

Marian Meadows – Specific Condition within Approval

- 1.1 - Easton School District: Mitigation shall be provided for the impacts to facilities and transportation based on a total of 53 new students. (Determined using 79% (89 units rather than 113 units) of Alternatives 3D and 5, Tenure Scenario 1, page 3-135 of the FEIS.)

See Exhibit B

- 1.2 Kittitas County Fire District #3: Mitigation shall be provided for the impacts to fire district facilities and equipment based on 89 dwelling units, RV storage, RV park, campground, or other approved commercial uses.

See Exhibit C

- 4) The non-fish stream mapped at the southern portion of the site shall be reassessed during high spring flows to determine necessary setbacks under KCC 17A.07 to be incorporated into a storm water management plan.

See Exhibit F - #4 Raedeke Stream Study

- 5) A fire management plan shall be prepared and implemented, with building covenants to ensure that homes are built with fire prevention measures consistent with County WUIC and in compliance with Easton Water District standards.

See Exhibit C

- 13) The number of units associated with the campsites and RVs shall be identified in the development agreement and final PUD development plan in order to determine road standards. Based on the traffic impact analysis provided by the applicant, the roads serving the RV condos shall minimally be 22 feet paved with 60-foot right of way (private). The roads serving the RV campsites shall minimally be 20 feet wide gravel with 60 feet of right of way (private).

See Exhibit D – Community Standards and Guidelines

- 18) Locations identified for snow storage shall be designed to accommodate storage for 84 inches of annual accumulation for the square footage of all roadways and parking areas. Snow storage areas accommodating public roadways shall be included in the public right of way dedication.

*Within this condition was comments pertaining to the “public” dedication of surface area for winter snow storage of snow accumulation of 84”. Within the plat design for Marian Meadows we have allow for a significant amount of land for this purpose that is located adjacent to the Public Roadway. This was not earmarked for public dedication and we question the County’s intention of assuming ownership and control for this use? **We ask for clarification of this condition and inclusion within the Development Agreement?***

- 27) Access easements on the subject property that benefit other properties shall not be inhibited by gates or similar structures.
We are not aware of any easements within the confines of the plat which would be impacted.
- 30.2.1 A Fire Management Plan as approved by the Kittitas County Fire Marshal shall be developed and implemented.
See #4 above.
- 31.4.1 Marian Meadows/Easton Water District shall confirm an intended connection to the Easton Water District, and then submit estimated water usage quantities, so that DOH can determine whether the precise number of new connections that are proposed for Marian Meadows can be served by the existing system or apply for a new Group A Community public water system with the DOH Office of Drinking Water.
See Exh F (31.4.1 A) Easton Water District – Water Availability Letter
See Exh F (31.4.1 B) ERU Analysis
See Exh F (31.4.1 C) DOH Loss Table
- 40) The recreational vehicles storage units shall be for the exclusive use of the recreational vehicle storage unit owner and shall not be rented to, or used by, any other person for any amount of time.
We request that the Commissions review this condition and verify intent. This was added with no input from the applicant. The CC & R's will provide restrictions over all users of the Resort. Limiting use to only ownership would appear to be a violation and restriction on private property rights.
- 48) The record contains evidence that the existing situation of occasional and irregular blockage of East Sparks Road would be exacerbated by the proposed development. To mitigate for this situation, the applicant shall develop and submit an alternative site access plan of one or more options for County review that could be utilized by residents in the event of blockage of the primary site access road (namely Sparks Road). If the County chooses to implement a road improvement district (RID) and if second access is not attainable, then the developers and future land owners shall consent to the formation of a road improvement district (RID) for a proportionate share of future mitigation addressing potential blockage of Sparks Road.

A number of alternatives have been reviewed and submitted to the County with two viable options.

The 1st alternative was the use of a route through Ellensburg Cement Products operations connecting Sparks Road to the I-90 Interchange located south.
(see Exh. F road alt. route 1)

The 2nd alternative was an emergency route from Sparks Road north via Country Drive and Silver Creek Road. This would need improvement of an abandon road

*from the end of Silver Creek Road north to intersect with Kachess Ridge Trail Head Road connecting to Kachess Dam Road and looping back to W Sparks Road. (see **Exh. F road alt. route 2**)*

Both avenues would provide immediate emergency relief for the Easton Community and both could be developed into long term solutions in overcoming the existing single access issue of E Sparks Road. The first option involves private ownership uses while the second option would involve State (Dept of DNR) and Federal (Wenatchee Natl. Forest & BPA easement) managed lands.

Currently discussions are underway for the development of a Love's Truck Stop just east of the I-90 interchange which would drastically alter truck traffic currently impacting the E Sparks Road area. This development is predicated on the improvements slated for the Water District's infrastructure earmarked within the Marian Meadows approvals.

The conditional approval also suggested the formation of a Road Improvement District for the Easton area to address regional needed improvements. We support this direction if citizens of this area (inclusive of Marian Meadows) vote for needed improvements.