

## **PROPERTY INFORMATION**

**Legal Description:** Section 01, T20N, R13E  
Portions of sec 12, T20N, R13E

**Ownership:** Easton Ridge Land Company, INC.  
P O Box 687  
Roslyn, Wa 98941

**Agent:** Jerry Martens  
Martens Enterprises, LLC  
P O box 458  
Cle Elum, Wa 98922

**Land Use Designations:** Rural Residential and Rural Working  
**Zoning:** Residential 5 and Forest and Range  
**Water District:** Kittitas County Water District #3  
Working resolution #030796-2

**Schools:** Easton School District  
**Fire District:** Kittitas County Fire District #3  
**Hospital District:** #2  
**Weed District:** #9  
**DNR Water Types:** Type 4 & Type 9  
**Seismic Zone:** D-1  
**FEMA Zone:** C  
**Flood Map:** 5300950226 B  
**Airport Overlay:** ASZ 3, 4 and 6  
**Power Supply:** Puget Sound Energy  
**Forest Practice** FPA/N # 2705734                      Expiration: 10/24/2017  
**Surface Mining Permit** #70-01376

**Acreage:** Total PUD- 565.93 acres  
Proposed Acreage to be developed- +/- 210 acres

### **Ownership**

Land ownership for the plat of Marian Meadows is held by Easton Ridge Land Company, Inc. Originally purchased in the year 2000, the property has been analyzed for a number of possible uses. In 2006, in coordination with Kittittias County Community Development Services, an Environment Impact Study was commissioned with Parametrix, Inc out of Seattle Washington with a Final Environmental Impact Statement (FEIS) released in February 2011 ([see FEIS](#)). Within the Study, a number of alternatives were analyzed with differing densities involved.

In total, 8 Alternatives were reviewed;

- Alt. #1, Under provisions of a PUD application, developing 443 single family residential units within 520 acres.

- Alt. #2, Under provisions of a PUD application, developing 443 single and multi-family units within the 520 acres,
- Alt.# 3A, No Action with Uniform 3-Acre Lots consists of a subdivision into 3-acre lots in accordance with the R-3 zoning district standards, which results in 147 lots.
- Alt. #3B, No Action with 3-Acre Lots with Exclusions consists of a subdivision into 3-acre lots in accordance with the R-3 zoning district standards with development of an area northeast of the Bonneville Power Administration (BPA) easement excluded from the plat and devoted to a mini-storage use. This alternative results in 147 lots.
- Alt. #3C, No Action with 3-Acre Lots Excluding the Eastern Portion of the Site consists of a subdivision into 3-acre lots with continued forestry use of the steeper eastern portion of the site. This alternative results in about 33 lots.
- Alt. 3D, No Action with 5-Acre Lots in Airport Safety Zones (ASZs) consists of a subdivision into 5-acre lots in areas subject to Washington State Department of Transportation (WSDOT) Aviation recommendations for residential density within Aviation Safety Zones. This alternative results in about 113 lots.
- Alt. #4, PUD with Reduced Density on the Entire Site includes development on both the western and eastern portions of the site with reduced density and specific design changes and about 147 lots.
- Alt. #5, PUD with All Development Clustered on the Western Portion of the Site includes development only on the western portion of the site with reduced density and specific design changes. This alternative results in about 113 lots.

Subsequent to the issuance of the FEIS, this plat was tabled largely due to the economy.

### **Current 2016 Proposal**

The current proposal is reformulated and closely patterned after Alt. #5 with adjustments and additional mitigations factored in. Density is consistent with the R-5 zone designation in place (#1-see zoning illustration) for the majority of the parcel and proposes lot clustering on the lower/flatter western acreage of the property (#2-see conceptual plan and layout). The Marian Meadows parcel has numerous elements needing consideration including critical areas, airport overlays, steep slopes and wildlife corridors in addition to the normal issues associated with platting land.

Much of this will be addressed within the narrative and applications submittals.

Of note is that some of the majority interest in Marian Meadows Estates also retains ownership interests in approximately 95 acres of land south of Marian Meadows.

### **Location**

The proposed Marian Meadow project is located just east of the Easton LAMRID in Kittitas County. The unincorporated township of Easton is approximately 70 miles east of Seattle, Wa or just over 1 hour in travel time and 17 miles east of Snoqualmie Pass using Interstate 90. Closest City to the east is the City of Cle Elum, 13 miles away with a population of approximately 1800.

Easton's locations within the eastern foothills of the Cascade mountain range provides for a diverse climate with 4 distinct weather climates for each season of the year. Easton averages approximately 43" of precipitation per year with much of this coming in the form of snow from the months of Oct to April and averaging 120" of annual accumulation.

## **Vicinity**

The site is accessed from the I-90 interchange #70 using Sparks Road. From this interchange, traveling southeast on Sparks Road approx. 1 mile to the spur access road on the left. (See Vicinity Map)

Sparks Road is a publicly maintained residential collector road serving the general neighborhood with a mixed use of residential and minor business use.

Approximately ¼ mile west of the property is the Easton Airport, a publically owned regional airport classified by the WSDOT Aviation Division as a Rural Essential Airport. This classification is generally reserved for airports that serve the narrowest scopes of general aviation. As a public airport of statewide significance, guidelines as outlined in WSDOT Airport and Land Use Compatibility guidebook and KCC 17.58 will need to be addressed for guidance and or mitigation.

Adjacent properties to the west and south of Marian Meadows are a mixture of residential uses with property sizes ranging from approx. 12,000 sf upward to 5 plus acres. Homes on these lots range from new mid-sized suburban/mountain styles to older small single story cabins.

Land parcels to the north and east of Marian Meadows is the Wenatchee National Forest, large tract land under federal ownership, management and operations.

The Easton LAMRID comprises an assortment of residential and small business entities serving a predominantly summer or winter seasonal mixture of uses. The LAMRID supports a number of camping and RV park uses specifically targeted to the tourism base driving the local economy. This community is supportive of a local municipal water district, school district, local fire and rescue services and power and communication grid access typical of a rural transitional community.

## **Site Characteristics**

**Elevations:** The plat of Marian Meadows is roughly 565.9 acres starting at an elevation of 2208' on the south western edge and rising to 4217' at the north eastern corner. The western and south western portion of the parcel is relatively flat with grade changes of approximately 80' from south to north. Within the center of the parcel, the toe of the Easton Ridge Mountain begins with very steep terrain covering the central to eastern portion of the property. (see attached topographical survey)

**Current Conditions:** The Marian Meadows parcel has been recently logged and replanted under an active Forest Practice. Current foliage provides for a tree height of approximately 25' in the western portion (primary area of development) of predominantly conifer trees. The property does contain a mixture of tree species from conifers to deciduous western region hardwood like Alder and Maple.

Soils under the area considered for development is a mixture of type 3 and type 4 soils as classified by the Washington State Dept. of Health which will be very suitable for Community sanitary waste. These soils are free draining but provide enough structure for the filtration and tempering of septic effluent. These same soils will provide very good drainage for stormwater detention purposes with very little expectation of ponding.

**Existing Vertical Construction:** Traversing the site along the toe of steeper slopes from the east is a BPA high power transmission corridor. The easement is 150' wide and will border the eastern edges of the Marian Meadows residential areas and traverse through a portion of the northwestern quadrant of the development.

**Marian Meadows- existing parcel #, zoning and acreages**

|                               |                                 |                                |
|-------------------------------|---------------------------------|--------------------------------|
| Forest and Range Tax parcels: |                                 | located in sec. 01, T20N, R13E |
| 956195                        | 20.09 acres                     |                                |
| 956196                        | 19.18 acres                     |                                |
| 956197                        | 20.17 acres                     |                                |
| 956201                        | 20.08 acres                     |                                |
| 956202                        | 20.04 acres                     |                                |
| 956203                        | 20.07 acres                     |                                |
| 956212                        | .88 acres                       |                                |
|                               | Total Forest and Range acreage- | 120.51 acres                   |

|                        |                   |                               |
|------------------------|-------------------|-------------------------------|
| Residential 5 Parcels: |                   | located in sec. 01 T20N, R13E |
| 950625                 | 6.01 acres        |                               |
| 950626                 | 6.01 acres        |                               |
| 950627                 | 165.97 acres      |                               |
| 956193                 | 20.14             |                               |
| 956194                 | 20.21             |                               |
| 956198                 | 20.04             |                               |
| 956199                 | 20.00             |                               |
| 956200                 | 20.03             |                               |
| 956204                 | 20.03             |                               |
| 956205                 | 20.41             |                               |
| 956206                 | 21.07             |                               |
| 956207                 | 20.12             |                               |
| 956208                 | 20.06             |                               |
| 956209                 | 20.76             |                               |
| 956210                 | 21.24             |                               |
| 12080                  | 21.00             |                               |
|                        | Total R-5 Acreage | 443.10 acres                  |

|                      |            |                                |
|----------------------|------------|--------------------------------|
| Residential-5 parcel |            | located in Sec. 12, T20N, R13E |
| 950628               | 2.32 acres | 2.32 acres                     |

Total acres involved in PUD 565.93 acres

Total acres to be developed (see conceptual plan & layout) +/- 210 acres

# Project Description

## Plat of Marian Meadows Estates

### Project Market

The proposal for the plat of Marian Meadows Estates includes elements for a diversified residential platform. This includes high end rural sized single family parcels, smaller acreage parcels along the western boundary providing additional buffering to existing community homes and the possibly of small lot micro-housing and multi-family uses.

Areas not suitable for residential use are proposed for RV Park, Storage and Campground uses. This includes accessory commercial components to service and support this community.

Planning for the development has been geared toward diversified and varied uses within the overall market. The Upper Kittitas County region has recently seen consist escalation in land/home pricing that serves the general population with little variation for the market. This price escalation has been in reaction to climate driven issues, building standards, regulations and locality constraints. The Marian Meadows plat will hopefully bring some variation back to the general market place by providing diversity in land and housing options.

### Proposal-Applications

In seeking entitlements for Marian Meadows Estates, a number of applications will be required. These consist of the Pre-Applications Conference which accompanies this narrative, Planned Unit Development Applications (PUD), Long Plat Applications, Development Agreement (DA) and Conditional Use Applications (CU) covering the recreational vehicle park and camp ground elements.

### Density

Our proposal includes all 565.93 acres of sec 01, T20N, R13E and small portions of sec 12, T20N, R13E bordering the south portions of the plat. Those areas within sec 12 provide avenues for required roadway connections via Sparks Road and 2 residential home sites.

Current zoning in place (Forest and Range – Residential 5) allow for a possible 95 dwelling units. The Marian Meadows Estates proposal is seeking entitlements for 113 dwelling units of varied residential uses. The following illustrates the conceptual planning and layout of the plat: **(See conceptual plan)**

- **Marian Meadows Estates-** consists of 27 approximately one acre plus parcels located along the western boundary of the site. These parcels will provide single family housing similar to what is existing and adjacent along this property line and provide additional buffering to the 50' wide buffer proposed on this side of the project.
- **Osprey Point @ Marian Meadows-** This area is located above (on the bench) and overlooking the township of Easton. Home sites will be limited to 12 – 3 acre parcels

featuring extensive view of the surrounding area and served by a private roadway from \_\_\_\_\_ . Projected building structures will be large single family estate homes.

- **The Grotto @ Marian Meadows-** This segment of the development will provide 42 Dwelling units.
- **Easton Ridge Apartments/Condos-** This segment of the development will provide 32 Dwelling units.
- **Mt. Baldy RV Storage, Park and Campground-** This portion of the development is located within areas of airport or geological hazards.

**ASZ-4** Those areas within the ASZ-4 airport overlay will be restricted to RV storage only (#3-see conceptual elevations). The proposal is for a “private or membership” driven storage facility of both enclosed-covered building and open storage. Due to climate considerations (snowloads) open storage will be closely monitored and regulated. This RV Storage and use Park will include septic provision for dumping these units into a dedicated septic disposal facility.

**East of ASZ-4** The area east of this zone is still under the immediate impacts and hazards associated with airport operations. To mitigate these issues, we propose uses be limited to RV Park and campground uses for those owners or members of the RV Storage facility. Owners/members that cannot use the storage facility for overnite uses, can re-locate their units into the Park and Campground region for overnight uses. Again, periods of stay and overall use would be monitored and regulated.

As an accessory use and convenience for this new neighborhood and particularly the RV-Camping needs, the proposal includes a RV repair facility and retail outlet to service the immediate needs of the community.

Additional provisions that are slated for Marian Meadows will be associated community buildings, park/playground facilities and open spaces. This includes a trail system for this community which will double as buffers to adjacent properties, area hazards and wildlife corridors.

Within the community facility slated, a central mail drop facility will be included as well as community based recycling station for general solid waste disposal and point of use material recycling.

#### **Support Infrastructure:**

- **Roadways:** Private or Public? Address roadway to bench location!
- **Water Supply:** (#4-see Water District #3 Resolution # 030796-2)
  - water will be supplied under an agreement in place with Kittitas County Water District #3 providing all connections needed.

- **Community Septic:** (#5-see septic feasibility letter- Jensen Engineering Inc.)
  - residential septic needs will be met by using an engineered Large On Site System (LOSS) with individual on site tanks and pumping/piping of effluent for community distribution. Systems will be engineered and approved under Washington State Department of Health.
  - Recreational Vehicle septic needs will be a separate LOSS system dedicated to RV septic needs only. This system will be dedicated to both the RV uses as well as those from the Campground.
- Storm drainage and snow melt runoff will be via an engineered collections system with designed retention and detention ([weir and dam](#)) included. Collection and ponding areas will be within existing water swales or depressions and those areas identified as current water courses. Roadways, trails and community lands will include catchment and collections features to facilitate and assist in storm water management. Open ponding of snow melt or storm waters is expected to be infrequent and for very short periods of time.
  - It appears that the majority of hill run off from the eastern sloping area is collected within the bench area of the parcel and channeled south and then west via the type 4 drainage course located just south of Marian Meadows. This is in close proximity to the proposed Sparks Road extension and roadway loop. Design and engineering in this area will be target toward construction and mitigation of this influence.