

Project Goals and Objectives

The formation of the enclosed applications and supporting information has been assembled first and foremost to comply with current County and State standards for development within Kittitas County.

As we worked forward toward 2016 applications, significant changes from land use standards present in 2011 and the bases for the FEIS were noted; in all cases, the FEIS was conducted factoring a much higher intended usage of the land and densities.

The current primary proposal has pared back densities and land coverage for consistency with current standards and is only proposed for R-5 zoned land. This proposal maintains a 1 unit per 5 acre ratio using clustering technique for the majority of density and large land parcels in those areas containing critical features. ($445.42 \text{ ac} \div 5 \text{ ac/unit} = 89 \text{ total units}$)

Marian Meadows proposal provides for the following:

- (2 ea) 1 acre plus home sites on the access road from Sparks Road,
- (27 ea) .6 plus acre site on the developments western property line with 100' building set back lines from the western property line,
- (4 ea) large acreage parcels east of the BPA transmission line easement covering steeper slopes and areas of identified wetlands,
- (39 ea) ½ acre parcels within the interior of the proposed development,
- (17 ea) attached townhomes bordering the RV Complex and the community,
- A proposed RV Complex consisting of enclosed private storage, private RV Park for overnight uses and private campground. This portion of the development will be supported by a monitored and regulated Large On Site Septic (LOSS) system. (buffering is provided from the south property line with either blank walls or distance to active RV areas)
- All uses will be required to connect to Kittitas County Water District #3 system.
- provides for 21.82 acres of dedicated open space and buffers,
- Includes 2.63 acres for community tracts that are inclusive of sports courts, pool and dedicated mail and recycling facilities.

As stated above, only land zoned R-5 (445.42 acres) is included for consistency with current Kittitas County development standards.