

Ownership and Alternative Studied

Land ownership for the plat of Marian Meadows is held by Easton Ridge Land Company, Inc. (ERLC)

Owners within ERLC also have interest in adjacent land parcels which are shown within the vicinity and zoning illustration. (see Exh. MM#1)

Originally purchased in the year 2000, the property has been analyzed for a number of possible uses. In 2006, in coordination with Kittitas 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.

It should be noted that after the FEIS was published in 2011, numerous changes in land use designations and land zoning were implemented by Kittitas County in their mandated Comp. Plan updating. As a result the density elements in place for Marian Meadows were adjusted to 1 unit per 5 acres. The 2016 development proposal reflects and is compliant with these new standards.

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 poor economic conditions.