

**From:** [Klug, Malcolm](#)  
**To:** [Kelly Bacon \(CD\)](#)  
**Subject:** VA-20-0000 Eliason Setback Variance comment  
**Date:** Tuesday, July 7, 2020 3:19:56 PM

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Hello,

This email concerns the variance request (VA-20-0000) for 160 Innsbruck Drive, Snoqualmie Pass, Washington.

I recommend rejecting the setback variance request, due to the issue with snow storage during the winter months. The 25 foot front lot line setback requirement for the Hyak community was implemented to provide adequate storage space for snow resulting from road plowing. I understand Innsbruck Drive does not use the entire allocated right-of-way and by requesting a five foot setback combined with the unused right-of-way a 'virtual' 25 foot setback would be obtained. However, granting a variance in this situation creates two undesirable results.

First, if the variance is granted, Innsbruck Drive could never be widened or modified and still meet the 25 foot setback requirement.

Second, granting a variance makes it more difficult for the community to argue against granting additional variance requests from other lot owners. There are many lots in the Hyak area which would be much easier to develop if the 25 foot setback requirement was reduced. The rate of lot development within the Hyak community has accelerated dramatically within the past three years and winter snow storage will be an increasingly difficult issue since fewer undeveloped lots are available to place large volumes of snow without impacting access to homes. This is not a theoretical concern since my home is located at 31 Innsbruck Drive near the junction of Snoqualmie Drive and Innsbruck Drive. Finding sufficient snow storage around the junction is difficult due to the increased road area created by the intersection.

Thank you for considering my comments.

Respectfully submitted,

Malcolm L. Klug  
31 Innsbruck Drive  
Snoqualmie Pass, WA 98068

[malcolm.klug@philips.com](mailto:malcolm.klug@philips.com)

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