

Question #10. Marian Meadows PUD Application

The proposed development is consistent with KCC zoning (R-5) of 1 unit per 5 acres. The development will cover 445.42 acres allowing for 89 total units.

Question #11

(A) The proposal is consistent with Rural Residential Land Use designations and Rural Residential 5 zoning with the exception of the RV Commercial uses. This se is included as a logical and logistical addition for the overall benefit of the community and regional interest.

(B) The proposed development has provided the following regional benefits;

- Funding and assistance for compliance and water resources for Water District #3,
- Substantial upgrades and infrastructure improvements to Water District #3 providing for improved system storage, potable water conveyance and fire flow for public health and safety.
- Allows for native habitat and wildlife corridors to remain in place and set aside in perpetuity.
- Protects existing commercial and government owner resource land to be buffered and protected by large tract parcels.

(C) See (B) above.

- Proposed development provides for additional smaller rural lots but serviced by existing public roadways and municipal water.
- The applicant was instrumental in providing funding and assistance for growth of the regional Water District and in providing water connection for new growth beyond what was needed for this development.
- Will increase the Easton Area property valuation tax base and have immediate and direct impacts to school and fire district revenues.
- This proposal provides for expanded RV storage and short term camping and trailer parking for storage unit ownership.
- Provides a means for western Washington State citizens to reduce needed travel with large recreational vehicles by providing enclosed storage. This alone addresses statewide carbon loading, promotes clean air and provides a very low impact tax base to County citizenry.

(D) The Easton area has a limited number of existing vacant parcels available for building. Prior to the applicants' involvement, Water District #3 had no additional connections available to service these parcels or the proposed plat of Marian Meadows. The water District now can service new connects into the distant future.

The Marian Meadows plat will provide developed lots to a subset of the market that is underserved currently. Parcels of one half acres to one acres are highly sought after from the western Washington region with Easton being a key region.

(E) Current zoning is R-5 allowing for 1 unit per 5 acres which is consistent with the proposal. The topography of the overall parcel is best served by clustering this density into the flatter portions as the proposal illustrates. Each lot is greater than ½ acre providing for onsite septic usage coupled with municipal water supplies.

RV uses will be isolated to the southern portion of the parcel, will include a LOSS system for septic needs and require that all storage be within an enclosed building. The RV portion of the proposal is consistent with allowed use for storage ((KCC 17.15.060 PUD) and permitted use for RV Park and Campground uses (KCC 17.15.060 R-5) via a Conditional Use.

(F) Existing single family single family uses within the immediate area range from small site built homes or manufacture dwelling on parcels as small as 8,000 sf up to larger mountain chalets with attached and detached garages and large outbuilding on parcels up to 5 plus acres. Current homes range in age for new to homes of 50 to 70 years in age.

Existing area homes some (207 existing) connected to the municipal water system while others have individual exempt wells.

(G) The applicant is not aware of any existing irrigation serving parcels in this area. Lots currently connected to Kittitas County Water District #3 are meter serves which can use District water for water of lawns etc.

The applicant has been instrumental in upgrading and ensuring the Water District is compliant with State Law and the district can provide water for future growth into the foreseeable future.