

Marian Meadows Estates

Introduction

This is a brief introduction to a development proposal for the Plat of Marian Meadows Estates.

Enclosed you will find the following:

- Property information and existing characteristics,
- Vicinity and location information,
- Ownership of the proposed parcel with common adjacent parcel ownership,
- SEPA addendum to the 2011 FEIS conducted,
- Supporting exhibits, illustrations and documentation
- Title Documentation-Subdivision Guarantee
- Applications: Planned Unit Development
Long Plat Application
Condition Use Application
Development Agreement
- Accompanied engineered plat layout and engineering,

The review of this information and the submitted applications should be viewed as individual parts to a collective application with each being an inclusive element of the whole.

References within each individual application will tie back to elements within a differing application. In essence, each part adds up to the collective whole and should not be seen as individual applications.

The information submitted within each application pertains to an 89 lot sub-division with an RV component added. The Land use designation and Zoning that these applications are based would be Rural Residential and Residential 5 (R-5) allowing for a total of 89 dwelling units. **(Exh. MM#1)** All inclusions are consistent and/or allowed under Kittitas County Code and supportable under Kittitas County's Comp Plan.

Within each of the applications are reactions to land use restrictions associated with the Easton Regional Airport operations. **(see Exhibit-Airport)** Under this overlay, single family residences are restricted or eliminated; for this reason, all density associated with ASZ-4 has been clustered to the north of this safety zone. The usage of land within the ASZ-4 and extending beyond this region are proposed for RV Storage, RV Park and Campground uses and known as the Mount Baldy RV Complex. These uses are contained within the Conditional Use Permit portion of this overall application.

Those areas north of ASZ-4 **(ASZ-3 & 6)** will include the clustering of density on ½ acre or larger lots. While WSDOT Airport Guidelines suggest large lot uses within these zones, this is tempered under RCW 14.12.090 (1) Reasonableness. The likelihood of flights or airport operations in this area are greatly reduced or limited due to elevation changes of over 2000' in a short distance. **(see topography maps)**

As noted above, all applications are consistent with County Code and include a Development Agreement addressing measures and controls for all portions of the project, design standards, phasing aspects and other significant measures which will pertain to this development. The proposal factors in up to 20 years for total build out of the project.

Currently, the lands included within the confines of the PUD application contain 17 individual parcels comprising the 445.42 acre of the PUD. The proposed PUD would add an additional 72 dwelling units **(445.42 ÷ 5 ac/unit = 89 total)** that would be primarily clustered in the western 1/3 of the PUD **(see plat map)**. East of the existing BPA transmission line easement would contain 4 large parcels and 10 ± one acre parcels in the northwest corner.

This proposal includes:

- Approximately 1050 lf of new public roadway from Sparks Road north into the plat,
- Looping private roadways serving the 89 new parcels,
- SFR lots of 22,000 sf or larger,
- Attached townhome uses,
- Mt. Baldy RV Complex,
 - fee simple ownership of rv storage space,
 - private use of campground for RV storage owners,
 - private RV Park for RV storage owners,
- Community lands, building and recreations spaces,
- Cottage commercial space directly supporting the residential and rv ownership of Marian Meadows Estates

All uses are consistent, allowed and or supported within Kittitas County Code, Kittitas County Comprehensive Plan and Countywide Planning Policies.

The project will be serviced by the Kittitas County Water District #3. In preparations for this project, the applicant has expended considerable time, effort and funding toward upgrading and supporting Kittitas County Water District #3 State required mandates under GMA, has annexed the project into the District's Water Service Area and has agreed to substantial system upgrades in the build out of Marian Meadows. Due to the time period between the current water District resolution of 2004 and current issues within the system, additional discussions are slated after entitlements are determined. Past efforts have provided substantial benefits to the District and all Easton area citizens serviced by the District.

Some documents/studies within the application refer to a larger 113 unit project. The initial project size was slated to include extra acreage within Forest and Range zoning. In discussions with Kittitas County CDS, this acreage was removed from inclusion and the overall project reduced to the proposed 445.42 acres and 89 units. The documents/studies that reflect the larger project size were commissioned prior to the current modified proposal: because the overall scope of the project was reduced and the documents/studies included all other portions of the proposal (ie; RV Complex) these documents and studies remained for application inclusion.

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 modified proposal has pared back densities and land coverage for consistency with current standards 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 ac ÷ 5 ac/unit = 89 total units)

Marian Meadows proposal provides for the following:

- (2 ea) 1 acre plus home sites on the access road from Sparks Road,
- (14 ea) approx. one acre sites on the developments western property line,
- (57 ea) ½ acre parcels,
- (4 ea) large acreage parcels east of the BPA transmission line easement covering steeper slopes and areas of identified wetlands,
- (12 ea) attached townhomes bordering the RV Complex and the community,
- Home sites along the western boundary of the development will include building setbacks of 100' or more from this property line,
- 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 22.45 acres of dedicated open space and buffers,
- Includes 5.88 acres for community tracts that are inclusive of sports courts, pool and dedicated mail and recycling facilities.
- Over 7,000 lf of community trails,

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