

**STAFF REPORT
BRAEBURN ESTATES SUBDIVISION**

TO: Douglas County Hearing Examiner
FROM: Douglas County Land Services Staff
RE: Braeburn Estates, P-15-04
DATE: August 31, 2015

I. GENERAL INFORMATION

Requested Action: Prime Properties LLC has submitted a major subdivision application for a 161 lot subdivision. Lot sizes range from 5,202 sq ft to 15,201 sq ft. Average lot size is 7,183 sq ft. Lots are proposed to be served by public water and sewer.

Location: The subject property is located between Grant Rd and 4th St SE in the vicinity of the intersection of S Nevada and 4th St SE. Further described as being located within Section 18, Township 22N, Range 21 EWM, Douglas County WA. The Assessor's Parcel Number is 22211810019.

II. SITE INFORMATION

Total Project Size:	39.61 acres
No. of lots	161
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:	Frontier

Site Characteristics: The subject property is primarily vacant. Some orchard exists in the center and on the southern portion of the property along 4th Street SE.

North: Vacant

South: Orchard

East: Orchard

West: Single Family Home on large lot, residential subdivision

Access: The subdivision will access initially 4th Street SE only. By phase 5, access will be extended to connect to Grant Road as well. The proposal includes a new private streets that will be constructed to Urban Arterial and 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 Medium Residential (R-M) and Low Residential (R-L) Zoning Districts, which allow 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 sections of Title 17 'Zoning' of the East Wenatchee Municipal Code within the unincorporated portions of the East Wenatchee Urban Growth Boundary. The most recent update occurred on July 28, 2015 where the County adopted Ordinance TLS 15-11-31B.

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 Medium Residential and Low Residential. The density permitted in the Medium Residential designation is 15 residences per acre while the Low Residential designation is 8 residences per acre. The following goals and policies set forth in the comprehensive plan are relevant to this development:

URBAN GROWTH

GOAL 2: Reduce the inappropriate conversion of undeveloped land into sprawling, low density development and provide for the orderly and progressive change from rural to urban density land uses within the Urban Growth Area with the provision of a full-range of urban services.

POLICY UG-7: Ensure that the location of proposed easements and road dedications, structures, stormwater drainage facilities, and the extension of a full range of urban utilities (water, sewer, power, etc) are consistent with the orderly future development of the property to achieve urban densities.

POLICY UG-9: IF the property is located outside of the service district boundary of a utility, annexation into the service district or the execution of a "no-protest" annexation agreement must occur prior to development of the property.

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-25: Ensure that new developments provide adequate street illumination.

OPEN SPACE/RECREATION

GOAL: Provide recreational opportunities, facilities, and experiences which will allow all individuals the opportunity to improve the quality of their lives, while preserving and enhancing the existing resources of the area.

POLICY OS-14: Seek private dedication of land for parks and open spaces through a variety of methods, including purchases, donations, easements and through the development review process.

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.

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.

POLICY UT 29: Stormwater facilities and infrastructure shall be of the type, nature and location to facilitate ease of access for required inspection, maintenance and operation. Stormwater facilities shall be located on a separate tract, where feasible overflow and access is provided from a county or city right-of-way.

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 provided 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.

POLICY T-34: Development shall provide improvements adjacent to their development in accordance with adopted design standards and approved traffic studies. Where deficiencies are present, these issues would have to be addressed prior to development occurring in order to protect the public's health, safety and general welfare consistent with the policies of the comprehensive plan, standard engineering principals and adopted standards. Improvements necessary to maintain adopted levels of service shall be in place at the time of development, or a financial commitment agreed to by the city or county and the applicant must be in place to completed the improvements for strategies within six years.

IV. ENVIRONMENTAL REVIEW

The applicants and Douglas County signed a mitigation agreement establishing the mitigation conditions relative to the environmental impact of the project. Douglas County issued a Mitigated Determination of Nonsignificance on August 25, 2015 pursuant to WAC 197-11-355.

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 90 foot minimum lot depth and 70 foot minimum lot width. Upon review, all lots appear to have an adequate building envelope outside of required setbacks. Upon initial review all lots appear to have adequate frontage. Adequate lot dimensions will have to be verified during blueline review. If lot line adjustments are necessary to obtain the necessary lot dimensions there is adequate space to facilitate the reconfiguration.

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

Consistency with the provisions of the R-M Zoning District, Chapter 17.28, E.W.M.C. as adopted by Douglas County:

The proposed residential lots exceed the 80 foot minimum lot depth and 60 foot minimum lot width. Upon review, all lots appear to have an adequate building envelope outside of required setbacks. Upon initial review all lots appear to have adequate frontage. Adequate lot dimensions will have to be verified during blueline review. If lot line adjustments are necessary to obtain the necessary lot dimensions there is adequate space to facilitate the reconfiguration.

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

Consistency with the provisions of Required Use of Public Sanitary Sewer System, Chapter 17.72.260, E.W.M.C. as adopted by Douglas County:

The subject property is outside of the sewer district boundary. Mitigation conditions agreed to by the developer and the county require that the applicant sign an agreement in which the property owner and successor in interest agrees to annexation of the property into the district boundary. The property is within 200 feet of an existing sewer line. The applicant is proposing to connect the new lots to sewer.

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

Consistency with the provisions of Open Space Standards, Chapter 17.73, E.W.M.C. as adopted by Douglas County:

RCW 58.17.110 requires that local governments make appropriate provision for the establishment of parks, open space and recreational areas at the time it considers approval of a proposed subdivision. The Greater East Wenatchee Area Comprehensive Plan and EWMC 17.73 establish the level of service and standards in order to mitigate any adverse impacts of new development on neighborhoods without adequate parks, open space and recreational facilities.

The applicant has proposed multiple open space/park sites spread throughout the project. Detailed size, location, and design are not finalized at this point in order to

respond to changes in subdivision design that may result as the individual phases are developed. Each specific site and design will have to be evaluated against EWMC 17.73 before approval. Some of the proposed park/open space sites will multitask as stormwater retention facilities. Site designs will need to be reviewed and approved during construction plan approval for roads and infrastructure in order to ensure adequate utility service and stormwater facility design meets not only open space requirements but stormwater engineering design standards.

Design of all of the sites must meet E.W.M.C 17.73 *Open Space Standards*. Some of the proposed sites have additional design challenges that must be considered. Proposed Tracts A & B include an electrical transmission line easement. Design of this facility will have to have the approval of the utility holding the transmission line easement prior to County approval. If in the event that the easement area cannot be utilized to meet the open space requirement then space elsewhere in the plat will have to be dedicated. Additionally Tract A & B have accessibility challenges. This site is fronted by 4th St. SE which is an arterial and on street parking is not authorized. Therefore access to this site will be pedestrian only. Design of the subdivision in the vicinity of this site will have to provide ample pedestrian access from multiple points in order to mitigate for the lack of vehicular access. Tract D is proposed to include a trail component for pedestrian access to Tract A & B. This will assist in documenting accessibility of Tract A & B but will also require some additional design features. The trail is proposed in an "alley like" configuration between the rear lot lines. In order to assure pedestrian safety features such as a hard surfaced trail, pedestrian scale lighting and fencing may be necessary.

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

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

A preliminary stormwater drainage overview dated May 22, 2015 from Torrence Engineering was provided for the project. The preliminary overview utilized a presumptive infiltration rate and notes that specific on-site infiltration testing will be conducted as part of the final design process. Developed runoff from the County design storm will be retained and infiltrated on-site. During design of the transportation improvements, both on-site and off-site frontage improvements, provision to address stormwater will be addressed in the final design report.

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

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

Adequate provisions for transportation facilities must be addressed for the proposed 161 lot major subdivision concurrent with final approval of each phase. Residential subdivisions must be designed to accommodate fire apparatus and emergency vehicles as well as facilitating the movement of pedestrians, bicyclists and vehicles to and from the development. RCW 58.17.110(2) and DCC 17.16.100(A) require that no plat shall be approved unless adequate provisions be made for streets or roads, alleys or other public ways.

The applicant has submitted a preliminary design and traffic impact study, both developed by a professional engineer licensed in the State of Washington. The traffic impact analysis dated May 25, 2015 was prepared by Transportation Engineering

Northwest. The analysis notes that a secondary full access would be required beyond development of 80 lots. This secondary access could be completed via extension of 2nd Street SE, west to Mary Avenue, which would require acquisition of right-of-way from adjacent property owners or via extension of S. Nevada Avenue, to the north to an intersection with Grant Road. The applicant owns the commercially zoned property to the north. Should extension of Nevada Avenue to the north be the selected alternative, staff has recommended analysis of the future commercial development to ensure that the S. Nevada Avenue extension is designed to accommodate traffic from the commercial development. Direct access to Grant Road for commercial development will not be permitted and that the roads, including S. Nevada Avenue should be analyzed to account for access to commercial development.

The traffic impact analysis analyzed the intersection Levels of Service (LOS) for 10 intersections, all of which currently perform within the adopted parameters of LOS. These intersections were further evaluated based upon expected buildout of various industrial and warehouse properties surrounding the Pangborn Memorial Airport, development of an automotive dealership and a 1.5 percent per year background growth rate applied to existing traffic counts. The study showed that the intersection of Mary Avenue and Nile Avenue with Grant Road will not meet locally adopted level of service under future baseline conditions. Transportation improvements will be required at these locations regardless of the proposed subdivision. Traffic signal installation and/or turning movement restrictions will be required to provide transportation facilities necessary to support the proposed development.

Off-site frontage improvements are addressed in Chapter 12.50.150 *Transportation System and Frontage Improvements*, of the Douglas County Road Standards. Mitigation conditions agreed to by the applicant requires that the applicant enter into an agreement to contribute a proportionate share contribution towards transportation improvements at the intersection of Grant Rd. and Nevada Ave., including but not limited to signalization addressing LOS deficiencies at that location as development progresses. The agreement shall address and include proportionate share contribution associated with all lots within each phase of the development and shall run with the project.

Frontage improvements are addressed in Chapter 12.50.150 *Transportation System and Frontage Improvements*, of the Douglas County Road Standards. 4th Street SE is designated as an Urban Arterial. Douglas County Road Standard Figure 3-8, Urban Arterial Roadway is the applicable road standard. 4th Street SE is a 2 lane arterial approximately 24 feet in width, with unimproved shoulders. 4th Street SE does not currently meet the applicable standard for an Urban Arterial (44 feet of asphalt with curb, gutter and sidewalk). Clovis Point intermediate school is located to the west of the project. The posted speed limit is 30 mph.

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. New county roads for internal circulation and on the perimeter for network connectivity are necessary to ensure that adequate transportation facilities can be provided concurrent with final development approval. Internal roads will be full width roads including parking on both sides constructed to the Urban Local Access Road standard, based on the appropriate ADT at

full build out. The perimeter road (S. Nevada Ave) shall be a half street improvement constructed to the Urban Local Access standard Figure 3-7b.

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

Agency comments:

Agency comments from the Douglas County Transportation Services, Douglas County Assessor, Douglas County – GIS, Chelan – Douglas Health District, the Washington State Department of Ecology, Greater East Wenatchee Irrigation District, Douglas County Fire District #2, Douglas County PUD, Douglas County Sewer District No. 1, and East Wenatchee Water 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 by Douglas County, Title 17, 19 and 20 of the Douglas County Code and the Greater East Wenatchee Area Comprehensive Plan. Staff recommends approval of P#15-04 subject to the following findings of fact and conditions:

Suggested Findings of Fact

1. The applicant is Prime Properties LLC, PO Box 119, Wenatchee WA.
2. General Description: A major subdivision application for a 161 lot subdivision. Lot sizes range from 5,202 sq ft to 15,201 sq ft. Average lot size is 7,183 sq ft. Lots are proposed to be served by public water and sewer.
3. The project is proposed to be constructed in 8 phases.
4. Location: The subject property is located between Grant Rd and 4th St SE in the vicinity of the intersection of S Nevada and 4th St SE. Further described as being located within Section 18, Township 22N, Range 21 EWM, Douglas County WA. The Assessors Parcel Number is 22211810019.
5. Site Information:

Total Project Size:	39.61 acres
No. of lots	161
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:	Frontier
6. Surrounding Property: To the north, Vacant; to the south, Orchard; to the east, Orchard; to the west, Single Family Home on large lot, residential subdivision
7. The subject property is located within the Greater East Wenatchee Urban Growth Area.
8. The Comprehensive Plan Designation is Medium Residential and Low Residential.

9. The subject property is located in the R-M and R-L zoning districts which allow for subdivisions as permitted uses.
10. On March 28, 2007, Douglas County adopted sections of Title 17 'Zoning' of the East Wenatchee Municipal Code within the unincorporated portions of the East Wenatchee Urban Growth Boundary. The most recent update occurred on July 28, 2015 where the County adopted Ordinance TLS 15-11-31B.
11. RCW 58.17.110 requires that local governments make appropriate provision for the establishment of parks, open space and recreational areas at the time it considers approval of a proposed subdivision.
12. A preliminary stormwater drainage overview dated May 22, 2015 from Torrence Engineering was provided for the project.
13. The subdivision will access 4th St. SE initially and after phase 4 a connection to Grant Rd, both public roads. The proposal includes new public local access streets through the property and along the eastern boundary.
14. RCW 58.17.110(2) and DCC 17.16.100(A) requires that appropriate and adequate provisions be made for streets or roads, alleys or other public ways.
15. A Traffic Impact Study from Transportation Engineering NorthWest LLC., dated May 25, 2015 was submitted for the proposal. The analysis notes that a secondary full access would be required beyond development of 80 lots. The traffic impact analysis analyzed the intersection Levels of Service (LOS) for 10 intersections, all of which currently perform within the adopted parameters of LOS. Transportation improvements will be required at these locations regardless of the proposed subdivision. Traffic signal installation and/or turning movement restrictions will be required to provide transportation facilities necessary to support the proposed development.
16. Off-site frontage improvements are addressed in Chapter 12.50.150 *Transportation System and Frontage Improvements*, of the Douglas County Road Standards. Mitigation conditions agreed to by the applicant requires that the applicant enter into an agreement to contribute a proportionate share contribution towards transportation improvements at the intersection of Grant Rd. and Nevada Ave., including but not limited to signalization addressing LOS deficiencies at that location as development progresses. The agreement shall address and include proportionate share contribution associated with all lots within each phase of the development and shall run with the project.
17. Frontage improvements are addressed in Chapter 12.50.150 *Transportation System and Frontage Improvements*, of the Douglas County Road Standards. 4th Street SE is designated as an Urban Arterial. Douglas County Road Standard Figure 3-8, Urban Arterial Roadway is the applicable road standard.
18. Clovis Point intermediate school is located to the west of the project.
19. 4th Street SE is a 2 lane arterial approximately 24 feet in width, with unimproved shoulders. 4th Street SE does not currently meet the applicable standard for an Urban Arterial (44 feet of asphalt with curb, gutter and sidewalk).
20. Section 17.04.040(A), D.C.C., authorizes dedications of right-of-way and improvements to the area directly affected by the development.
21. In order to meet the state requirements for Enhanced 911 service, all lots within this plat will be addressed prior to final plat approval.
22. Comments from reviewing agencies have been considered and addressed where appropriate.
23. The applicants and Douglas County signed a mitigation agreement establishing the mitigation conditions relative to the environmental impact of the project. Douglas

County issued a Mitigated Determination of Nonsignificance on August 25, 2015 pursuant to WAC 197-11-355.

24. 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.
25. Proper legal requirements were met and surrounding property owners were given the opportunity to comment on the proposal at a public hearing.
26. Purveyors who responded to the project have indicated that adequate utilities/services are or can serve this project.
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 TLS 15-11-31B.
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 on file 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) Prior to final plat approval for each phase, Douglas County Land Services must find that the conditions of approval contained within the Mitigated Determination of Non-Significance, issued on August 25, 2015 for the Braeburn Estates Subdivision, have been met.
- 7) Preliminary approval of Phase 1 shall expire 5 years from the date of Notice of Action by the Douglas County Hearing Examiner. Preliminary approval of each subsequent phase shall expire 5 years from the date of final approval of the previous phase.

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,

A handwritten signature in blue ink, appearing to read "Curtis Lillquist", with a long horizontal flourish extending to the right.

Curtis Lillquist, A.I.C.P.
Principal Planner

Attachments

ATTACHMENT A

DOUGLAS COUNTY TRANSPORTATION AND LAND SERVICES
LAND USE APPLICATION
COMMENT SHEET

Name of Applicant: Prime Properties LLC

Date of Application: May 22, 2015

Date of Letter of Completeness Issued: May 28, 2015

Application Number: P-15-04

Description of Proposal: An application for a 161 lot major subdivision. Lot sizes range from 5,202 sq ft to 15,201 sq ft. Average lot size is 7,183 sq ft. Lots are proposed to be served by public water and sewer. The subject property is located between Grant Rd and 4th St SE in the vicinity of the intersection of S Nevada and 4th St SE. Further described as being located within Section 18, Township 22N, Range 21 EWM, Douglas County WA. The Assessors Parcel Numbers are 22211810013 and 22211810019.

RESPOND BY: 5:00 p.m., June 15, 2015

RETURN COMMENTS TO: Attn: Curtis Lillquist
Douglas County Transportation & Land Services
140 19th Street N.W.
East Wenatchee, WA 98802
clillquist@co.douglas.wa.us

If comments are not received from your agency by the above date it will be construed that your agency has no concern with this application.

sewer can be available by DEA.

SIGNED: Verla M. Jones

DATE: 6-1-15

AGENCY NAME: DCSD



Douglas County Fire District No. 2

CHIEF: Dave Baker • COMMISSIONERS: Ettore Castellente, Bob Black & Dawn Collings

377 Eastmont Avenue • East Wenatchee, Washington 98802 • (509) 884-6671 • (509) 884-9521 Email: admin@douglasfire2.org

Date: 06/04/2015

RE: P-15-04
Braeburn Estates

The referenced application number is in compliance with the following applicable codes upon preliminary review:

International Fire Code, Appendix D, Fire Apparatus Access Roads
Douglas County Code, Section 15.24.030, Fire Apparatus Access

Sincerely,

Brian D. Brett

Brian Brett
Assistant Chief / Fire Marshal
Douglas County Fire District #2
East Wenatchee, WA. 98802

Curtis Lillquist (x6588)

From: Dan Day <DanD@dcpud.org>
Sent: Friday, June 26, 2015 9:39 AM
To: Curtis Lillquist (x6588)
Subject: RE: P-15-04
Attachments: Prime prop - Braeburn Estates Comments - P-15-04.JPG

Not sure what is going on? I saved and submitted on 6/04/15. Today when I tried to resubmit it would not save either. I changed the submitted date and tried again and it seems to have saved it. Just in case I attached a snip of my saved comments from earlier. Let me know if you need anything else.

Thanks,
Dan

From: clillquist@co.douglas.wa.us [<mailto:clillquist@co.douglas.wa.us>]
Sent: Thursday, June 25, 2015 10:03 AM
To: Dan Day
Subject: P-15-04

Hi Dan,

I am reviewing comments for Braeburn Estates (P-15-04) I see that you marked comments submitted but there were no comments attached?

Thanks

Curtis Lillquist, A.I.C.P.
Principal Planner – Development Services

Douglas County Transportation and Land Services
140 19th St. NW
East Wenatchee WA 98801
(509) 884-7173
clillquist@co.douglas.wa.us

This email may be subject to disclosure as a public record under the Public Records Act, RCW Chapter 42.56

- ▶ Permit Fee Estimator
- ▶ Inspection Requests
- ▶ Cash Receipts
- ▶ Code Enforcement
- ▶ Contacts
- ▶ Contractors
- ▶ Parcel Details
- ▶ Permit Reports
- ▶ Inspection Reports
- ▶ Application Administration
- ▶ System Administration
- ▶ Permit Documentation
- ▶ Change Password
- ▶ Building Templates
- ▶ Discoverer Documentation

Parent # Re-issue Date Site Address
 Date Submitted Date Closed Project Name
 Technically Complete Last Action Zoning
 Date Approved Status Date Status

Suppress? Gov? N?

In Process - 14 days

Details									
Parcels									
Contacts									
Fixtures									
Fees									
Submittals									
Approval									
Conditions									
Inspections									
Mitigation									
Bonds									
Applications									
Ord	Type	Due	Status	Dt	Approved By	Wait (days)	Hours	Expd	Notes?
10	PLAN-COMPLETE	06/19/2015	COMPLETE	05/28/2015	Curtis Lillquist	0	0	0	<input checked="" type="checkbox"/>
20	NOTICE OF INCOMPLET		N/A	05/28/2015	Curtis Lillquist	0	0	0	<input type="checkbox"/>
30	NOTICE COMPLETE		SENT	05/28/2015	Curtis Lillquist	0	0	0	<input type="checkbox"/>
40	NOTICE APPLICATION		PEND			0	0	0	<input type="checkbox"/>
50	COMMENTS-DC PUD		PEND			0	0	0	<input type="checkbox"/>

Notes

Type	Hold Code	Date Created	Created By	Begin Date	End Date	Text
GENERAL		06/04/2015	DDAY	06/04/2015		Developer must complete a Customer Service Request and provide site and proposed utility drawings. The District will coordinate the electrical and fiber communications design with the Developer's engineer and provide a cost estimate based on the final design. Cost estimate must be paid prior to final approval. Utility easements required - Ten foot (10') adjacent to 4th SE and S. Nevada Ave (including extending easement to Grant Road. Five foot (5') utility easements along all interior roads.
Parcel #		Application #		Web Enabled?	<input type="checkbox"/>	
Link				Link File	Show File	
Parcel #		Application #				
Link						
Parcel #		Application #				
Link						
Parcel #		Application #				
Link						



PUBLIC HEALTH
ALWAYS WORKING FOR A SAFER AND
HEALTHIER COMMUNITY

Chelan-Douglas Health District

200 Valley Mall Parkway, East Wenatchee, WA 98802

Personal Health: 509/886-6400 • FAX 886-6478

Environmental Health: 509/886-6450 • FAX 886-6449

Maternal Child Health: 509/886-6400 • FAX 886-6436

Memorandum

TO: Curtis Lillquist
FROM: Hilary Knelleken
DATE: 6/16/15
RE: BATES (P-15-04) REFERRAL COMMENTS

I have reviewed the above development proposal, and recommend approval with the following conditions:

Expanding, Municipal Public Water Systems

- Domestic water service shall be by expansion of the **East Wenatchee Water District** public water system. Written confirmation from the utility agreeing to provide individual service to each lot is required. All water system improvements must be designed, constructed, and placed in accordance with the purveyor's requirements. Completion of the improvements, including necessary easements, must be accepted in writing from the utility prior to final plat approval.

As an alternative to completion, the developer may seek an agreement with the utility to provide financial surety, as described by the utility, to assure completion. Confirmation of the agreement in writing from the utility is required prior to final plat approval.

The dedicatory language on the plat shall carry this note:

"The Health District has not reviewed the legal availability of water to this development."

Expansion of an existing Sewer District services

- Sanitary sewer service shall be by the expansion of the **Douglas County Sewer District** public sewer system. Written confirmation from the utility agreeing to provide individual service to each lot is required. All sewer system improvements must be designed, constructed, and placed with the purveyor's and the Dept. of Ecology's standards and requirements. Completion of the improvements, including necessary easements, must be accepted in writing from the utility prior to final plat approval.

Additional Information:

Fees for review of land-use applications have been established by the Chelan-Douglas Health District Board of Health. The District will bill the applicant upon receipt of the application.

Project	CDHD 2015 fees
Pre-Application Review	\$47
Served by public sewer	\$47
Short Plats (plus \$91/hr over first ½ hr... assessed at Blue Lines)	\$100
Major plats, PDs, BSPs, etc. with on-site sewage systems, up to 20 lots + Per lot beyond 20	\$549 \$31
Other (CUPs, Zone Changes, etc.)	\$91
Site Evaluation Application (first lot) + Per lot beyond the first lot	\$413 \$184
Public Water System (new or expansion)	call

These and additional forms, applications, and information can be found from the Chelan-Douglas Health District website at <http://www.cdhd.wa.gov/FormsandDocuments.htm>

- “Subdivisions and the Health District”
- “Private Water Systems”
- “Site Evaluation Application”



COMMISSIONERS:

Michael T. McCourt
G. Brian Egan
Terry Barnes

Vince Johnston, Manager

East Wenatchee Water District

(509) 884-3569 • Fax (509) 886-0550 • 692 Eastmont Avenue • East Wenatchee, WA 98802

June 4, 2015

Douglas County Transportation & Land Services

RE: Prime Properties LLC P-15-04

Attention: Curtis Lillquist, AICP

Water is available per this request. A "Developer Extension Agreement" (DEA) has been signed by the developer and the hydraulic analysis is completed. Requirements for fire flow will meet the standards of the Douglas County Fire Marshall and all required improvements will be per current District Standards and Specifications.

The developer will assume all the District's costs for this proposal including inspections, testing and permits. After construction is completed and accepted by the District, a 2-year Maintenance/Warranty Bond will be required.

Thank You,

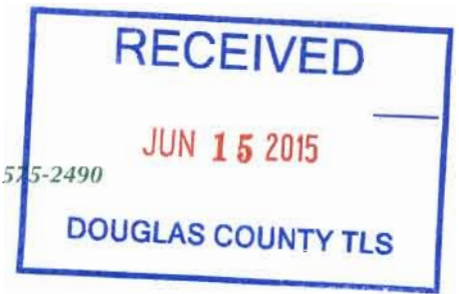
Jeff Johnston

Jeff Johnston
East Wenatchee Water District
692 Eastmont Ave.
509 884-3569

C: file



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490



June 11, 2015

Curtis Lillquist
Douglas County Transportation & Land Services
140 19th St. NW, Suite A
East Wenatchee, WA 98802

Re: P-15-04

Dear Mr. Lillquist:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the Braeburn Estates major subdivision of 40 acres into 161 lots, proposed by Prime Properties, LLC. We have reviewed the documents and have the following comments.

TOXICS CLEAN-UP

Based upon the historical agricultural use of this land, there is a possibility the soil contains residual concentrations of pesticides. Ecology recommends that the soils be sampled and analyzed for lead and arsenic, and for organochlorine pesticides. If these contaminants are found at concentrations above the Model Toxics Control Act cleanup levels Ecology recommends that potential buyers be notified of their occurrence.

If you have any questions or would like to respond to these Toxics Clean-up comments, please contact **Valerie Bound** at (509) 454-7886 or email at valerie.bound@ecy.wa.gov.

WATER QUALITY

Project with Potential to Discharge Off-Site

Ecology concurs, the NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit is a minimum of a 38 day process and may take up to 60 days if the original SEPA does not disclose all proposed activities.



Mr. Lillquist
June 11, 2015
Page 2

The permit requires that Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading or construction.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact **Mark Peterschmidt** at the Department of Ecology, (509) 454-7843, with questions about this permit.

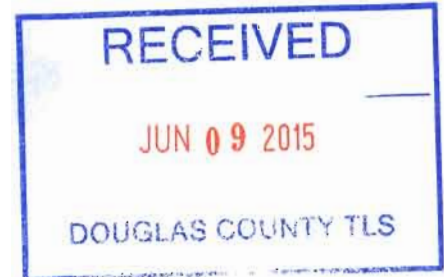
Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepacoordinator@ecy.wa.gov

GREATER WENATCHEE IRRIGATION DISTRICT
3300 SOUTH EAST 8TH STREET EAST WENATCHEE WA 98802-9130
509-884-4042

June 3, 2015



Curtis Liliquist
Douglas County Transportation & Land Services
140 19th Street NW
East Wenatchee, WA 98802

Application Number: P-15-04

Dear Mr. Lilliquist,

You have requested comments from Greater Wenatchee Irrigation District regarding the above application.

The Developer will be required to follow all Rules and Regulations provided to them at the Pre-application meeting. They will also be required to submit a request for Right of Entry to the Bureau of Reclamation *prior* to implementing this project, as discussed at the meeting.

If I can answer further questions, please let me know.

Thank you,

A handwritten signature in black ink, appearing to read "M. L. Miller".

Michael L. Miller
Secretary/Treasurer
Greater Wenatchee Irrigation District



DOUGLAS COUNTY TRANSPORTATION & LAND SERVICES

140 19TH STREET NW, SUITE A • EAST WENATCHEE, WA 98802

PHONE: 509/884-7173 • FAX: 509/886-3954

www.douglascountywa.net

To: Curtis Lillquist, AICP
CC: Doug Bramlette, PE, PLS, Cheri Peterson, PE, Tracy Petersen
From: Jennifer Lange, PE
Date: July 31, 2015 August 4, 2015
Re: UPDATED: P-15-04 – Braeburn Estates – Transportation & Stormwater Recommendations

SUGGESTED FINDINGS

Application materials included a Preliminary Stormwater Drainage Overview and preliminary stormwater plans prepared by Torrence Engineering. The preliminary overview utilized a presumptive infiltration rate and notes that specific on-site infiltration testing will be conducted as part of the final design process. Developed runoff from the County design storm will be retained and infiltrated on-site. During design of the transportation improvements, both on-site and off-site frontage improvements, provisions to address stormwater will be addressed in the final design report.

A Traffic Impact Analysis (May 25, 2015), prepared by Transportation Engineering Northwest was provided with the application materials. The Traffic Impact Analysis includes the following information:

The International Fire Code (IFC) established when secondary access is required for single family residential development. Site access is proposed via construction two (2) intersections to 4th Street SE, one of which will be at the alignment of S. Nevada Avenue. A full width intersection at Nevada Avenue and 4th Street shall be provided, which then transitions to a typical half street improvement. To meet secondary access requirements for phases beyond Phase 4 and extension of Nevada Avenue (half street) to Grant Road (full intersection). An appropriate transition from half street improvements to full intersection improvements will be coordinated and approved at the time of construction plan preparation and acceptance.

In accordance with Douglas County Code, frontage improvements to the Urban Collector Standard shall be constructed during Phases 1 and Phase 2.

Secondary full access would be required beyond development of 30 lots. This secondary access could be completed via extension of 2nd Street SE, west to Mary Avenue, which would require acquisition of right-of-way from adjacent property owners or via extension of S. Nevada Avenue, north to an intersection with Grant Road. The applicant owns the commercially zoned property to the north. Should extension of ~~Grant Road~~ ^{Nevada} to the north be the selected alternative, staff has recommended analysis of the future Commercial development to ensure that the S. Nevada Avenue extension is designed to accommodate traffic from the Commercial development. The applicant has been notified that direct access to Grant Road for commercial development not be permitted and that the roads, including S. Nevada should be analyzed to account for access to commercial development.

Grant Road is a four lane arterial in the vicinity of the proposed subdivision. The traveled roadway is approximately 55 feet in width and includes sidewalk, curb and gutter. The posted speed is 40 mph.

4th Street SE is a 2 lane arterial approximately 24 feet in width, with unimproved shoulders. 4th Street SE does not currently meet the applicable standard for an Urban Arterial (44 feet of asphalt with curb, gutter and sidewalk). Clovis Point intermediate school is located to the west of the project. The posted speed limit is 30 mph.

The Traffic Impact Analysis analyzed the Intersection Levels of Service (LOS) for 10 intersections, all of which currently perform within the adopted parameters of LOS. These intersections were further evaluated based upon expected build out of various industrial and warehouse properties surrounding the Pangborn Memorial Airport, development of an automotive dealership and a 1.5 percent per year background growth rate applied to existing traffic counts. The study showed that the intersection of Mary Avenue and Nile Avenue with Grant Road will not meet locally adopted levels of service under future Baseline Conditions. Transportation improvements will be required at these locations regardless of the proposed subdivision. Traffic signal installation and/or turning movement restrictions will be required to provide transportation facilities necessary to support the proposed development.

With incorporation of the conditions below, preliminary approval is recommended.

TRANSPORTATION

1. Final plans for transportation 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 East Wenatchee Municipal Code and 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 code requirements.
2. 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. Approval signatures from utilities and service purveyors, including the US Postmaster shall be acquired prior to acceptance of the plans by the County Engineer.
3. Prior to final plat approval a 1-foot non-vehicular access easement shall be depicted along the project's Southern boundary with 4th Street SE. A note on the plat shall indicate that the 1-foot non-vehicular access easement limits access to the internal road system.
4. On-site transportation improvements shall include the following:
 - A. The intersection of South Nevada Avenue with 4th Street SE shall be constructed as a full width intersection in accordance with Figure 3-7b. The full width intersection shall include a minimum of 45 feet of right-of-way to accommodate a minimum of 28 feet of ACP, with curb, gutter and sidewalk on the west side. The length of full width pavement (improvements) shall accommodate a minimum of two (2) vehicle stacking, afterwhich the improvments may transistion to a typical half street improvement, with 30 feet of right-of-way; including a minimum of 24 feet of asphalt surfacing. The S. Nevada Avenue alignment shall be signed NO PARKING.

- B. Intersections of Local Access Roads and Arterials/Collectors shall include a minimum radius at the face of curb of 35-feet. Local Access Road intersections shall include a minimum radius of 25-feet.
- C. All internal roads, except S. Nevada Avenue shall be constructed full width road including parking both sides in accordance with the applicable standard for Urban Local Access Roads, based on ADT at full build out.
- D. S. Nevada Avenue shall be constructed as a half street improvement excluding intersection improvements, in accordance with Figure 3-7b. Half street improvements shall include a minimum right-of-way dedication of 30-feet, a minimum of 24-feet of asphalt surfacing, sidewalk, curb and gutter. A physical barrier, temporary in nature shall be included to preclude access until such time as the full width construction to the Urban Local Access standard is completed.
- E. A 1-foot non-vehicular access easement along the eastern boundary of S. Nevada Avenue shall be included along with a plat note indicating that access to S. Nevada shall be prohibited until such time as the full width improvements are completed to the Urban Local Access Standards.
- F. S. Nevada Avenue shall be signed NO PARKING until such time as the full width improvements per the Urban Local Access standard are completed.
- G. Emergency vehicle turn arounds shall be provided at dead end roads (proposed 2nd Street SE) which may extend to adjacent undeveloped properties. The turnaround shall be paved, and include pedestrian facilities. A physical barrier, temporary in nature shall be utilized to prohibit access until the road is extended.
- H. Temporary paved turnarounds shall be provided at dead end roads constructed for each phase to provide for emergency and service vehicles.
- I. The designer shall identify the applicable WSDOT Standard Driveway detail to be utilized throughout the development. Sidewalk easements and language as necessary shall be identified on the face of the plat.

5. Frontage Frontage improvements are addressed in Chapter 12.50.150 *Transportation System and Frontage Improvements*, of the Douglas County Road Standards. 4th Street SE is designated as an Urban Arterial. Douglas County Road Standard Figure 3-8, Urban Arterial Roadway is the applicable road standard. Road improvements associated with this development shall include:

- A. x Half street frontage improvements to 4th Street SE in accordance with Figure 3-8, Urban Arterial (35 feet right-of-way centered on 4th Street SE). Construction of improvements required prior to final plat approval.
- B. Half street frontage improvements on 4th Street SE shall be designed and constructed to connect to existing sidewalk, curb and gutter located just east of the intersection of 4th Street SE and S. Mary Avenue. Design and construction shall be based upon as-built/existing conditions.

6. x Phased transportation improvements.

- A. Phase 1 and Phase 2 (totaling 28 lots) shall be served by a proposed single access to 4th Street SE.
 - B. Phases 1 through 3 (totaling 50 lots) shall be served via two accesses to 4th Street SE. The second access shall be constructed as a full width intersection improvement in the S. Nevada alignment. The full width intersection may transition to a half street improvement.
 - C. Phase 4 (additional 30 lots, *maximum*) shall be access utilizing the two intersections with 4th Street SE, constructed during Phase 1 and Phase 3.
 - D. Development beyond Phase 4 shall be served via construction of the S. Nevada Avenue extension to an intersection with Grant Road. A full width intersection at the intersection shall be provided. The applicant is encouraged to analyze the future needs of the Grant Road/Nevada intersection to accommodate future buildout and to minimize the need for removal and reconstruction at a later date. Design of secondary access to Grant Road should consider and account for the traffic associated with future development of Commercial property that would be served by that corridor.
7. (Off-site Frontage Improvements are addressed in Chapter 12.50.150 *Transportation System and Frontage Improvements*, of the Douglas County Road Standards.) *Final*

x The applicant shall enter into an agreement to contribute a proportionate share contribution towards transportation improvements at the intersection of Grant Road and Nevada Avenue, including but not limited to signalization addressing LOS deficiencies at that location as development progresses. An updated traffic analysis shall be submitted prior to construction plans acceptance for Phase 5. The Traffic Analysis shall include a break out of traffic impacts associated with the development and shall include an analysis of the pro-rata share calculation associated with the required improvement. The agreement shall address and include proportionate share contribution associated all lots within each phase the development, and shall run with the project. ~~Said agreement shall be referenced on the face of the plat and shall be binding upon all successors and assigns.~~ *Review per Jennifer 3/10/15*

- 8. Illumination shall conform to East Wenatchee Municipal Code and Douglas County Code Section 12.57.100 *Roadway Illumination* and follow Douglas County PUD Standards. The applicant shall be responsible for PUD charges for connection of street lights to the transformer or hand hole.
- 9. 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, and the approved construction plans. Monitoring shall be required as determined appropriate by the engineer and in accordance with the Douglas County Road Standards, East Wenatchee Municipal Code and with final reports submitted to Douglas County.
- 10. Prior to final plat approval, requirements for acceptance of the constructed improvements shall be meet in accordance with the Road Standards, including Section 12.56.110 *Final Acceptance*, and 12.50.110 *Performance Assurance, B. Maintenance Performance*.
- 11. Utility installation/replacement/upgrade within the Douglas County right-of-way, including but not limited to 4th Street SE shall be approved by Douglas County. Damage to existing roads, both public and private, 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.

- 12. Five foot utility easements are required along all lots or tracts with county road frontage in accordance with applicable road standards.

STORMWATER DRAINAGE

- 1. A final storm water drainage plan and report prepared by a professional engineer licensed in the State of Washington shall be submitted to and approved by Douglas County prior to construction. Construction and Post-construction stormwater elements shall be addressed in accordance with East Wenatchee Municipal Code, Douglas County Code and the Stormwater Management Manual for Eastern Washington (Ecology.) Measures to address stormwater infiltration during frozen soil conditions shall be included. Recommendations and/or requirements contained within the Final Drainage Analysis shall be incorporated into final project approval, including but not limited to the addition of plat notes and recording of operation and maintenance agreements and/or easements.
- 2. Stormwater detention facilities shall be located on a separate tract, under the functional control of the homeowners association with each lot having an undivided interest in the tract(s).
- 3. Provisions to provide access for inspection and maintenance to the stormwater tract shall be addressed within the design plans, report and on the face of the plat.
- 4. Stormwater facilities shall be above ground facilities, located on a separate tract(s) which is adjacent to and provides an emergency overflow to public right-of-way. This provides for maintenance, inspection and access to the facility and provides protection to downstream properties from overflows in the event of failure of the stormwater facility.
- 5. The Engineer of Record shall provide as-builts and stamped certification that the system has been completed in accordance with the accepted plans, as well as applicable East Wenatchee Municipal Code, Douglas County Code and the Stormwater Management Manual for Eastern Washington.
- 6. Prior to final plat approval, an operation and maintenance agreement shall be executed, recorded and the Auditor's File Number referenced on the face of the final plat regarding the private stormwater facilities. Said agreement shall be executed on standard forms approved by Douglas County. It shall be clearly noted on the face of the plat that Douglas County will not maintain the private stormwater facilities (tracts). 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. Since stormwater tracts will be added in various phases, the SW O&M(s) will need to be updated with each phase.
- 7. Erosion control measures shall be designed in accordance with the Stormwater Management Manual for Eastern Washington (SWMMEW). Disturbed areas shall be re-vegetated and maintained throughout construction.
- 8. SEPA document indicates that the applicant will submit a Notice of Intent Application for a Construction Stormwater General Permit. Acquisition of the permit is the responsibility of the applicant.

9. Up to two access points for construction activities may be approved from 4th Street SE. 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.
10. 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.

Curtis Lillquist (x6588)

From: Keri Henson (x6345)
Sent: Monday, June 01, 2015 2:40 PM
To: Curtis Lillquist (x6588)
Subject: Prime Properties P-15-04

Hey Curtis,

The prelim for Prime properties looks good. Keeping in mind that it is in the Current use program and may have to be removed if no longer has orchard on it.

Keri Henson
Chief Deputy Assessor, Douglas County
P.O. Box 387 / 203 S. Rainier
Waterville, Washington 98858
Office: 509-745-8521
Direct: 509-888-6345
khenson@co.douglas.wa.us

**DOUGLAS COUNTY TRANSPORTATION AND LAND SERVICES
LAND USE APPLICATION
COMMENT SHEET**

Name of Applicant: Prime Properties LLC

Date of Application: May 22, 2015

Date of Letter of Completeness Issued: May 28, 2015

Application Number: P-15-04

Description of Proposal: An application for a 161 lot major subdivision. Lot sizes range from 5,202 sq ft to 15,201 sq ft. Average lot size is 7,183 sq ft. Lots are proposed to be served by public water and sewer. The subject property is located between Grant Rd and 4th St SE in the vicinity of the intersection of S Nevada and 4th St SE. Further described as being located within Section 18, Township 22N, Range 21 EWM, Douglas County WA. The Assessors Parcel Numbers are 22211810013 and 22211810019.

RESPOND BY: 5:00 p.m., June 15, 2015

RETURN COMMENTS TO: Attn: Curtis Lillquist
Douglas County Transportation & Land Services
140 19th Street N.W.
East Wenatchee, WA 98802
clillquist@co.douglas.wa.us

If comments are not received from your agency by the above date it will be construed that your agency has no concern with this application.

Road names and addressing will be done prior to
or during the blue line review.

SIGNED: 

DATE: 6/4/2015

AGENCY NAME: GIS