

BOARD OF KITTITAS COUNTY COMMISSIONERS

IN THE MATTER OF ZONING TERRITORY)
)
VILLAGE AT SKI ACRES)
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ORDINANCE
NO. 90-~~20~~

WHEREAS, according to Kittitas County Zoning Code Title 17, as amended, relating to the classification of lands, and setting regulations and standards for development and use thereof, adopted pursuant to R.C.W. 36.70, a public hearing was held by the County Planning Commission on October 8, 1990 for the purpose of considering a change of zoning from Forest & Range to Planned Unit Development zoning for the following described parcel:

A 70 acre tract located adjacent to the Ski Acres ski resort, which is situated between Interstate 90 and the State frontage highway in Section 9, Twp. 22N., Rge. 11E., W.M.

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 zoning; and,

WHEREAS, the preliminary plan accompanying the application has been approved and is the binding development plan as part of this action.

WHEREAS, the following findings-of-fact have been made concerning the proposed zoning:

- 1. The proposal is consistent with the County Comprehensive Plan for the summit area.
- 2. The preliminary development plan provides an orderly and balanced land use scheme for the property.
- 3. The proposed zoning change will give the County Planning Commission and the Board of Commissioners review and approval opportunity for all aspects of the proposed plans for the property.

now, therefore,

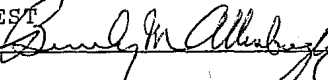
BE IT HEREBY ORDAINED by the Board of Commissioners of Kittitas County, Washington that said zoning designated as Planned Unit Development be, and the same hereby is, approved.

DONE this 23 day of October, 1990.

BOARD OF KITTITAS COUNTY COMMISSIONERS


CHAIRMAN


COMMISSIONER

ATTEST
BY 
COMMISSIONER

KITTITAS COUNTY PLANNING COMMISSION

APPLICATION FOR ZONE CHANGE

PART I

Date 9/7/90 Application No. _____

1. Name of Applicant: SKI ACRES DEVELOPMENT CO.
2. Street Address: 3010 - 77th Avenue SE, #201, Mercer Island, WA 98040
3. Telephone Number: (206) 232-8182
4. Existing Zone Classification: Forest and Range No. of Acres: 60
5. Proposed Zone Classification: Hotel/Resort with residential PLANNED UNIT DEVELOPMENT
6. Proposed Use of Property: (See attached)
7. Legal Description of Property: _____

Section: _____ Township: _____ Range: _____ 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.

REZONE APPLICATION

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

The subject property is no longer used for forestry or range purposes. Its location in the immediate proximity of the Ski Acres winter recreation complex and within the larger regional Snoqualmie Pass area is more conducive to higher intensity uses. Currently, the property is used for parking and winter recreation. The scale of access provided to the site by I 90 and the frontage road system as well as the availability of public water and sewer supports the use of this site for more urban-scale activities such as residential, resort/hotel, retail and organized recreation. Such use will concentrate demand to the area of Snoqualmie Pass which is best suited for it, thus diminishing demand for conversion of lesser-suited areas. Designation of the property for a planned unit development will enable the proponent to engage in more definitive studies and planning within the assurance provided by County ordinances.

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

Most of the adjacent property is either owned by the proponent or is closely associated with the recreational facilities operated by the proponent. Planned development of the subject property consistent with a master plan will ensure orderly and sensitive location of buildings and site amenities beyond that possible under incremental development. The uses proposed for the property will offer additional amenities and services to the surrounding residents and visitors. Major natural features present on the site will be preserved and enhanced with new landscaping and access trails.

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

A planned unit development is a permitted conditional use under the present zoning. The proponent believes that the nature of the area as described under item 1 is better-reflected by the PUD Zone since it will never be used for forest and range purposes. Return and use of the property is thus the same if developed as a PUD either under outright zoning or as a conditional use. A PUD is preferred since it enables planning for development to proceed under a more comprehensive and public process than would be the case if permitted incremental development were to occur under the present zoning. The requested rezoning is thus a more true reflection of the proponent's ultimate intent.

SCHEDULE A CONTINUED

Paragraph 4 (legal description):

That portion of the Southeast 1/4 of Section 9, Township 22 North, Range 11 East, W.M., in the County of Kittitas, State of Washington, lying West of SR 90 (PSH #2), described as follows:

Commencing at the Southeast corner of said Southeast 1/4; thence South $89^{\circ}41'50''$ West, along the South line of said Southeast 1/4 a distance of 296.48 feet to a point on the Westerly right of way line of said SR 90, and the Point of Beginning; thence continuing South $89^{\circ}41'50''$ West, a distance of 358.23 feet to a point on the Easterly right of way line of old PSH #2 and a point on a 768.5 foot radius nontangent curve to the right, the center of circle of which bears North $28^{\circ}58'24''$ East; thence Northwesterly along the Easterly right of way line the following six (6) calls: (1) along the arc of said curve, through a central angle of $33^{\circ}41'26''$ a distance of 451.89 feet; (2) North $27^{\circ}20'10''$ West, a distance of 411.6 feet to the point of curve of a 1195.9 foot radius curve to the left; (3) along the arc of said curve, through a central angle of $8^{\circ}27'18''$, a distance of 176.48 feet; (4) North $54^{\circ}12'32''$ East, a distance of 10.0 feet to a point on a 1205.9 foot radius curve to the left, the center of circle of which bears South $54^{\circ}12'32''$ West; (5) along said curve through a central angle of $26^{\circ}32'42''$, a distance of 558.69 feet; (6) North $62^{\circ}20'10''$ West, a distance of 51.03 feet to the Southeast corner of Lot 26 of Snoqualmie Summit Village, per plat recorded in Book 3, page 54; thence North $08^{\circ}52'59''$ West, along the East line of said plat a distance of 1429.66 feet to the Northeast corner of Lot 1 of said plat, and a point on the North line of said Southeast 1/4; thence North $89^{\circ}43'48''$ East along said North line, a distance of 744.57 feet to a point on said Westerly right of way line of SR 90 and a point from which Point of Beginning bears South $18^{\circ}27'12''$ East, a distance of 2784.95 feet; thence along said Westerly right of way line to the Point of Beginning.

That portion of the Southeast 1/4 of Section 9, Township 22 North, Range 11 East, W.M., in the County of Kittitas, State of Washington, described as follows, to-wit:

Commencing at the Northeast corner of said Southeast 1/4 of Section 9; thence West along the North line of said Southeast 1/4 of Section 9, a distance of 1922.46 feet to the Northeast corner of the Snoqualmie Summit Village according to the recorded plat thereof; thence Southerly along the East line of said Snoqualmie Summit Village a distance of 1429.66 feet to the Point of Beginning of the parcel to be described; thence continuing Southerly along the Southerly extension of said East line of Snoqualmie Summit Village to the point of intersection of the centerline of Frontage Road (formerly Primary State Highway No. 2), as now located and constructed; thence Southeasterly along said centerline to the point of intersection with the South line of said Section 9; thence Easterly along

Continued

SCHEDULE A CONTINUED

(legal description continued)

said South line of Section 9 to a point distant 654.71 feet Westerly of the Southeast corner of said Section 9 as measured along said South line, with said Point being on the Easterly right of way of old PSR #2 and a point on a 768.5 foot radius nontangent curve to the right, the center of circle of which bears North 28°58'24" East; thence Northwesterly along said Easterly right of way line the following six (6) calls: (1) along the arc of said curve, through a central angle of 33°41'26" a distance of 451.89 feet; (2) North 27°20'10" West, a distance of 411.6 feet to the point of curve of a 1195.9 foot radius curve to the left; (3) along the arc of said curve, through a central angle of 8°27'18", a distance of 176.48 feet; (4) North 54°12'32" East, a distance of 10.0 feet to a point on a 1205.9 foot radius curve to the left, the center of circle of which bears South 54°12'32" West; (5) along said curve through a central angle of 26°32'42", a distance of 558.69 feet; (6) North 62°20'10" West, a distance of 51.03 feet to the True Point of Beginning.

That portion of the southwest quarter of the northeast quarter of section 9, township 22 N, range 11 E, W.M., lying westerly of the westerly boundary of Interstate 90; and lying easterly of the easterly boundary of the right of way of Old P.S.H. No. 2 (also known as State Route No. 2 Frontage Road).

LYONS, ROLAND H.	7450 SO. 118TH PLACE	SEATTLE, WA	98178
HUMBER, ROBERT H.	2017 FAIRVIEW E. BOAT B	SEATTLE, WA	98102
HUSEBY, JON S. & CAROL MORRISON, JOHN KENNETH ALBERG, THOMAS A. ETUX	648 W LK SANMAMISH BO NE 245 N.E. CRESCENT DRIVE 2307 NW BLUERIDGE DR.	BELLEVUE, WA ISSAQUAH, WA SEATTLE, WA	98008 98027 98177
MOON, MORRIS R. BALCH, THOMAS B. ETUX BRADFORD, J. NORMAN WHITE, CHARLES B. SPOUSE TRUST ESTATE & S.L FISHER, RONALD B FISHER	12230 NE 61ST 585 SE ANDREWS ST. 9120 N.E. 22ND PLACE 4128 ROCKAWAY NE 360 TAYLOR AVE. NW #307	KIRKLAND, WA. ISSAQUAH, WA BELLEVUE, WA BAINBRIDGE IS., WA RENTON, WA	98033 98027 98004 98110 98055
BEARD, GARY P. ETUX MAC LEAN, RUBY E. DAVIDSON, DONALD M. PETERSON, EARL ETUX JAY, JOHN B. ETUX	24437 - 25TH. AVE. S. MC 60 BOX 9200 303 LAKE AVE. W. 21702 ECHO LK. RD. 1625 10TH ST WEST	KENT, WASH. CLE ELUM, WA KIRKLAND, WA SNOHOMISH, WA KIRKLAND, WA	98032 98922 98033 98250 98033
SOLBERG, JOHN S. STEIL, ROBERT & SOLBERG, JOHN S. JAY, JOHN B. ETUX	ANDERSON, NORMAN 20905 - 17TH PLACE W 2411 N.W. 100TH 20905 - 17TH PLACE W 1625 10TH ST WEST	LYNNWOOD, WA SEATTLE, WA LYNNWOOD, WA KIRKLAND, WA	98036 98117 98036 98033
WHITE, ALAN	4702 FREMONT NORTH	SEATTLE, WA	98103
TURNBULL, WILLIAM N. ETUX 3-D PARTNERS	13926 S.E. 256TH 7209 WOODLAWN AVE. N.E.	KENT, WA SEATTLE, WA	98042 98115

SEPA ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21 C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." In ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

ENVIRONMENTAL CHECKLIST

A. BACKGROUND:

1. Name the proposed project, if applicable:

Village At Ski Acres

2. Name of applicant:

Ski Acres Development Co.

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

David R. Moffett, President
3010 - 77th Avenue SE, No. 201
Mercer Island, WA 98040
(206) 232-8182

4. Date checklist prepared:

September 6, 1990

5. Agency requesting checklist:

Kittitas County, WA

The proposed action requested by this application is a rezone from Forest and Range to Planned Unit Development (PUD). The subject site is a 70+ acre property under single ownership associated with the Ski Acres complex at Snoqualmie Pass. Currently, 18.0+ acres of the property is developed as the major parking area supporting the Ski Acres downhill ski complex. An equipment maintenance facility is located at the edge of the parking area. The parking lot is a graded, unpaved area accessed by the frontage road.

The remaining 50+ acre portion of the subject property is a largely undeveloped forested site that is currently used for cross country skiing, inner-tubing and other winter recreation. The Snoqualmie Pass Water and Sewer District constructed a sanitary sewer main and service road through this site in 1987-89. This now provides the project area with gravity sewer service. Public water and power are also available to the property.

The intent of this proposal is to integrate a master development plan for this property into the overall comprehensive plan for the Snoqualmie Pass recreation area. The location of this site within the Pass, its freeway visibility, and the availability of public utilities make it a likely candidate for intensive tourism and recreational development. The important natural features contained within the site need to be protected within this context.

Designation of the site as a planned unit development will provide several opportunities.

1. Development planning for the area can proceed based on the guidance provided by the Preliminary Development Plan (PDP). This will establish the nature and extent of proposed uses and will identify significant important natural site areas to be preserved and enhanced.
2. Investment in site analyses, development studies, and revegetation programs can proceed based on the approved PDP.
3. A public information program can be initiated to enable adjacent owners and local residents and citizens to participate in the project planning discussion.
4. A supplementary environmental analysis can be prepared to incorporate definitive project-level mitigations into the design of individual development phases.

The PDP map depicts the proposed allocation of land uses within the property. These include:

	<u>Acres</u>	<u>Percentage</u>
Resort Hotel/Conference Center	6.50	9.2
Retail Shopping/Convenience Center	3.13	4.4
High Density Residential (8-12 D.U./Acre)	9.52	13.5
Medium Density Residential (4-7 D.U./Acre)	13.26	18.7
Low Density Residential (1-3 D.U./Acre)	0	0
Ski-Acre Parking	9.10	12.8
Hotel "overflow" Parking	1.90	2.7
Circulation	4.70	6.6
Open Space	<u>22.69</u>	<u>32.1</u>
TOTAL	70.80	100%

The design concept for this proposal is based on achieving a high-quality year-round recreational resort that will offer a blend of leisure-time experiences for the region. Current winter recreation opportunities will be enhanced by the provision of lodging, food service and retail activities. Indoor recreational facilities will be added to supplement the off-ski-hour periods. These are anticipated to include sport courts, swimming, exercise facilities and a library. These facilities will also support non-winter uses of the site. The hotel will be a conference center and will offer recreational programs such as hiking, bicycling and other alpine activities during the spring, summer and fall.

A variety of residential opportunities will be contained in the project. These will include "suite" units closely associated with the hotel. Other types of units on-site will contain more complete residential capabilities ranging all the way to homes capable of year-round single-occupancy use. All residential units will be clustered in townhouse, duplex, or other attached configurations in order to preserve a maximum amount of the existing topography and vegetation.

The retail center will support the hotel as well as the residents. It will contain a mix of tourist-related shops, food service and support services such as day-care, convenience goods, and offices.

The steep slopes, creeks, ponds and major tree stands on the site will be used to separate different uses. The perimeter vegetation will be protected and enhanced as necessary to shield surrounding development from any impacts associated with the project such as glare from lighting and aesthetic intrusions.

On-site circulation will include a new major entrance for the hotel/retail center at the northern edge of the existing Ski Acres parking lot. This will pass downhill eastward and connect with the alignment of the existing service road constructed by the Snoqualmie Pass Water and Sewer District. The service road will be improved into an all-weather facility that will be the major on-site road. At its juncture with the frontage road, an entrance for the residential complex will be constructed. An internal collector roadway system will serve the more public functions (Ski-Acres parking, hotel, retail center) and the more private residential areas. Some or all of the roads may be private and maintained by the resort operator. All will be designed to public standards for emergency vehicle access.

An extensive trail and pathway system is anticipated to connect the residential areas, hotel and retail center internally as well as with the Ski Acres parking lot and the rest of the Ski Acres complex. This is anticipated to include a pedestrian/ski bridge over the frontage road. The trail system will be designed to "showcase" key natural features of the site.

Subsequent planning will include the following:

1. Phasing plan for development.
2. Overall site design guidelines including architectural, landscaping, signage, lighting and theme controls for building location, massing, color and materials, and plant selection.
3. Master utility and drainage plans for water, sewer, and stormwater management.
4. Access and Circulation Plan based on development buildout capacity.
5. Supplemental environmental documentation of impacts and mitigations for each development phase.

The property would be annexed into Fire District No. 5

B. ENVIRONMENTAL ELEMENTS

1. Earth

- A. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other Variable. Describe location and areas on the site that have different topography.

Portions of the site are flat and there also exist areas of steep slopes.

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

45%

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.

Sandy loam to fine sandy loam with some rock.

D. Are there surface indications of history of unstable soils in the immediate vicinity? If so, describe.

No

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

Imported fill may be used to level the expanded parking lot. Historically, the source of material has been WSDOT.

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

Erosion control will be planned as part of later project design.

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

30 - 40%

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

Temporary erosion control during construction. Revegetation and landscaping will be implemented after site clearing and grading.

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.

Dust and vehicular emissions would be greatest during construction. Thereafter, wood-smoke emissions from fireplaces, stoves and other space heating devices would be typical.

- B. Are there any off-site sources of emissions or odors 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:**

Construction vehicles and construction activities would be monitored per County requirements. Heating devices would conform to all air quality standards.

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. Provide a sketch if not shown on site plans.**

Yes, the site contains several ponds with associated wetlands.

- 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.**

No work other than landscaping and perhaps pedestrian access is anticipated.

- 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.**

No filling or dredging is anticipated at this time.

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

Subsequent development planning and design may propose for surface water changes for aesthetic purposes.

- 5. Does the proposal lie within a 100-year floodplain? 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 system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

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.

Runoff will be managed with a system of on-site detention ponds to be designed at the project level.

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

No. Detention will be separated from existing surface water sufficiently to enable waste materials to be removed.

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

Stormwater design to be prepared at project design phase.

4. Plants

- A. Check or circle types of vegetation found on the site: Typical sub-alpine species.

<input checked="" type="checkbox"/>	deciduous tree: alder, maple, aspen, other
<input checked="" type="checkbox"/>	evergreen tree: fir, cedar, pine, other
<input checked="" type="checkbox"/>	shrubs
<input checked="" type="checkbox"/>	grass
<input checked="" type="checkbox"/>	pasture
<input checked="" type="checkbox"/>	crop or grain
<input checked="" type="checkbox"/>	wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
<input checked="" type="checkbox"/>	water plants: water lily, eelgrass, milfoil,
<input type="checkbox"/>	other types of vegetation

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

Vegetation will be removed in areas of buildings, roads and utilities.

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

N/A

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

Major tree stands will be retained to the extent possible.

5. Animals

A. Circle any bird and animals which have been observed on or near the site or are known to be on or near the site, if any:

Birds: hawk, heron, eagle, songbirds, other: _____
Mammals: deer, bear, elk, beaver, other: _____
Fish: bass, salmon, trout, herring, shellfish, other: _____

B. List any threatened or endangered species known to be on or near the site.

N/A

C. Is the site part of a mitigation route? If so, explain.

No

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

Significant portion of the site will be left in natural habitat condition.

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.

Energy will be used for space heating, lighting and power. Sources will include electricity, wood, solar.

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:**

Industry/regulatory standards for insulation and other conservation measures will be incorporated in project design.

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:**

N/A

B. **Noise**

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

I-90 freeway traffic noise.

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

Construction noise will be relatively contained on site. County standards will be used during construction.

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

To be determined at project design phase.

8. Land and Shoreline Use

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

Parking, winter recreation, mountain bicycling.

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

No

C. Describe any structures on the site.

Equipment maintenance compound, winter recreation support (concession) hut, tow system.

D. Will any structures be demolished? If so, what?

Yes, all the above will ultimately be relocated or removed.

E. What is the current zoning classification of the site?

Forest and Range

F. What is the current comprehensive plan designation of the site?

Forest and Range

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

N/A

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

No

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

To be determined.

J. Approximately how many people would the completed project displace?

None

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

N/A

- L. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

Site planning and design will incorporate use of existing vegetation and new landscaping to buffer development from surrounding incompatible uses, if any.

9. **Housing**

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

To be determined during design.

- 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, in any:**

N/A

10. **Aesthetics**

- A. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

To be determined during design.

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

None

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

Landscaping and natural vegetation buffering.

11. **Light and Glare**

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

Parking, roads and pedestrian paths will be lit for safety.

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?

Vehicular headlights from I-90.

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

To be determined during design.

12. Recreation

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

Winter recreation, mountain bicycling, hiking.

B. Would the project displace any existing recreational uses? If so, describe.

On-site winter recreation uses will be partially relocated.

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

Project development will include a diverse blend of year-round recreational facilities such as swimming, nature walks, court games.

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.

N/A

C. Proposed measures to reduce or control impacts, if any:

N/A

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.**

Site is bordered by I-90 and associated frontage road and access road through the site has been graded.

- 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?**

To be determined during design.

- 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).**

Subsequent development planning will verify the conceptual circulation system shown on the Preliminary Development plans.

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

N/A

- F. How many weekday vehicular trips (one way) per day would be generated by the completed project? If known, indicate when peak volumes would occur. ___**

A traffic study may be prepared for the proposal at subsequent development planning phase.

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

To be determined.

15. Public Services

- 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.**

Public safety demand will increase. The extent will be determined during project planning.

- B. Proposed measures to reduce or control direct impacts on public services, if any.
To be determined.

16. Utilities

- A. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- B. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

CATV

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: 

Date Submitted: 9/7/90

DETERMINATION OF NONSIGNIFICANCE

Description of proposal Zone Change and preliminary plan approval for 71 acre planned unit development including residential, commercial, open space and parking lots

Proponent SKI Acres Development Co.

Location of proposal, including street address, if any Snoqualmie Summit vicinity: SE 1/4 Sec 9 Twp 22N, Rge 11 E. W.M. lying between I-90 and old State Hwy frontage road.

Lead agency Kittitas County Planning Dept

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

There is no comment period for this DNS.

This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 15 days from the date below. Comments must be submitted by Sept 26 1990.

Responsible official Tom Pickeral

Position/title Planning Director Phone 962-7506

Address Co. Courthouse

Date 9-10-90 Signature [Signature]