

MARIAN MEADOWS ESTATES

Question #9 –

- Project size: see question #6
- Location: See Exh. MM #1
- Water Supply: See Water section
- Sewer/Septic: individual onsite residential, LOSS septic for RV Complex
- Features: See PUD and Long Plat applications
- Description: See Section #1 – Marian Meadows Introduction
See Conditional Use covering RV Storage, RV Park and Campground uses

Question #10 -

The plat of Marian Meadows is a mix of uses within a 445.42 acre setting, all within R-5 zoning.

- Residential Element- Consistent with KCC under 17.15.060 allowing for 1 unit per 5 acres, covering single family and multifamily uses.
- RV Storage-allowed use under 17.15.060 under a PUD.
- RV Park and Campground- Allowed within R-5 zones under 17.15.060 and via a CUP.
- RV retail and Service- not addressed in KC Codes. We are asking that this provision be allowed under the Development Agreement provision. The purpose for a DA is:

KCC 15A.11.010-A development agreement may be appropriate for large, complex or phased projects, or projects which were not contemplated by existing development regulations or existing application procedures. A development agreement may include provisions which are different or in addition to other county development regulations, as long as impacts are mitigated. (Ord. 2000-07; Ord. 9810, 1998)

Our reasoning for the inclusion of a retail/service shop are:

- as a private RV complex, **overhead, management and operations will need to be administered with a level of accountability exceeding what generally is in place with traditional HOA operations,**
- the commercial element will **provide full time monitoring of all RV related activities,**
- the commercial element will need to **maintain bonding, insurance and licensing and be more responsible and accountable to regulatory oversight by governing jurisdictions,**
- will provide more **accountability and responsiveness to the needs of the residential components of the overall proposal,**
- **will provide for an additional financial base in support of the Marian Meadows residential community**

We believe this use is supported under the following provisions within the County's Comprehensive Plan:

- (i)GPO 2.3 -the proposal provides for diversity in economic development and will provide jobs,
- GPO 2.4 -directs growth within a area with adequate roads and water services,
- GPO 2.8 -provides rural based economic development
- GPO 2.14 -promotes tourism with rural based RV storage, Park and Campground facilities,

- GPO 2.15 -strengthens upper county resource based economy,
 GPO 2.21D -provides for compatible rural based uses,
 GPO 2.43C -Promotes small scale commercial develop outside of UGA's which are compatible,
 8.2.3 (*3) -Provide for infrastructure and services necessary for rural development,
 GPO 8.12 -Compatible to the environment,
 GPO 8.13 -will preserve rural lands and environment,
 GPO 8.14 -recreational opportunities
 GPO 8.2 -Cottage and Home occupations which are rural in nature are allowed within all rural land use designations.
 GPO 8.2.1 -provides for "dispersed and clustered residential development", and "recreational/commercial uses that serve local customers,
 GPO 8.2.3 -(bullet pt. 3) – Provide rural economic opportunity,
 GPO 8.8 - allows for mixed uses in rural areas and may include limited "commercial", "services"

An active and viable commercial component will represent both interest (residential and RV) within Marian Meadows Estates. Expectations are this applications would be more representative of a Cottage or small operation in size with a 2 or 3 bay (48' X 60') service area, 2500 sf of retail area and up to 1000 sf of office space and servicing primarily the Marian Meadows community.

Question #11 – KCC 15A.11.020 (5)

- (a) Project Elements: Proposed residential uses are permitted under 17.15.060
 Proposed RV uses are allowed via CUP – 17.15.060
 Limited commercial is being requested as a logical and logistical inclusion under the Development Agreement.
- (b) Mitigations: see SEPA attachment-mitigations
- (c) Design Standards:
- Height- 35" or under
 - Setbacks- Residential- 25' front, 15' side and rear
 RV- single tract with setbacks and stated building standards)
 Community Buildings- 10' front, 5' side and rear
 - Water- must connect to Water District #3
 - Buffers- remain in a natural state. (maintenance and firewise permitted)
 - Fire- Residential – Per County UGA Standards
 Multi-family- fire sprinklers required
 RV structures- fire sprinklers, gas and CO2 monitors
 Comm. Bldg- fire sprinklers
 - RV Complex- no open to the public commercial storage operations.
 Limited outside uses in storage (ASZ-4) zone.
 No overnight uses within storage (ASZ-4) zone.
 Outside storage would be limited and seasonal and primarily apply to short term storage for vehicles to be serviced. In most cases, this would be within the gated portion of the complex.
Use is limited to owners, tenants or guest.

Camping and RV Park use would include restriction for duration, etc.

- RV Commercial- in place for servicing, monitoring and oversight of RV Complex operations. This application would be independent of the residential uses and would provide accountability and representation for the RV uses with the residential HOA.

Building limitations- RV Service shop- 48' X 60' 3 bay configuration

Retail space – limited to 2500 SF or less

Office - limited to 1000 SF or less

(d) Road and Sidewalks: Public and Private roads to rural County standards, community trails in lieu of sidewalks

(e) Affordable Housing: our hopes are this will be provided within townhome configurations

(f) Water, Sewer, Storm, other:

- Water- see Water exhibit for requirements and mitigations,

- Sewer- Residential- on site septic

Townhomes- combined septic for each building

RV Complex- large on site septic (LOSS)

- Storm- see plat map for areas and easements

(g) Parks and open spaces: The project will have community feature as delineated on the plat map with natural buffers on the west and south boundary. Trails are as shown. BPA easement and locations to the east of easement are designated wildlife corridors.

(h) Project Phasing: Total project duration (20 years) (see attached phasing layout)

- SFR Residential is anticipated to be completed in 6 to 8 divisions over a 20 year time frame.

- Townhomes slated as 1 to 3 divisions over 12 years.

- Water system improvements (see Water exhibit)

- RV Complex

- Exterior perimeter fencing: 3 years

- Storage: no divisions but expectations are for a 20 year build out.

- Campground/RV Park: 5 year construction

- Commercial: 7 year build out

(i) See Funding Agreement

(j) Planned Build out over a 20 year time period. (see (h) above)

(k) County public process as provided for in Chapter 15A.11 KCC will be followed.

(l) The four large parcels in the eastern region of the property are atypical for this PUD and general region and set apart from the main functions of the Marian Meadows community. While these large lots will share in common utilities and some shared interest of the general plat, we are suggesting that these lots will be treated uniquely due to their sizes, recreational/tourism possibilities and commercial/agricultural opportunities. Measures must be in place to protect the common interest of the community but it would be un-wise for these lots to be subjected to the whims of 85 other owners within the PUD.