

Vicinity/location

Location

The proposed Marian Meadow project is located just east of the Easton LAMRID in Kittitas County. The unincorporated township of Easton is approximately 70 miles east of Seattle, Wa or just over 1 hour in travel time and 17 miles east of Snoqualmie Pass using Interstate 90. Closest City to the east is the City of Cle Elum, 13 miles away with a population of approximately 1800.

Easton's locations within the eastern foothills of the Cascade mountain range provides for a diverse climate with 4 distinct weather climates for each season of the year. Easton averages approximately 43" of precipitation per year with much of this coming in the form of snow from the months of Oct to April and averaging 120" of annual accumulation.

Vicinity

The site is accessed from the I-90 interchange #70 using Sparks Road. From this interchange, traveling southeast on Sparks Road approx. 1 mile to the spur access road on the left. (See Exh. MM#1)

Sparks Road is a publicly maintained residential collector road serving the general neighborhood with a mixed use of residential and minor business use and provides for the only public ingress and egress for all of the lots within this region.

Approximately ¼ mile west of the property is the Easton Airport, a publically owned regional airport classified by the WSDOT Aviation Division as a Rural Essential Airport. This classification is generally reserved for airports that serve the narrowest scopes of general aviation. As a public airport of statewide significance, guidelines as outlined in WSDOT Airport and Land Use Compatibility guidebook and KCC 17.58 will need to be addressed for guidance and or mitigation.

Adjacent properties to the west and south of Marian Meadows are a mixture of residential uses with property sizes ranging from approx. 8,000 sf upward to 5 plus acres. Homes on these lots range from new mid-sized suburban/mountain styles to older small single story cabins and or manufactured homes. The region currently supports approx. 200 full time residents. (Water District Connections)

Land parcels to the north and east of Marian Meadows is the Wenatchee National Forest, large tract land under federal ownership, management and operations. East of this site and located within federal lands is the headwaters of Domerie Creek which serves as the water shed and primary water source for the City Of Roslyn. The plat of Marian Meadows should have no impact to this region or the vital watershed present as the elevation changes provide a 2000' plus ridgeline as separation.

The Easton LAMRID comprises an assortment of residential and small business entities serving a predominantly summer or winter seasonal mixture of uses. The LAMRID supports a number of camping and RV park uses specifically targeted to the tourism base driving the local economy. This community is supportive of a local municipal water district, school district, local fire and rescue services and power and communication grid access typical of a rural community in transition to urban characteristics.

The Easton region is the first significant community east of Snoqualmie Pass that travelers come to in traveling from the Puget Sound area. With major construction and expansion of the I-90 corridor, this region will see increasing need for both commercial and residential growth.