

Marian Meadows

SEPA COMPLIANCE DOCUMENT

February 28, 2017

Marian Meadows is a proposed residential planned unit development located approximately ½ mile east of the LAMRID know as Easton, WA. Easton is the first significant commercial area along the I-90 corridor and on the eastern slopes of the Cascade Mountain Range. Project planning has been underway since 2002 with a number of Land Use applications, rezones and subsequent environmental reviews conducted. These past actions were deemed to be of enough significant impacts to the region and citizenry that Kittitas County required and conducted a Environmental Impact Statement, commissioned early in 2006 and finalized in February of 2011. The EIS was prepared by Parametrix of Seattle Washington under the oversight of Kittitas County Community Development Services and was a fundamental part of the preparation and input into our current 2016 applications.

This document along with the updated studies and analysis should be deemed a current (2016) addendum to the 2011 FEIS and the impact analysis of how this application should be viewed within today's SEPA guidelines. The 2011 published FEIS covered a range of options-alternatives for consideration. These alternatives included the following:

- *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.*

As this illustrates the FEIS conducted studied impacts for development ranging from 443 units on 520 acres (**Alt. 1 & 2**) down to 33 units (**Alt. #3C**) in the southwestern region of the property and the continuation of commercial forestry/logging and quarry operations over the majority of the parcel. Subsequent to issuance of the FEIS, public informational meetings, meeting with County staff, resource agencies and formal studies and technical analysis were conducted. This work and community input received during this process has resulted in modification and refinement of the current (2016) development proposal. At the conclusion and publishing of the FEIS, the regional and national economy was within the throes of a recession starting in 2006 and still severely affected all business activity. It was determined to suspend development activities until a later date.

Coupled with the above studies and within this same time period, Kittitas County was experiencing legal challenges to County Development Standards and State required GMA updates and compliance. As a result,

County Development Standards have been updated with new land use designations and zoning. The (2016) Marian Meadows applications are reflective of these new regulatory standards and consistent with density allowances.

As a result of these land use changes, economic considerations and input received from the FEIS process, current applications have been modified and amended and we believe are consistent with Kittitas County's development standards and GMA Goals and Policies.

The 2016 proposal has been reduced and inclusive of the following:

- 445.42 acres of Rural Residential designated land which is zoned R-5 (**1 unit/5 ac**).
- Excludes Forest & Range zoning
- Under the provisions of a PUD applications, clustering of 89 units (**density calc. – 445.42 ac ÷ 5 ac/unit = 89 total units**) with 85 ½ acre parcels and 4 large parcels east of the BPA easement,
- Residential SF detached housing and attached townhomes (**KCC 17.15.060**),
- Recreational Vehicle Storage (**KCC 17.15.060.1(e)**),
- Recreational Park and Campgrounds (**KCC 17.15.060 (e) w/CUP**),
- Use of on-site septic (**KCC 13.08**) and/or Community LOSS,
- All water connections will be provided by Kittitas County Water District #3,
- Community Buildings and trail system,
- Open space and native buffering,
- RV commercial retail and service center supporting Recreational uses, (**non permitted use included under the provision of a Development Agreement**),

The inclusion of the RV commercial retail and service center would be dedicated to oversight, operations and management of the storage and RV/camping uses and serve as the liaison between RV uses and the primary residential community. The RV inclusion will be individual privately held storage focusing on service to local and regional ownership. Expectations are for a subset of Marian Meadows residential users (Snowbirds) to also purchase storage space for Recreational vehicle storage.

Additionally, inclusion of this use is intended to address statewide concern of climate change. The upper Kittitas County region is known for and sought out as a prime area for recreational activities. Within County documentation, tourism based on recreational activities is identified as the primary economic driver for the region. Throughout the year, literally tens of thousands of vehicles traverse the I-90 corridor weekly from the west side of the Cascade Range to the east for recreational activities. With Easton and the Marian Meadows community located 1 hour west of these demographics, it will serve as an excellent storage based area for large RV units allowing for more fuel efficient vehicles to be used for this commute and a substantial reduction in carbon output. Additionally, this will reduce the number of oversized RV units, truck and trailer rigs using this corridor daily lessening the overall impact that the highway currently sees.

This SEPA compliance document describes the changes in the proposal and provides additional technical information that builds on and refines the previous EIS analysis. This narrative and the refined supporting technical analysis provide documentation for issuance of an Addendum by the County. Pursuant to WAC 197-11-600(4)(c), an addendum is appropriate where it "adds analyses or information about a proposal but does not substantially change the analysis of significant impacts and alternatives in the existing environmental document." The following information is provided to demonstrate how the changes in the proposal do not substantially change the impacts or alternatives discussed in the 2011 FEIS. Each element of the environment from the FEIS is described with text boxes that identify project impacts described in the FEIS and how the refined project differs, if any, from the initial environmental review. These descriptions are followed by a commentary that identifies the project changes, if any, and why the additional analysis or information does not substantially change the analysis of the FEIS.

Much of what is identified below as "Previous Proposal" has been derived from Kittitas County comments and reactions outlined in a letter dated 5/20/2011. The 2016 modified proposal most closely follows Alternative #5 in the 2011 FEIS with even further reduction in densities to 89 dwelling units.

I. NATURAL ENVIRONMENT

1. EARTH

Previous Proposal

- Clearing and grading for developable areas and storm water drainage facilities that encompassed the majority of the 520 acres included.

Modified Proposal

- Significant reduction in developed acreage
- Limited exposure in area of geological concerns,
- Change in grading to respond to refined storm water drainage plan.
- Buffer inclusions between existing uses, wildlife corridors, setbacks to commercial forest uses and large parcels in steeper terrain.

Comments: The 2016 proposal reduces the total included acres of the PUD from 520 to 445.42 acres, provides for 4 large parcels on the eastern steep slopes of the site thereby eliminating much of the geological, wildlife and critical area concerns raised within the FEIS. This also provides a better chance of protection for regional view qualities, area wildlife migrations and native habitat preservation.

Within the 2011 FEIS, Alternate #5 was one of the options identified within sections 3.11.4 and 3.11.6 as the development proposal with the least amount of risk and potential impact from geological hazards. The 2016 modified proposal has expanded on this alternative with fewer densities, additional buffers, extended distance from identified hazards and reduced development exposure to the eastern parcel slopes.

Mitigating Measures

Proposed

- ✓ no development within the identified alluvial fan areas and buffering open space areas,
- ✓ limited and minor development within areas of rock fall hazards,
- ✓ large lots on eastern steep slopes or identified areas of wetlands,
- ✓ preservation of wildlife corridors for large animal (deer, elk and others) migrations
- ✓ substantial buffering from steep slopes and areas subject of large magnitude water and debris flows,
- ✓ engineered storm drainage plans for retention-detention of snow melt and surface sheet flows
- ✓ no individual ground water uses. All water connections will be to KCWD#3.

Potential

- address impact and mitigation reaction of development on the 4 large eastern parcels at the time of specific development.

2. AIR QUALITY

Previous Proposal

- FEIS did not identify significant air quality impacts.

Modified Proposal

- Short-term impacts from construction activities
- Long term impacts from new residences and vehicles

Comments: The 2016 proposal does not generate any additional impacts and is a significant reduction of noted comments from the 2011 FEIS. It will also be a reduction in vehicular trips above those already

anticipated in the 2011 FEIS (see TENW 2016 report). Pedestrian walkways and bicycle facilities will be integrated into the project to promote both seasonal motorized and non-motorized access. Any construction impacts will be temporary and will be phased as the development is constructed.

Mitigating Measures

Proposed

- compliance with applicable laws and standards
- The potential for short-term, construction-related air quality impacts would be reduced by the following measures:
 - ✓ Use of water spray as needed to prevent visible dust emissions.
- Long-term impacts from project operation would be reduced by:
 - ✓ Use of electricity and natural gas as the primary sources of heat.
 - ✓ Compliance of woodstove emission with RCW 70.94.50.

Potential

- Burning of land clearing debris could be prohibited during poor air quality periods.
- Natural gas fireplaces could be provided as an alternative to wood-burning fireplaces and stoves.
- RV storage facilities will provide for reduced cross mountain transportation of large RV units and provide a measurable reduction of state wide carbon hazards.
- RV commercial use would provide for local service reducing the need for out of area transportation and subsequent air quality impacts.

3. WATER

<p><u>Previous Proposal-surface water</u></p> <ul style="list-style-type: none"> • The FEIS did not identify significant surface water impacts <p><u>Previous Proposal-Ground Water</u></p> <ul style="list-style-type: none"> • Water Rights • Domestic water supplies
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<p><u>Modified Proposal-surface water</u></p> <ul style="list-style-type: none"> • Significant reduction in anticipated surface water runoff. • Compliance to Eastern Washington storm water manual. <p><u>Mod. Proposal-Ground Water</u></p> <ul style="list-style-type: none"> • Negotiated agreement and annexation to KCWD#3 water service area and connections to municipal water system.

Comments:

SURFACE WATER-The 2011 FEIS did not identify significant surface water impacts even for the 443 unit Alternative. Notations were included and concerns raised about the wetland areas present within the intermediate bench area of the parcel which traverses north and south within the central portion of the property. The current proposal has noted these areas of concern and proposes no activities or disturbances in this area. All developed areas will be in compliance to the Eastern Washington Storm Water Manual.

Furthermore, the FEIS provided illustrations of areas of water channeling but site studies for the FEIS and subsequent studies in 2016 have failed to show any evidence of current water channeling present in the locations of proposed development.

GROUND WATER- A high level of scrutiny was present in the FEIS pertaining to domestic water supplies for Marian Meadows. The applicant has provided a significant level of legal, technical and financial support to KCWD #3 regarding the water districts water rights, place of use and points of diversion and has assistance in State GMA Compliance of the District. The Marian Meadows parcel has been annexed into KCWD #3 water service area and will

receive service from the District. Sufficient water is available under the Districts water right for the inclusion of this development. (see water resolution)

Mitigating Measures
Surface Water

- Proposed development will comply with storm water regulations.

Groundwater

- Legal, technical and financial support toward water right management and compliance.
- Negotiated agreement to system upgrades and service level compliance.
 - * inclusive of additional water system storage,
 - * looped distribution water main and system upgrades,

4. PLANTS

<u>Previous Proposal</u>
<ul style="list-style-type: none">• Possible affect of wetlands in central portion of parcel.• No threatened or endangered species noted on site.

<u>Modified Proposal</u>
<ul style="list-style-type: none">• Compliance with wetlands regulations.• Buffers and open space left in native state as much as possible.

Comments: No standards were identified within the FEIS for prior proposals. Most of the FEIS Alternatives would include much greater areas of development and significant clearing and grading; this would have included the steep slopes and areas of geologic concerns. This is modified in the current proposal with buffers and open spaces earmarked to remain as native habitat with as little disturbance as possible and developed areas reduced significantly to the western flatter portions of the property.

Mitigating Measures:
Proposed

- ✓ To the extent possible, reduce the amount of vegetation to be removed for site development.
- ✓ Design and implement erosion and sedimentation control plan what would avert adverse effects.
- ✓ Natural vegetation and habitat would be retained in protected open space areas.

Potential

- Use native plant species for landscaping as much as is practical.

5. ANIMALS

<u>Previous Proposal</u>
<ul style="list-style-type: none">• Extensive development of the parcel with impacts to large mammal migration patterns.• Inclusive of storage facilities in the immediate location of animal migrations.• Curtailment of animal migrations along the BPA easement as well as the eastern steep slopes of the parcel.

<u>Modified Proposal</u>
<ul style="list-style-type: none">• Significant reduction in developed area and proposed densities.• Maintaining alleged existing animal migration corridors.• Provides native habitat buffering• Preserves eastern steep slopes in native state.• Existing quarry operations will be phased out as development progresses.• Acknowledges and provides for spotted owl management circle buffering.

Comments: Prior proposals and the focus of the FEIS included significantly higher densities covering much more acreage. Prior proposals coupled with the Storage Unit conditional use put extensive development in what had historically been primary deer and elk migrations corridors. The 2016 proposal reduces densities which are consistent with Kittitas County development standards and directs most of the development away from these migrations corridors while leaving the eastern steep slope portion of the parcel in large parcels.

No mention of the Spotted Owl Protection Zone was included within the 2011 FEIS. This zone has been identified and mitigations included within the modified 2016 proposal.

Mitigating Measures:

Proposed;

- ✓ Leave existing identified animal migration corridor most intact.
- ✓ Leave eastern steep slopes in large parcel tracts and primary native habitat.
- ✓ Provides native habitat buffers and open space between existing and proposed new development.
- ✓ Provides very little impact to Spotted Owl Protection Zone.

Proposed;

- ✓ promote new landscaping throughout development toward the use of native species,
- ✓ manage and maintain dirt roadways needed for BPA easement with maintenance of drainage and surface runoff.

6. ENERGY AND NATURAL RESOURCES

<u>Previous Proposal</u>
<ul style="list-style-type: none"> • Extension of utilities to serve future development. • FEIS did not identify significant energy and natural resources impacts.

<u>Modified Proposal</u>
<ul style="list-style-type: none"> • No change. • Promotion of energy efficient designs and building construction.

Comments: Sufficient energy supplies (electricity) are available to serve the future residents of the modified proposal. Open space areas and buffers will continue to be used to protect sensitive natural areas.

Mitigating Measures:

- ✓ promotion of energy conscience designs and building construction.

Energy

Proposed

New homes would be constructed to meet or exceed local energy code standards.

Potential

- Gas fireplaces and woodstoves as secondary heat sources could reduce electrical energy demands.
- Alternative energy sources, such as solar energy devices, could be encouraged.

Natural Resources

Proposed

- Provision of open space areas would retain vegetation and provide habitat areas on the site.

Potential

- None

7. ENVIRONMENTAL HEALTH

Previous Proposal

- FEIS did not identify significant impacts associated with environmental health, including noise or hazardous materials.

Modified Proposal

- Significant reduction in density,
- Short term impacts associated with construction activities,
- Long term impacts associated with additional density,
- Significant upgrades to KCWD #3 storage and distribution systems,
- No density within ASZ-4.

Comments: Temporary short-term noise will be generated from construction equipment and traffic. Long-term noise will occur from vehicular traffic and from normal residential uses. These noise impacts were identified in the 2011 FEIS and are the same but with less impact due to reduced densities for the modified proposal.

The modified proposal includes reductions in density levels as well as total acreage of the development. The applicant is working closely with KCWD #3 toward system wide upgrade and has assisted in water right management and compliance issues.

The Marian Meadows development is in close proximity of the Easton Regional Airport and will be impacted by airport operations. The proposal has been specifically designed to address these impacts with no residential uses within ASZ-4 and those areas extending into ASZ-6 from the end of the runway. Mitigations and impact management is addressed throughout the differing applications submitted.

Mitigating Measures:

Noise:

Proposed;

- Short-term impacts associated with construction would be reduced through the following measures:
 - ✓ Equipment to be used on the site would have noise reduction devices (such as exhaust mufflers, shrouds, engine covers), and these devices would be regularly inspected and maintained.
 - ✓ Operating hours for construction equipment would be limited to daylight hours.
 - ✓ Long term impacts would be reduced through the use of landscaping buffers with trees and shrubs to help absorb noise on the site.

8. LAND USE & SHORELINE

Previous Proposal

- Alternatives would have significant impacts to region with proposed densities 3 times the Rural zoning,
- Additional density to 443 units,
- Conversion of site from undeveloped land to single-family residential use.

Modified Proposal

- Significant reduction in proposed density,
- Clustering of density to reduce overall development size,
- Provisions addressing Airport zones
- Residential diversity from SFR to townhomes,
- Inclusion of Recreational elements supportive of regional tourism,
- View and open space preservation,

Comments: The 2016 proposal is a reduction down to 89 residential unit slated for development over the next 20 years. The proposal includes an RV Complex in restrictive airport zones which will provide support for the regional tourism based economy and will also provide financial support for the maintenance and operations of the entire community. All residential portions of this proposal are consistent with Kittitas County land use regulations.

The 2016 proposal also includes a non conforming use of commercial RV service/shop space and well as limited retail and office space for community use. The RV Complex is proposed as a private fee simple ownership RV storage facility with included over night RV park (15) spaces and campground (12) spaces. All use within the RV Complex will be for ownership and not subject to public uses.

**Mitigating Measures:
Land Use and Zoning**

Proposed

- The proposal includes native landscaping, open space, and park areas, which would help diminish the impact of creating new neighborhood residential uses on the site.
- New homes would utilize building materials and styles that blend well with surrounding residential areas.
- The proposed density of the residential use would be consistent with regulations and guidelines within Kittitas County.
- Buffer space and native landscaping is provided between existing residential uses and proposed new development.

9. Housing

Previous Proposal

- Alternates included a mixture of housing types and densities,
- Housing was slated for varying locations and terrains with impacts

Modified Proposal

- Consistent with rural densities of 1 unit to 5 acres
- Under PUD provisions, clustering of ½ acre home sites or larger,
- Diversity of lot sizes, housing types and tourism focus.
- New housing would be phased into place over a 20 year cycle.

Proposed

- Incrementally increases in population with phasing over 20 years.
- Water system improvements would be targeted toward earlier phases.
- Housing types would cover a range of lot sizes, housing sizes and townhome construction.

Potential

- Possible increase of density would allow for smaller home sites with modular construction targeted toward affordable housing needs.

10/11. Aesthetics/Light and Glare

Previous Proposal

- Med-high density development,
- View impacts with development on eastern steep slopes,

Modified Proposal

- Limited (4 units) development of steep slopes,
- Minimum impact to hillside view
- Lighting and roofing materials addressed within C C & R's
- Community recreational features

Proposed

- Limits hillside disturbances to 4 dwelling units with County clearing and grading permitting in place to address over development,
- Landscaping would help reduce light and glare visible from the site. Open space areas would provide additional screening and improve the visual character of the new development.

- Building design and materials would be selected to blend well with existing residential homes in the surrounding area.

Potential

- Downward-directed lighting and low-wash, or shielded, lighting could be encouraged to reduce visibility and prevent the spill of light onto adjacent properties.
 - The use of native vegetation for landscaping could be required.

12. RECREATION

<p><u>Previous Proposal</u></p> <ul style="list-style-type: none"> • Significant impacts to area parks and recreational areas were concerns within the FEIS due to density proposals. • No on-site provisions included for recreation.
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<p><u>Modified Proposal</u></p> <ul style="list-style-type: none"> • Provides for 28.33 acres of combined use community land, • 5.88 acres dedicated park/rec areas, • 22.45 acres of dedicated open space, • Community buildings and assoc. uses, • 7000' plus of community trails • RV Complex
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Proposed

- The 2016 proposal outlines dedicated open space areas, community trails, community recreational buildings and features,
- Kittitas County has identified the economic driver of the upper County is Recreational Tourism. The proposal couples residential uses with a Recreational Vehicle Complex targeted to individual ownership of storage facilities. These uses and supporting activities are clearly supported within Kittitas County's Comprehensive Planning Goals and Policies.
- By keeping the RV Complex limited to ownership of/in the facility and restricting public usage, impacts to surround existing residential properties will be limited,
- By providing community based services such as solid waste handling and point of use recycling, added traffic for the RV Complex will be minimized,
- Fee simple ownership of the RV Complex will encourage out of area purchasing and use and will increase the area tax base with very limited increases in service levels.
- RV Complex service center and retail will increase local tax revenues from commercial activities,

Potential

- As service levels are put in place with RV Complex, additional recreational based facilities can be initiated,

13. Historic and Cultural Resources

<p><u>Previous Proposal</u></p> <ul style="list-style-type: none"> • FEIS did not identify significant historical or cultural impacts, • Cultural study cover ± 220 acres.
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<p><u>Modified Proposal</u></p> <ul style="list-style-type: none"> • Additional cultural studies were not conducted as conditions remain unchanged and the 2016 proposal has reduced the area of development. • Plan will be in place if cultural artifacts are uncovered.
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Comments: Original Archeological and Cultural studies were commissioned for the 2011 FEIS and covered approximately 220 acres of the parcel. Additional studies for the current proposal were not deemed needed as the overall development has been reduced in size and significant site disturbance has taken place with 2 separate logging operations having been conducted on the site over the past 80 years. If artifacts are found, planning will be in place for notifications.

14A. TRANSPORTATION

Previous Proposal

- FEIS dealt the a range of traffic impacts based on proposed Alternatives,
- Worst case scenario studied was for Alt. #1 and 443 new units. This reduced LOS at area intersections from “A” to “B” and well below WSDOT standards.

Modified Proposal

- Reduced development density from 443 unit to 89 units,
- Added large RV/truck and trailer traffic for RV Complex,
- Remains far below WSDOT standards of LOS “C”,

Comments: In the 2011 FEIS, TENW Inc. conducted traffic studies for the “worst case” Alternative focusing on 443 new dwelling units using existing transportation facilities. Even in analyzing this worst case in developing, built out development brought LOS from A down to B ranges. This provides service level well above the base LOS range “C” identified within Kittitas County’s development standards.

The 2016 modified proposal reduces density entitlements to 20% of those studied within the FEIS. In 2016, the applicant again reached out to TENW Inc. and re-commissioned an updated assessment of traffic related issues which brought into considerations current traffic levels, work under way on Interstate 90 and continued growth within Upper Kittitas County as well as modifications of the development. At the time the study was commissioned, the modified proposal includes 120 additional acres of Forest and Range zoned land with entitlements of 113 total units. Further discussion with Kittitas County CDS and analysis of KCC further reduced this proposal down to the current level of 89 Units.

Included with the current traffic analysis was the inclusion of the RV Complex and related issues with large RV units and truck and trailer rigs. No additional mitigations or special requirements were noted for the inclusion of this use.

Mitigating Measures:

Proposed

- No traffic or roadway mitigations were determined to be needed to offset impacts for the proposed development by the conducted study,
- Proposed development meets both National, State and KCC standards for fire and life safety,

Potential

- Provide for easement to Kittitas County for cross connections to Country Drive.

14B. AVIATION

Previous Proposal

- Included up to 443 dwellings within Airport overlay areas,
- Included residential dwelling within ASZ-4 zones

Modified Proposal

- Restricts residential uses within ASZ-4 zones and areas of ASZ-6 impacted by runway overflights.
- Allows for residential uses north of runway over flight area (ASZ-3 & 6) and between flight path and Easton Ridge steep slopes.
- Meets provisions of RCW 14.12.090 for inclusions of residential uses within ASZ areas.

Comments: The majority of the Easton area does not comply with provisional requirements of WSDOT’s Aviation Land Use Compatibility Program but much of the land use is consistent with Kittitas County’s modified standards. In

this modified 2016 proposal, deference was made to the more restrictive State standard. Within ASZ-4 zone overlays, all activity will be restricted to day time uses of storage facilities and solid waste, recycling and U S mail services. Those areas of ASZ-6 which extend beyond the ASZ-4 zones are targeted for short term uses (2 weeks or less) of RV Park and Campground uses with no residential uses included.

WSDOT's Aviation Land Use Guidelines suggest residential restrictions for ASZ-3 and ASZ-6 zones but under the provisions of RCW 14.12.090 – Reasonableness, we have located the majority of the residential development and community uses north of the runway flight path and the ±50% steep slopes to the north.

Provisions will be implemented within the Community for compliance of airport operations and heights controls.

Mitigations

Proposed:

- No residential uses and no overnight use within ASZ-4 zones,
- Restricted uses for areas beyond ASZ-4 zones,

15. PUBLIC SERVICES

A. FIRE

<u>Previous Proposal</u>	<u>Modified Proposal</u>
Each alternate presented unique challenges based on the following: <ul style="list-style-type: none">• Development location (eastern slopes),• Size and density (443 units) of proposal,• Water system storage,• Water system distribution,• Structure location and building materials	<ul style="list-style-type: none">• Eastern area limited to 4 SFR,• 85 units located on western flatter terrain,• Water system improvements• Attached structures will include fire sprinklers,• Landscape restrictions of plant type/locations,

Comments: The completed FEIS cover a range of Alternatives for this project. Density within these Alternatives covered a scope of total units from 33 units up to 443 units in the most aggressive development planning. Of added significance, was the location of development on the eastern steeper slopes of the site. Sited concern for the more intense Alternates was the ability for fire fighters to access this area (steep Slopes), the speed of fire advancing up this sloping area and the physical location being next to federal commercial forest to the north and east, the City of Roslyn water shed to the east and generally the terrain characteristic associated with the eastern one half of the Marian Meadows parcel.

Throughout section 3.4.2, reference was made of Alternates with less density and development locations to the western portion of the property having significantly reduced impacts and exposure. The current 2016 development proposal closely follows these recommendations and guidelines. With the exception of 4 SFR home sites on large parcels being located within the eastern ½ of the parcel, all development will be in the western portion of the property. Furthermore, any attached construction will include interior fire suppression systems.

Additional areas of concern were noted;

- Service levels of roadways for fire and life safety as related to access. Sparks road is the only viable ingress and egress roadway for this area,
- Volunteer fire department,
- Service level for water district,

The development of Marian Meadows can provide some assistance and solutions toward these concerns but will not nor should not be considered the solution. The developer is in dialog with KCWD #3 commissioners in identifying system deficiencies and measures the plat might be able to provide and has already provided assistance in Water Right management, State compliance issues and system operations. The development parcel has been annexed into KCWD #3 area of service and will contribute to KCWD #3 long term financial support. As build out takes place, further measures

will be implemented. The developer has also discussed other elements that could be provided toward the above bullet points.

Mitigating Measures:

- ✓ Water system upgrades adding storage and infrastructure upgrades.

Proposed

- Buildings would be designed to meet local fire prevention standards.
- Streets and roadways would be designed to meet access requirements for emergency vehicles.
- Fire hydrants would be required as determined by KCWD #3 and KC Fire District #3
- Water system upgrades will provide additional storage and system fire flow distribution service levels.
- Development of Marian Meadows would increase the value of the property, which in the long run would increase revenues to the fire district. The project would be built in phases over the next 20 years.
- The Developer understands the impacts this project poses for the Fire and Water District and will continue dialog toward both material and monetary mitigations for facilities, buildings and equipment proportional to the impacts produced by the project.

15B. Schools

<p><u>Previous Proposal</u></p> <ul style="list-style-type: none">• range of impacts dependent upon the development Alternative,
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<p><u>Modified Proposal</u></p> <ul style="list-style-type: none">• Set density levels at 89 additional units,•
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Comments: The FEIS addressed Alternate proposals ranging from 33 units to 443 total units. Within this analysis, the discussion centered on density and then the “type” of Tenure of the added density as it pertained to full time occupants, retired occupants and seasonal uses. Much of this was difficult to understand and confusing as to how it would relate to occupancy expectations of the proposed Marian Meadows development. Discussions within the FEIS also made note of “PUD Density Levels” in contrast to rural density levels; when the FEIS was conducted, developing within the structure of a PUD allowed for density bonuses and in this case, densities of up to 443 new units. The current proposal is consistent with amended and restricted Kittitas County development standards for rural densities of 1 unit per 5 acres for a total of 89 units.

As discussed within the FEIS, Easton’s School district has experienced student population levels from 100+ students upward to 123 students. In a recent discussion with the School Superintendent, current population is approx. 113 students.

Within Table 3-20 of the FEIS, an outline of Population by Alternative and Tenure is illustrated. Within this illustration the closes comparison to the current proposal is Alternative #5 portraying a development of 113 units. The question will be in applying what Tenure scenario or variation to the Marian Meadows proposal. This would need to include a very careful analysis of real estate market sales and some determination of the clientele this development will serve into the next 20 years. Referring to Table 3-20, under Alt. #5 and Tenure scenario #4, expectations would be for 21 new students over the next 20 years if entitlements were granted for 113 units. The proposal is for a reduction in dwelling unit of 21+% below 113 which translates into 16 or 17 new Easton students at project build out. This is a few student higher than the student population high of 123 students.

Added to this analysis should be the anticipated property tax valuations which will be generated by the Marian Meadows development of approximately \$35 million dollars. Of added interest is the information provided on page 3-133 of the FEIS: *A large percentage of seasonal residents who do not send children to local schools increase the tax base with the value of their homes without increasing school costs; therefore, they lower the average amount paid in local tax levies for schools.*

Mitigation Measures:

Proposed

- Roadways within the development would be designed and constructed to County Road standards, which would be able to accommodate school buses where necessary.
- Development of Marian Meadows would increase the value of the property, which in the long run would increase revenues to the school district. The project would be built in phases over the next 20 years.

Potential

- The Developer understands the impacts this project could possibly poses for the School District and will continue dialog toward both material and monetary mitigations for facilities, buildings and equipment proportional to the impacts produced by the project.

15.C Police

Previous Proposal

- Impacts are relatively minor from a cumulative perceptive.
- No applicant mitigation

Modified Proposal

- No direct mitigation
- Discussions regarding roadways, water systems, fire department, schools, etc.
- Associated additional impacts of RV Complex inclusion,

Proposed

- Increase tax base of ± \$35 million toward support of dedicated Criminal Justice tax levy.

15D. Medical Response

Previous Proposal

- Impacts are relatively minor from a cumulative perspective.

Modified Proposal

- No mitigations

Comments; Because there is limited direct mitigation that could be accomplished by the project, mitigation is likely to be primarily a special district expense related to growth as a whole and not readily segregated for this development.

16. Utilities

16 Water

Comments: Water is and will continue be a contentious subject within Kittitas County. As the FEIS was drafted, water was one of the single biggest issues which was perceived to be a major obstacle for this development to address. The applicant has put forth significant funding and assistance in working with KCWD #3, has worked with the District for the annexation of the project into the District and is continuing to work with the District toward solutions and upgrade of District infrastructure and service levels.

All water connections within the Plat of Marian Meadows will be via the KCWD #3.

Mitigations Measures

Developer contribution to District; Completed work shows in bold

- ✓ **Has facilitated and assisted in the transfer of northern Pacific Railroad Water Right to District,**
- ✓ **Has assisted in changing points of withdrawal for two District Water Rights,**
- ✓ **Has assisted in changing area of use for District water Rights to include Marion Meadows property,**

- ✓ **Has facilitated updates of District water systems Comprehensive Plan.**
- ✓ **Has completed 700 lf of looped mainline extension with fire hydrant,**
- ✓ **Developer has contributed \$43,000 for efforts with District water rights/Comp Plan,**
- ✓ Design and construction of new water storage (100,000 gals)
- ✓ Provide looped 8" water main through community for upgraded fire and service flows,

16A. Septic/Sewer

Previous Proposal

- Various proposals depended on Alternative.

Modified Proposal

- Revised for on-site systems per KCC 13.08
- LOSS system to service RV Complex.

Comments: The 2016 modified proposal has reduced dwelling units to 89 which will be served via on-site septic. Each lot will be 22,000 sf or larger as required under KCC 13.08. The RV Complex will be serviced by a separate LOSS as overseen by Washington State Department Of Health which will include service for the storage facility, campground and RV park.

16B. Stormwater

Comments: Community will be designed and engineered for stormwater and snow melt water collection to meet Washington States Eastern Washington Stormwater Guidelines and WSDOT Airport Land Use Compatible Guidelines. Ownership, operations and maintenance of stormwater facilities will be joint ownership of the Marian Meadows Community and managed by the home owners association.

Proposed

- A temporary erosion and sedimentation control plan would be utilized during construction.
- The proposed project would include detention/water quality ponds and other facilities designed to hold and filter runoff prior to discharge. Initial planning indicates that the majority of storm water will be infiltrated backing into the ground with very limited site runoff. Very little surface ponding is expected with expected potential during spring runoff of snow melt. Airport operations would be limited at this time of year.
- During construction, the developer's design engineer would monitor erosion and sedimentation control measures to assure they are working properly.

Potential

- Additional measures designed to control runoff, including biofiltration swales, wet ponds, and oil/water separators, could be used where appropriate.

16C. Solid Waste

Comments: 2016 Development proposal includes a point of use recycling center for solid waste and product recycling. This will eliminate curb side service whereby reducing traffic and carbon concerns. Added advantage will be garbage controls in a rural setting with better management of people and wildlife.

Mitigations

Proposed;

- Covered solid waste and recycling collections and storage. Community will contract with area solid waste company for single point of collection.
- Rural management of solid waste products will reduce area litter and wildlife interactions.
- Reduces curb site collections and related carbon productions.
- Includes a community mail service center providing better security and monitoring and reduced related carbon productions.

16D Other Utilities and Service

Proposed

- Development vertical construction would follow the International Building Code and Washington State Energy Code.
- The developer would cooperate with local service providers regarding location and timing of construction to accommodate underground service connections.

Potential

- Possibility of developing internet access and service to the immediate Marian Meadows community and regional vicinity.