

## Marian Meadows Community Standards and Guidelines

This is meant to address expectations for building standards, building types, construction means, materials used within the development. Marian Meadows is first and foremost a “residential” community and building structure will be supportive of this inclusive of the R V Complex with commercial uses.

### Section 1 - Building Types: **(no manufacture/mobile homes)**

1. Marian Meadows will support and encompass a variety of housing types from site-built construction to factory built modular construction (see Exh. D-Illustrations A) and must be sited on a permanent foundation.
2. Modular homes can be transported intact, in pieces or panelized and will be inclusive of kit designs, log structures, SIPS or other construction methods. (see Exh. D-Illustration B)
3. Building types can be single or multi-story construction meeting Kittitas County’s and International Building Code standards.
4. See attached illustrations of typical home construction suitable for Marian Meadows. (see Exh. D-Illustration C)
5. Storage complex construction will be of wood, stone, metal or masonry materials and designed and built to be consistent with building types in Marian Meadows and must meet the design criteria as set forth by the Developer. Storage Complex can include pole/timber type construction.
6. The Developer will have sole discretionary oversight of building types and building standards until 75% of homes & 75% of units are sold/occupied or developer elects to transfer oversight forward to MMOA.

### Section 2 – Building Oversight

#### 1. Building Standards.

- A. All building must be supported by a permanent foundation of concrete or similar construction as approved within Kittitas County Code. Wood foundations will not be allowed.
- B. Building materials will consist of typical/conventional materials inclusive of wood, glass, concrete and masonry, metal and or composite materials. The Developer/MMOA will have sole discretionary oversight of building means, methods and materials.
- C. All potable water connections must be connected to Easton Water District and provide for interior residential/storage fire suppression. This will be exclusive

of the 4 large parcel tracts east of the BPA power lines if variances can be obtained from Easton Water District.

2. Single Residential – (Exclusive of Large Parcel Housing)

- (a) Setbacks – 25’ front, 15’ side and rear (perimeter lot setbacks will be identified on the plat)
- (b) Height – 35’ maximum
- (c) Community structures – 10’ front, 5’ rear and sides
- (d) All habitable homes will be inclusive of automated fire suppression. Detached single family garages are not required to have fire suppression.
- (e) all parcels will use on site septic in compliance with KCC.
- (f) All construction will comply with KCC standards unless specifically addressed within the section.
- (g) Illustrations attached in Exh. D-Illustrations

3. Attached Townhome residential-

- (a) Setback – 25’ front, 15’ side and rear or as agreed by developer and complying with KCC. If building are platted on individual parcels, stated setbacks apply.
- (b) Height – 35’ maximum
- (c) Fire – all habitable buildings will be equipped with automated fire suppression. Detached garage spaces are not required to have fire suppression.
- (d) Townhomes will use on-sited septic in compliance with KCC.
- (e) All construction will comply with KCC unless specifically addressed within this section.

4. Large Tract housing (**4 parcels east of BPA lines**)\*

- (a) 50’ setback from Property lines and/or in compliance with Wildland urban Interface Code.
- (b) These parcels will not be subject to automated fire suppression requirements,
- (c) construction will be required to meet KCC standards.
- (d) Large parcel ownership is a subset of Marian Meadows but viewed as large acreage tracts suitable for ag and forestry uses. As such, they will be allowed to conduct activities suitable for rural regions of the county provided they comply with state and local ordinances.
- (e) Construction standards are exempt from the provisions of the Marian Meadows development but must comply with KCC and state statutes.
- (f) Large parcels will use on site septic in compliance with KCC.
- (g) All construction will comply with KCC unless specifically addressed within the section.

*\* The 4 large parcels in the eastern region of the project are atypical for this PUD and region and set apart from the main function of the Marian Meadows community. These parcels may share in some common facilities and shared interest of the general plat but these parcels will be treated uniquely due to their size, recreational/tourism possibilities and commercial agricultural/forestry opportunities. Measures will be in place to protect the common interest of the community but also allow for these lots to function independent of the PUD and associated CC & R's for the overall Marian Meadows plat.*

5. Community Buildings – (pool bldgs., mail fac., solid waste/recycling, etc.)

- (a) Setbacks – 10' all sides
- (b) Height – 35'
- (c) Use of onsite septic per KCC or inclusion with the RV Complex LOSS.
- (d) All construction will comply with KCC unless specifically addressed within the section.

6. R V Complex.

A. Storage Units – (see Exh. D-RV Unit Elev.)

- (a) Setbacks – 15' from natural buffer areas
- (b) One single tract with building pads to be determined. Illustration shows conceptual layout with individual 4 unit buildings and larger single building design. (See Exh. D – RV layout 1 & 2)
- (c) 6' security fencing with concertina wire at RV Complex perimeter.
- (d) Units will be equipped with fire sprinklers, gas and CO2 monitors.
- (e) R V Complex will be privately owned storage operations focusing on Recreational Vehicle usage.
- (f) are partially located within restricted Airport Safety Zone (see Exh. D-ASZ-4)
- (g) Limited exterior uses in storage (ASZ-4) zone.
- (h) No overnight use within storage (ASZ-4) zone. This is inclusive of any storage unit or the storage unit areas. Any overnight use will be required to take place in the campground or RV Pad area.
- (i) Outside storage would be limited, seasonal and primarily apply to short term storage for vehicles to be serviced. In most cases, this would be within the gated portion of the complex.
- (j) Storage unit use would be limited to fee simple ownership, tenants and guest.
- (k) Camping and RV Park usage will include restrictions for duration, seasonal uses, etc. Use of this area will be by owners/tenants and guest of Storage Complex.
- (l) all operations within the R V Complex will be required to be connected and serviced by the LOSS system within the complex.

B. RV Commercial Applications\* (see Exh. D -Commercial Location)

- (a) in place for servicing, monitoring and oversight of RV Complex operations.

(b) Building limitations- (see Exh. D – RV Comm. Illust. 1 – 3)

- RV Service Shop – 48’ x 60’ bay configuration.
- Retail Space – limited to 2500 sf or less
- Office - limited to 1000 sf and attached to Office building

(c) Commercial applications hours - 6 AM to 9 PM (Monday - Saturday)

*\* All aspects of the commercial presence within Marian Meadows will be subject to HOA oversight and governance.*

7. Community will provide Road and Trail standards per KCC. Private Roads will not be provided with curbs, sidewalks and gutters.
8. Parks and Open Spaces: The community will have community features as delineated on the plat map with natural buffers on the west and south boundaries. Trails are as shown. BPA easement and locations to the east of the easement are designated wildlife corridors.
9. Marian Meadows Roads –
  - A. **Meadow Way** is a current Kittitas County public roadway and included as “in network” to be serviced and maintained by Kittitas County public Works. Meadow Way is slated for additional improvements and further dedication to Kittitas County as shown within platting approvals.
  - B. Further extension of Meadow Way will be as a private community roadway and built to Kittitas County Road Standards.
  - C. All other community roads will be private roadways built and in compliance with KCC Road Standards.
  - D. R V Storage Complex Roadways –(Specifically addressing Condition #13- See illust. D- RV Layout) Campsite will be limited to 12 sites. R V Pads will be limited to 15 partial or full-service pads with no RV dumping provisions.
    1. Paved two lane roads within the storage complex will be 22’ wide. They will be service “driveways” included within the layout of the storage complex. Roadways designated same “one way” will be 14’ paved surfaces and act as return roads to the 2 lane surfaces. No dedication or delineation of Right of Way is planned for road surfaces within the Complex. **(see RV illustration 1 & 2)**
    2. Roadways servicing the RV Pads and Campground will be 20’ gravel surfaces for two lane roads and 14’ gravel surface for “one way” surfaces. No dedication or delineation of Right of Way is planned for road surfaces within the Complex.
  - E. **Snow Storage (Condition #18 )** Within this condition was BOCC comments pertaining to the **“public”** dedication of surface area for winter snow storage for 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?**

F. Access Easements (**Condition # 27**)

We have no knowledge of recorded or unrecorded easements over Marian Meadows. Additional Access easements will be placed for such issues as the new Water District Storage Facility.