

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

DEVELOPMENT AGREEMENT

(A legislative action allowing different or additional development regulation per KCC 15A.11)

A **preapplication conference** is encouraged for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

WHEN IS A DEVELOPMENT AGREEMENT USED?

A development agreement is typically used for large, complex, or phased projects, or projects which were not contemplated by existing development regulations or application procedures. A development agreement may include provisions which are different or in addition to other county development regulations, as long as impacts are mitigation. Procedures are described in detail in Chapter 15A.11. The County shall only approve a development agreement by ordinance or resolution after a public hearing. The hearing shall be before the Board of County Commissioners, unless otherwise assigned.

REQUIRED ATTACHMENTS

- Site plan of the property with all proposed buildings, points of access, roads, parking areas, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, natural features such as contours, streams, gullies, cliffs, etc.
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
- Project Narrative responding to Questions 9-11 on the following pages.

APPLICATION FEES:

\$780.00 Kittitas County Community Development Services (KCCDS)
 Kittitas County Department of Public Works
 Kittitas County Fire Marshal

\$780.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): <div style="display: flex; justify-content: space-between; margin-top: 10px;"> D _____ ATE: _____ RECEIPT # _____ </div>	<div style="border: 1px solid black; width: 100%; height: 80px; margin: 0 auto;"></div> <p>DATE STAMP IN BOX</p>
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COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

GENERAL APPLICATION INFORMATION

1. **Name, mailing address and day phone of land owner(s) of record:**
Landowner(s) signature(s) required on application form.

Name: Easton Ridge Land Company, Inc.
Mailing Address: P O Box 687
City/State/ZIP: Roslyn, WA 98922
Day Time Phone: _____
Email Address: _____

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Martens Entereprises, LLC
Mailing Address: P O Box 458,
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: 509-674-7271
Email Address: Jerry@MartensLLC.com

3. **Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.

Name: Jerry Martens
Mailing Address: P O Box 458,
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: 509-674-7271
Email Address: Jerry@MartensLLC.com

4. **Street address of property:**

Address: off Sparks Road
City/State/ZIP: Easton, WA

5. **Legal description of property (attach additional sheets as necessary):**

See Attached

6. **Tax parcel number:** See Attached

7. **Property size:** 445.42 acres (acres)

8. **Land Use Information:**

Zoning: R-5 Comp Plan Land Use Designation: Rural Res.

Question #6 - Marian Meadows- Long Plat Application

Included parcels, zoning and land use designations

Residential 5 Parcels:		located in sec. 01 T20N, R13E	
950625	6.01	acres	
950626	6.01	acres	
950627	165.97	acres	
956193	20.14		
956194	20.21		
956198	20.04		
956199	20.00		
956200	20.03		
956204	20.03		
956205	20.41		
956206	21.07		
956207	20.12		
956208	20.06		
956209	20.76		
956210	21.24		
12080	21.00		
		Total R-5 Acreage	443.10 acres

Residential-5 parcel		located in Sec. 12, T20N, R13E	
950628	2.32	acres	2.32 acres

Total acres involved in PUD	445.42 acres
Total acres to be developed (see MM #2 89 lot illustration & layout)	+/- 170 acres

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 9. **Narrative project description:** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- 10. **Give specific reasons why this project is suitable for a development agreement.**
- 11. **Which development standards set forth in KCC 15A.11.020(5) will be included in this development agreement?**

AUTHORIZATION

- 12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

X Jerry T. Martens

Date:

3-17-2017

Signature of Land Owner of Record
(Required for application submittal):

X Debra M. Webb

Date:

3-17-17

MARIAN MEADOWS ESTATES

Question #9 –

- Project size: see question #6
- Location: See Exh. MM #1
- Water Supply: See Water section
- Sewer/Septic: individual onsite residential, LOSS septic for RV Complex
- Features: See PUD and Long Plat applications
- Description: See Section #1 – Marian Meadows Introduction
See Conditional Use covering RV Storage, RV Park and Campground uses

Question #10 -

The proposed plat of Marian Meadows is a mixture of uses within a 445.42 acre setting, all within R-5 zoning. The setting for this plat is atypical in comparison with most rural Kittitas County land as it will be served by the municipal water source of KCWD #3. The proposal is requesting the project be phased over a period of 20 years and provides for the following:

- Residential Element- Consistent with KCC 17.15.060 allowing for 1 unit per 5 acres, covering single family and multifamily uses.
- RV Storage-allowed use under 17.15.060 under a PUD.
- RV Park and Campground- Allowed within R-5 zones under 17.15.060 and via a CUP.
- RV retail and Service- not addressed in KC Codes. We are asking that this provision be allowed under the Development Agreement provision. The purpose for a DA is:

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)

Including a Development Agreement for the Marian Meadows plat will satisfy the needs for:

- Phasing,
- Condensing the density allowed under R-5 zones into a clustered development of single family residential uses, attached townhome uses, Recreational Vehicle storage and other recreational uses,
- The inclusion of a retail/service shop into the overall private RV complex. The overhead, management and operations of this complex will need to be administered with a level of accountability exceeding what generally is in place with traditional HOA operations. The allowance of a commercial entity which is licensed, bonded and insured will be more accountable and responsive to the oversight of governing jurisdictions,
- The commercial element will provide full time monitoring of all RV related activities, which
- Will provide accountability and responsiveness to the needs of the residential components of the overall proposal, and
- will provide an additional financial base in support of the Marian Meadows residential community,

As mentioned above, we view the Marian Meadows plat as atypical for rural Kittitas County parcels. The parcel is located in close proximity to the LAMRID of Easton with the associated services of a municipal Water District, School District and Fire Services and varied service levels of commercial and residential properties. The area could be closely compared to urban growth areas surrounding other County Cities if it was located further to the east.

Within the provisions of Washington State's Growth Management Act (GMA), LAMRID's boundaries cannot be expanded but services within the LAMRID can be extended to areas beyond its boundaries. Within Kittitas County's Comprehensive Plan, Chapter 2.4.1 earmarks these areas as small, rural communities where rural residents and

others can gather, work, shop, entertain, and reside. Commercial and industrial development compatible with rural character may continue to locate and prosper in rural areas under limited conditions.

We believe the Marian Meadows proposal is supported under the following provisions within the County's Comprehensive Plan:

Question #11 – KCC 15A.11.020 (5)

(a) Project Elements: Proposed residential uses are permitted under 17.15.060
Proposed RV uses are allowed within PUD via CUP – 17.15.060
Limited commercial is being requested as a logical and logistical inclusion under the Development Agreement.

(b) Mitigations: see SEPA attachment-mitigations

(c) Design Standards:

Overall Community:

- Height- 35' or under
- Water- all potable connections must connect to KCWD #3
- Buffers- remain in a natural state. (maintenance and firewise permitted)
- Setbacks- Community Structures; 10' front, 5' side and rear

Single Family Residential

- Setbacks- Residential- 25' front, 15' side and rear
- Fire Per County Standards

Large Tract Residential

- Setbacks- 50' and/or compliance with Wildland Urban Interface code
- Fire Per County Standards

Attached Townhomes

- Setbacks- 25' front, 15' side and rear
- Fire Interior sprinklers required

RV Complex

- Setbacks- 15' from natural buffer areas
 - one single tract with building pads to be determined. Illustrations show conceptual layout with individual 4 unit configurations.
 - 6' security fencing at RV Complex perimeter.
- Fire- - fire sprinklers, gas and CO2 monitors
- RV Complex storage
 - privately owned storage operations focusing on Recreational Vehicle uses.
 - Limited exterior uses in storage (ASZ-4) zone.
 - No overnight use within storage (ASZ-4) zone.
 - 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.
 - Use is limited to owners, tenants or guest.
 - Camping and RV Park use would include restriction for duration, etc.

- RV Commercial
 - in place for servicing, monitoring and oversight of RV Complex operations. This application would be independent of the residential uses and would provide accountability and representation for the RV uses with the residential HOA.
 - Building limitations- RV Service shop- 48' X 60' 3 bay configuration
 - Retail space – limited to 2500 SF or less
 - Office - limited to 1000 SF or less
 - hour limitations would apply and be set within C C & R's

(d) Road and Sidewalks: Public and Private roads to rural County standards, community trails in lieu of sidewalks

(e) Affordable Housing: our hopes are this will be provided within townhome configurations

(f) Water, Sewer, Storm, other:

- Water- see Water exhibit for requirements and mitigations,
- Sewer- Residential- on site septic
 - Townhomes- combined septic for each building
 - RV Complex- large on site septic (LOSS)
- Storm- see plat map for areas and easements

(g) Parks and open spaces: The project will have community feature as delineated on the plat map with natural buffers on the west and south boundary. Trails are as shown. BPA easement and locations to the east of easement are designated wildlife corridors.

(h) Project Phasing: Total project duration (20 years) (see attached phasing layout)

- SFR Residential is anticipated to be completed in 6 to 7 divisions over a 20 year time frame.
- Townhomes slated as 1 to 3 divisions over 12 years.
- Water system improvements (see Water exhibit)
- RV Complex
 - Exterior perimeter fencing: 3 years
 - Storage: no divisions but expectations are for a 20 year build out.
 - Campground/RV Park: 5 year construction
 - Commercial: 7 year build out

(i) See Funding Agreement

(j) Planned Build out over a 20 year time period. **Add provisions for modifications to agreement**

(k) County public process as provided for in Chapter 15A.11 KCC will be followed. **Add provisions for modifications to agreement**

(l) The four large parcels in the eastern region of the property are atypical for this PUD and general region and set apart from the main functions of the Marian Meadows community. While these large lots will share in common utilities and some shared interest of the general plat, we are suggesting that these lots be treated uniquely due to their sizes, recreational/tourism possibilities and commercial/agricultural opportunities. Measures will be in place to protect the common interest of the community but also allow for these lots to function independent of PUD or CC&R's for the overall Marian Meadows Plat.

Applicant input on how the 2016 modified Marian Meadows Applications conform or adhere to Kittitas Counties Comprehensive plan and Countywide Policies.

Urban Related Lands:

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 22.45 acres of private land to be held in perpetual open space. directs growth to a region with urban levels of service, adequate roads and within close proximity to established LAMRID.

GPO 2.8 Kittitas County will cooperate with the private sector and local communities in actively improving conditions for economic growth and development.

-provides rural based economic development targeted to Tourism.

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. **(assumption that this would include Tourism for the upper County)**

- 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 2.21D Identify areas where mixed commercial and industrial uses can be sited if compatibility is evident.

-provides for compatible rural based uses,

GPO 2.43C Promote small scale commercial development outside of UGAs when compatible with adjacent land uses.

-the proposed RV Complex is consistent with this GPO.

Rural Related Lands;

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

-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 targeted toward tourism reduces the dependences 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.

Within the County's Comprehensive Plan, there is clear discussion for the preservation, support and promotion of "Resource lands" which are clearly and plainly identified as commercial agriculture, forestry and mineral resources. There is no mention of how the County will promote, support or enhance the Upper County primary economic driver of tourism. The proposed Marian Meadows plat will be supportive and promote tourism within the upper county region.

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.
- The most common uses in rural lands are agriculture, recreation and logging, which have been basic industries historically and remain important in terms of employment, income and tax base.

It is our opinion that the modified that the modified 2016 proposal supports all of the points above.

8.2.3 Purpose of Rural Lands -

- 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. *Parcel steep slope are preserve in large lot format preserving the views and potential for commercial forestry applications.*
- Provide rural economic opportunity. *Commercial, Recreational vehicle and campground.*
- Offer opportunity for a variety of rural density and housing choices while maintaining rural character and protecting health and safety. *Large lots, acreage parcels small ½ acre parcels and 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 8.8 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

-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 targeted toward tourism and reduces the dependences 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.

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GPO 8.12 Incentive-based land use strategies will be examined and adopted to encourage land uses which are compatible to the rural environment.

- densities consistent with R 5 zones using clustering

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 residential uses and 22.45 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.

- the modified proposal includes a mixture of housing elements from ½ acre sized tracts and larger. This is consistent with existing housing throughout this area. Total density is based on 1 unit per 5 acres with clustering to preserve large tracts.

GPO 8.13 Encourage development activities and establish development standards which enhance or result in the preservation of rural lands.

- proposal preserves large tracts on steep slopes, buffering to adjacent community and commercial resources lands and promotes, enhances and supports the tourism based economy with Recreational based services.

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.

- maintains rural densities with a mixture of residential parcels sizes and promotes and enhances the rural community, opens spaces and recreational opportunities.

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.

- proposed project will connect to KCWD #3

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.

- proposed project will connect to KCWD #3

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 protections for critical areas, is consistent with rural residential densities and uses, includes community recreational features and provides for new recreational uses and economic opportunities. .

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.

- proposal includes rural residential development, tourism, outdoor recreation and open space activities.

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.

-proposed development is consistent with rural R-5 zones maintaining rural characteristics, includes natural open space components, protects critical areas and promotes recreation and recreational base economy.

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

- Proposal provides for natural landscape buffers between existing residential uses, includes 200' setbacks from commercial forest and provides for 150' plus buffering between new small parcel properties and large land tracts.

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. The inclusion of the RV Complex will provide financial support and assistance to the Marian Meadows Residential element and the demands of community lands upkeep and overhead.

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 modified 2016 proposal provides for open space buffers adjacent to public lands, building setback buffers from both public and private lands and allows for a dedicated open space wildlife corridor.

GPO 8.32 A 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.

- Modified 2016 proposal provides for native landscape buffers and the retention of view corridors on the eastern steep slope by way of platting large home site tracts.

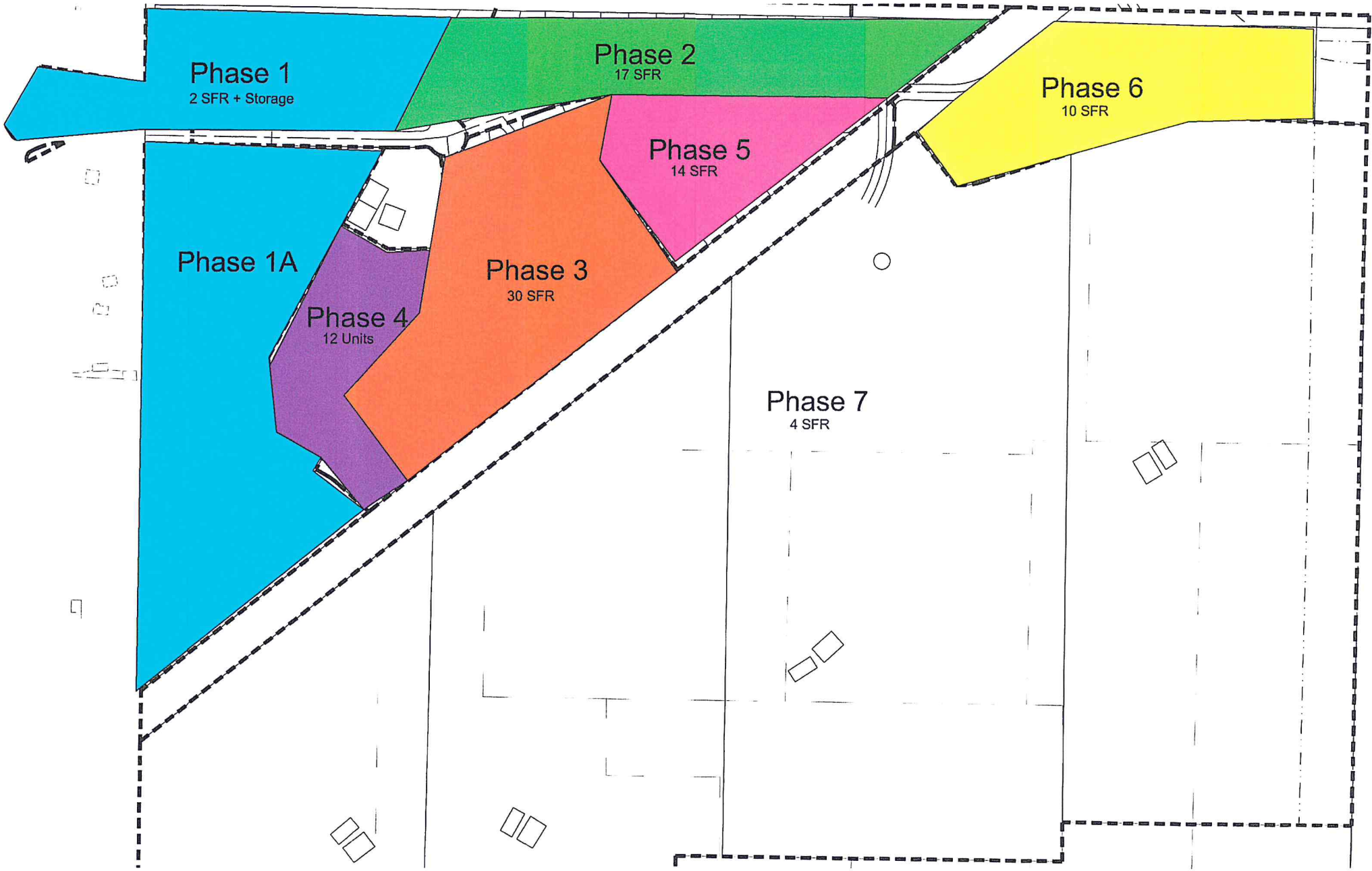
GPO 8.33 Planned Unit Developments (PUD) in rural areas can only be established where such developments will not result in high density environments which require urban services and reduce maintenance of rural character.

- 2016 modified proposal provides for clustering of homes sites but maintains the rural ratio of 1 unit per 5 acres. The use of clustering allows for limited encroachment into critical areas, preserves and protects steep slopes, provides buffering and setbacks from commercial forest lands and allows for open space wild life corridors.

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

- Housing plan includes a mixture of lot sizes and includes a portion for attached townhomes. The proposal incorporates a private RV Complex for the storage of recreational vehicles and promotes the rural economy with a RV Park and Campground uses.

An active and viable commercial component will represent both interest (residential and RV) within Marian Meadows Estates. Expectations are this applications would be more representative of a Cottage or small operation in size with a 2 or 3 bay (48' X 60') service area, 2500 sf of retail area and up to 1000 sf of office space and servicing primarily the Marian Meadows community.



Phasing Illustration