

Question #10



We are proposing a Recreational Vehicle element within the Marian Meadows Estate proposal which will be unique in a number of ways and applications. This application, known as the MT. Baldy RV Complex, will be situated and located within the impact and hazard zone (ASZ-4) related to the Easton Regional Airport (see Airport Exh. #3). This zone is an extension of the existing runway located over 1300' to the west.

With these associated impacts of the Airport, residential uses are prohibited under WSDOT (Airport & Compatible land use Program Guidebook) and restricted to residential parcel sizes of 3 acres or greater under KCC 17.58.040B (2). Each of the airport safety zones are identified discussed and analyzed as impacts for Marian Meadows within the Airport Compatibility Exhibit of this overall application. (Please see Airport)

First and foremost, the Mt Baldy RV Complex will be a gated and private facility containing individual storage units owned in fee simple. The units will be enclosed spaces of varying sizes and positioned in grouping of units within differing sizes of buildings. The attached RV Complex illustration (Exh. MM #3) shows a possible layout and orientation for the complex but is only an illustration at this time.

The planned Conditional Use application will include 4 elements as a standalone application with separate operational management not related to the Marian Meadows residential community but an intricate element of the overall Marian Meadows proposal. The inclusion of this is specifically in place to support the operational cost of the Marian Meadows community.

Services for this portion of the community will include connections to

- Kittitas County Water District #3,
- extension of the power grid supplied by Puget Sound Energy,
- engineered Large On Site Septic System (LOSS),

Ownership of a storage unit provides for exclusive access and rights to other added features within the complex as well as amenities within the overall development. Access to these features will be limited to storage unit ownership and their guests. How this application will be included and operationally function within the overall community is outlined below:

- **MT Baldy RV storage-primary application**
 - * allowed usage under KCC 17.15.060 for inclusion within a Planned Unit Development. This portion of the complex is the primary use within the ASZ-4 overlay and consist of 27.06 acres.

- * individual units will/can vary in size but will be of similar design, materials and structure as other buildings in this section.
 - * over night usage will be prohibited within this area,
 - * bathroom facilities provided within each building or 15,000 sf of floor area,
 - * entire complex will be serviced by a Large On Site Septic system (LOSS)
 - * along southern boundary, buildings will be 100' from property lines unless it is a blank wall structure with no openings,
 - * individual units will include an
 - insulated structure,
 - inclusive of;
 - ~ individually metered electrical power,
 - ~plumbing limited to a sink within each unit,
 - ~dry head overhead fire suppression/sprinklers,
 - ~overhead lighting,
 - ~concrete floors,
 - ~1 hour partitions between units,
 - ~gas & carbon monoxide detection system
 - * majority of units will provide for drive thru operations for RV units with overhead doors on both sides,
 - * storage will be primarily restricted to privately owned enclosed spaces with limited seasonal exterior storage,
 - * complex includes RV dump facilities, and vehicle wash station,
 - * building heights will be limited to 35' or less,
- **MT. Baldy RV Park-included use**
 - * allowed via CUP under KCC 17.15.060 within R-5 zoning but currently not an included use within a PUD,
 - * providing for 15 RV pads usable by storage unit owners and guest only,
 - * located within ASZ-6 (7.7 acres for combined RV Park and Campground uses),
 - * will include power and water connections with RV dumping,
 - * will be strictly managed for stay durations and uses,
 - **MT. Baldy Campground-included use**
 - * allowed via CUP under KCC 17.15.060 within R-5 zoning but currently not an included use within a PUD,
 - * providing for 12 campsites usable by storage unit owners and guests,
 - * located within ASZ-6 (7.7 acres for combined RV Park and Campground uses),
 - * located in close proximity for bath and shower facility with area potable water available,
 - * will be limited in stay duration and uses,
 - **MT Baldy Complex RV Shop and Retail-functional accessory use**
 - * Is currently not an allowed or permitted use within either a PUD or R-5 zoning but is suggested for the following reasons;

- Will be the single point of contact for the RV applications and the administration of the complex.
- Will be the single point of representation for interaction between the residential applications/community, the County and State,
- Will be a for-profit operation tasked with operational oversight and management of the RV applications and be accountable for those operations,
- will service both the RV and residential application of this community,
- provides access to needed services for the Marian Meadows residents as well as the regional community in general,
- addresses the ongoing concerns for carbon emissions by providing RV services and domestic staples supplies for the community in general,
- will provide for security within the RV complex and by extension to the overall community with ongoing limited commercial activities.

Ownership of storage facilities of the Mt. Baldy RV Complex will also provide for access and uses of the community features such as sport courts and pool. It will be a part of and share in overall costs for the recycling and solid waste center.

DESIGN CONSIDERATIONS;

- Anticipated phasing for this component of the Community is slated for a 15 year build out with building designs and layout driven by market needs.
- Exterior building materials are projected to be Class A composition roofing, metal, stone, wood and concrete exterior wall construction with height restrictions of 35' or less.
- Areas between buildings and along driveway corridors will include open swales; impervious surfaces with sub-surface french drains for snow melt and storm water collection and storage/conveyance.
- RV Dumping and wash stations will be curbed and swale for any spillage to be controlled. Piping will be connected to community LOSS.
- Along southern boundary, buildings will be 100' from property lines unless it is a blank wall structure with no openings,

CUP Question 11.

Zoning code applicable: KCC 17.15, 17.30A, 17.36 PUD, 17.58

CUP Question 12.

A. The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood.

- The proposed Mt. Baldy RV complex will be located in a transitioning rural residential (allowed use-KCC 17.30A) neighborhood and ½ miles east of the Easton LAMRID. Current neighborhood characteristics range from small ¼ acre parcels within the Easton Village community to properties of approximately 5 acres. The proposed use is consistent and supportive of the primary economy (Tourism) within the Upper Kittitas County region

and will provide for the needs of current residents as well as those wishing to access the immediate area from locations west of the Cascades for outdoor activities that this region has to offer.

Kittitas County Comprehensive Plan

8.1.1 GMA Goals - **“Rural development” refers to development outside the urban growth area and outside agricultural, forest, and mineral resource lands designated pursuant to RCW 36.70A.170. Rural development can consist of a variety of uses and residential densities, including clustered residential development, at levels that are consistent with the preservation of rural character and the requirements of the rural element.”*

GPO 8.7 The use of cluster platting and conservation platting shall be limited to specific rural areas to lessen the impacts upon the environment and traditional agricultural/forestry uses and to provide services most economically. The use of other innovative land use techniques that protect rural character and resource land uses will be evaluated for future implementation.

GPO 8.8 A certain level of mixed uses in rural areas and rural service centers is acceptable and may include limited commercial, service, and rural industrial uses. Resource Lands are areas which provide commercial agriculture, forestry, and mineral resources. Kittitas County planning policies addressing Resource Lands include: *The 2016 Marian Meadows development proposal includes a provision of commercial uses specifically targeted to this community. By including RV service, repair and supply along with limited staples needed by the residential community, the proposal promotes an inclusive community which will be less dependent on services located miles away. Furthermore, inclusion of these services will drastically reduce the carbon footprint of the proposal and be supportive of the general community in close proximity.*

B. The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services by finding that:

- i. It will be adequately serviced by existing facilities such as highways, roads, police and fire protection, irrigation and drainage structures, refuse disposal, water and sewers, and schools; or**
 - ii. The applicant shall provide such facilities; or**
 - iii. The proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.**
- The location of the RV complex and associated uses are situated within an Airport zone overlay. This is an appropriate use of this zoning overlay (see **WSDOT Airport and Compatible Land Use Program Guidebook**) and will provide added financial support for the new residential applications within Marian Meadows Estates, service the storage needs of both local area citizens and of those wishing to make use of our exceptional recreational opportunities from outside the area while providing secure and high quality storage premises.

***ROADS:** Local roadways will service the needs of this use and as outlined within the Oct. 31, 2016 transportation study conducted by Transportation Engineers Northwest, will not be detrimental to existing facilities into project build out of 2030.

* **POLICE & FIRE:** Gated and monitored facilities should reduce the need for police over sight. The applicant has worked with Water District #3 in updating the Districts Comp. Plan, has agreed to system improvements for District facilities which will provide for additional water District storage. The Mt. Baldy Storage complex will provide for and include individual unit fire suppression systems within each unit.

***REFUSE DISPOSAL:** Community proposal includes a point of use recycling center for the overall community which will reduce the carbon foot print of curb side services and provide for a monitored and managed solid waste service.

***WATER:** The applicant has worked with Water District #3 in updating the Districts Comp. Plan, has agreed to system improvements (8" water main loop) for District facilities and will provide for additional water District storage.

The proposed use provides;

- additional RV storage opportunities to the overall Upper County region,
- will allow for western Washington residents to have access to secure and superior storage facilities thereby increasing the tourism base,
- provides for substantial reductions of carbon footprints of recreational vehicles that would normally travel from the Puget Sound region,
- provides for community support with localized commercial facilities,
- substantially increases the local property tax base
- and will provide added financial support for the immediate residential community in general.

C. The proposed use complies with relevant development standards and criteria for approval set forth in this title or other applicable provisions of Kittitas County Code.

- This proposal is supportable within County Codes under KCC Chapter 17.15.060 as a permitted use within a PUD for the storage application and under the same Chapter for the RV Park and Campground uses within R-5 zones. If this application is includable within the overall PUD application, the PUD provisions provide for **“departures from strict compliance with the zoning standard outlined in other sections etc.”**

D. The proposed use will mitigate material impacts of the development, whether environmental or otherwise.

- Completed impact mitigations;
 - ~ *worked with Kittitas County Water District #3 toward Comp Plan Compliance, change of diversion points for District wells and change of use within the Districts Service Area. Applicants efforts should provide for decades of future District growth over and above the need of this development,*
 - ~ *has “expended substantial sums for the transfer of a Northern Pacific Railroad Water Right to the District”,*
 - ~ *has completed 700 lf of District water main extension,*
- New impact mitigation;
 - ~ will provide for an 8” water main loop between Sparks Road and Country Drive, and
 - ~ will improve the existing water system by providing an additional 100,000 gallon storage tank and development land for the District,
 - ~ dedicated native habitat and wildlife migration corridor,
 - ~ the proposed Complex will vastly increase the tax base of the locality, school district and associated other districts while having a greatly reduced footprint normally associated with new development.

E. The proposed use will ensure compatibility with existing neighboring land uses.

- The RV Complex will provide
 - ~ for perimeter buffers from existing parcels to the west and south,
 - ~ building setbacks of at least 100’ unless the constructed wall is blank with no openings or usable space,
 - ~ will have a gated single entry point and one additional exit only point,
 - ~ will provide for retail community commodities and RV supplies and services,

F. The proposed use is consistent with the intent and character of the zoning district in which it is located.

- RV storage is permitted within a PUD application,
- RV Park is a permitted use under a CUP application in R-5 zones,
- Campground uses are permitted under a CUP application within R-5 zones,
- The commercial element of this application is not an allowed use but a reasonable inclusion for the following reasons;
 - as a private RV complex, overhead, management and operations will need to be administered,
 - the commercial element will need to maintain bonding and licensing and be more responsible and accountable to regulatory oversight by governing jurisdictions,
 - will provide more accountability and responsiveness to the needs of the residential components of the overall proposal,
 - will provide for an additional financial base in support of the Marian Meadows residential community

G. For conditional uses outside of Urban Growth Areas, the proposed use:

- i. Is consistent with the intent, goals, policies, and objectives of the Kittitas County Comprehensive Plan, including the policies of Chapter 8, Rural and Resource Lands;**
- ii. Preserves "rural character" as defined in the Growth Management Act (RCW 36.70A.030(15));**
- iii. Requires only rural government services; and**
- iv. Does not compromise the long term viability of designated resource lands.**

- (i)GPO 2.3 -the proposal provides for diversity in economic development and will provide jobs,
- GPO 2.4 -directs growth within a area with adequate roads and water services,
- GPO 2.8 -provides rural based economic development
- GPO 2.14 -promotes tourism with rural based RV storage, Park and Campground facilities,
- GPO 2.15 -strengthens upper county resource based economy,
- GPO 2.21D -provides for compatible rural based uses,
- GPO 2.43C -Promotes small scale commercial develop outside of UGA's which are compatible,
- GPO 8.8 - allows for mixed uses in rural areas and may include limited "commercial", "services"
- GPO 8.2.1 -provides for "dispersed and clustered residential development", and "recreational/commercial uses that serve local customers,
- GPO 8.2.3 -(bullet pt. 3) – Provide rural economic opportunity,
- GPO 8.12 -Compatible to the environment,
- GPO 8.13 -will preserve rural lands and environment,
- GPO 8.14 -recreational opportunities

The RV Complex component (CUP) of the overall Marian Meadows proposal we believe is consistent and meets the intent of State GMA guidelines as well as Kittitas County's Comprehensive Plan and Countywide Planning Policies.

While this project is located in rural zones, it has urban characteristics with adjacent lots sizes as small as 8,500 sf, very good access to I-90 and will be served by an existing municipal water system. The proposal has been crafted as a good fit between existing uses both within and

outside of the Easton LAMRID and as a buffer to commercial and government owned resource lands.

We see the RV Complex as a suitable buffering between

- what most likely will become expanded uses of the resource lands operated by Ellensburg Cement Products,
- expanding and enhancing the economic base within this local region,
- provide excellent financial support to the Marian Meadows community,
- support the overall general community with localized services for Recreational Vehicles,
- increase the tax base for the overall community with increase property taxes, more opportunity for real estate excised taxes with private unit sales and resales,
- expand and enhance the municipal water system for the community at large,
- provide for increased access to recreational based activities and facilities for people interested in the opportunities of Upper Kittitas County,

These advantages come with very little cost or impacts to local services or infrastructure.