

**STAFF REPORT  
CANYON HILLS DIVISION 9 SUBDIVISION**

TO: Douglas County Hearing Examiner  
FROM: Douglas County Land Services Staff  
RE: Prime Properties, LLC- P-08-06  
DATE: June 9, 2008

**I. GENERAL INFORMATION**

Requested Action: Prime Properties, LLC has submitted a major subdivision application to divide approximately 8.52 acres into twenty-eight (28) lots. The lot sizes will range from 8,341- 20,991 square feet. The subdivision is proposed to be served by domestic water, and sewer.

Location: The subject property is located off of Wheatridge Drive, accessed by Semolina Loop, and is further described as being in NE ¼ of the NE ¼ of Section 36, Township 23 North, Range 20 East, W.M, Douglas County, Washington. The Douglas County Assessor Number for the subject property is 23203610004.

**II. SITE INFORMATION**

Total Project Size:	8.52 acres
No. of lots	28
Domestic Water:	East Wenatchee Water District
Sewage Disposal:	Douglas County Sewer District
Power/Electricity:	Douglas County PUD
Fire Protection:	Douglas County Fire District #2
Telephone Service:	Verizon

Site Characteristics: The subject property is characterized as flat to gently sloping. The site is currently undeveloped. No structures exist on the site.

North: Undeveloped

South: Single Family Residences – Canyon Hills

East: Undeveloped

West: Single Family Residences – Canyon Hills

Access: The subdivision will install the remainder of Semolina Loop that connects to Wheatridge Drive and then to Badger Mountain Rd. The applicant is required to install internal roadways to be full width streets in accordance with DCC 'Figure 3-7b, Urban Local Access Road.' 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 dwelling units 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 4: Provide sewer service for the East Wenatchee Urban Growth Area.

POLICY UT 19: In urban areas where sewer is not currently available, developers shall install dry lines from the septic systems to the future sewer easement.

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 a 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-4: Permanent cul-de-sacs shall only be permitted in situations where it can be demonstrated that the design provides an acceptable level of network circulation and the prohibition of cul-de-sacs creates an unreasonable economic burden.

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 June 6, 2008 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 Appendix A. No public comments were submitted on this proposal at the time of staff review.

#### **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. The development will be served domestic water and sewer. The transportation system will be adequate to accommodate the increased traffic created by the new homes with approved road improvements.

As conditioned, the proposed subdivision is consistent with the goals and policies of the GEWA comprehensive plan.

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

As conditioned, the proposed subdivision is consistent with the provisions 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 70 foot minimum lot width and 90 foot minimum lot depth. The minimum lot size is 7,000 square feet- the smallest proposed lot is 8,341 square feet. 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 Chapter 17.72, "General Regulations", E.W.M.C: as adopted by Douglas County:

Minimum lot frontage has been addressed by the proposal.

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

##### 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 developed by a professional engineer licensed in the State of Washington.

The subdivision will install the remainder of Semolina Loop that connects to Wheatridge Drive and then to Badger Mountain Rd. The applicant is required to install internal roadways to be full width streets in accordance with DCC ‘Figure 3-7b, Urban Local Access Road.’ All roadway improvements would be the responsibility of the developer.

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, East Wenatchee Water District, Douglas County Sewer District, Eastmont School District has 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 and 20 of the Douglas County Code, Title 17 ‘Zoning’ of the East Wenatchee Municipal Code, and the Greater East Wenatchee Area Comprehensive Plan. Staff recommends approval of P-08-06, subject to the following findings of fact and conditions:

**Suggested Findings of Fact**

1. The applicant is Prime Properties, LLC. P.O. Box 119, Wenatchee, WA 98807.
2. General Description: Prime Properties, LLC has submitted a major subdivision application to divide approximately 8.52 acres into twenty-eight (28) lots. The lot sizes will range from 8,341- 20,991square feet. The subdivision is proposed to be served by domestic water, and sewer.
3. Location: The subject property is located off of Wheatridge Drive, accessed by Semolina Loop, and is further described as being in NE ¼ of the NE ¼ of Section 36, Township 23 North, Range 20 East, W.M, Douglas County, Washington. The Douglas County Assessor Number for the subject property is 23203610004.
4. Site Information:

Total Project Size:	8.52 acres
No. of lots	28
Domestic Water:	East Wenatchee Water District

Sewage Disposal:	Douglas County Sewer District
Power/Electricity:	Douglas County PUD
Fire Protection:	Douglas County Fire District #2
Telephone Service:	Verizon

5. The subject property is characterized as flat to gently sloping. The site is currently undeveloped. No structures exist on the site.
6. Surrounding Property: To the north, Undeveloped; to the south, Single Family Residences – Canyon Hills; to the east, S Undeveloped; to the west, Single Family Residences – Canyon Hills.
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. 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.
10. The Comprehensive Plan Designation is Low Residential.
11. The subject property is located in the R-L zoning district which allows for subdivisions.
12. In order to meet the state requirements for Enhanced 911 Service, all lots within this plat will be addressed prior to final plat approval.
13. RCW 58.17.110(2) requires that appropriate and adequate provisions be made for streets or roads, alleys or other public ways.
14. Access would be off Semolina Loop that connects to Wheatridge Drive and then to Badger Mountain Rd.
15. Section 12.50.150, D.C.C., authorizes the requirement of frontage and off-site improvements to the transportation system that serves the development.
16. 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 connection to existing roads.
17. Section 17.04.040(A), D.C.C., authorizes dedications of right-of-way and improvements to the area directly affected by the development.
18. In order to meet the state requirements for Enhanced 911 service, all lots within this plat will be addressed prior to final plat approval.
19. Comments from reviewing agencies have been considered and addressed where appropriate.

20. Douglas County issued a Determination of Nonsignificance on June 6, 2008 pursuant to WAC 197-11-355 (Optional DNS).
21. 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.
22. Proper legal requirements were met and surrounding property owners were given the opportunity to comment on the proposal at a public hearing.
23. Purveyors who responded to the project have indicated that adequate utilities/services are or can serve this project.
24. 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.
25. 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.
26. 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 May 7, 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 drawing. All parties having an ownership interest in the subject property shall acknowledge the plat.
4. The final plat shall be submitted by a land surveyor licensed in the state of Washington and shall comply with the standards of Douglas County Code Title 17.
5. 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.
6. 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.
7. 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, Douglas County Fire District #2. All utilities shall be located underground.
8. Building envelopes shall be depicted on corner lots with side and rear yards identified.
9. Prior to final plat approval an agreement must be entered into with Eastmont School District #206 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.
10. The following items shall be shown on the final plat:
  - The location of all utilities and utility and private road access easements.
  - Adjacent platted subdivisions and/or property owners.
  - The name(s) of the roads accessing the lot(s).
  - Property addresses for the each lot (contact Todd Wilson, Douglas County GIS coordinator, at 884-7173).
  - Any existing underground electrical lines must be located and shown as existing utility easements on the plat.
11. The developer shall coordinate with the following agencies and written documentation from these agencies must be submitted to Douglas County Land Services prior to final plat approval verifying that all conditions and improvements have been completed to the satisfaction of the agencies:
  - Douglas County Public Utility District
  - East Wenatchee Water District
  - Douglas County Sewer District
  - Chelan Douglas Health District

12. Prior to final plat approval, written verification from Douglas County Fire District #2 of satisfaction of the following requirements must be submitted:
  - 2 fire hydrants and fire flow at 500 gallons per minute are required based 1996 County Code and planning approvals.
13. The following language must appear with the Chelan-Douglas Health District's signature line:
  - *"The Health District has not reviewed the legal availability of water to this development."*
14. The following note(s) shall appear on the final plat:
  - NFPA fire sprinkler requirements shall be used for all residential dwellings.
15. The final plat shall meet the requirements of Douglas County PUD regarding transmission lines and easements.
16. Covenants shall be recorded and referenced on final plat with AFN number.
17. Final plans for on site and off site road 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, in accordance with the current Douglas County Road Standards as updated at the time of final plat approval, and other applicable existing code requirements.
18. Final design plans for the improvements in public rights-of-way and affecting existing public facilities require County acceptance prior to the start of construction.
19. Prior to final plat approval a 1-foot non-vehicular access easement shall be recorded and shown along Badger Mountain Road. All lots shall access from the internal road(s).
20. The required road improvements for this development include:
  - Right-of-way shall be secured and dedicated for the internal roadways to accommodate the full width construction of the internal roadways within the proposed development.
  - The internal streets shall be full width streets in accordance with Figure 3-7b, Urban Local Access Road.
21. All new or revised driveways and accesses 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.
22. Illumination shall be designed and installed consistent with Douglas County Code 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.

23. All improvements shall be in place prior to final plat approval, 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 accordance with DCC 14.90, Performance Assurance and Guarantee. Bonding of improvements in lieu of construction shall be at the discretion of Douglas County.
24. 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 Douglas County Road Standards, with final reports submitted to Douglas County.
25. 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.
26. Utility installation/replacement/upgrade within the Douglas County right-of-way, including but not limited to Badger Mountain Road, Duram Drive, and Semolina Loop shall be approved by Douglas County. Damage to existing roads, both public and private, (including but not limited to Badger Mountain Road, Duram Drive, and Semolina Loop) 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 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
27. Five foot utility easements are required along all lots or tracts with county road frontage in accordance with the Douglas County Road Standards.
28. The applicant shall be responsible for preventing mud, dirt and debris from leaving the site, including stormwater runoff from being tracked or otherwise discharging onto the public right-of-way or adjacent properties.
29. The stormwater pond constructed as part of the Canyon Hills Subdivision, Phase 5, was designed to accommodate the runoff generated from future phases, including this 6, 7, 8, and this site (Phase 9). Supporting documentation can be found in "Drainage Calculations for Canyon Hills Phase 5, February 11, 2005",

prepared by Martin Davy, PE. Complete construction plans for connection to the existing conveyance system shall be included with this phase.

30. The existing temporary stormwater conveyance system, (including the rock lined ditch) shall be relocated as part of the underground conveyance system required as part of the proposed subdivision.
31. A final stormwater 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.
32. 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 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 storm water 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.
33. 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 (SWMMEW).
34. Douglas County shall have the right to periodically inspect stormwater 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.
35. Storm drainage tracts and stormwater easements shall be clearly noted on the face of the plat. Restrictions on future use and grading allowed within these areas must be clearly noted and described in the homeowner's association documents or protective covenants and within the operation and maintenance agreement for the stormwater facilities.

36. An Operation and Maintenance documents 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.
37. 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.
38. Covenants for the subdivision shall incorporate a statement that lots owners are responsible for preventing stormwater runoff from discharging from their lot and onto adjacent properties.
39. Phasing of storm drainage improvements will not be allowed.
40. The following core elements requirements contained in the SWMMEW – 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
  - Core Element #5 Runoff Treatment
  - Core Element #7 Operation and Maintenance
41. 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.
42. 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.
43. 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 (SWPPP). The SWPPP shall be submitted and accepted prior to on-site grading taking place.

44. A dust abatement plan shall be filed with and accepted by to Douglas County prior to any clearing, grading and/or construction. Water shall be made available during clearing, grading and construction and applied in a manner to control fugitive dust. Washington State Department of Ecology accepted dust control measures (Publication Number 96-433) shall be adhered to both during and after construction.
45. Preliminary approval of this subdivision is valid for 5 years from the date of Notice of Action by the Douglas County Hearing Examiner. If a final plat is not recorded during this approval period, a new application will be necessary to divide the property. This new submittal will be based upon the current development regulations in place at that time.

Respectfully Submitted,

Marla Olson  
Associate Planner

Attachments