

Question #9 - Marian Meadows Narrative-Long Plat Narrative

NARRATIVE

This application is submitted together with and including the following:

- Planned Unit Development (PUD) - [\(KCC 17.36\)](#)
- Conditional Use Permit (CUP) - RV uses [\(KCC 17.60A\)](#)
- Development Agreement (DA) – [\(KCC 15A.11\)](#)

INTRODUCTION:

The plat of Marian Meadows is a proposed land use action located approximately 1.5 miles from exit 70 (west Easton interchange) using Sparks Road (see MM #1 vicinity map). This location is east of the Easton LAMRID and situated below Easton Ridge. Access to the site is via Sparks Road with the plats entrance approximately ¼ mile west of where the road pavement ends.

The proposal includes 445.42 acres of Rural Residential designated lands with R-5 zoning located within Sec. 01 & a portion of Sec. 12, T20N, R13E, (see MM #1 – vicinity map) and consisting of 17 separate parcels . Planning is for a clustered project of 89 dwelling units and will include RV usage along the southern border within the Easton Regional Airport overlay. Proposed development will cover the entire parcel with 85 lots clustered in the western portion of the parcel and 4 large (± 70 acres) lots covering the eastern 2/3rds of the parcel.

Density calculations - 445.42 acres of R-5 zoned lands @ 1 unit per 5 ac. = 89 total units

The proposal is for a range of residential and other uses including;

- single family residential with accessory units and uses, [\(KCC sec. 17.08.022 & 17.08.023 - permitted within KCC 17.15.060 \(f\)PUD and R-5\)](#)
- multi-family attached housing, [\(KCC sec. 17.08.210 - permitted use within KCC 17.15.060 \(f\) PUD\)](#)
- recreational indoor and outdoor uses, [\(KCC sec. 17.08.463, 17.08.464 – permitted use within KCC 17.15.060 \(e\) PUD\)](#)
- Recreational vehicle storage, [\(permitted use within - KCC 17.15.060.1\(e\) PUD\)](#)
- Recreational Vehicle Park, [\(KCC sec 17.08.465A – allowed use within KCC17.15.060 \(e\) R-5 with CU\)](#)
- Campground, [\(KCC sec. 17.08.155– allowed use within KCC17.15.060 \(e\) R-5 with CU\)](#)
- Community Trails, [\(KCC sec. 17.08.541 – allowed use within KCC17.15.060 \(e\) PUD\)](#)
- On Site community based retail and RV service center

Proposed Services/Community infrastructure:

- Water will be served through a municipal water extension from Kittitas County Water District #3. Service supply, individual connections and mitigations have been agreed to under Resolution #030796-2 (see water section),
- Individual onsite septic and large onsite septic (LOSS) for RV uses.
- Electrical grid extension via Puget Sound Energy,
- Interior private roadways connecting to Sparks Road (a county road),
- Interior community trails –
- Storm sewer and community surface drainage swales,
- Buffers-

The Proposal for the Marian Meadows Estate Community will include the follow elements:

- **Single Family Residential Divisions** – (see MM #2 – 89 lot illustration & Scenario #1 plat map)
 - **Marian Meadows Estates-** all single family lots
 - **Easton Ridge Townhomes** – attached housing element
- **Mt. Baldy RV Complex- Airport Safety Zones** – Private fee simple ownership (see MM #3 – RV Complex)
 - RV storage (ASZ-4)**-areas within this overlay will be restricted to limited day uses only of RV storage. This would include recreational vehicle (RV) covered storage buildings, RV outside storage, RV dump station/wash facilities, RV repair shop and retail outlet, open grass fields over community septic, tennis and basketball courts.
 - ASZ-6 extension of ASZ-4** – This area is proposed to be open space-campground uses for those that own and are storing RV's within the ASZ-4 overlay. This would provide owners of storage units the ability of overnight stays not allowed within the ASZ-4 zone. Sites may be partially or fully developed. (proposed total sites RV hookups-15, campground-12)
- **Commercial RV Component-** This would be a logistical inclusion for the MT. Baldy RV Complex. Included would be a shop/garage structure for RV repairs, a retail RV parts component and a small community retail store for staple goods. (See MM #4)

We have included this as the management and operational oversight portion of the RV Complex; a director representing the RV application and answering to the residential uses. The purpose would be for this entity to provide representation and operational management/maintenance for this use and be accountable to residential applications. In essence, whoever is licensed as the operator of the RV shop/retail applications would manage the RV complex and be a single point of contact to the residential interest and be accountable to State and County oversight.

Why include this into a residential development?

Assumptions are that a portion of the residential uses will see a need or want for recreational storage facilities; this would satisfy this need. Our market research has also indicated that RV Storage on this side of the Cascade Mountain Range is a sought after commodity for western Washington residence. We see the Easton location as a prime location for this usage.

Additionally, the implementation of the Growth Management Act while tasked with providing consistencies for new growth development has as an unintended consequence, passed operational and maintenance burdens from the public sectors taxing authority to individual property ownership within new communities. For this reason, Community Association Due are increasing exponentially with regulatory oversight and mandates.

The inclusion of the RV Complex and the RV Commercial aspects will provide a means for offsetting these ever increasing costs on the neighboring residences; it will provide a broader base for funding and maintaining the entire community.

Finally, State government is pushing hard for controls and regulations for carbon production within the confines of the State. In recognition of this, the following measure will be included within this development:

- Point of service mail facility in lieu of door to door service,
- Point of service recycling facility in lieu of curb side service. This will also reduce and control wildlife issues and pollution factors,
- Electric Vehicle Charging can be incorporated if needed by community residence,
- Having RV service and retail in close proximity will eliminate 35 mile commutes to the next closest service facilities,
- Neighborhood retail center for staples will limit car trips with walking,