

Marian Meadows Estates

Introduction

This is a brief introduction to a development proposal for the Plat of Marian Meadows Estates.

Enclosed you will find the following:

- Property information and existing characteristics,
- Vicinity and location information,
- Ownership of the proposed parcel with common adjacent parcel ownership,
- SEPA addendum to the 2011 FEIS conducted,
- Supporting exhibits, illustrations and documentation
- Title Documentation-Subdivision Guarantee
- Applications: Planned Unit Development
Long Plat Application
Condition Use Application
Development Agreement
- Accompanied engineered plat layout and engineering,

The review of this information and the submitted applications should be viewed as individual parts to a collective application with each being an inclusive element of the whole.

References within each individual application will tie back to elements within a differing application. In essences, each part adds up to the collective whole and should not be seen as individual applications.

The information submitted within each application pertains to an 89 lot sub-division with an RV component added. The Land use designation and Zoning that these applications are based would be Rural Residential and Residential 5 (R-5) allowing for a total of 89 dwelling units. (Exh. MM#1) All inclusions are consistent and/or allowed under Kittitas County Code and supportable under Kittitas County's Comp Plan.

Within each of the applications are reactions to land use restrictions associated with the Easton Regional Airport operations.(see Exhibit-Airport) Under this overlay, single family residences are restricted or eliminated; for this reason, all density associated with ASZ-4 has been clustered to the north of this safety zone. The usage of land within the ASZ-4 and extending beyond this region are proposed for RV Storage, RV Park and Campground uses and known as the Mount Baldy RV Complex. These uses are contained within the Conditional Use Permit portion of this overall application.

Those areas north of ASZ-4 (ASZ-3 & 6) will include the clustering of density on ½ acre or larger lots. While WSDOT Airport Guidelines suggest large lot uses within these zones, this is tempered under RCW 14.12.090 (1) Reasonableness. The likelihood of flights or airport operations in this area are

greatly reduced or limited due to elevation changes of over 2000' in a short distance. (see topography maps)

As noted above, all applications are consistent with County Code and include a Development Agreement addressing design standards and phasing aspects of the development. The proposal factors in up to 20 years for total build out of the project.

Currently, the lands included within the confines of the PUD application contain 17 individual parcels comprising the 445.42 acre of the PUD. The proposed PUD would add an additional 72 dwelling units ($445.42 \div 5 \text{ ac/unit} = 89 \text{ total}$) that would be primarily clustered in the western 1/3 of the PUD (see plat map). East of the existing BPA transmission line easement would contain 4 large parcels and $10 \pm$ one acre parcels in the northwest corner.

This proposal includes:

- Approximately 1050 lf of new public roadway from Sparks Road north into the plat,
- Looping private roadways serving the 89 new parcels,
- SFR lots of 22,000 sf or larger,
- Attached townhome uses,
- Mt. Baldy RV Complex,
 - fee simple ownership of rv storage space,
 - private use of campground for RV storage owners,
 - private RV Park for RV storage owners,
- Community lands, building and recreations spaces,
- Cottage commercial space directly supporting the residential and rv ownership of Marian Meadows Estates

All uses are consistent, allowed and or supported within Kittitas County Code, Kittitas County Comprehensive Plan and Countywide Planning Policies.

The project will be serviced by the Kittitas County Water District #3. In preparations for this project, the applicant has expended considerable time, effort and funding toward upgrading and supporting Kittitas County Water District #3 State required mandates under GMA, has annexed the project into the District's Water Service Area and has agreed to substantial system upgrades in the build out of Marian Meadows. These efforts have provided substantial benefits to the District and all Easton area citizens serviced by the District.