

Marian Meadows

The preparation of and proposal for the 2016 Marian Meadows Estates development has been carefully crafted for compliance with Kittitas County's land use codes and includes guidance as we perceive it from KC's current Comprehensive Plan for those areas which are not clearly defined or allowed within code. This is particularly true in our incorporation of ideas from Chapter 8 of the KC Comp Plan for Rural and Resource Lands.

The proposed development includes application for a Development Agreement (DA), Planned Unit Development (PUD), Long Plat Application and Conditional Use Application (CU) providing for an outline of requested entitlements and condition for approvals. This will include time frames for phasing, plat requirements, open space and community land elements, land uses and commercial uses.

The Marian Meadows Estates parent parcel included within the applications will be for all of Sec. 01, T20N, R13E and 2.32 ac of Sec. 12, T20N, R13E consisting of 565.93 acres in total. Current designations in place for this parent parcel are Rural Residential and Rural Working land uses and Residential 5 and Forest and Range zoning. Our proposal will predominantly center on Rural Residential 5 land use and zoning guidelines with densities proposed at 1 unit per 5 acres. This will allow for 113 residential units clustered in the western region of the site. Factored into the proposal will be RV storage, RV Park and campground uses in close proximity to the residential clustering with added elements of commercial applications supportive of the overall development.

The Marian Meadows proposal is for the inclusion of 120.51 acres of forest and range zoned land to be included within the overall Planned Unit Development. This acreage will be added with 445.42 acres of adjacent land currently zoned Rural 5 within the PUD proposal. The following provisions will be set forth within the Development Agreement proposal:

- All 565.93 acres will be included within the density calculations for Marian Meadows Estates as 1 unit per 5 acres of land and consistent with R-5 zoning.
- Total dwelling density within the Marian Meadows proposal will be for 113 units with 12ea - 3 acre lots, 27 ea - +/- 1 acre lots, 42ea - +/-10,000 sf lots and 32 ea - townhome/attached housing uses.
- Other uses included will be for RV Storage, RV Park and Camp Ground in a separate tract with a dedicated commercial element (RV repair and retail) supporting this use,
- community common areas and buildings,
- The ownership of all community tracts will be under title to Marian Meadows Estates, and actively managed for the benefit and support of the Marian Meadows Home Owners Association (HOA). This will include the community common areas and buildings associated with the residential uses within the proposal and will be inclusive of the Forest and Range zoned lands.

- Uses related to Recreational Vehicles and campground uses as well as community commercial uses will be separate but supportive of the Marian Meadows residential community.
- Forest and Range zoned lands in conjunction with portions of the adjacent R-5 zoned land will be actively managed as productive forest land for the support of the HOA,
- The PUD will include Forest and Range zoned lands but no development will be allowed on land with this zoning.

Our Perspective is the following measures within Kittitas County Code and or goals and objectives of the Comp Plan support this proposal:

Legend- Blue highlights KCC text or goals to be noted, Yellow highlights are supportive text, Red is applicants comments

DA

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)

KCC 15A.11.015-(2) A development agreement must set forth the development standards and other provisions that shall apply to and govern and vest the development, use and mitigation of the development of the real property for the duration specified in the agreement. (3) A development agreement shall be consistent with applicable county development regulations, except as such development regulations have been modified by the development standards contained in the agreement. *We view the provisions allowed for in using a development agreement as a means for allowing the innovative and unique aspects of Marian Meadows. Specific guidelines and conditions will be outlined within the Development Agreement as to how the community in general will operate and be managed and will be detailed within the document. Mitigation will be addressed within an addendum to all applications.*

PUD-

KCC 17.36.15-Outside the Urban Growth Area (UGA) and Rural LAMIRDs: The provisions of this chapter can be used for properties over twenty (20) acres in size, except that PUDs are prohibited on Resource Lands and Rural Lands in the Rural Working Land Use Designation. *This proposal includes F & R zoned lands within the overall applications.(see below)*

FOREST & RANGE

17.56.010 Purpose and intent. The purpose and intent of this zone is to provide for areas of Kittitas County wherein natural resource management is the highest priority and where the subdivision and development of lands for uses and activities incompatible with resource management are discouraged. *We acknowledge that the use of Planned Unit Developments are prohibited in the Forest and Range zones but see our proposal s a PUD within R-5 zoning and inclusive of 120+ acres of F & R lands. Furthermore, the PUD will dedicate land within this zone as open space in perpetuity for ownership and management by the Marian Meadows residential community.*

All proposed uses are currently allowed for under current zoning overlays, within the PUD Application or via a Conditional Use provision. Below we have provided applicable portions of Table 17.15.060 showing how these uses relate to zoning overlays. While this proposal does not conveniently fit conventional land uses consistent within Kittitas County Codes it can be seen as an innovative application for rural land use designations and should easily fall within the constraints of the PUD and Development Agreement provision. All proposed residential uses

and RV storage are permitted within the PUD, RV Park and Campgrounds are permitted within R-5 zones via a CU and Retail and vehicle service and repairs are allowed with Forest and Range zones via a CU. The suggested use of modular construction is permitted within all zones.

Table 17.15.060

P Permitted	Rural Non-LAMIRD							
PA Permitted Administrative								
CU Conditional Use								
ACU Admin. Conditional Use								
* See KCC Chapter 17.08 Definitions	Rural Residential		Rural Working		Rural Recreation			Residential & R Rec
	Ag 549	Rural 549	Ag 2049	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
Ret. sales,* general				CU 36	P	CU 18	CU 18	
Vehicle/equipment service and repair*	P 16		P 16	CU 36	P 42	P 42		
Campground*	CU 12	CU 12	CU 12	CU¹² P⁵⁴ **	CU 13	CU 12	CU 12	
Rec. vehicle park*	CU	CU			CU		CU	
Rec. vehicle storage							CU	P 26
Acc. dwelling unit*	PA 27	PA 27	PA 27	PA 27 **			PA 27	PA 27
Acc. living quarters*	P 28	P 28	P 28	P 28 **	P 28		P 28	P 28
Dwelling, SFR*	P 33	P 40	P	P 34	P 1	PA 2	P	P
Dwelling, two-fam*	P		P 3	P 34	P 1		CU	P
Dwelling, multiple- family*					P 1			P
Manu. home*	P	P	P	P**	P	PA2	P	P

Furthermore, we feel the Marian Meadows Estates proposal is supportable under the County Comprehensive plan and the provisions set forth as goals and objectives for the County. In Chapter 2 the following GPO's support many of the included elements of the project:

- 2.1.1. Growth Management Act Goals - **Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.** (RCW 36.70A.020(2)) *Our proposal cluster development into _____ acres and provides for _____ of open space and community land.*
- GPO 2.2 Protect, preserve, maintain, and enhance the County's natural resource industry base, natural environment, and rural character, including but not limited to timber, agriculture, mineral, water and energy resources. *The County shall avoid land use conflicts with its resource industry by applying low residential densities to lands adjacent to resource lands. Our proposal moves development away from National Forest Resource Land accept for the NW corner of the parcel and provides for _____ acres of private land dedicated and repurposed to high value view corridors, commercial forest applications and wildlife corridor and habitat into perpetuity.*

- GPO 2.3 The County should diversify economic development by providing broader employment opportunities. *Proposal provides for short term construction and development employment with long term employment supportive of the RV, commercial and camp ground uses.*
- GPO 2.4 Encourage urban growth and development in those areas where public roads and services can support such growth, and where development will cause minimal environmental degradation, reduce the conversion of land for development, and concentrate future growth in established cities and urban growth areas. *Proposed residential uses are consistent with other existing residential uses in close proximity and provides for _____ acres of private land to be held in perpetual open space.*
- GPO 2.8 Kittitas County will cooperate with the private sector and local communities in actively improving conditions for economic growth and development.
- GPO 2.14 Kittitas County will continue to explore incentives for farming and ranching to continue as significant land uses, for example, innovative cluster platting, transfer of development rights, and planned unit developments. *Tourism (camping and RV uses) has been identified as the largest economic driver within the upper County and should be provided the same significance within this region as farming and ranching is earmarked within the lower County.*
- GPO 2.15 The development of resource based industries and processing should be encouraged in all areas of Kittitas County. When such uses are located in rural and resource lands, criteria shall be developed to ensure the protection of these lands to ensure compatibility with rural character. Consider adding a definition for "resource based industry" to the definitions in Title 17, Zoning. *Earmark Tourism as a resource based industry within the Upper County and acknowledge the conversion of large tracts of private lands into perpetual open space.*
- GPO 2.19 The County should recognize the abundance of habitat, scenic areas and views on publicly-owned lands when assessing the need for additional such lands. *Efforts to connect habitat and open space on private lands to habitat and open space on public lands shall be encouraged. The Marian Meadows proposal provides for _____ of open space which will also include scenic view areas, dedicated land uses for forest practice applications with all of this land set aside for wildlife migration corridors.*
- GPO 2.20 Efforts to retain access to public lands shall be encouraged. *Includes a provision for trail extension from existing community to National Forest land.*
- GPO 2.21A Designate sufficient available land for specialized industrial uses that are by their nature compatible with residential, agricultural, recreational, and other general land use types.
- GPO 2.21D Identify areas where mixed commercial and industrial uses can be sited if compatibility is evident.
- GPO 2.43C Promote small-scale commercial development outside of UGAs when compatible with adjacent land uses.
- GPO 2.43E Identify areas where mixed commercial and industrial uses can be sited if compatibility is evident.

Chapter 8

8.1.1 GMA Goals- "measures must be used to control rural development, assure visual compatibility of rural development with surrounding areas, reduce sprawl and protect against conflict with the use of agricultural, forest and mineral resource lands"

"Rural Character" is defined in the Act as lands where:

- open space and visual and natural landscape predominate over the built environment,
- opportunities exist for traditional rural lifestyle and rural based economies,
- spaces and development are compatible with wildlife habitat,
- undeveloped land is not converted to development of sprawl and low density,
- activities generally do not require extension of urban governmental services, and
- land use is consistent with protection of surface and ground water flows and recharge/discharge areas.

"Rural development" refers to development outside the urban growth area and outside agricultural, forest, and mineral resource lands designated pursuant to RCW 36.70A.170. Rural development can consist of a variety of uses and residential densities, including clustered residential development, at levels that are consistent with the preservation of rural character and the requirements of the rural element."

8.1.2 County Policies-

GPO 8.1 Rural lands are characterized by a lower level of services; mixed residential, agricultural and open space uses; broad visual landscapes and parcels of varying sizes, a variety of housing types and small unincorporated communities.

GPO 8.2 Rural lands often have an established land use pattern that inhibits urban character and are generally, and anticipated to continue to be, served by septic systems and individual wells or small community water systems.

GPO 8.3 The County shall promote the retention of its overall character by establishing zoning classifications that preserve rural character identified to Kittitas County.

GPO 8.4 Development in rural areas is subject to agricultural and forestry activities that may take place as a right on adjacent properties. *The 2016 Marian Meadows proposal mitigates adjacent National Forest Uses and resource land impacts with community owned land and uses which are comparable, consistent and under control of community ownership.*

GPO 8.5 In order to protect and preserve Resource Lands, non-resource development and activities on adjacent Rural lands shall require preservation of adjacent vegetation, existing landforms (e.g. ravines) or use of other methods that provide functional separation from the resource land use. Included within the proposal. *Allowed for within 2016 proposal.*

GPO 8.7 The use of cluster platting and conservation platting shall be limited to specific rural areas to lessen the impacts upon the environment and traditional agricultural/forestry uses and to provide services most economically. The use of other innovative land use techniques that protect rural character and resource land uses will be evaluated for future implementation. *Allowed for within 2016 proposal.*

GPO 8.8 A certain level of mixed uses in rural areas and rural service centers is acceptable and may include limited commercial, service, and rural industrial uses. Resource Lands are areas which provide commercial agriculture, forestry, and mineral resources. Kittitas County planning policies addressing Resource Lands include: *The 2016 development proposal includes a provision of commercial uses specifically targeted to this community. By including RV service, repair and supply along with limited staples needed by the residential community, the proposal promotes an inclusive community which will be less dependent on services located miles away. Furthermore, inclusion of these services will drastically reduce the carbon footprint of the proposal and be supportive of the general community in close proximity.*

GPO 8.9 Protecting and preserving resource lands shall be given priority. Proposed development allowed and adjacent to resource lands shall be conditioned to protect resource lands from negative impacts from that development. Protecting and preserving resource lands shall be given priority. *2016 proposed development provides for protections to adjacent lands by providing substantial open space within the proposal as a buffer between existing commercial forest and proposed new developemnt.*

8.2.1 Introduction- Rural land uses consist of dispersed and clustered residential developments, farms, ranches, wooded lots, and agricultural and recreational/commercial and industrial uses that serve local and national and international populations as customers.

Study shows that cluster development, when used not to increase density, creating suburban or urban-like environments, are most marketable, and preserve "open spaces" desired by communities and potential residents most effectively of all development techniques at this time *We believe this proposal supports and furthers this objective.*

8.2.3 Purpose -

- Preserve and maintain the rural character of Kittitas County.
- Sustain and protect the westerly mountainous, recreational open space, and its easterly non-resource agricultural and rangeland activities. *Steep slope converted to open spaces,*
- Provide rural economic opportunity. *Commercial, Recreational vehical and campground.*
- Offer opportunity for a variety of rural density and housing choices while maintaining rural character and protecting health and safety. *3 acre lots, 1 acre lot, smaller mirco housing, townhomes.*
- Provide for infrastructure and services necessary to rural development. *Design includes connections to existing municipal water system, design and engineered community septic systems and the extension of public roadways.*

GPO 8.12 Incentive-based land use strategies will be examined and adopted to encourage land uses which are compatible to the rural environment. *Overall density is 1 unit per 5 acres.*

GPO 8.13 Encourage development activities and establish development standards which enhance or result in the preservation of rural lands. *Proposal provides clustering of dwellings and other uses, buffered protections to existing resource lands and ____ acres of open space toward preserving wildlife and native habitat.*

GPO 8.14 Allow for a variety of rural densities which maintain and recognize rural character, agricultural activities, rural community and development patterns, open spaces and recreational opportunities. *Included qualities.*

GPO 8.14A Only allow comprehensive plan amendments, rezones, bonus densities, and other measures that increase rural densities where adequate supplies of potable water are available that will not adversely affect surface and ground water and agriculture. *Adequate water supply has been included from and existing municipal water source.*

GPO 8.14B Set allowed densities based on the available water resources and reserve adequate resources to support the Kittitas County's economic base including agriculture. *Allowed for.*

GPO 8.14C Development shall be located distances from streams, rivers, lakes, wetlands, critical areas determined necessary and as outlined within existing Shorelines Management Program, the Critical Areas Ordinance and other adopted resource ordinances in order to protect ground and surface waters. *Proposal protects and preserves steep slopes and critical habitat.*

GPO 8.15 Uses common in rural areas of Kittitas County enhancing rural character, such as agriculture uses in Lower Kittitas and rural residential uses and recreation uses in Upper Kittitas shall be protected from activities which encumber them. *Proposal is inclusive of rural residential uses and recreational uses.*

GPO 8.16 Give preference to land uses in Rural designated areas that are related to agriculture, rural residential development, tourism, outdoor recreation, and other open space activities. *Included within proposal.*

GPO 8.18 Limit development in rural areas through density requirements that protect and maintain existing rural character, natural open space, critical areas, and recreation areas. *Direct rural development to lands that have adequate public services. Included within proposal.*

GPO 8.19 Develop buffer standards and regulations that will be used between incompatible rural uses. *Included within proposal.*

GPO 8.20 Cottage and home occupation which are rural in nature are allowed within all rural land use designations and regulations. Impact upon surrounding environments and upon existing public services shall be considered when such industries are proposed. *Proposed small commercial uses will be support of this new community but also provide needed service to the current residential base.*

8.2.4 Rural Lands are divided by function of the uses intended. The purpose of placing certain lands in these land use designations is to accommodate these various functions. Designations of rural lands are intended to categorize lands within the County so that they:

- Permit residential development in rural areas which enhance and protect rural character; *density ave. of 1 unit/5 acres*
- Preserve and protect non-resource forests and agriculture lands which are dominant in Kittitas County; *Provides substantial opens space buffers between proposed development and residential uses and commercial forest.*
- Provide opportunity for development for recreational purposes which are consistent with rural character and protect public health and safety; *Recreational vehicle storage, RV Park uses and campground,*and
- Provide opportunity for limited development of rural community.

GPO 8.23B New rural residential development shall provide adequate water for domestic use, *Included by connection to municipal supply,*

GPO 8.28 Clustering of development can only occur where it results in the protection of open space and protects against conflicts with the use of farming or other resource lands. *When clustering of development is proposed on land that shares boundaries with public lands and provides existing public access to recreational uses on adjacent public lands, easements for public access connections shall be considered during development review. The open space portion of the cluster development shall be located to protect wildlife habitat and migration corridors* *The 2016 proposal provides for open space buffers adjacent to public lands and allows for a negotiated public easements on the N E corner for continued use of the Easton Ridge Trail.*

GPO 8.32A Cluster residential development in forest areas must be sited to maintain visual compatibility with the surrounding landscape and to limit the removal of natural vegetation and trees. *Included within proposal.*

GPO 8.33 Planned Unit Developments (PUD) in rural areas can only be established where such developments will not result in high density environments which require urban services and reduce maintenance of rural character. *Proposal provides for 1 unit per 5 acres, does allow for clustering with the majority of land set aside as community open space.*

GPO 8.34 Innovative housing developments which preserve rural character will be encouraged.

GPO 8.35 Future amendments should consider placing more emphasis on public benefits that can be accessed and enjoyed by the general public, such as public access trails, publicly accessible formal and informal recreation features, and contiguous open space protected in perpetuity through conservation easements. *Proposal is open to inclusion of a public access trail in the NE corner and continuation of public use for the existing Easton Ridge Trail in the N W Corner of the parcel.*