAST, WYK KITTITAS COUNTY, WASHINGTON



# KITTITAS COUNTY PLANNING DEPARTMENT

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

## STAFF REPORT ADDENDUM

Date: June 9, 1993  
To: Kittitas County Planning Commission  
From: Mark R. Carey, Planning Director   
RE: Hyak PUD Amendment - Supplemental Issues

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At the May 24 regular hearing of the Planning Commission, the Hyak PUD was continued until the June regular hearing. The purpose of the Commission's continuance was to gain additional information on a number of unresolved issues concerning the amendment. The following is an attempt to clarify those issues.

### Status of Vested Rights on 1987 Preliminary Approval

Attached is a copy of the Commercial Planned Unit Development ordinance section which was in affect in 1987. Similar to the current PUD zoning district (Chapter 17.36) the code provides no clear time limit or expiration date between preliminary plan approval and final plan approval. The Planned Unit Development procedure is a zoning classification and not inherently considered a plat or subdivision. The Planning Commission is aware that preliminary plats have a three (3) year time line to file for final approval. I see no such equivalent in the old or current PUD zoning district. The Planning Department staff has become increasingly concerned over the legal status of several aging, pending projects. I wrote the Prosecuting Attorney back in October of 1992 requesting legal direction on the issue (see attached). To date, the Planning Department has not received a response to that correspondence.

## **Public Safety Concerns**

According to Kittitas County Sheriff, Mr. Bob McBride, the county can not at this time afford a full-time resident deputy at Snoqualmie Pass. Sheriff McBride in the past has had discussions with Ski Lifts Inc., regarding the possibility of either full or partial funding from the private sector for a deputy. To date, no formal arrangements have ever materialized. The lack of adequate law enforcement on Snoqualmie Pass exists with or without the approval of the proposed Hyak PUD amendment. There is no question that additional housing units on the Pass will bring more people which may result in additional law enforcement demands. The Planning Commission is aware under the Growth Management Act certain fees can be assessed to development on issues such as schools, law enforcement, fire protection and on other social matters, different than just the more common roads and utilities. Kittitas County has not evoked such mechanisms at the present time. The Planning staff feels that the county is unable to require these types of "impact fees" without the appropriate ordinances and process.

Fire protection certainly remains a valid issue before the Planning Commission. Hyak is within Kittitas County Fire Protection District #5, which is a volunteer fire department. The site plans for the Hyak amendment are presently being reviewed by the Kittitas County Fire Marshall and the resulting recommendation will be forward to the Planning Commission.

## **Density, Height, Lot Configuration**

The proposed single-family residential lot density of 6,000 square feet exceeds the 7,200 square foot density of Hyak Estates. The 6,000 square foot density represents an urban standard. The PUD zoning classification determines density by the availability of utilities and the land's physical capability to support that density. Although public water and sewer are available to the area, Snoqualmie Pass does not provide any other urban amenities. Certainly, requiring matching lot density between the Hyak amendment and Hyak Estates is reasonable, in terms of design, continuity and neighborhood compatibility. At a minimum compatible lot sizes will at least continue the existing density standard.

The application provides no specific information on the design and height of the proposed condominium buildings, other than to be similar to Sundance and Suncrest. Without much guidance from the PUD Zoning District (Chapter 17.36), The homeowner's concern about viewshed blockage has merit, however the PUD zoning district (Chapter 17.36) does not provide any regulatory control to automatically require in overall density. Design compatibility and view sensitivity between the existing multi and single-family units may be addressed in more general terms through final design and location.



## Washington State Environmental Policy Act

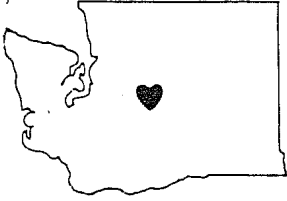
The Kittitas County Planning Department issued a Final Determination of Non-Significance (DNS) on April 23, 1993. The issuance of that DNS represented the culmination of several pre-SEPA review meetings between the applicant and the county agencies. The first environmental checklist submitted by the applicant in March of 1993 was rejected by the Planning Department as inadequate and did not contain sufficient information to complete the SEPA process. The applicant significantly revised the checklist and additional agency referrals were sent out. No other state agencies replied which warranted either the issuance of a Mitigated DNS or Determination of Significance. The full range of environmental impacts were considered and after an expanded review period, an administrative decision was made.

## Wetlands

Through the SEPA review process, wetlands and all surface water were addressed. The level of review was limited to review of the environmental checklist, referral of the checklist to various state agencies for specific comment, and a site inspection in the early spring. No specific or substantive comments were submitted back to the Planning Department on the wetlands issue or associated wetland impacts. The Department's inspection this spring found considerable snow fall remained to adequately identify the present of wetlands. Essentially, the staff relied upon the state agency referral process to identify the presence of critical wetland areas.

## Road Design & Stormwater Drainage

The Kittitas County Department of Public Works will provide a direct response to this issue.



# KITTITAS COUNTY PLANNING DEPARTMENT

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## STAFF REPORT

### HYAK PLANNED UNIT DEVELOPMENT - AMENDMENT

#### I. GENERAL INFORMATION

Proposal: Request by James K. Schuler and Associates for an amendment to a previously approved Planned Unit Development for the Hyak ski area. Specifically, the amendment requests 56 single-family residential lots; 13 condominium buildings, involving 576 total dwelling units; and 2 mix use residential/commercial buildings.

Location: The property is located at the Hyak Ski Area on Snoqualmie Pass. The property configuration was broken up during a bankruptcy procedure. The primary ski hill and the plat of Hyak Estates is under a different owner.

#### II. SITE INFORMATION

Site Characteristics: These portions of the Hyak ski area are presently undeveloped and are typical of an alpine mountain environment. Areas depicted as "Areas D & E" are considered topographically steep, while the remaining areas have more moderate slopes. Both proposed single-family residential areas lay at the toe or bottom of the established ski hill.

Land -Use: Properties lying east of the project site are within the Plat of Hyak Estates, which is a development with recreational, single-family residences. Hyak is also already improved with two existing condominium buildings (Suncrest and Sundance), Ski Patrol Building, Ski Lodge, the Manion residence and associated ski lifts.

#### III. POLICY AND REGULATORY REQUIREMENTS

Zoning: The entire Hyak Ski Area was rezoned in 1987 (#87-02) from the Forest-Range Classification to the present Planned Unit Development. The original 1987 zone change authorized a wide mixture of commercial, residential, motel development and associated parking. The proposed development was to be

spread across the entire hillside. Other than the existing Suncrest (1985) and Sundance (1972), none of the proposed development was ever built.

Enclosed is a comparison chart, provided by the applicant which details the present request to the previous zoning. In summary, the proposed motel unit is to be replaced by 19 single-family residential lots, on the northwest end of the property, referred to as "Area B". The newly proposed 37 residential lots will be placed in an area previously designated for parking, referred to as "Area D." Also in "Area D" will be four (4) condo buildings where 17 condominium building were previously planned. "Area E" will now have three buildings, instead of the approved six buildings.

The Planned Unit Development Zoning District is virtually free of codified minimum requirements. All matters of density, building height, open space retention and design are judgment calls on the part of the Planning Commission and Board.

Comprehensive Plan: While, the new Snoqualmie Pass Sub-Area Comprehensive Plan is not of record to this proposal, it does designate the Hyak area for residential development. The present Comprehensive Plan designates the subject property as Forest Recreation. The Snoqualmie Pass section of the plan encourages a wide range of uses, based on the lands physical suitability. The plan does contain policies that support residential development in a cluster concept through planned unit developments.

Responding Agencies: Referrals of this proposal were sent to the County Department of Public Works and Health; Washington State Department of Transportation, Wildlife and Ecology; Snoqualmie Pass Sewer District; Hyak Homeowners Association and SNOPPAC.

To date, only the Department of Transportation, Snoqualmie Pass Sewer District and the Hyak Homeowners Association submitted comments. The Homeowners Association commented with concerns over the placement of large condominium units surrounding the Hyak single family residential area in Division 4 and encroachments into Division 1. The Association feels the scale, intensity and location of the proposed multi-family buildings is inconsistent with the pending SNOPPAC Plan. Also, the Hyak Homeowners advocate an integrated, cooperative approach to the addition of roads, utilities and snow management, so as the their investment is protected. Finally, the Homeowners desire an agreement with the Association for maintenance of roads and drainage. (See attached letters)

WSDOT did not object the development of the project, but will not allow direct access the Interstate 90. Also, WSDOT suggested that due to the significant changes in existing development that a specific traffic study may be needed.

The Kittitas County Department of Public Works will be responding in writing and in person at the hearing.

#### IV. PROJECT ANALYSIS

The amendment, in general proposes to replace the previously approved motel site with single-family residential lots; convert the parking lot at the south end of Keechelus Drive to single-family lots and rearrange the multi-family buildings in a different configuration along Rampart Drive. A new residential service road will be constructed in "Area D" to internally serve the proposed residential lots. It is assumed that all the roads will be built to county standards. The application provides very little, if any, information on specific road improvements and drainage control.

The issue of roadway ownership and responsibilities between the County, U.S. Forest Service, Hyak Homeowners Association and the applicant remains unclear to the Planning Department staff. It is the understanding of the Planning staff that none of the existing and proposed access roads meet the County's standard. The Hyak Homeowners Association's request for an agreement to jointly share in a cooperative effort to maintain the roads and drainage systems is completely warranted. Again, it is hoped the Kittitas County Department of Public Works will provide some clear direction on this issue.

The response letter from the Hyak Homeowners Association states that drainage and drainage control is the single most costly maintenance item that the Association has experienced over the past 10 years. The amendment application provides no discussion or provisions for stormwater drainage. The existing residential areas of Hyak have experienced damage due to uncontrolled slope runoff from the ski area. Greater definition and clarity is needed on stormwater drainage.

Overall the proposal represents a drop in the total number of living units by 18. The use of the property will change in character from primarily a resort type development to a recreational residential development. The actual number of multi-family structure will be reduced, but the physical size of the buildings will be greater than many of the previously approved structures. The arrangement of the multi-family building is intended to be compacted closer together or centralized, particularly on the southern portion of the property. However, new multi-family structures will now be placed on the north end of the property, where the old motel was planned. The applicant proposes underground parking for the condominiums.

The 56 single-family residential lots will have a minimum lot size of 6,000 square feet. This lot size is considered a high density, urban type standard and is typically of city neighborhoods. The entire development will be served by public water and sewer service. The present Planned Unit Development standard does not contain any specific density range. Density is determined through the availability of utilities and the land capability to support such development. The proposed density of the residential lots is slightly higher than the 7,200 square foot lots of Hyak Estates Division #4.

The aesthetic and view blockage concerns of the Homeowner's Association are well founded. However, the zoning ordinance does not provide any guidance on matters of design review or aesthetics. From design stand point grouping the tall, multi-family structures together either in "Area C or E" makes sense. This would allow a greater view range from Hyak Estates and the proposed residential lots in "Area B and D."

## V. RECOMMENDATION

Through the final development plan process required in Chapter 17.36.040 of the Zoning Code, hopefully many of the unresolved issues can be addressed. The zoning code requires a final development plan be submitted which includes a staging plan, preliminary and final engineering, and detailed final site plan. The applicant will be required to reach final resolve with the County on road improvements, maintenance responsibility and drainage design. The issues raised by the Hyak Homeowners Association have merit. A joint road maintenance agreement will serve to create continuity on road design and maintenance activities.

Therefore, the Planning Department recommends approval of the amendment to Planned Unit Development Zone Change #87-02, subject to the following conditions:

1. Prior to submittal of the final development plan, the applicant shall reach agreement with Kittias County and the Hyak Homeowners Association on road improvements, design standard, maintenance responsibility and stormwater drainage control. The requirements of the Kittitas County Department of Public Works shall be wholly incorporated into the required the final development plan.
2. 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.

3. All structures on public roads shall have minimum front yard setback of 25 feet, side setback of 5 feet and a rear yard setback of 15 feet.
4. The final development plan shall include all architectural renderings and design analysis of the proposed multi-family buildings. The design and height of the multi-family buildings shall be similar to the existing condominiums of Suncrest and Sundance.
5. The entire development shall be served by public water and sewer from the Snoqualmie Pass Sewer District.
6. No site disturbance or excavation shall be performed onsite until the final development plan is prepared submitted and approved.
7. All subsequent amendments to this Planned Unit Development shall proceed in conformance with current zoning requirements of the PUD Zoning District.

## VI. SUGGESTED FINDINGS OF FACT

1. The Planning Commission 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 Planning Commission 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 mention 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 Planning Commission 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 Planning Commission 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.