

Hyak PUD – Tract B

Project Narrative

9. Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, the provision of the critical areas code for which this reasonable use variance is requested, a description of the impacted critical area and any proposed mitigation for impacts.

Response: Hyak Tract B (“The Project”) will include the development of seven (7) attached townhome/rowhome units and a multifamily residential building with approximately fifty (50) units and parking at the ground level (“Exhibit A - Site Plan” attached). Additionally, site road and utility infrastructure will be installed as part of the development. The Project is part of the Hyak Planned Unit Development (RZ-87-0002) which had its Final Development Plan approved in 2018. The Project is adjacent to the Summit East Ski Area and residential existing development in the vicinity includes two 4-story condo buildings (Sundance Condos & Suncrest Condos) and a surrounding neighborhood of single family and duplex homes.

The use of Reasonable Use as described in KCMC 17A.01.060 will be required to construct the proposed project. Please see the attached Critical Areas Report (Exhibit C) from Sewall Wetland Consulting for a complete description of the impacted critical area and for an overview of the proposed mitigation plan for impacts. This portion of the code states;

10. A Reasonable Use Exception review includes consideration of the criteria established in KCC 17A.01.060(2)(c). Please describe in detail how each criterion is met for this request:

A. The application of this Title would deny all reasonable economic use of the property.

Response: The Hyak PUD Final Development Plan was submitted and approved in 2018 by the Kittitas County Board of County Commissioners. The approved Development Plan included a site plan (attached as “Exhibit B PUD Site Plan”) for the Project and approved density. The approved site plan and density included a 50-unit condo building at the south end of the property, with eight (8) detached single family lots to the north. The approved density was based on an in-depth analysis of surrounding uses, which include two adjacent 4-story condo buildings (Sundance Condos & Suncrest Condos) and a surrounding neighborhood of single family and duplex homes. Therefore, the approved level of density in the PUD is considered the reasonable economic use of the property and the application of the 150-ft buffer prescribed in this title would deny the reasonable economic use of the property.

- B. No other reasonable use of the property has less impact on the critical area and its buffer

Response: The applicant has looked at a number of site layouts and the Site Plan (Exhibit A) presented in this application is the most efficient and condensed plan to achieve the reasonable use of the property. The applicant has significantly condensed the development relative to what was approved in the PUD and has reoriented the site plan to locate the higher intensity multi-family use to the far north of the property, furthest from the identified wetlands. The eight (8) approved single family lots have been reduced to seven (7) attached units, and placed close to the street (units 1-5 to east; units 6-7 to north) to minimize disturbed area in the critical area buffer. The Site Plan allows for the southern portion of the property to remain undisturbed through development to limit critical area disturbance and protect critical area function.

- C. The proposed impact to the critical area is the minimum necessary to allow for reasonable economic use of property.

Response: The applicant has taken significant measures to minimize the impact of the development on the critical areas outlined in Sewall Wetland Consulting's Critical Areas Report. Given the character of the existing wetland buffer, Sewall Wetland Consulting has determined that no functional impact to the wetland will occur from this proposed project. Additionally, significant measures have been taken to enhance the existing buffer area with a total of 17,176 SF of enhancement for the existing degraded buffer.

- D. The inability of the applicant to derive reasonable economic use of the property is not the result of action by the applicant after the effective date of this Title.

Response: The PUD entitlements existed prior to the enactment of the revised buffers (Feb, 2022) which now require this reasonable use application. The inability of the applicant to achieve the reasonable use outlined in the approved PUD Final Development Plan is not the result of action by the applicant after the effective date of this Title.

- E. The proposal does not pose an unreasonable threat to the public health, safety, or welfare on or off the development proposal site.

Response: The Project does not pose an unreasonable threat to the public health, safety, of welfare on or off the development proposal site. The impacts of the proposed development were thoroughly vetted by Kittitas County during the PUD approval process.

- F. The proposal will result in no net loss of critical area functions and values consistent with the best available science.

Response: The proposed reduced buffer will include approximately 17,176 SF of buffer enhancement. This will increase the function of this currently low functioning buffer area.

The existing buffer will be enhanced through removal of any trash and gravel, and the replanting of degraded buffer areas with native trees and shrubs to include mountain hemlock, silver fir, douglas fir, vine ample and huckleberry.

The proposed buffer enhancement and restoration will result in no net loss of buffer function to the wetland, and contribute favorably to the sustainability of the existing stream while utilizing best available science. Please see the attached Critical Areas Report by Sewall Wetland Consulting for a full overview of the Mitigation Plan (Exhibit D).

G. The proposal is consistent with other application regulations and standards.

Response: The proposal is consistent with other application regulations and standards.