

**STAFF REPORT
CAVALLINI SUBDIVISION**

TO: Douglas County Hearing Examiner
FROM: Douglas County Land Services Staff
RE: Cavallini, P-08-03
DATE: June 9, 2008

I. GENERAL INFORMATION

Requested Action: Splash Properties LLC has submitted a major subdivision application for a 20 lot major subdivision. Proposed lot sizes range from 5,001 square feet to 8,571 square feet in area, with an average lot size of 7,272 square feet. The applicant is proposing to use the lot size averaging provisions in Chapter 17.72, EWMC as adopted by Douglas County.

Location: The subject property is located between 27th Street NW at the Loop Trailhead and the south end of Riverwalk Place. The property is further described as being located within the south third of Section 27, Township 23 North, Range 20 East, W.M., in Douglas County, Washington. The Douglas County Assessor Number for the subject property is 40700006200.

II. SITE INFORMATION

Total Project Size:	4.15 acres
No. of lots	20
Domestic Water:	East Wenatchee Water District
Sewage Disposal:	Douglas County Sewer District #1
Power/Electricity:	Douglas County PUD
Fire Protection:	Douglas County Fire District #2
Telephone Service:	Verizon

Site Characteristics: The subject property is characterized as flat with a gentle slope to the west towards the river. The site is a former orchard and is currently vacant.

North: Single Family Homes – Plat of Two Rivers Estates

South: Large lot single family homes, Orchard

East: Large lot single family homes, Orchard, NW Empire

West: Vacant, Loop Trail 27th Street Trailhead, Douglas County ROW

Access: The subdivision will access 27th St. NW and Riverwalk Place. The proposal will extend Riverwalk Place through the subject property to connect to 27th St NW. The extended Riverwalk Place shall be constructed to Urban Local Access Standards. All roadway improvements would be the responsibility of the developer.

Zoning and Development Standards: The subject property is located within the Low Residential (R-L) Zoning District, which allows for subdivisions.

The Growth Management Act identifies that urban growth areas are lands intended for annexation by the adjacent city within 20 years. Based on this, Douglas County has

adopted city development regulations within their urban growth areas in order to guide growth according to city standards and ease the transition during future annexations. On March 28, 2007, Douglas County adopted Ordinance 07-01H which adopted sections of Title 17 'Zoning' of the East Wenatchee Municipal Code within the unincorporated portions of the East Wenatchee Urban Growth Boundary.

Major Subdivisions:

The requirements of Title 17, "Subdivisions", Douglas County Code, apply to the design and review requirements for approval of major subdivisions of 5 or more lots, parcels or tracts.

III. COMPREHENSIVE PLAN:

The Greater East Wenatchee Area Comprehensive Plan designates this property as Low Residential. The density permitted in the Low Residential designation is 6 residences per acre. The following goals and policies set forth in the comprehensive plan are relevant to this development:

HOUSING

GOAL: To provide for a sufficient number of safe, attractive and affordable residences for people of all income levels.

GOAL: To provide for a variety of housing types and densities to ensure a range of affordable housing options for all segments of the community.

GOAL: To insure that public facilities and infrastructure are available to support development at urban densities in advance of or concurrent with development.

POLICY H-1: Require residential development at urban densities to locate within urban growth areas consistent with the comprehensive plan.

POLICY H-6: Require the construction of sound, safe, and sanitary dwelling units.

POLICY H-13: New residential development in the urban growth area must be concurrently served by a full range of urban governmental services. On-site sewage disposal systems are a temporary option in the urban growth area and may not be appropriate in some circumstances due to soil conditions, proximity to ground and surface water resources and the availability to public sewer. "Dry Lines" for centralized public collection should be installed at the time of development to facilitate eventual connection at a lower cost.

POLICY H-23: Ensure that new developments provide adequate street illumination.

UTILITIES

GOAL 1: Facilitate the development of all utilities at the appropriate levels of service to accommodate growth that is anticipated to occur in the Area, in a fair and timely manner.

POLICY UT 2: A full range of urban services shall be provided within the entire urban growth area by promoting utility extensions to those areas needing urban services.

POLICY UT 4: Insure that development take into account the timely provision of adequate and efficient utility systems.

POLICY UT 5: The cost of on-site utility improvements or site preparation for developments, such as surface drainage, utilities, and water and sewer systems should be the responsibility of private enterprise.

POLICY UT 7: Facilitate the provision of urban services to all areas in the urban growth area by sizing and locating new services that will efficiently accommodate future service extensions.

POLICY UT 10: Require the under-grounding of utility wires, where feasible.

GOAL 5: Provide an efficient surface and stormwater management system that serves community residences and business in a manner that makes efficient use of limited resources and minimizes damage to public and private property from flooding events.

POLICY UT 25: Require new developments locate required stormwater management facilities on-site unless a regional facility benefiting drainage has been constructed with sufficient excess capacity to serve the development

TRANSPORTATION

GOAL: Provide a balanced transportation system that meets the needs of the community by accommodating the movement of people, goods, and services at an optimum level of safety, economy and efficiency.

GOAL: Ensure adequate and safe access to property via a system of public and private roads.

POLICY T-5: As development occurs, require the extension of dead-end streets which improve access and circulation.

POLICY T-6: As public and private development occurs, ensure that transportation system improvements have adequate streets, sidewalks and walkways; and are consistent with the transportation and adopted system design.

POLICY T-16: Design transportation facilities within the Greater East Wenatchee Area that minimize adverse environmental impacts resulting from both their construction and use.

POLICY T-18: Allow land use changes only when proposals are consistent with the adopted transportation level of service standards of the comprehensive plan.

POLICY T-24: All road construction projected shall meet or exceed the minimum requirements for stormwater runoff.

IV. ENVIRONMENTAL REVIEW

Douglas County issued a Determination of Non-significance on November 2, 2007 in accordance with WAC 197-11-355 (Optional DNS).

VI. AGENCY AND PUBLIC COMMENTS:

Applicable agencies have been given the opportunity to review this proposal. Agency comments have been included as Attachment A.

VII. PROJECT ANALYSIS

In review of this proposal it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

Comprehensive plan consistency:

The proposal is consistent with the goals and policies of the Greater East Wenatchee Area Comprehensive Plan. The proposed lot sizes meet the density standards for residential lots. Policy H-13 requires that urban development within the urban growth area be served concurrently with urban services. The development will be served by the full range of urban services. The first goal of the transportation chapter strives to provide a balanced transportation system that meets the needs of the community by accommodating the movement of people, goods, and services at an optimum level of safety, economy and efficiency.

Consistency with the provisions of Title 17, "Subdivision", D.C.C.:

As conditioned, the proposed subdivision is consistent with the provision of this title.

Consistency with the provisions of the R-L Zoning District, Chapter 17.24, E.W.M.C. as adopted by Douglas County:

The proposed residential lots exceed the foot minimum lot depth. Lots are proposed to utilize lot size averaging provisions. Upon review, all lots appear to have an adequate building envelope outside of required setbacks.

As conditioned, the proposal is consistent with the provisions of this chapter.

Consistency with the provisions of Lot Size Averaging, Chapter 17.72.045, E.W.M.C. as adopted by Douglas County:

The calculated to size for all lots plus tracts is 7,271 square feet which exceeds the 7,000 square foot minimum required by the R-L zoning district. All lots are greater than 3,000 square feet. All lots proposed to be less than 7,000 square feet are at least 40 feet wide.

Consistency with the provisions of D.C.C., Chapter 20.34, "Stormwater Drainage"

The applicant has submitted a preliminary stormwater plan developed by a professional engineer licensed in the State of Washington. As conditioned, the proposal is consistent with the provisions of this chapter.

Consistency with the provisions of D.C.C., Title 12 "Road Standards"

The applicant has submitted a preliminary design and traffic impact study, both developed by a professional engineer licensed in the State of Washington. In order to facilitate the best possible road and pedestrian network circulation; Section 12.52.030 (A)(2) authorizes the requirement that the layout of roads to provide for the extension of existing roads to complete road connections. The applicant has submitted a road layout that provides for the extension of Riverwalk Place and its connection to 27th St. NW.

Off-site frontage improvements shall be required along 27th St. NW to the corner of 27th St NW and Empire Ave. This extension of improvements will provide for the continuity of pedestrian circulation facilities to and from the subdivision and to the Loop Trail Trailhead. The requirement of off-site frontage improvements is authorized by DCC Section 12.50.150. The applicant owns the property that is the subject of the off-site improvements.

As conditioned, the proposal is consistent with the provisions of this title.

Agency comments:

Agency comments from the Douglas County Transportation Services, Douglas County Land Services – Building, Douglas County – GIS, Douglas County Assessors Office, the Chelan – Douglas Health District, the Washington State Department of Ecology, Douglas County Fire District #2, Douglas County PUD, Douglas County Sewer District No. 1, East Wenatchee Water District, Verizon, and Eastmont School District, have identified mitigation or project design required for the subdivision. These comments have been included as conditions of approval to address these agency concerns.

VIII. RECOMMENDATION

As conditioned below, this application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 17 of the East Wenatchee Municipal Code as adopted in Ordinance # 07-01H, Title 17, 19 and 20 of the Douglas County Code and the Greater East Wenatchee Area Comprehensive Plan. Staff recommends approval of P#08-03 subject to the following findings of fact and conditions:

Suggested Findings of Fact

1. The applicant is Splash Properties LLC, 788 Grant Road, East Wenatchee WA.
2. General Description: Splash Properties LLC has submitted a major subdivision application for a 20 lot major subdivision. Proposed lot sizes range from 5,001 square feet to 8,571 square feet in area, with an average lot size of 7,272 square feet. The applicant is proposing to use the lot size averaging provisions in Chapter 17.72, EWMC as adopted by Douglas County.
3. Location: The subject property is located between 27th Street NW at the Loop Trailhead and the south end of Riverwalk Place. The property is further described as being located within the south third of Section 27, Township 23 North, Range 20 East, W.M., in Douglas County, Washington. The Douglas County Assessor Number for the subject property is 40700006200.
4. Site Information:

Total Project Size:	4.15 acres
No. of lots	20
Domestic Water:	East Wenatchee Water District
Sewage Disposal:	Douglas County Sewer District #1
Power/Electricity:	Douglas County PUD
Fire Protection:	Douglas County Fire District #2
Telephone Service:	Verizon

5. Site Characteristics: The subject property is characterized as flat with a gentle slope to the west towards the river. The site is a former orchard and is currently vacant
6. Surrounding Property: To the north, Single Family Homes – Plat of Two Rivers Estates; to the south, Large lot single family homes, Orchard, to the east, Large lot single family homes, Orchard, NW Empire; to the west, Vacant, Loop Trail 27th Street Trailhead, Douglas County ROW.
7. The subject property is located within the Greater East Wenatchee Planning Area.
8. The subject property is located within the East Wenatchee Urban Growth Area.
9. The Comprehensive Plan Designation is Low Residential.
10. The subject property is located in the R-L zoning district which allows for subdivisions as permitted uses.
11. On March 28, 2007, Douglas County adopted Ordinance No. 07-01H which adopted portions of Title 17 of the East Wenatchee Municipal Code within the unincorporated portions of the East Wenatchee Urban Growth Area.
12. RCW 58.17.110(2) requires that appropriate and adequate provisions be made for streets or roads, alleys or other public ways.
13. The subdivision will access 27th St. NW and Riverwalk Place. The proposal will extend Riverwalk Place through the subject property to connect to 27th St. NW.
14. Off-site frontage improvements are required in accordance with Douglas County Code Section 12.50.150, *Transportation System and Frontage Improvements*. Off-site frontage road improvements shall include dedication of right-of-way and easements, widening, curb, gutter and sidewalk, stormwater infrastructure and relocation of utilities as necessary for the construction of the required improvements. Extension of the required frontage improvements in this area provides for continuity of the pedestrian circulation facilities serving the proposed development and neighboring properties.
15. The applicant owns the property that is the subject of the off-site frontage improvements.
16. A Traffic Impact Study from Transportation Engineering NorthWest, LLC, dated March 14, 2008 was submitted for the proposal.
17. Frontage Improvements are addressed in Chapter 12.50.150 *Transportation System and Frontage Improvements*, of the Douglas County Road Standards. 27th Street NW is designated as Urban Local Access. Because the facility is located inside of the Federal Urbanized Area, Figure 3-7b, Urban Local Access, of the road standards is the applicable road standard. This standard includes a half street asphalt width of 18 feet. This section is comprised of 8" CSBC, 4" CSTC, and 2-1/2" ACP. The existing condition of 27th Street NW includes an 11 foot BST lane.
18. In order to facilitate the best possible road and pedestrian network circulation; Section 12.52.030 (A)(2) authorizes the requirement that the layout of roads to provide for the extension of existing roads.
19. Section 17.04.040(A), D.C.C., authorizes dedications of right-of-way and improvements to the area directly affected by the development.
20. In order to meet the state requirements for Enhanced 911 service, all lots within this plat will be addressed prior to final plat approval.
21. Comments from reviewing agencies have been considered and addressed where appropriate.
22. Douglas County issued a Determination of Nonsignificance on November 2, 2007 pursuant to WAC 197-11-355 (Optional DNS).

23. Surrounding property owners were given the opportunity to comment on the proposals, can request a copy of the decision, and can appeal the decision subject to the requirements outlined in DCC Title 14.
24. Proper legal requirements were met and surrounding property owners were given the opportunity to comment on the proposal at a public hearing.
25. Purveyors who responded to the project have indicated that adequate utilities/services are or can serve this project.
26. The Eastmont School District #206 has determined that the District has insufficient capacity in existing facilities to accommodate increased student enrollment associated with increased residential development.
27. Section 17.24.150 of the Douglas County Code requires that every subdivision shall be served by a water supply system approved and installed to meet the requirements and standards of the Chelan Douglas Health District.
28. As conditioned, the development will not adversely affect the general public, health, safety and general welfare.

Suggested Conclusions:

1. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Greater East Wenatchee Area Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. Public use and interests will be served by approval of this proposal.
4. As conditioned, the proposal is consistent with Title 17 Zoning of the East Wenatchee Municipal Code as adopted by Ordinance # 01-01H.
5. As conditioned, the proposal is consistent with Title 17 "Subdivision", Title 19 "Environment", and Title 20 "Development Standards", of the Douglas County Code.

Suggested Conditions of Approval

1. The project shall proceed in substantial conformance with the plans and application materials of file dated March 17, 2008 and May 23, 2008 except as amended by the conditions herein.
2. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
3. A plat certificate showing parties of interest from a title company must be submitted with the blueline drawings.
4. The final plat map shall be submitted by a land surveyor licensed in the State of Washington, and shall comply with the standards set forth in Title 17 of the Douglas County Code.
5. All parties having an ownership interest in the subject property shall acknowledge the plat.
6. It is the responsibility of the applicant to contact the Douglas County Assessor's and Treasurer's offices to confirm all taxes are current prior to final plat approval.
7. All improvements shall be in place prior to plat finalization or a subdivision agreement must be entered into between the applicant and the County. The subdivision agreement shall specify surety, time frames, etc. If the developer elects to enter into a subdivision improvement agreement, an appropriate financial security

such as a surety bond or irrevocable standby letter of credit shall accompany said agreement in conformance with D.C.C. 14.90.

8. The following notes shall appear on the face of the plat:
 - *The maximum lot coverage for each lot shall be 55%.*
 - *Lots 1-11, 13 and 14 shall have a front yard setback of 15 feet, except that garages must be set back at least 18 feet from the right-of-way.*
9. A dust abatement plan shall be filed with and approved by Douglas County prior to any clearing, grading, and/or construction. At a minimum, water shall be made available during clearing, grading and construction and applied in a manner to control fugitive dust and a 24 hour a day contact phone number for the contractor responsible for dust control. Washington State Department of Ecology accepted dust control measures (Publication Number 96-433) shall be adhered to, both during and after construction.
10. During construction, all work associated with the proposed project shall occur between the hours of 6:00 a.m. to 7:00 p.m., Monday through Friday and 7:00 a.m. to 7:00 p.m., Saturday. Construction activities on Sunday shall not commence before 8:00 a.m. and shall conclude by 7:00 p.m.
11. The final plat shall show the location of all easements serving or encumbering the subject property.
12. To facilitate efficient emergency response affecting public health and safety, an addressing plan shall be assigned by the Douglas County Geographic Information System Coordinator during blue line review of the final plat. Contact Todd Wilson at 509-884-7173 prior to blueline submittal to select appropriate road names. Addresses for each lot shall be shown on the face of the final plat mylar prior to final plat approval.
13. All improvements shall be in place prior to plat finalization or a subdivision agreement must be entered into between the applicant and the County. The subdivision agreement shall specify surety, time frames, etc. If the developer elects to enter into a subdivision improvement agreement, an appropriate financial security such as a surety bond or irrevocable standby letter of credit shall accompany said agreement in conformance with D.C.C. 14.90, *Performance Assurance and Guarantee*. Bonding of improvements in lieu of construction shall be at the discretion of Douglas County.
14. The location of existing utilities (i.e. power, sewer and water lines, etc.) and utility and private access road easements shall be depicted on the face of the final plat.
15. Prior to final plat approval an agreement must be entered into with Eastmont School District #206 to mitigate the impact on schools that either provides a proportionate dedication of land for schools and school grounds or that the developer enter into a voluntary agreement for payment in lieu of dedication in accordance with RCW 82.02.020.
16. The developer shall install all utilities in accordance with the standards and specifications of the Douglas County PUD, East Wenatchee Water District, Douglas County Sewer District #1, and Douglas County Fire District #2. All utilities shall be located underground.
17. The developer shall prepare final plans for the development and installation of utilities for the approval of the respective purveyors prior to site development. Final "as-built" drawings shall be delivered to purveyors upon completion.
18. The developer shall coordinate with the Douglas County Public Utility District (PUD) to determine necessary improvements and easements that may be required in order to provide electrical service to the plat. Written verification from the Douglas County

- PUD that easements and improvements have been addressed to their satisfaction, shall be required prior to final plat approval.
19. Prior to final plat approval, written verification from the East Wenatchee Water District that the requirements of the District have been satisfied and certifying water availability is required.
 20. Written verification from Douglas County Fire District #2 that adequate fire protection measures meeting the Uniform Fire Code and DCC 15.28 are in place. Roadways shall meet Chapter 15.24 or Douglas County Road Standards for emergency access.
 21. Prior to final plat approval, written verification from the Douglas County Sewer District No. 1 that the requirements of the District have been satisfied is required.
 22. Written verification of the availability of public water and sanitary sewer to each lot must be submitted to the Chelan Douglas Health District prior to final plat approval.
 23. The following language must appear with the Health District signature line:
 - “The Health District makes no representation as to the legal availability of water to this plat.”
 24. Final plans for on-site and off-site improvements designed by a professional engineer licensed in the State of Washington shall be submitted to and approved by Douglas County prior to construction. Construction plans shall be prepared in accordance with the requirements of Douglas County Code Chapters 12, 17 and 18, to AASHTO Policy on Geometric Design of Highways and Streets and in accordance with the current Douglas County Comprehensive Road Standards as updated at the time of final plat approval, and other applicable existing code requirements.
 25. Final design plans for the improvements in public right-of-way and affecting existing public facilities require County acceptance prior to the start of construction.
 26. The required road improvements for this development shall include:
 - Right-of-way shall be secured and dedicated for Riverwalk Place to accommodate the full width construction of Riverwalk Place through the proposed development proposal. Riverwalk Place will likely be renamed once connected to 27th Street NW.
 - The internal roads shall be full width streets in accordance with Figure 3-7b, Urban Local Access Road. Existing Riverwalk Place is constructed as a 36 foot street. The extension of Riverwalk Place shall be constructed to the same width.
 - The intersection of the interior road system with 27th Street NW shall be constructed in accordance with Figure 3-7b, Urban Local Access Road. Final configuration of the intersection is subject to review and acceptance by the County Engineer.
 - Half Street frontage improvements to 27th Street NW shall be constructed along the project limits, in accordance with Figure 3-7b, Urban Local Access Road. Right of way shall be dedicated as necessary to bring the width from monumented centerline up to thirty feet.
 - Lots 17-20 shall access the internal road via a 30 foot access easement, constructed with a 20 foot paved surface, and sidewalk on one side.
 27. Off-site frontage improvements are required in accordance with Douglas County Code Section 12.50.150, *Transportation System and Frontage Improvements*. Off-site frontage road improvements shall include dedication of right-of-way and easements, widening, curb, gutter and sidewalk, stormwater infrastructure and relocation of utilities as necessary for the construction of the required improvements.
 - Off-site improvements shall extend east along 27th Street NW to NW Empire Avenue.

28. Prior to final plat approval, a private access maintenance and improvement agreement for the access easement utilized by lots 17-20 must be recorded and AF# referenced on the face of the final plat. It shall be clearly noted on the face of the plat that Douglas County will not maintain the private access.
29. All new or revised driveways and access onto a County Road (including temporary or construction accesses) require an approved access permit as per the procedures in DCC 12.24, *Approaches to County Roads*.
30. Illumination shall be designed and installed consistent with Section 12.57.100, *Roadway Illumination*, and follow Douglas PUD Standards for un-metered lights. The applicant shall be responsible for PUD charges for connection of street lights to the transformer or hand hole.
31. Prior to final plat approval and/or release of financial security, the engineer of record shall provide written certification that the final construction plans for the internal road, utility plans, stormwater systems, and site grading plans have been constructed in accordance with the conditions of approval, Douglas County Code, the approved construction plans, and geotechnical assessments. Monitoring shall be required as determined appropriate by the engineer or geologist of record and in accordance with the Comprehensive Road Standards (DCC) with final reports submitted to Douglas County.
32. Prior to final plat approval, requirements for acceptance of the constructed improvements shall be met in accordance with the Road Standards, including Section 12.56.110 *Final Acceptance* and 12.50.110 *Performance Assurance, B. Maintenance Performance*.
33. Utility installation/replacement/upgrade within the Douglas County right-of-way, including, but not limited to Riverwalk Place, 27th Street NW, and NW Empire Ave. shall be approved by Douglas County. Damage to existing roads, both public and private, (Including but not limited to Riverwalk Place, 27th Street NW, and NW Empire Ave.) resulting from construction activities (including utility extensions required to provide necessary services to the proposed development) shall be repaired to the satisfaction of Douglas County, by the applicant. The extent of repair and/or replacement will be determined during construction plan review and during field inspection of the proposed work within the right-of-way. Repairs shall be completed prior to final plat approval. Repair of existing road surfaces may include overlays of the existing road surface, full or half street width, depending upon the extent of impact to the existing road surface due to the construction activities. Existing moratoriums on public roads may limit utility work to boring or pushing. DCC 12.20.060, *Specific requirements – Underground utilities*.
34. Five foot utility easements are required along all lots or tracts with county road frontage in accordance with the Douglas County Road Standards.
35. A final storm water drainage plan designed by a professional engineer licensed in the State of Washington shall be submitted to and approved by Douglas County prior to construction. The entire site must be designed to retain all runoff from a 2-inch storm event in a 90-minute period utilizing a Type II SCS rainfall distribution in accordance with DCC 20.34 *Stormwater Drainage*, together with applicable local, state and federal regulations at the time of drainage plan submittal. The plan shall take site grading into consideration and its effect on adjacent properties and shall accommodate off-site runoff. Measures to address stormwater infiltration during frozen soil conditions shall be included. The stormwater plan must have supporting calculations and final “as built” drawings shall be delivered to Douglas County upon completion. Any modifications to the system during construction shall be analyzed

- by the engineer and the results provided to the County to demonstrate the constructed stormwater facilities meet the conditions of approval.
36. Design and construction of the stormwater facilities for the site and the road shall conform to the requirements contained in the DC Road Standards including but not limited to Section 12.52.050 *Stormwater Management*, and the Stormwater Management Manual for Eastern Washington.
 37. In accordance with the Stormwater Management Manual for Eastern Washington, design and maintenance criteria for infiltration ponds and the policies of the Greater East Wenatchee Storm Water Utility Management Team, new stormwater facilities shall be above ground facilities, located on a separate tract which are adjacent to and providing an emergency overflow to public right-of-way. This policy provided for maintenance, inspection and access to the facility and provides additional protection to downstream properties from overflows in the event of failure of the stormwater facility. Douglas County shall have the right to periodically inspect these facilities to verify design capacity and operation. A perpetual access easement shall be granted to Douglas County and/or other governmental agencies with jurisdiction regarding stormwater.
 38. The following core element requirements contained in the Stormwater Management Manual for Eastern Washington, must be satisfied by the Developer prior to acceptance of the construction plans:
 - Core Element #1 Preparation of a stormwater site plan;
 - Core Element #2 Construction of stormwater pollution prevention;
 - Core Element #3 Source control of pollution;
 - Core Element #4 Preservation of natural drainage systems; and
 - Core Element #5 Runoff treatment.
 - Core Element #7 Operations and Maintenance
 39. The Preliminary Drainage Report indicates that stormwater is proposed to be infiltrated on site. Infiltration testing shall be performed prior to acceptance of the plans and report, in order to verify the suitability of the site to accommodate the proposed system.
 40. Prior to final plat approval, an operation and maintenance agreement must be recorded and AF# referenced on the face of the final plat regarding the private stormwater facilities. Said agreement may be incorporated into proposed protective covenants. It shall be clearly noted on the face of the final plat that Douglas County will not maintain the on-site stormwater facilities. Douglas County shall have the right to periodically inspect these facilities to verify design capacity and operation. A perpetual access easement shall be granted to the County and/or other governmental agencies having jurisdiction regarding stormwater facilities. The agreement shall specify the homeowners of the subdivision as having responsibility for the long-term maintenance of the private stormwater drainage system within the development.
 41. Storm drainage tracts and stormwater easements shall be clearly noted on the face of the plat. Restrictions on future use and grading allowed within the areas must be clearly noted and described in the homeowner's association documents or protective covenants and with the operation and maintenance agreement for the stormwater facilities.
 42. An Operation and Maintenance document shall be provided, recorded and referenced on the face of the plat and within the CCR's for the subdivision. A note on the face of the plat shall reference the O&M document and note that the Homeowners Association is responsible for the maintenance of such facilities.

43. Erosion control measures shall be designed in accordance with the Stormwater Management Manual for Eastern Washington (SWMMEW). Best Management Practices shall be employed to prevent runoff from flowing over the site slopes. Disturbed areas shall be re-vegetated and maintained throughout construction. Final grading shall incorporate permanent erosion control measures which routes stormwater runoff away from site slopes and directs the collected water to appropriate discharge locations.
44. Covenants for the subdivision shall incorporate a statement that lot owners are responsible for preventing stormwater runoff from discharging from their lot and onto adjacent properties.
45. Stormwater system design shall include features, contained within an easement to be shown on the final plat, designed to prevent the runoff of stormwater onto adjacent properties to the west of the proposed subdivision.
46. Phasing of storm drainage improvements will not be allowed.
47. Individual/common plan of development for this proposal exceeds 1 acre of disturbed ground. This meets the threshold used by the Washington State Department of Ecology in administering their General Permit to Discharge Storm Water Associated with Construction Activity. If required the permit shall be obtained prior to beginning ground-breaking activities. The Department of Ecology contacts for this area are Bryan Neet, (509) 575-2808, bneet461@ecy.wa.gov, and Cory Hixon, (509) 454-4103, chix461@ecy.wa.gov. Acquisition of permits is the responsibility of the applicant.
48. The applicant shall be responsible for preventing mud, dirt and debris from leaving the site, including stormwater runoff from being tracked otherwise discharging onto the public right-of-way or adjacent properties.
49. Appropriate measures to prevent sediment from leaving the site shall be maintained until such time as all on-site soils are stabilized. Prior to any on-site grading taking place, a temporary erosion/sedimentation control plan (SWPPP-Stormwater Pollution Prevention Plan), showing the location and control measures intended to minimize the effects of erosion and siltation due to construction operations shall be submitted and accepted by the County. This plan shall be maintained on-site at all times and modified as necessary to address erosion issues as they arise. Additional erosion controls shall be implemented as necessary to prevent sediment from leaving the site.
50. One access point for construction activities shall be approved. A stabilized construction access for the site shall be shown on the Stormwater Pollution Prevention Plan. The SWPPP shall be submitted and accepted prior to on-site grading taking place.
51. Preliminary approval shall expire 5 years from the date of Notice of Action by the Douglas County Hearing Examiner. Final plat approval after the expiration will require the submittal of a new preliminary application and approval based on applicable documents and codes in effect at the time of re-application.

Respectfully Submitted,

Curtis Lillquist, A.I.C.P.

Senior Planner

Attachments