



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

January 21, 2020

Easton Ridge Land Company, LLC
PO Box 687
Roslyn, WA 98922
dougw@inlandnet.com

Martens Enterprises, LLC
c/o Jerry Martens
PO Box 458
Cle Elum, WA 98922
jerry@martensllc.com

Sent via email

RE: Marian Meadows Development Agreement (DV-19-00001) – Second Review and Request for Corrections/Additional Information

Dear Mr. Martens,

This letter is to provide you the County's second review comments, a request for corrections and additional information, and a status update on your project, Marian Meadows Development Agreement (DV-19-00001). Kittitas County CDS received your revised submittal and response to the County's first review letter on December 4, 2019. County staff have reviewed the resubmitted documentation and, recognize that most of the issues in the first county review letter from September 3, 2019 and subsequent Fire Marshal and Building Official review letters from October 2019 have been addressed.

Below is an outline of the remaining comments/concerns from Kittitas County staff review. Please provide a response as to why this item was not addressed or provide the requested corrections in the form of updated documents. Any questions regarding the below comments and request for additional information shall be directed to the listed individual for that item.

Staff Review and Comments:

Community Development Services- Planning – Lindsey Ozbolt, Planning Official, P: 509-962-7046, E: lindsey.ozbolt@co.kittitas.wa.us

*original CDS Planning staff comment in black and additional staff comments from this second review in blue.

- In numerous places throughout the draft Development Agreement it is stated that commercial uses (services and retail) associated with the RV component of the project are allowed and/or has been approved by Ordinance 2018-006. This is not a correct

statement as Kittitas County Code (KCC) Title 17 does not allow for this type of activity in the use tables for the Rural-5 zone (KCC 17.15.060) nor is it allowed in PUDs located outside of an Urban Growth Area (KCC 17.36.020).

In the response to County Staff First Review document found in the resubmitted information, the applicant states in red text that findings 34.1 and 34.4 of Ordinance 2018-006 give explicit approval to the proposed commercial RV services and retail. CDS Staff disagree with this statement as there are no conditions of approval giving approval of these proposed commercial uses. These uses shall be removed from the proposal as they do not conform to Kittitas County Code 17.15.060 nor are they allowed in PUDs located outside of an Urban Growth Area (KCC 17.36.020).

- The Community Standards and Guidelines document provided as Exhibit D is still under review by the Kittitas County Building Official. Further comments will be provided as they become available or with the second round of Staff review, whichever occurs first. At this time, this exhibit should be updated to reflect that the Commercial Forest Setback of 200 feet from property lines abutting lands zoned Commercial Forest shall be adhered to pursuant to KCC 17.57. The northern and eastern boundaries of the Marian Meadows PUD currently abut lands zoned Commercial Forest.

CDS Staff acknowledges that the provided engineering documents (plat layout) show the 200 foot commercial setback as requested, however the Community Standards and Guidelines document now provided as Exhibit E of the resubmitted packet do not reflect the Commercial Forest Setback of 200 feet from property lines abutting lands zoned Commercial Forest. This affects the northern and eastern boundaries of the Marian Meadows PUD and shall be reflected in the Community Standards and Guidelines document.

- A Technical Memorandum was provided by the applicant from Raedeke Associates, Inc. regarding condition 4 of Ordinance 2018-006 which states “The non-fish stream mapped at the southern portion of the site shall be reassessed during high spring flows to determine necessary setbacks under KCC 17A.07 to be incorporated into a stormwater management plan”. This memo states that the site visited three times: February 27, March 13, and March 20, 2018 at which times the site was covered by snow. Based in part on these site visits, Raedeke determined that the Type N Stream in question does not actually exhibit the characteristic of a stream and that no evidence of evidence of flow was observed. County staff agrees with the Washington State Department of Fish and Wildlife comments that photos should have been included with this memorandum of each site visit to verify what was observed on the ground. Further a site visit must occur during spring high spring flows when snow is not on the ground to accurately assess the Type N Stream in question. The Raedeke Technical Memorandum shall be updated accordingly. Since it is necessary for this update to occur during spring high flows and after snow has melted from the site, and condition 4 is not required to be met through the development agreement, County staff will not require this to be updated for further processing of the development agreement, however it will be required before condition 4 can be met to allow for any platting/development in the vicinity of the Type N Stream.

CDS Staff acknowledges that photos from the March 13 and March 20, 2018 site visits

have now been provided of the Type N Stream. This is sufficient to move forward with the development agreement. However, condition 4 cannot be met until an update to the Raedeke Technical Memorandum is updated as described above during spring high flows. Again, this updated Technical Memorandum is not required for consideration of the development agreement but will be required prior to future approvals.

Community Development Services - Building – Mike Flory, Building Official, P: 509-933-8222, E: mike.flory@co.kittitas.wa.us

- As requested in the October 11, 2019 letter from the building official, Exhibit C(1) (which is now Exhibit B(1)), the removal of “fire pits or any other ignition source will be monitored and maintained” has not occurred. This statement is in direct conflict with Wildland Urban Interface Code Appendix A as it does not allow for open flame devices on the exterior of buildings. This statement shall be removed from the Fire Prevention plan.
- As requested in the October 11, 2019 letter from the building official, Exhibit D (which is now Exhibit E) Section 1, Subsection 6 and Section 2, Subsection B(1) shall be amended to add the text “subject to the requirements of the current County adopted building codes including the IBC, IRC, IFC and Washington State Amendments at the time of building permit submittal.”

Community Development Services - Fire – Patrick Nicholson, Fire Marshal, P: 509-962-7000, E: pat.nicholson@co.kittitas.wa.us

- All comments have been addressed.

Public Works – Mark Cook, PE, Director, P: 509-962-7523, E: mark.cook@co.kittitas.wa.us

Please see the attached Public Works Memo dated January 9, 2020. Each issue/item identified within this memo must be addressed.

Re-submittal Deadline and Project Status:

All of the comments contained in the record for DV-19-00001 will be considered throughout the review and decision process of this requested action. Please submit your responses to this letter as outlined above by July 20, 2020 pursuant to KCC 15A.03.040.4(g). If additional time is necessary to respond to this second review and request for additional information letter, the applicant may request an extension of time pursuant to KCC 15A.03.040.4(d). Upon receipt of all the necessary amendments and additional information as outlined above by the Community Development Services, the County will review and proceed with scheduling a public hearing before the Board of County Commissioners (BOCC). Depending on the changes proposed by the applicant the County will either recommend approval or denial to the BOCC during the hearing.

Mr. Nolan Weis, has preemptively requested a meeting with County Staff to discuss this proposal. County staff are under the understanding that he is a member of the applicants project team. Please have your point of contact reach out to me to schedule a meeting if desired at 509-962-7046 or via email at

lindsey.ozbolt@co.kittitas.wa.us. At this time, the point of contact for this proposal is Mr. Jerry Martens.

Best regards,



Lindsey Ozbolt
Planning Official

Enclosure – Public Works Memo dated January 9, 202
Easton State Airport – Airport Land Use Plan sheet no. 6 of 7

CC: Dan Carlson, AICP, Community Development Services Director
Mark Cook, PE, Public Works Director
Mike Flory, Community Development Services Building Official
Pat Nicholson, Kittitas County Fire Marshal

via email
via email
via email
via email




KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

TO: Ms. Lindsey Ozbolt, Planning Manager

COPY: Candie Leader, Administrative Assistant

DATE: January 9, 2020

FROM: Mark R. Cook, Director 

RE: Marian Meadows Development Agreement, December 2019

I have reviewed the submitted materials supporting the requested "Update" to the Development Agreement for Marian Meadows. My comments appear below for your consideration.

1. July 31, 2109 letter from CDS regarding Marian Meadows Development Agreement (DV-19-00001), Public Works comments dated 07/23/2019, at number 3: "Pursuant to Ordinance No. 2018-006, Public Works' condition of approval 11.3.9 requires right-of-way (ROW) with sufficient width to all for the storage of snow within that space without impacting the travel lanes."
2. September 3, 2019 letter from CDS regarding Marian Meadows Development Agreement (DV-19-00001), "First Review and Request for Corrections/Additional Information". Page 5 comment number 3 under "Engineering": "Pursuant to Ordinance No. 20108-006, Public Works' condition of approval 11.3.9 requires a right-of-way (ROW) with sufficient width to allow for the storage of snow within that space without impacting the travel lanes."
3. TAB "Response to first staff comments Public Works, number 3 states the following: "Public ROW is 60" wide plus additional land set aside (1 acre) as snow storage. See Engr. Drawings and Attachment 3. A question is ownership of this tract of land: condition #18 requires this to be dedicated Public ROW."

In response, we presume the inch (") symbol should be foot symbol ('). Public Works will not accept any tract of land separate from the right-of-way for snow storage. The minimum right-of-way width supporting snow storage is eighty feet (80'). All public roads require supporting land dedication to Public Works.

4. TAB "Response to first staff comments Public Works, number 8 attempts to address our concerns relative to phasing and water availability. Simply stated, there can be no development requiring water service without the water service being in place and available at the time of phased development. This response suffices for number 9 as well.
5. TAB "E", page 5 of 5: "B 9": Fails to describe and assign oversight of all stormwater facilities not located within public rights-of-way.

6. TAB "E", page 5 of 5: "E Snow Storage...": Public Works will not accept any tract of land separate from the right-of-way. The minimum right-of-way width supporting snow storage is eighty feet (80'). All public roads require supporting land dedication to Public Works.
7. TAB "Public Comments and Response", tab 4 number 3: Public Works will not accept any tract of land separate from the right-of-way. The minimum right-of-way width supporting snow storage is eighty feet (80'). All public roads require supporting land dedication to Public Works.
8. Sections 11.3.14 through 11.3.18 of Ordinance 2018-006 notices the applicant of the need to comply with Federal Aviation Administration restrictions on land uses within runway protection zones. Public Works has recently been provided the Easton State Airport – Airport Land Use Plan (attached). The depicted 20:1 approach surface is not sufficiently detailed (dimensionally) for an exact analysis on the location of the proposed pool and sport court as shown on Exh. MM #3. The proponent is encouraged to contact WSDOT Aviation and confirm the intended location of the pool and sport court is consistent with current FAA restrictions of land uses within runway protection zones.

Thank you for the opportunity to comment on DV-19-00001. Please let me know if you require any additional supportive material.

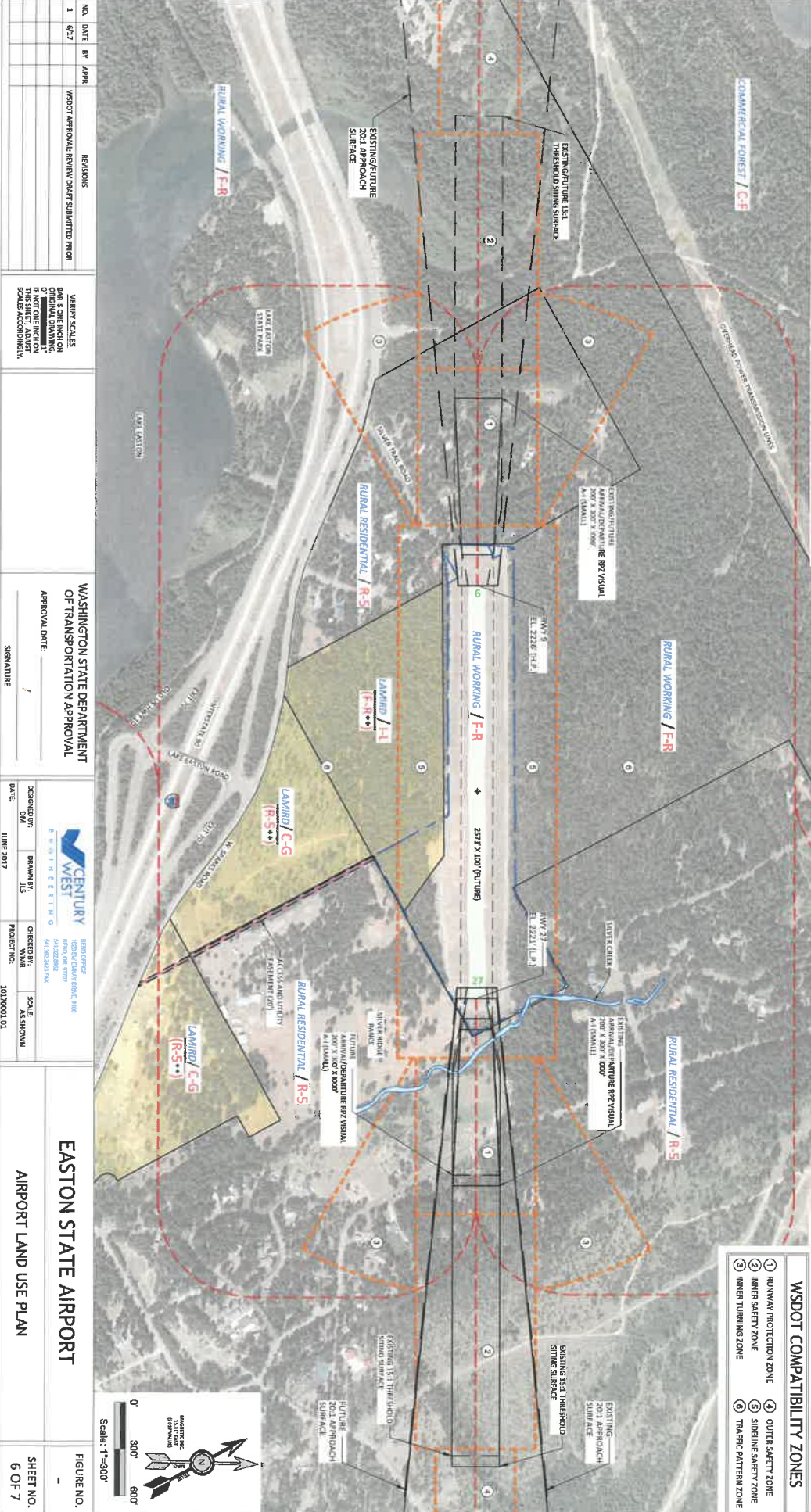
KITTITAS COUNTY LAND USE

COMPREHENSIVE PLAN LAND USE DESIGNATION	ZONING	FOREST AND RANGE
RURAL WORKING	F-R	FOREST AND RANGE
RURAL RESIDENTIAL	R-S	RURAL S
LAMIBD *	C-G	GENERAL COMMERCIAL
	H-L	LIGHT INDUSTRIAL
COMMERCIAL FOREST	C-F	COMMERCIAL FOREST

* LIMITED AREAS OF MORE INTENSIVE RURAL DEVELOPMENT (LAMIBD)
 ** UNDESIRABLE (PRIMA FIDE) ZONING WITHIN LAMIBD

LEGEND

LINE STYLE	DESCRIPTION
--- (Red dashed)	ZONING BOUNDARY
--- (Black dashed)	AIRPORT TRAFFIC PATTERN (TP-1)
--- (Black dashed)	RUNWAY PROTECTION ZONE
--- (Black dashed)	APPROACH SURFACE
--- (Black dashed)	AIRPORT PROPERTY LINE (EXISTING)
--- (Black dashed)	AIRPORT PROPERTY LINE (FUTURE)
--- (Black dashed)	AIRPORT COMPATIBILITY ZONES
--- (Black dashed)	ACCESS / UTILITY EASEMENT
--- (Black dashed)	LIMITED AREA OF MORE INTENSIVE RURAL DEVELOPMENT (LAMIBD)



- NOTES:**
1. EASTON STATE AIRPORT IS LOCATED ENTIRELY WITHIN UNINCORPORATED KITTITAS COUNTY.
 2. KITTITAS COUNTY HAS ADOPTED AIRPORT OVERLAY ZONE (KOC) TITLE 17, CHAPTER 17.260, CONSISTENT WITH THE GUIDELINES ESTABLISHED BY WSDOT / AVIATION.
 3. THE AIRPORT OVERLAY ZONE ALSO RECOGNIZES PART PART 77 IMAGINARY SURFACES (VERTICAL, HORIZONTAL, PRIMARY, APPROACH, AND TRANSITIONAL).
 4. RUNWAY END NUMBERS FOR ILLUSTRATION PURPOSES ONLY (NO PHYSICAL MARKINGS ON TIER SURFACES).
 5. WSDOT AVIATION USER AIRPORT DESIGN STANDARDS USED AT THIS AIRPORT - FAA DESIGN STANDARDS USED WHERE PRACTICAL.

- WSDOT COMPATIBILITY ZONES**
1. RUNWAY PROTECTION ZONE
 2. OUTER SAFETY ZONE
 3. INNER SAFETY ZONE
 4. SODIENE SAFETY ZONE
 5. TRAFFIC PATTERN ZONE
 6. INNER TURNING ZONE

WASHINGTON STATE DEPARTMENT OF TRANSPORTATION APPROVAL

APPROVAL DATE: _____

SIGNATURE: _____

CENTURY WEST

DESIGNER: DM
 DATE: JUNE 2017

CHECKED BY: VMM
 PROJECT NO.: 10170001.01

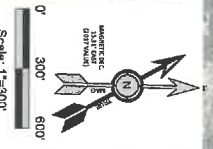
SCALE: AS SHOWN

EASTON STATE AIRPORT

AIRPORT LAND USE PLAN

FIGURE NO. _____

SHEET NO. 6 OF 7



NO.	DATE	BY	APPR.	REVISIONS
1.	6/27			WOOD APPROVAL, REVIEW DATE SUBMITTED PRIOR

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ASSUME SCALE IS CORRECT.