



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships - Building Communities"

PLANNED UNIT DEVELOPMENT REZONE

(For a rezone to the PUD zone, according to KCC 17.36 & KCC 17.98)

A pre-application meeting is required for this permit. To schedule a pre-application meeting, complete and submit a "Pre-Application Meeting Scheduling Form" to CDS. Notes or summaries from pre-application meetings should be included with this application.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

IS THIS PUD REZONE ACCOMPANIED BY A SPECIFIC DEVELOPMENT PROPOSAL?

Yes. Please describe development:

MARIAN MEADOWS ESTATES

No. Please also complete the Comprehensive Plan Amendment application form. This application must be processed through the Annual Comprehensive Plan Amendment Process.

REQUIRED ATTACHMENTS

- Site plan of the property with all proposed buildings, points of access, roads, parking areas, septic tank drainfields, drainfield replacement area, areas to be cut and/or filled, natural features such as contours, streams, gullies, cliffs, etc.
SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
Legal description of property to be reclassified
A preliminary development plan conforming to the requirements of KCC 17.36.030
Project Narrative responding to Questions 9-10 on the following pages.

APPLICATION FEES:

3,335.00 Kittitas County Community Development Services (KCCDS)
300.00 Kittitas County Department of Public Works
130.00 Kittitas County Fire Marshal
\$3,765.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): DATE: RECEIPT # DATE STAMP IN BOX

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

GENERAL APPLICATION INFORMATION

1. **Name, mailing address and day phone of land owner(s) of record:**

Landowner(s) signature(s) required on application form.

Name: EASTON RIDGE LAND COMPANY, INC

Mailing Address: P. O. Box 687

City/State/ZIP: Roslyn, Wa 98941

Day Time Phone: _____

Email Address: _____

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: MARTENS ENTERPRISES, LLC

Mailing Address: P. O. Box 458

City/State/ZIP: Cle Elum, Wa 98922

Day Time Phone: 509-674-7271

Email Address: JERRY @ MARTENSLLC.COM

3. **Name, mailing address and day phone of other contact person**

If different than land owner or authorized agent.

Name: JERRY MARTENS

Mailing Address: P. O. Box 458

City/State/ZIP: Cle Elum, Wa 98922

Day Time Phone: 509-674-7271

Email Address: Jerry @ MARTENSLLC.COM

4. **Street address of property:**

Address: OFF SPARKS ROAD

City/State/ZIP: EASTON, Wa

5. **Legal description of property (attach additional sheets as necessary):**

SEC. 01, 3 PORTIONS OF SEC. 12, T 20N, R 13E

6. Tax parcel number: SEE ATTACHED

7. Property size: 445.42 (acres)

8. **Land Use Information:**

Zoning: R-5

Comp Plan Land Use Designation: Rural Residential

Question #6 - Marian Meadows- Planned Unit Development

Included parcels, zoning and land use designations

Residential 5 Parcels:		located in sec. 01 T20N, R13E	
950625	6.01	acres	
950626	6.01	acres	
950627	165.97	acres	
956193	20.14		
956194	20.21		
956198	20.04		
956199	20.00		
956200	20.03		
956204	20.03		
956205	20.41		
956206	21.07		
956207	20.12		
956208	20.06		
956209	20.76		
956210	21.24		
12080	21.00		
		Total R-5 Acreage	443.10 acres

Residential-5 parcel		located in Sec. 12, T20N, R13E	
950628	2.32	acres	2.32 acres

Total acres involved in PUD 445.42 acres

Total acres to be developed (see MM #2 89 lot illustration & layout) +/- 170 acres

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description:** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
10. **Describe how this proposal will transfer the required transferrable development rights:** According to KCC 16.030.5, this Planned Unit Development may require transferring development rights at a rate proportionate to the size of the development (see 17.13.080.6). The transfer of development rights process is described in KCC 17.13. Please describe whether this project will require transferred development rights, and if they are required, describe how this requirement will be met.
11. **Applicants for rezone must demonstrate that the following criteria are met.** Please describe how each of the following criteria has been met (attach additional sheets as necessary):
- A. The proposed amendment is compatible with the comprehensive plan.
 - B. The proposed amendment bears a substantial relation to the public health, safety or welfare.
 - C. The proposed amendment has merit and value for Kittitas County or a sub-area of the county.
 - D. The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property.
 - E. The subject property is suitable for development in general conformance with zoning standards for the proposed zone.
 - F. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.
 - G. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.

AUTHORIZATION

12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

X Jerry T. Martens

Date:

3-17-17

Signature of Land Owner of Record
(Required for application submittal):

X Douglas W. White

Date:

3-17-17

Question #9 - Marian Meadows Narrative-Planned Unit Development

NARRATIVE

This application is submitted together with and including the following:

- Planned Unit Development (PUD) - (KCC 17.36)
- Conditional Use Permit (CUP) - RV uses (KCC 17.60A)
- Development Agreement (DA) – (KCC 15A.11)

INTRODUCTION:

The plat of Marian Meadows is a proposed land use action located approximately 1.5 miles from exit 70 (west Easton interchange) using Sparks Road (see MM #1 vicinity map). This location is east of the Easton LAMRID and situated below Easton Ridge. Access to the site is via Sparks Road with the plats entrance approximately ¼ mile west of where the road pavement ends.

The proposal includes 445.42 acres of Rural Residential designated lands with R-5 zoning located within Sec. 01 & a portion of Sec. 12, T20N, R13E, (see MM #1 – vicinity map) and consisting of 17 separate parcels . Planning is for a clustered project of 89 dwelling units and will include RV usage along the southern border within the Easton Regional Airport overlay. Proposed development will cover the entire parcel with 85 lots clustered in the western portion of the parcel and 4 large (± 70 acres) lots covering the eastern 2/3rds of the parcel.

Density calculations - 445.42 acres of R-5 zoned lands @ 1 unit per 5 ac. = 89 total units

The proposal is for a range of residential and other uses including;

- single family residential with accessory units and uses, (KCC sec. 17.08.022 & 17.08.023 - permitted within KCC 17.15.060 (f)PUD and R-5)
- multi-family attached housing, (KCC sec. 17.08.210 - permitted use within KCC 17.15.060 (f) PUD)
- recreational indoor and outdoor uses, (KCC sec. 17.08.463, 17.08.464 – permitted use within KCC 17.15.060 (e) PUD)
- Recreational vehicle storage, (permitted use within - KCC 17.15.060.1(e) PUD)
- Recreational Vehicle Park, (KCC sec 17.08.465A – allowed use within KCC17.15.060 (e) R-5 with CU)
- Campground, (KCC sec. 17.08.155– allowed use within KCC17.15.060 (e) R-5 with CU)
- Community Trails, (KCC sec. 17.08.541 – allowed use within KCC17.15.060 (e) PUD)
- On Site community based retail and RV service center

Proposed Services/Community infrastructure:

- Water will be served through a municipal water extension from Kittitas County Water District #3. Service supply, individual connections and mitigations are being discussed for service to the development. The Plat of Marian Meadows is within the water service area of KCWD #3.
- Individual onsite septic (residential uses), shared septic (townhomes) and large onsite septic (LOSS) for RV uses.
- Electrical grid extension via Puget Sound Energy,
- Public roadway extension from Sparks Road to serve an interior private roadway system throughout the plat,

- Interior community trails –
- Storm sewer and community surface drainage swales,
- Natural landscape buffers-

The Proposal for the Marian Meadows Estate Community will include the follow elements:

- **Single Family Residential Divisions** – (see MM #2 – 89 lot illustration)
 - **Marian Meadows Estates-** 77 single family lots
 - **Easton Ridge Townhomes** – 12 attached housing element
- **Mt. Baldy RV Complex- Airport Safety Zones** – Private fee simple ownership (see MM #3 – RV Complex)
 - RV storage (ASZ-4)**-areas within this overlay will be restricted to limited day uses only of RV storage. This would include recreational vehicle (RV) covered storage buildings, limited RV outside storage, RV dump station/wash facilities, RV repair shop and retail outlet, open grass fields over LOSS community septic, tennis and basketball courts.
 - ASZ-6 extension of ASZ-4** – This area is proposed to be open space-campground uses for those that own and are storing RV's within the ASZ-4 overlay. This would provide owners of storage units the ability of overnight stays not allowed within the ASZ-4 zone. Sites may be partially or fully developed. (proposed total sites RV hookups-15, campground-12)
- **Commercial RV Component-** This would be a logistical inclusion for the MT. Baldy RV Complex. Included would be a shop/garage structure for RV repairs, a retail RV parts component and a small community retail store for staple goods. (See MM #4)

We have included this as the management and operational oversight portion of the RV Complex; an owner/operator of the commercial presences would also serve as director representing the RV application and answering to the residential uses. The purpose would be for this entity to provide representation and operational management/maintenance for this use and be accountable to residential applications. In essence, whoever is licensed as the operator of the RV shop/retail applications would manage the RV complex and be a single point of contact to the residential interest and be accountable to State and County oversight.

Why include this into a residential development?

Assumptions are that a portion of the residential uses will see a need or want for recreational storage facilities; this would satisfy this need. Our market research has also indicated that RV Storage on this side of the Cascade Mountain Range is a sought after commodity for western Washington residence. We see the Easton location as a prime location for this usage.

Additionally, the implementation of the Growth Management Act while tasked with providing consistencies for new growth development has as an unintended consequence, passed operational and maintenance burdens from the public sectors taxing authority to individual property ownership within new communities. For this reason; Community Association Due are increasing exponentially with regulatory oversight and mandates.

The inclusion of the RV Complex and the RV Commercial aspects will provide a means for offsetting these ever increasing costs on the neighboring residences; it will provide a broader base for funding and maintaining the entire community.

Finally, State government is pushing hard for controls and regulations for carbon production within the confines of the State. In recognition of this, the following measure will address these concerns within this development:

- Point of service mail facility in lieu of door to door service,
- Point of service recycling facility in lieu of curb side service. This will also reduce and control wildlife issues and pollution factors,
- Electric Vehicle Charging can be incorporated if needed by community residence,
- Having RV service and retail in close proximity will eliminate 35 mile or greater commutes to the next closest service facilities,
- Neighborhood retail center for staples will limit car trips to walking distances,

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 dwelling 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 use is included as a logical and logistical addition for the overall benefit of the community and regional interest and would be included under conditions and means provided within the included Development Agreement.

(B) The proposed development could 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.
- Will not require new ground water sources wells as water will be provided by KCWD #3.
- 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 enclosed storage, short term camping and trailer park use for storage unit ownership and be available to both area and out of area purchasers.
- 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 s underserved currently. Parcels of one half acres to one acres are highly sought after from the western Washington region with Easton being a key area of interest.

(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 (reason for PUD applications). 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.

Due to the Marian Meadows location and existing region water service availabilities of KCWD #3, no new water withdrawals will be required to service this development.

(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.

Some existing area homes (207 existing) are 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 services 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.