



KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

LONG PLAT APPLICATION

(To divide lot into 5 or more lots, per KCC Title 16)

A preapplication conference is REQUIRED if proposing more than nine (9) lots per KCC 15A.03.020 for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference 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.

REQUIRED ATTACHMENTS

- Eight large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" copy
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
 - o Please pick up a copy of the SEPA Checklist if required
- Project Narrative responding to Questions 9-11 on the following pages.

OPTIONAL ATTACHMENTS

(Optional at preliminary submittal, but required at the time of final submittal)

- Certificate of Title (Title Report)
- Computer lot closures

APPLICATION FEES:

\$4,900.00	Kittitas County Community Development Services (KCCDS) *Preliminary Plat Fee
\$602.00	Kittitas County Department of Public Works
\$524.00	Kittitas County Fire Marshal
\$540.00	Public Health Proportion (Additional fee of \$75/hour over 12.5 hours)
\$6,566.00	Total fees due for this application submittal (One check made payable to KCCDS)

\$950.00 Kittitas County Community Development Services (KCCDS) *Final Plat Fee

\$950.00 Total fees due for final plat processing

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): <div style="display: flex; justify-content: space-between; margin-top: 10px;"> D _____ ATE: _____ RECEIPT # _____ </div>	<div style="border: 1px solid black; width: 100%; height: 80px; margin: 0 auto;"></div> <p>DATE STAMP IN BOX</p>
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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@Martens, LLC.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@Martens, LLC.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 and a portion of Sec 12, T20N, R13E

6. Tax parcel number: see attached

7. Property size: 445.42 Acres (acres)

8. Land Use Information:

Zoning: R-5 Comp Plan Land Use Designation: Rural Residential

Question #6 - Marian Meadows- Long Plat Application

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 (include as attachment):** 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. **Are Forest Service roads/easements involved with accessing your development?** Yes No (Circle)
If yes, explain: _____
11. **What County maintained road(s) will the development be accessing from?** Sparks Road

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 ~~to~~ 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:

3-17-2017

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

X Dayley W. Weis

Date:

3.17.17

Question #9 - Marian Meadows Narrative-Long Plat Narrative

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,