

Marian Meadows

Phasing-Timelines

Within the approved PUD applications for Marian Meadows, a phasing sequence for the development is required. With so many unknowns of what or how the proposed plat would be approved and what elements or aspects would be included within the approvals, we provided our best expectations of how the development would proceed.

At this point in time and with a much better understanding of elements to be included within the project, we request the development agreement be inclusive of following phasing sequence.

It has become clear that the Easton Water System is in need of infrastructure/distribution updates to maintain services levels and this single issue will put the looping of an 8” water line from E Sparks Road through Marian Meadows and connected to the distribution line on the north end of Country Drive as a priority. With this in mind, we submit the following timeline for inclusion of the Development Agreement for the Plat of Marian Meadows.

Looped Water Line - Time: As negotiated with Easton Water District #3.

- Construction of looped water line will commence under a negotiated agreement with the Water District.
 - This will be inclusive of an extension of Meadow Way to the round-a-bout and dedication of roadway to Kittitas County as a Public Road.
 - Further development of the private extension of Meadow Way north as shown to the BPA Distribution lines. This will be developed to KCC private road standards and will include the extension of the power line grid from Puget Sound Energy and the improvement of said water line loop inclusive of designed fire hydrant layouts, water system valves for future sub-divisions connections and access points for private roadway extensions.
 - Included within this time frame will be the platting of the two lots just north of E Sparks Road and Meadow Way intersection. These lots will be available for sale with final plat recording.

Water Tank - Time: As negotiated with Easton Water District #3.

Water tank construction will be independent of Marian Meadows development and be closely tied to efforts with the Water District. Expectations are for this to commence construction prior to any single-family homes sales other than the 2 parcels located south of the Storage complex.

R V Complex - Time: Platting and construction will be impacted by discussions with Easton Water District #3. Expectations are for construction to commence within 24 months of the water line loop being approved and released to the District.

- Construction build out would be slated for upward of **20 years** and subject to the terms of this agreement.
- With the commencement of construction for the water line looping, the first phase of construction will be focused toward the storage complex.
 - The west side of Meadow Way will be targeted for construction 1st with fencing and vertical construction.
 - Construction will continue moving east. Estimated timing would likely be a continuous construction cycle over each summer for the next ten to **20 years** dependent on marketing conditions, etc. and include the improvements and development of the private campground and R V Park.
 - As the market develops around the RV Storage presence, the service shop and retail support facility will be built; expectations are for this to happen as 50% of the storage units are sold.
 - Estimated completion of Storage complex is by the end of 2038.

With the construction of Meadow Way north to a cul-de-sac just south of the BPA distribution lines and the required looping of the Easton Water Districts East Sparks Road distribution line in place, residential development and future phasing could conceivably happen independent of each other or additional infrastructure needs. The looped water lines will include tees and valves allowing for water line spurs to be added as needed. **We request that once Easton Water Districts current water infrastructure needs are in place, platting and construction of added lots and townhomes can be added by the land owner and subject to concurrence with the Kittitas County CDS Director.**

- Residential Single-Family Homes – As Agreed with CDS Director.
 - As noted above, with the looped water system inclusive of tees with valves, differing sections of the development can be developed independent of each other. Expectations are for adding 8 to 16 homes on to the system annually and per market demand.
- Town Homes – Construction start within 10 years from water tank completion.
 - This portion of the project is again independent of other sections and can develop as the market dictates. Expectations are for the type of housing to follow the single-family housing commencement with building #1 likely to be started on or before 2030 with build out by 2036
- Large Parcel home sites –
 - These sites are separate and stand-alone uses from Marian Meadows. While included within the PUD, we request that they be viewed and handled by the

County as independent large parcel properties. Due to location and characteristics unique to these parcels such as access, elevations and location, we will be including these into the design and platting of adjacent property to the South.