

# MARIAN MEADOWS ESTATES

## Question #9 :

- Project size: 445.42 acres - see question #6
- Location: See Attachment A
- Approved Site Plan: See Attachment
- Water Supply: Easton Water District #3
- Sewer/Septic: individual onsite residential, LOSS septic for RV Complex
- Features: See PUD, Long Plat and Conditional Use approvals
- Description: As Approved under KCC Ordinance 18-006, an ordinance granting approval to Marian Meadows PUD (PUD-17-0001), Conditional Use Permit (CU-17-0001) and Plat (LP-17-0001).

## Narrative:

The Marian Meadows project was implemented in 2003 after the purchase of this land from Plum Creek. Many elements were needed to be put in place for this application to become reality. In 2004, the applicant began working with Easton Water District in efforts to secure the needed water for the project. This culminated into a working Resolution #030792-2 (see attached) which included the annexation of land into the Easton Water District and an operating agreement for services.

Subsequent to securing the needed water source, the applicant explored “ideas” of what the property would support. County Code at the time would have allowed for up to 443 residential units within the project. Due to the size and scope of possible impacts, the County required and commissioned (to Parametrix) an Environmental Impact Assessment (EIS) for alternate development ideas ranging from 443 residential units down to 33 residential units. This EIS was finalized in 2011 with the Final Environmental Impact Statement (FEIS) published. This study delineated impacts related to each alternative with varying density scenarios.

The lingering economic recession during this time period delayed submittal of developmental planning into 2015. With water discussion underway and the FEIS conducted, applications were processed and submitted resulting in land use approvals with conditions that are referenced in this application. Approval of this Development was received in 2018 under Ordinance #2018-006 with conditions as discussed, analyzed and outline within this Development Agreement application.

This application will result into a working agreement with the County delineating development standards, phasing, agreement and mitigations for schools, fire related issues, development timing, needed clarification of listed conditions within Ordinance 2018-006 and operations and implementation of the Silver Creek RV Resort complex.

## Question #10 -

The proposed plat of Marian Meadows is a mixture of uses within a 445.42 acre setting. Uses include single family, attached multi-family, large parcel single family and uses allowed under CUP 17-0001. All uses fall within the condition and terms set further within Ordinance 18-006 and stipulated within the Hearing Examiners detail accounting.

- Residential Element- Consistent with KCC 17.15.060 allowing for 1 unit per 5 acres, covering single family and multifamily uses.
- RV Storage-allowed use under Ordinance 18-006, CU-17-0001, and KCC 17.15.060 within a PUD.
- RV Park and Campground- Allowed under Ordinance 18-006, CU-17-0001 and KCC 17.15.060 and via a CUP.
- RV retail and Service- allowed within Ordinance 18-006 KC Codes. This will be administered and governed as delineated within the Development Agreement provision. The purpose for a DA is: **KCC 15A.11.010-A** *development agreement may be appropriate for large, complex or phased projects, or projects which were not contemplated by existing development regulations or existing application procedures. A development agreement may include provisions which are different or in addition to other county development regulations, as long as impacts are mitigated. (Ord. 2000-07; Ord. 9810, 1998)*

A Development Agreement is a required condition of the referenced Ordinance 18-006 for the Marian Meadows plat and will address the needs for:

- Phasing,
- Mitigations for impacts to Easton School District, Kittitas County Fire District #3 and other elements as outlined with Ord. 18-006,
- Condensing densities and allowed uses under provisions within KCC for Planned Unit Developments. This includes clustered development of single-family residential uses, attached townhome uses, Recreational Vehicle storage and other recreational uses,
- The inclusion of a retail/service shop into the overall private RV complex. The overhead, management and operations of this complex will need to be administered with a level of accountability exceeding what generally is in place with traditional HOA operations. The allowance of a commercial entity which is licensed, bonded and insured will be more accountable and responsive to the oversight of governing jurisdictions,
- The commercial element will provide full time monitoring of all RV related activities, which
- Will provide accountability and responsiveness to the needs of the residential components of the overall proposal, and
- will provide an additional financial base in support of the Marian Meadows residential community,

As mentioned above, we view the Marian Meadows plat as a-typical for rural Kittitas County parcels. The parcel is located in close proximity to the Easton LAMRID with the associated services of a municipal Water District, School District, Fire Services and varied service levels of commercial and residential properties. The area could be closely compared to urban growth areas surrounding other County Cities if it was located further to the east.

Within the provisions of Washington State's Growth Management Act (GMA) LAMIRD's have unique conditions applied to them allowing for increased densities and economic development opportunities. Within Kittitas County's Comprehensive Plan, Chapter 2.4.1 earmarks these areas as small, rural communities where rural residents and others can gather, work, shop, entertain, and reside. Commercial and industrial development compatible with rural character may continue to locate and prosper in rural areas under limited conditions.

**Question #11 – KCC 15A.11.020 (5)**

- (a) Project Elements: as approved under Ordinance 18-006 inclusive of PUD-17-0001, LP-17-0001 and CU-17-0001.
- (b) Mitigations: as outlined within Ordinance 18-006 and pertaining to the Easton School District ( **Cond. #1, 1.1 & 30.3** ), Kittitas County Fire District #3 (**cond. #1, 1.2, 30.2-30.2.4** ) and elements of the RV Complex (**cond. 13** ).
- (c) RV Storage, Park, Campground and commercial use design, layout and operations.
- (d) Design Standards: Please see Included Community Standards Exhibit D.