

KEY VALUE CONSIDERATIONS REGARDING SNOCADIA On Gold Creek

- Known collectively as The Pass, this is one of the largest ski areas in the United States. Its fantastic slopes and close proximity to the greater Puget Sound area makes it very popular with local skiers and snowboarders.
- “Each year 10 million vehicles and 35 million tons of freight travel through this majestic corridor and over Snoqualmie Pass. Traffic volumes reach as high as 58,000 vehicles per day during peak travel periods, and travelers enjoy the scenic corridor year-around.”¹ (I-90 freeway Exit 54, provides immediate connectivity for any of these travelers to the front and back door of SnoCadia)
- “More than one-half of the state’s population lives within a one-hour drive of Snoqualmie Pass, and much of the winter recreation pressure comes from the west.”²
- April 1, 2007 Washington State Population Determination— 6,488,000³ (meaning that there are 3,244,00 persons living with in a one-hour drive of SnoCadia as for instance, downtown Bellevue, WA is a 45-minute drive away. Over 4,373,400 people live in the Seattle, Tacoma, Everett, SMSA)⁴
- “Sno-parks provide access for a wide variety of users, to many miles of trails, groomed and otherwise, in the surrounding forests, valleys and ridgelines. Utilization of much of this land is subject to local, state, federal or private regulation and conditions, but much of it is available to some form of winter recreation. Cross-country skiing (Nordic skiing) and snowmobiling, (“It is estimated that 29 percent of all snowmobiling in this state takes place in Kittitas County.” Snoqualmie Pass AMA Plan), are the major winter recreation activities, but other uses such as snowshoeing, backcountry skiing, dog sledding, skijoring and snow play are expanding significantly. Most uses are compatible, but each also has its own unique set of desirable conditions.”⁵
- The downtown cores of Seattle and Bellevue are becoming home to numerous condominium households, which are selling in from \$500,000 to several million dollars per condo unit. Condominium towers have almost no green space and outdoor areas in which to recreate during one’s weekends and holidays unlike single-family residential dwelling units. Affluent condominium owners will be seeking nearby second outdoor and nature focused living facilities in either sole or fractional ownership to augment their weekday condominium urban living environment. “*Condo fever*” is bound to set in,

¹ I-90 Corridor WINTER RECREATION STRATEGY Washington State Parks & Recreation Commission, June 2007, pg. 1

² Ibid, pg. 5

³ Office of Financial Management April 1 Population Determinations Official Change from April 1, 1997 to April 1, 2007

⁴ Ibid

⁵ I-90 Corridor WINTER RECREATION STRATEGY Washington State Parks & Recreation Commission, June 2007, pg. 2

incentivizing condo dwellers to seek outdoors settings in which to reside and recreate on the weekends.

- The Comprehensive Land Use Plan of Kittitas County sets forth the following: “The plan designates this area for limited commercial lodging use and recommends that site planning cluster buildings in small pockets on the parcel where soil and slope are suitable for construction. Development shall be sited to screen the structures from view of I-90, with no disturbance of steep slope and ecologically sensitive areas. Old-growth timber shall be preserved except where necessary for construction, and included within site plans and lots as much as possible. The remainder of the site should be preserved as open space. Care shall be taken to minimize removal of old growth timber and to screen the lodging elements from view of I-90. In no case shall construction result in increased slope instability or erosion in the area, or disturb ecologically sensitive areas, such as Mardee Lake and its associated wetlands.”⁸
- SnoCadia is zoned Planned Unit Development, which is defined in the Kittitas County Zoning Code as: “17.08.450 Planned unit development. Planned unit development means a development of planned community by a landowner to be developed as a single entity in which a mixture of land uses are permitted including residential, commercial, and open space, the plan for which may not correspond in lot size, density, or type of dwellings to other zoning districts.”⁹
- Kittitas County has a total of 550.6 acres of land that is zoned commercial. These commercial classifications are:

Limited Commercial	21.3
Highway Commercial	129.4
General Commercial	399.9
Total	550.6

SnoCadia’s *Commercial—Lodging* land use designation comprises approximately 14 percent of the commercially zoned land in Kittitas County and is among the percentage closest to major population centers in the State of Washington.¹⁰

- SnoCadia is an open space centric clustered housing focused gated community to provide an alpine setting in which to reside along side the area’s natural wilderness while taking maximum advantage of the location’s natural assets and the existing and future man-made infrastructure, which includes all winter and summer sports and newly developed public golf courses in the eastern Washington rain shadow.

⁸ Kittitas County Comprehensive Plan: December 2006, Volume 1 pg. 126

⁹ Kittitas County (Ord. 2005-35, 2005, Ord. 90-6 (part), 1990: Ord. 83-Z-2 (part), 1983)

¹⁰ Kittitas County Comprehensive Plan: December 2006, Volume 1, pgs. 6 & 126

- Kittitas County has severe water challenges and a dependable water supply is a limiting factor to all development on Snoqualmie Pass and Kittitas County as a whole. The Upper Kittitas County Vision Plan of June 13, 2005 quantified the existing water and sewer

Water Connections ¹	Hookups	Sewer Connections	Gallons/Day
Total Authorized	662	System Capacity	368,000
Residential	375	Used Capacity ³	204,400
Non-residential ²	41	Available Capacity	163,600
Sub Total Connected	416		
Total Available	246		
			Hookups
		Residential Equiv. Capacity	375
SnoCadia Hookups	230	SnoCadia Hookups	230
After SnoCadia Available	16	After SnoCadia Available	16

¹ As of 2/15/06:

² Seasonal

³ Non-peak Seasonal

infrastructure on Snoqualmie Pass and set forth the information shown in the table above.

- The limiting factor for all development on Snoqualmie Pass, at present, is additional water and sewer hookups.¹¹ Design and engineering for this extension, by the developer, is scheduled for May of 2008.
- SnoCadia PUD has 230 water and 230 sewer hookups that have been Certified as Available for use for a period of 15 years. There is a tolling feature, which starts the clock on the 15-year period once trunk lines for water and sewer are brought to the boundary of the SnoCadia PUD.¹² Under the calculation applied to condominium developments as to water and sewage hookups, at least 24 or more hookups are available to the SnoCadia PUD for use in the two commercial lots at the southern portion of the project. The Snoqualmie Pass Utility District may have additional information to add to this subject matter and should be consulted directly for detailed information and the verification of the above facts.

The Kittitas County Zoning Code for **Residential** states that “The residential designation is intended to accommodate a mix and variety of residential uses and densities including single platted lots, clustered lots with attached or detached structures and multiple unit structures. In appropriate locations, remote lodges, bed & breakfast facilities and recreational cabins should be accommodated. Appropriate non-residential uses, such as learning and recreation centers should also be permitted in residential areas.

¹¹ Upper County Vision Plan June 13, 2005, prepared for the Kittitas County Conference of Governments, with assistance from Alliance Consulting Group, Inc. pg. 19

¹² Final Settlement agreement with the Snoqualmie Public Utility District, 2005

- The Commercial land in the SnoCadia PUD is also zoned Commercial—Lodging. Located on the southern border of the Plat, it is comprised of two lots, which total 260,980 sq. ft. or 6.0 Acres. One of the lots is 194,742 sq. ft. or 4.5 acres and the other 66,238 sq. ft. or 1.52 acres.¹³

The Kittitas County Zoning Code for **Commercial Lodging** states that “This designation provides areas where a variety of overnight or weekly type of lodging may be provided in inns, bed & breakfast homes, hotels, motels or rental cabins. These areas may be appropriate locations for multiple unit structures to provide housing for Pass employees. Uses which are compatible with and supportive of commercial lodging and recreation, such as meeting rooms, restaurants, indoor recreation and retail shops, should be accommodated as a part of a commercial lodging development.”

- The SnoCadia Project is being funded by the designer and developer and is not dependant on external financial sources.
- The developer will provide finance and carry the paper for purchasers of the lots dependant on their meeting reasonable credit criteria

¹³ SnoCadia Project Description submitted as EXHIBIT B Preliminary Plat Filing, November 14, 2007 pg. 15