TO: Douglas County Hearing Examiner
FROM: Douglas County Land Services Staff
RE: Vista Del Rio Estates, P-13-03
DATE: January 7, 2019

I. GENERAL INFORMATION

Requested Action: Richard Montoya has submitted an application to amend the preliminary plat approval for a 26 lot subdivision. During construction of the subdivision, rock was discovered which prevents stormwater from being infiltrated on site. The amendment proposes the following:

- Route the stormwater to an off-site property where a retention facility will be constructed;
- Eliminate the 4 originally proposed stormwater tracts; and
- Reconfigure the plat from 26 lots to 24 lots plus a open space tract which encompasses a geologic/groundwater seepage area discovered during construction.

Location: The subject property is described as being located west of Eastmont Avenue, East of Sunset Highway (SR-28), north of North Breckenridge Drive, East Wenatchee, Section 26, Township 23 N., Range 20 E.W.M., Douglas County Washington. The Douglas County Assessor’s Numbers are 23202630004 and 23202620008. The storm facility will be located on 23202630046

Background
Preliminary approval was granted by the Douglas County Hearing Examiner on October 21, 2015.

II. SITE INFORMATION

| Total Project Size:   | 8.97 acres |
| No. of lots          | 24         |
| 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 existing site is currently a large open area covered with thin grass and scattered sage brush. The project site is currently vacant, however noticeable earthwork has been done on portions of the site. Within the south portion of the site, a drainage swale traverses the site from east to west in a markedly incised channel, with very steep slopes. To the east there is a fairly steep hillside. Within the northwest portion of the site, we noted a significant amount of grading and filling has occurred.
From the west of the site to the adjacent property a very steep slope was encountered. See Attachment A.

**North:** Single Family Homes  
**South:** Residential subdivision  
**East:** Eastmont Ave, vacant  
**West:** Single Family Homes, church

**Access:** The subdivision will access N Breckenridge Dr. The proposal includes a the extension of a public street that will be constructed to Urban Local Access Standards. All roadway improvements would be the responsibility of the developer.

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

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. This application is vested under the version adopted by Ordinance TLS 08-03-05 on January 8, 2008.

**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.

**Applicable provisions and requirements of D.C.C., Chapter 19.18D, "Geologically Hazardous Areas":**  
Steep and Severe building soils are indicated to be present on portions of the site. Soils are evaluated according to the determination process of Section 19.18D.040 D.C.C., which require a geologic site assessment by a qualified geologist or engineer.

### III. COMPREHENSIVE PLAN:

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

**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.

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.

CRITICAL AREAS – GEOLOGICALLY HAZARDOUS AREAS

GOAL: The County will provide appropriate measures to either avoid or mitigate significant risks that are posed by geologic hazard areas to public and private property and to public health and safety.

POLICY CA-42: Potential impacts and alternative mitigation measures to eliminate or minimize the impacts in identified geologic hazard areas shall be documented during the review of development applications.
POLICY CA-43: Development proposals should be evaluated to determine 1) whether the proposal is located in a geologic hazard area, 2) the project’s potential impact on geologic hazard areas, and 3) the potential impact of geologic hazards on the proposed project.
POLICY CA-44: Where feasible, an adequate buffer of existing vegetation should be maintained around all sides of geologic hazard areas to maintain the natural integrity of the site and to protect the environment, and the public health and safety.
POLICY CA-49: All proposed development projects located within a geologic hazard area, or that have the potential to adversely affect the stability of one of these areas, may be required to provide studies performed by qualified consultants describing the existing nature of the hazard and necessary safety precautions. The subsequent report from the geo-technical engineer and/or geologist should clearly identify the risk of damage from the project, both on-site and off-site, whether the proposal increases the risk of occurrence of the hazard, and whether the proposal has incorporated measures to eliminate or reduce the risk of damage due to the hazard.
POLICY CA-50: Any new residential subdivision or short plat that is determined to be in a geologically hazardous area shall have a note placed on the face of the plat and on the title report stating that the hazard is present.
UTILITIES

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

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

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

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

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

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

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

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

TRANSPORTATION

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

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

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

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

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

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

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

Douglas County issued a Determination of Non-significance on January 3, 2019 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 from the original review are included in the planning file. Agency comments have been included as Attachment C.

Public comments for this amendment have been included as Attachment D.

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. 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.

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

Consistency with the provisions and requirements of D.C.C., Chapter 19.18D, “Geologically Hazardous Areas”:

A Geotechnical Investigation from Western Pacific Engineering and Survey, dated August 2018 was submitted.

The report identified that in addition to the geologic issues (undocumented fill, steep slopes, erosive soils) identified in the previous reports that groundwater seepage and shallow bedrock has been are also present. The reports provide recommendations for
these various issues to facilitate safe development of the property. Construction plans shall take these analyses into account during design.

The proposal appears consistent with the requirements of this chapter.

**Consistency with the provisions of D.C.C., Chapter 20.34, “Stormwater Drainage”**

During construction of the plat infrastructure rock was encountered on the property which has led to the necessity to move the retention pond off site. See Attachment E

The applicant has submitted an updated preliminary stormwater evaluation developed by a professional engineer licensed in the State of Washington. The stormwater is proposed to be routed downhill to the west property line, along the McElmurry Lane right-of-way and into a new retention pond in a parcel purchased by the applicant on the north side of McElmurry.

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

**Consistency with the provisions of D.C.C., Title 12 “Road Standards”**

The applicant has submitted a preliminary design and traffic impact study, both developed by a professional engineer licensed in the State of Washington.

The proposed internal road will be classified as a Urban Local Access Road. Douglas County Road Standard Figure 3-7b with parking on both sides is the applicable road standard.

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

**Agency comments:**

**Agencies that commented during the original project review:**
Agency comments from the Douglas County Assessor, Douglas County Transportation Services, Douglas County – GIS, the Chelan – Douglas Health District, the Washington State Department of Ecology, Douglas County Fire District #2, Douglas County PUD, Douglas County Sewer District No. 1, East Wenatchee Water District, and Eastmont School District, have identified mitigation or project design required for the subdivision.

**Agencies that commented during the project amendment review:**

**Public comments:**

**Shawn Rush**
Mr. Rush submitted comment regarding the proposal to transport stormwater down McElmurry to the offsite detention pond. He provides comments on the seepage that is occurring, the proposed path for the stormwater piping and asks a question about a potential gate for access to the stormwater facility.
The questions/comments have been transferred to Douglas County Transportation for consideration in their review of the proposed amendments. Transportation services has taken the comments into account.

VIII. RECOMMENDATION

As conditioned below, this application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 17 of the East Wenatchee Municipal Code as adopted in Ordinance # 08-03-05, Title 17, 19 and 20 of the Douglas County Code and the Greater East Wenatchee Area Comprehensive Plan. Staff recommends amending the preliminary approval of P#13-03 subject to the following findings of fact and conditions:

Suggested Findings of Fact

1. The applicant is Richard Montoya, 100 31st St., East Wenatchee WA.
2. General Description: An application to amend the preliminary plat approval for a 26 lot subdivision. During construction of the subdivision, rock was discovered which prevents stormwater from being infiltrated on site. The amendment proposes the following:
   • Route the stormwater to an off-site property where a retention facility will be constructed;
   • Eliminate the 4 originally proposed stormwater tracts; and
   • Reconfigure the plat from 26 lots to 24 lots plus a open space tract which encompasses a geologic/groundwater seepage area discovered during construction.
3. Location: The subject property is described as being located west of Eastmont Avenue, East of Sunset Highway (SR-28), north of North Breckenridge Drive, East Wenatchee, Section 26, Township 20 N., Range 20 E.W.M., Douglas County Washington. The Douglas County Assessor’s Numbers are 2320630004 and 2320620008.
4. Site Information:
   Total Project Size: 8.97 acres
   No. of lots: 24
   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
5. Site Characteristics: The existing site is currently a large open area covered with thin grass and scattered sage brush. The project site is currently vacant, however noticeable earthwork has been done on portions of the site. Within the south portion of the site, a drainage swale traverses the site from east to west in a markedly incised channel, with very steep slopes. To the east there is a fairly steep hillside. Within the northwest portion of the site, we noted a significant amount of grading and filling has occurred. From the west of the site to the adjacent property a very steep slope was encountered.
6. **Surrounding Property:** To the north, Single Family Homes; to the south, Residential subdivision; to the east, Eastmont Ave, vacant; to the west Single Family Homes, church

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.


10. The subject property is located in the R-L zoning district which allows for subdivisions as permitted uses.

11. Preliminary approval was granted for a 26 lot major subdivision by the Douglas County Hearing Examiner on October 21, 2015.


13. One public comment was received during the comment period. Mr. Shawn Rush submitted comment regarding the proposal to transport stormwater down McElmurry to the offsite detention pond. He provides comments on the seepage that is occurring, the proposed path for the stormwater piping and asks a question about a potential gate for access to the stormwater facility.

14. The following reports have been submitted with the application materials.

   - April 15, 2014 (received April 18, 2014), NGA Amended Engineering Geological Assessment.
   - Preliminary Stormwater Evaluation, Torrence Engineering, August 2015, received August 31, 2015.
   - Preliminary Engineering Plans, Torrence Engineering, August 25, 2015 (received August 31, 2015)
   - August 28, 2015 Western Pacific Engineering & Survey review of preliminary engineering.
   - August 31 2015 revised Preliminary Engineering, Torrence Engineering
   - Geotechnical Investigation from Western Pacific Engineering dated August 2018.
   - Preliminary Stormwater Evaluation from Torrence Engineering dated November 28, 2018
   - Preliminary Civil Design Plans from Torrence Engineering Dated November 28, 2018.

15. The April 15, 2014 Amended Engineering Geologic Hazard Assessment does not provide information with regard to design and construction of public roads (structural design) with respect to native ground and to areas of undocumented...
fill. Page 8 of the Amended report continues to note “that a geotechnical engineering investigation and report be performed for this project, due to the presence of undocumented fill, graded areas and moderate to steep slopes.

16. The WPE Geotechnical Investigation identified the following:
➢ The WPE report acknowledges that “noticeable earthwork has been done on portions of the site.”
➢ The WPE report acknowledges that a drainage swale traverses the site in a markedly incised channel with very steep slopes.
➢ The WPE report acknowledges “a significant amount of grading and filling has occurred.”
➢ The WPE report indicates that “very steep slopes” were encountered from the west of the site to the adjacent property.
➢ The WPE report notes that some soils on site were silty material, which “could become expansive in freezing conditions due to their small particle size and slow draining ability.
➢ **WPE recommended mitigation measures includes**: The following shall be noted graphically on the face of the plat. 2:1 slopes shall be outlines as native reserve areas. A plat note shall indicate the native reserve areas are exempt for further development.
➢ **WPE recommended mitigation measures includes**: The site designer shall make recommendations on how the water channel discussed within the Hydro Geology section of the report, page 7 will be addressed. These recommendations will become conditions of approval for the subdivision, and must be satisfied during site design (road & stormwater) prior to final plat approval.

17. The June 10, 2015 letter from WPE includes the following recommendations:
➢ Stormwater runoff be dispersed over as large of an area as possible.
➢ A native planting strip be planted on the lower section of the lots. Lots 22-26 shall include a 50 foot native planting easement and Lot 21 shall be a native planting easement 40 feet at the north end and 50 feet on the south end. These areas shall be clearly identified on the construction plans, including specifications for establishment of the required native vegetation. The native vegetation areas shall be clearly identified within a native vegetation and slope easement. A maintenance plan shall be prepared and recorded for the native vegetation area. The applicability of the maintenance plan shall be clearly identified on the face of the plat and the Auditors File Number of the recorded maintenance plan provided.

18. The August 2018 WPE Geotechnical Investigation has identified/stated the following:
➢ Based on our exploration and research into the site, it is our belief that the bedrock below the proposed pond is approximately sixteen to seventeen feet below the surface and sloping down gradient to the west.
➢ Soil infiltration rates for the proposed pond are estimated to be six to eight inches per hour (6-8 in/hr)
➢ The seepage mentioned in the April 6, 2018 comment letter is a low flow of approximately one or less gallons per minute. The seepage collects in a small pool on the adjacent property and then overflows onto the driveway and then across the county road.... The cause of the seepage is likely stormwater infiltration into the soils surrounding and up gradient of the fold in the bedrock.... To mitigate the seepage overflow from the small
pool or to eliminate the small pool it is recommended to install a catch basin or French drain and pipe the seepage to the stormwater pond that is being designed for the project.

- Testing has shown that the sandstone bedrock, and likely water table is approximately seven feet below existing grade.... The pipeline can be safely installed using conventional shallow techniques in conformance within Washington State Department of Labor and Industries requirements
- To cut the roadway into the existing bank would likely increase instability and therefore it is recommended that the access road not be installed and that the stormwater pipeline be installed perpendicular to Breckenridge Drive and parallel to McElmurry Lane.
- The subsurface conditions are geotechnically suitable for construction as long as the previously listed and explained design recommendations and considerations are taken into account.

19. The November 28, 2018 Preliminary Stormwater Evaluation has identified/stated the following:
- Rock was encountered during construction of the project which has led to the necessity to move the retention pond..... The new pond will be located offsite, westerly of the property boundary....
- Two additional test pits were dug in the area of the new infiltration pong:
  
    One by our office was dug in mid-October to a depth of 18’ from existing ground. Other than the top few inches of topsoil, then entire pit consisted of fine sand. There was no indication of an impermeable layer or other restrictive layers.

20. RCW 58.17.110(2) requires that appropriate and adequate provisions be made for streets or roads, alleys or other public ways.
21. The subdivision will access N. Breckenridge Dr. The proposal includes a new public local access street through the property.
22. Section 17.04.040(A), D.C.C., authorizes dedications of right-of-way and improvements to the area directly affected by the development.
23. In order to meet the state requirements for Enhanced 911 service, all lots within this plat will be addressed prior to final plat approval.
24. Comments from reviewing agencies have been considered and addressed where appropriate.
25. Douglas County issued a Determination of Nonsignificance on January 3, 2019 pursuant to WAC 197-11-355 (Optional DNS).
26. 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.
27. Proper legal requirements were met and surrounding property owners were given the opportunity to comment on the proposal at a public hearing.
28. Purveyors who responded to the project have indicated that adequate utilities/services are or can serve this project.
29. 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.
30. 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 and last amended by TLS 08-03-05.
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

2) Conditions 3 - 24, 26-36, 39, and 48-51 from the Notice of Action dated October 21, 2015 are still timely and shall remain in effect.

The following conditions are revised. The numbering below is kept for reference back to the original notice of action.

25) The extension of N. Breckenridge Drive shall be designed and constructed from the end of the existing transportation improvements (road/sidewalk) to the end of the cul-de-sac. Construction shall include connection and extension of curb, gutter and sidewalks and a paved cul-de-sac turnaround and snow storage easement (20ft x 30ft). The extension of the transportation improvements shall tie inot the existing improvements and shall satisfy Figure 3-7b of the Road Standards, with parking on both sides. Signage restricting parking in order to accommodate emergency vehicles and the snow storage area shall be installed in the cul-de-sac.

37) A letter of concurrence from the geotechnical engineer shall be provided prior to acceptance of the final plans and design report confirming stormwater design conforms to the submitted Geotechnical Analysis (August 2018 and February 2015 prepared by Western Pacific Engineering – April 2014 and December 2013 prepared by Nelson Geotechnical Associates.

38) As specified in the Geotechnical Investigation (August 2018), a catch basin or French drain shall be installed to correct the seepage issue on McElmurry Lane; this shall be shown on the construction plans.

41) Stormwater facilities shall be located on separate tract(s) and a offsite parcel, under the functional control of the homeowners association with each lot having an undivided ownership, interest and responsibility for the tract(s) and parcel. The offsite parcel shall be deeded to the homeowner’s association for the purpose of access and maintenance of the stormwater facilities. A note shall be included on the face of the plat which states:
Offsite stormwater management facilities have been deeded to the homeowners’ association per AFN __________ for the purpose of access and maintenance of the stormwater facilities.

42) The design of proposed stormwater facilities shall comply with the guidance contained within the Stormwater Management Manual for Eastern Washington. Provisions physical in nature, including but not limited to fencing and signage to provide for the long term protection of the stormwater facilities shall be included within the final design plans/report. Physical barriers and stabilization of the tract(s) and offsite parcel shall be in place prior to final plat approval.

43) In accordance with the Stormwater Management Manual for Eastern Washington, design and maintenance criteria for infiltration ponds and stormwater facilities shall be designed to overflow to the public right-of-way or oversized by 25% (plus 1' of freeboard). A downstream analysis of potential overflow impacts shall be included within the design report.

45) Prior to final plat approval, a private stormwater operation and maintenance agreement must be executed, recorded and the Auditor’s File Number referenced on the face of the final plat for 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 and offsite parcel). 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 and the offsite parcel.

46) As recommended within the Nelson Geotechnical Associates Engineering Geologic Hazard Assessment and the Torrence Engineering Preliminary Stormwater Evaluation: residential construction shall include utilization of roof drains to convey runoff to the approved stormwater facility. As such the following notes (or similar) shall be included on the face of the plat to identify site specific requirements associated with lot development.

- Each lot is provided with an individual stormwater stub. Home construction shall include roof drains and gutters. Concurrent with building permit submittal a stormwater site plan prepared by a licensed engineer routing roof drains/gutters to the stub provided shall be submitted. Lots 15-24 shall connect the entire roof surface to the stub. Lots 1-14 shall at a minimum connect the eastern half of the roof to the stub.

- Concurrent with building permit submittal a erosion control plan shall be submitted. Prior to on-site grading construction stormwater best management practices shall be implemented.

- The engineer of record shall provide certification that the private stormwater collection and conveyance and connection to the stormwater stub is completed in accordance with the plan submitted.

- A private stormwater operation and maintenance agreement shall be prepared and executed on approved Douglas County forms and recorded with the county auditor.

47) As specified within the Geotechnical Analysis (WPR – February 2015), temporary and permanent site stabilization shall be addressed as noted below:

a. A native planting strip shall be planted on the lower section of the lots. Lots 23-24 & Tract A shall include a 50-foot native planting easement and Lot 22 shall have a native planting easement 40 feet in width at the north end and 50 feet in width at the south end. These areas shall be clearly identified on the construction plans, including specifications for establishment of the required
native vegetation. The native vegetation areas shall be clearly identified within a native vegetation and slope easement. Planting shall be as recommended by a native plant horticulturist.

b. A maintenance plan shall be prepared and recorded for the native vegetation areas required for Lots 22-24 & Tract A. Applicability of the maintenance plan shall be clearly identified on the face of the plat and the Auditors File Number of the recorded maintenance plan provided on the plat map. The operation and maintenance plans for the native vegetation area shall be prepared by a native plant horticulturist.

c. As specified by the Geotechnical Engineer; 2:1 slopes shall be sprayed with a mechanical bonded fibre mulch. This mulch shall be interlaced with equal portions of the following native grasses: Indian Rice Grass, Needle Thread Grass, Blue Bunch Wheat Grass and Thick Spike Wheat Grass. After covering the hillside, the following shrubs should be planted to allow for deep root stabilization: Snow Buckwheat, Rabbit Brush, Yarrow, and Chelan Penstemon. All plantings shall be as recommended by a native plant horticulturist.

d. As specified by the Geotechnical Engineer, slopes less than 4:1 need not be heavily planted, but shall be stabilized to prevent erosion. Stabilization shall be specified in accordance with the SWMMEW.

The following are new conditions based on review of the proposed amendment

52) Execution of a Franchise Agreement for private utilities located within Douglas County right-of-way, including but not limited to the private storm drain pipe located on McElmurry Lane is required prior to final plat approval. The process takes a minimum of 6 weeks and the applicant is responsible for initiation and coordination of the Franchise application and is required to coordinate directly with Douglas County staff for assistance in this process.

53) Tract A shall be clearly labeled as an Open Space Tract on the final plat.

Respectfully Submitted,

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

Attachments
Douglas County

Date: 1/7/2019

Note: This map is intended for general information purposes only. Douglas County makes no claim as to the accuracy or current condition of the data shown on this map.

Transportation & Land Services
140 - 19TH ST NW, Suite A
East Wenatchee, WA 98802
(509) 884-7173
Note: This map is intended for general information purposes only. Douglas County makes no claim as to the accuracy or current condition of the data shown on this map.
ATTACHMENT C
REQUEST FOR AGENCY COMMENTS

APPLICANT: MONTOYA, RICHARD

Date of Application: 12/30/2013

Date Letter of Completeness Issued: 02/05/2014

Date Notice of Application Issued: 03/01/2018

Application Number: P-13-03

Description of Proposal: An application to amend the preliminary approval for a 26 lots subdivision. Project construction has determined that stormwater cannot be infiltrated on site. The amendment proposes to reconfigure the plat to eliminate stormwater tracts and to route the water to an off-site property where a retention facility will be constructed. The subject property is described as being located west of Eastmont Avenue, north of Breckenridge Drive, Section 26, Township 23 N., Range 20 E.W.M., Douglas County Washington. The Douglas County Assessor’s Numbers are 23202630004 and 23202620008. The storm facility will be located on 23202630046.

Respond By: 5:00 p.m., 3/31/2018

Return Comments to: Curtis Lillquist, AICP
Douglas County, WA Transportation and Land Services
140 19th Street NW, Suite A
East Wenatchee, WA 98802

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

Signed: [Signature]
Date: 3/12/2018

Agency Name: GIS
**Permit Workflow Step - Detail**

**Permit Number:** P-13-03  
**Step Name:** COMMENTS-DCSD  
**Step Description:** Douglas County Sewer District Comments

**Workflow Step Status:** COMMENTS SUB  
**Status Date:** 03/07/2018  
**Status By:** DCSD  
**Due Date:** 03/31/2018

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**Step Name:** COMMENTS-DC PUD  
**Workflow Step Status:** PENDING  
**Status By:** Shari Tincher  
**Status Date:** 11/28/2018  
**Due Date:** 12/07/2018

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*Powered by Dude Solutions, Inc*
March 14, 2018

Douglas County Transportation & Land Services

RE: Richard Montoya
   P-13-03 Plat Amendment

Attention: Curtis Lillquist, AICP

Water is available per this request. The applicant has entered into a Developer Line Extension Agreement with the District and plans have been approved. This amendment will require resubmittal of plans to the District for review and approval.

Thank You,

Jeff Johnston
East Wenatchee Water District
692 Eastmont Ave.
509 884-3569
March 15, 2018

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

Re: P-13-03 Amendment

Dear Mr. Lillquist:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the amendment to the preliminary approval for a 26 lot subdivision, proposed by Richard Montoya. We have reviewed the documents and have the following comments.

WATER RESOURCES

If you plan to use water for dust suppression at your site, be sure that you have a legal right. Temporary permits may be obtainable in a short time-period. The concern of Water Resources is for existing water rights. In some instances water may need to be obtained from a different area and hauled in or from an existing water right holder.

If you have any questions or would like to respond to these Water Resources comments, please contact Jolee Ramos at (509) 454-4173 or email at jolee.ramos@ecy.wa.gov.

Sincerely,

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
croseepacoordinator@ecy.wa.gov
To: Curtis Lillquist, AICP
CC: Aaron Simmons, PE, Mike Neer, PE, Jennifer Lange, PE, Tiffany Prazer
From: Zachary Horton, EIT
Date: December 10, 2018
Re: P-13-03 Rio Bella Vista Estates Plat Amendment – Transportation & Stormwater Comments

Original Findings of Fact:

The following reports have been submitted with the application materials:

- April 15, 2014 (received April 18, 2014), NGA Amended Engineering Geologic Hazard Assessment.
- Preliminary Stormwater Evaluation, Torrence Engineering, August 2015, received August 31, 2015.
- August 28, 2015 Western Pacific Engineering & Survey review of preliminary engineering.
- August 31, 2015 revised Preliminary Engineering, Torrence Engineering.

The geotechnical assessments (3) submitted include various recommendations with respect to road construction and stormwater.

An April 15, 2014 Amended Engineering Geologic Hazard Assessment was submitted on April 28, 2014. This amended report does not provide information with regard to design and construction of public roads (structural design) with respect to native ground and to areas of undocumented fill. Page 8 of the amended report continues to note “that a geotechnical engineering investigation and report be performed for this project, due to the presence of undocumented fill, graded areas and moderate to steep slopes.”

The WPE Geotechnical Investigation identified the following:

- The WPE report acknowledges that “noticeable earthwork has been done on portions of the site.”
- The WPE report acknowledges that a drainage swale traverses the site in a markedly incised channel with very steep slopes.
• The WPE report acknowledges "a significant amount of grading and filling has occurred." (NW portion of the site).
• The WPE report indicates that "very steep slopes" were encountered, from the west of the site to the adjacent property.
• The WPE report notes that some soils found on site were silty material, which "could become expansive in freezing conditions due to their small particle size and slow draining ability."

**WPE recommended mitigation measures includes:** The following shall be noted graphically on the face of the plat. 2:1 slopes shall be outlined as native reserve areas. A plat note shall indicate the native reserve areas are exempt for further development.

**WPE recommended mitigation measures includes:** The site designer shall make recommendations on how the water channel discussed within the Hydro Geology section of the report, page 7 will be addressed. These recommendations will become conditions of approval for the subdivision, and must be satisfied during site design (road & stormwater) prior to final plat approval.

The June 10, 2015 letter from WPE includes the following recommendations:

• Stormwater runoff be dispersed over as large of an area as possible.
• A native planting strip be planted on the lower section of the lots. Lots 22 – 26 shall include a 50-foot native planting easement and Lot 21 shall have a native planting easement 40 feet at the north end and 50 feet on the south end. These areas shall be clearly identified on the construction plans, including specifications for establishment of the required native vegetation. The native vegetation areas shall be clearly identified within a native vegetation and slope easement. A maintenance plan shall be prepared and recorded for the native vegetation area. The applicability of the maintenance plan shall be clearly identified on the face of the plat and the Auditors File Number of the recorded maintenance plan provided.

The August 2015 Preliminary Stormwater Evaluation indicates that the lots will be graded such that all driveways will drain to the road, and that storm drain leaders will be provided to every lots for connection of gutter downspouts. The report indicates that roof drains for lots north of the road shall be connected to a leader provided at the lot., and that roof drains for the front portion of the roofs of lots south of the road shall be connected to a leader provided at the lot. The stormwater runoff will be contained within a gravel infiltration trench located along the western boundary of the parcel, at the rear of the southern lots. The roof drain leaders and infiltration trench will be designed and installed as part of the subdivision infrastructure to be completed prior to final plat approval. Notes on the face of the plat will be required to identify the required connection to the engineered stormwater system as a requirement of the lot development. Stormwater from the developed site, including the lots and the road will be routed to infiltration trenches located on separate tracts. The tracts will be owned with an equal and undivided interest by the subdivision homeowners association and the individual lot owners. The preliminary stormwater plan includes four (4) separate tracts, 30 feet in width located between lots. The preliminary design includes provisions to prevent encroachment by grading and construction activities associated with lot development, including but not limited to fencing the boundary of the tract and adjacent parcels.

**Additional Findings of Fact:**

The findings of fact presented below are suggested for incorporation into the original findings of fact Initial application materials reviewed by Douglas County Transportation and Stormwater included:

• Preliminary Plat Map prepared by NW Geodimensions, received February 16, 2018.
• SEPA Environmental Checklist prepared by NW Geodimensions, received February 16, 2018.
• Off-Site Stormwater Site Plan, received February 16, 2018.

James R. Barker, Administrator • Aaron Simmons, PE, County Engineer • Mark Kulaas, FAICP, Land Services Director
• Preliminary Stormwater Evaluation prepared by Torrence Engineering, received February 21, 2018.

Douglas County Transportation and Stormwater issued a comment letter on April 6, 2018 requesting additional stormwater and geotechnical information. This information is necessary to determine the feasibility of the proposed off-site stormwater improvements.

The applicant submitted the following additional materials on October 3, 2018:
• Preliminary Civil Design Plans prepared by Torrence Engineering.
• Preliminary Stormwater Evaluation prepared by Torrence Engineering.
  o This document appeared to be an exact copy of the document received February 21, 2018.
• Geotechnical Investigation prepared by Western Pacific Engineering and Surveying.

Douglas County Transportation and Stormwater issued a comment letter on October 5, 2018 requesting additional stormwater and geotechnical information. The stormwater and geotechnical information supplied was not sufficient to determine if the proposal was feasible.

The applicant submitted the following additional materials on November 28, 2018:
• Preliminary Civil Design Plans prepared by Torrence Engineering.
• Preliminary Stormwater Evaluation prepared by Torrence Engineering.
• Geotechnical Investigation prepared by Western Pacific Engineering and Surveying.
  o This document appeared to be an exact copy of the document received October 3, 2018.

**Preliminary Stormwater Evaluation**

The Preliminary Stormwater Evaluation submitted has identified/stated the following:

• “Rock was encountered during construction of the project which has led to the necessity to move the retention pond. … The new pond will be located offsite, westerly of the property boundary…”

• “Two additional test pits were dug in the area of the new infiltration pond:
  ...
  One by our office was dug in mid-October to a depth of 18’ from existing ground. Other than the top few inches of topsoil, the entire pit consisted of fine sand. There was no indication of an impermeable layer or other restrictive layers.”

**Geotechnical Investigation**

The Geotechnical Investigation submitted has identified/stated the following:

• “Based on our exploration and research into the site, it is our belief that the bedrock below the proposed pond is approximately sixteen to seventeen feet below the surface and sloping down gradient to the west.”

• “Soil infiltration rates for the proposed pond are estimated to be six to eight inches per hour (6-8 in/hr).”

• **Seepage:**
  “The seepage mentioned in the April 6, 2018 comment letter is a low flow of approximately one or less gallons per minute. The seepage collects in a small pool on the adjacent property and
then overflows onto the driveway and then across the county road. ... The cause of the seepage is likely storm water infiltration into the soils surrounding and up gradient of the fold in the bedrock. ... To mitigate the seepage overflow from the small pool or to eliminate the small pool it is recommended to install a catch basin or French drain and pipe the seepage to the stormwater pond that is being design for the project.

- **Large Cut for the Stormwater Pipeline:**
  "Testing has shown that the sandstone bedrock, and likely water table, is approximately seven feet below existing grade. ... The pipeline can be safely installed using conventional shallow techniques in conformance within Washington State Department of Labor and Industries requirements."

- **Pipeline Access Road:**
  "To cut the roadway into the existing bank would likely increase instability and therefore it is recommended that the access road not be installed and that the stormwater pipeline be installed perpendicular to Breckendrige Drive and parallel to McElmurry Lane."

- "The subsurface conditions are geotechnically suitable for construction as long as the previously listed and explained design recommendations and considerations are taken into account."

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

**Recommended Revisions to the Original Conditions of Approval:**

- **Text:** Removed from original Conditions of Approval.

- **Text:** Amendment to original Conditions of Approval.

**Transportation**

21) 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, 15, 17, and 18, WSDOT Standards and AASHTO Policy on Geometric Design of Highways and Streets.

22) A letter of concurrence from a licensed geotechnical engineer shall be provided prior to approval of the final road construction plans and specifications to confirm that the site suitability for the structural road section has been addressed, specifically addressing silty material which may become expansive in freezing conditions as noted within the Geotechnical Analysis (February 2015 – Western Pacific Engineering, April 2014 and December 2013 Nelson Geotechnical Associates).

23) Prior to any site work commencing, a revegetation plan shall be submitted for all exposed areas outside of pavement areas. Prior to final plat approval all exposed areas shall be revegetated per the submitted plan. A performance surety cannot be provided for this condition.

24) Final plans for the improvements in public rights-of-way and affecting existing public facilities require County acceptance prior to the start of construction.

25) The extension of N. Breckenridge Drive shall be designed and constructed from the end of the existing transportation improvements (road/sidewalk) to the end of **end of each phase the cul-de-sac.** Construction shall include connection and extension of curb, gutter and sidewalks and a paved cul-de-sac turnaround and a paved snow storage easement (20ft x 30ft) **for each phase.** The extension of the
transportation improvements shall tie into the existing improvements and shall satisfy Figure 3-7b of the Road Standards, with parking on both sides. The cul-de-sac may require Signage restricting parking in order to accommodate emergency vehicles and the snow storage area shall be installed in the cul-de-sac.

26) Subgrade Preparation: As specified within the Geotechnical Analysis (WPE – February 2015) all materials, native, import and fill shall be brought to optimum moisture and compacted to 95% of ASTM D-1557 as outlined within the Engineered Fill section of the referenced report. Soil sterilization shall be applied in all areas to be paved with asphalt or concrete. A two-foot (min.) clear area between proposed landscaping shall be maintained. Sterilant shall be applied at the manufacturer’s rate to assure three inches minimum penetration.

27) Road fill: As specified within the Geotechnical Analysis (WPE- February 2015), all areas to receive fill shall be compacted prior to placement of the fill. The geotechnical engineer shall approve all structural fill materials for their intended purpose prior to placement. Fill shall be placed in eight-inch (8") loose lifts or less, brought to optimum moisture and then compacted to 95% of ASTM-D-1557. Over excavated areas shall be backfilled, moistened, and compacted in the same manner. All soils shall be proof rolled with a heavy rubber tired vehicle prior to testing.

28) As specified within the Geotechnical Analysis (WPR- February 2015), roadway subgrade shall be tested at the rate of one test for every four hundred feet or as more stringently required by the County. All layers of imported material shall be randomly tested at the same frequency.

29) Illumination shall be designed and installed in consistent with East Wenatchee Municipal Code and Douglas County Code Section 12.57.100 Roadway Illumination and WSDOT Standards. The applicant shall be responsible for PUD charges for connection of street lights to the transformer or hand hole. A plat note and bonding may be required if cul-de-sac illumination is not completed prior to final plat approval.

30) Road plans and right-of-way dedication shall include measures to accommodate cluster mailbox units for the subdivision. The location to be approved by the County Engineer and USPS Postmaster.

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

32) Prior to final plat approval and/or release of financial security, the engineer of record and geotechnical engineer shall provide written certification and as-builts confirming 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, applicable codes, and the approved construction plans. Monitoring shall be required as determined appropriate by the engineer or geologist of record and in accordance with the Road Standards, with final reports submitted to Douglas County along with the certification.

33) Prior to final plat approval, requirements for acceptance of the constructed improvements shall be met in accordance with the Road Standards, including sections 12.50.110 and 12.56.110.

34) Utility installation/replacement/upgrade within the Douglas County right-of-way, shall be approved by Douglas County. Damage to existing roads, 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.
35) Prior to submittal of the final stormwater drainage plan and report, site specific infiltration testing shall be conducted in accordance with the recommendations and guidelines contained within the Stormwater Management Manual for Eastern Washington.

36) A final stormwater 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, including long term operation and maintenance shall be addressed in accordance with East Wenatchee Municipal Code, Douglas County Code and the Stormwater Management Manual for Eastern Washington. Measures to address stormwater infiltration during frozen soil conditions shall be included, including provisions for overflow. The stormwater plan shall have supporting calculations and final “as-built” drawings shall be delivered to Douglas County prior to final plat approval. 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. 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. The designer shall specifically address access for maintenance and inspection in addition to the Site Suitability Criteria included within the SWMMEW.

37) A letter of concurrence from the geotechnical engineer shall be provided prior to acceptance of the final plans and design report confirming stormwater design conforms to the submitted Geotechnical Analysis (August 2018 and February 2015 prepared by Western Pacific Engineering - April 2014 and December 2013 prepared by Nelson Geotechnical Associates).

38) The updated preliminary engineering (Torrence Engineering) has identified several (4) locations where small swales with overflow into infiltration trenches will be designed and constructed on the uphill side of the North Breckenridge Drive extension.

As specified in the Geotechnical Investigation (August 2018), a catch basin or french drain shall be installed to correct the seepage issue on McElmurry Lane; this shall be shown on the construction plans.

39) The geotechnical engineer shall review the stormwater report and construction plans to confirm that the site suitability for the facility addresses any limitations associated with silty material (slow draining ability) as noted within the design report.

40) Measures addressing frozen soil conditions and/or extreme weather conditions which include an Underground Injection Control (UIC) facility, shall be registered prior to construction.

41) Stormwater facilities shall be located on separate tracts and an offsite parcel under the functional control of the homeowners’ association with each lot having an undivided ownership, interest and responsibility for the tracts and parcel. The offsite parcel shall be deeded to the homeowner’s association for the purpose of access and maintenance of the stormwater facilities. A note shall be included on the face of the plat which states:

“Off-site stormwater management facilities have been deeded to the homeowners’ association per AFN _____ for the purpose of access and maintenance of the stormwater facilities.”

42) The proposed stormwater tracts are located between property lines in areas where it is typical for property owners to locate retaining walls and/or fencing. Locating retaining walls and/or fencing within the stormwater tract/facility is not consistent with the design and maintenance criteria associated with an infiltration swale or infiltration trench. The design of the proposed stormwater
swales and trenches facilities shall comply with the guidance contained within the Stormwater Management Manual for Eastern Washington. Provisions physical in nature, including but not limited to fencing and signage to provide for the long term protection of the stormwater swale and/or trench facilities shall be included within the final design plans/report. Physical barriers and stabilization of the tract(s) and offsite parcel shall be in place prior to final plat approval.

43) In accordance with the Stormwater Management Manual for Eastern Washington, design and maintenance criteria for infiltration ponds and 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 designed to overflow to the public right-of-way or oversized by 25% (plus 1' of freeboard). A downstream analysis of potential overflow impacts shall be included within the design report.

44) The Engineer of Record shall provide 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.

45) Prior to final plat approval, a private stormwater operation and maintenance agreement must be executed, recorded, and the Auditor's File Number referenced on the face of the final plat for 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 (tract(s) and offsite parcel). 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 and the offsite parcel.

46) As recommended within the Nelson Geotechnical Associates Engineering Geologic Hazard Assessment and the Torrence Engineering Preliminary Stormwater Evaluation: residential construction shall include utilization of roof drains to convey runoff to the approved stormwater facility. As such the following notes (or similar) shall be included on the face of the plat to identify site specific requirements associated with lot development.

   a. EACH LOT IS PROVIDED WITH AN INDIVIDUAL STORMWATER STUB. HOME CONSTRUCTION SHALL INCLUDE ROOF DRAINS AND GUTTERS. CONCURRENT WITH BUILDING PERMIT SUBMITTAL, A STORMWATER SITE PLAN AND OPERATION AND MAINTENANCE PLAN PREPARED BY A LICENSED ENGINEER ROUTING ROOF DRAINS/GUTTERS TO THE STUB PROVIDED SHALL BE SUBMITTED. LOTS 15-24 SHALL CONNECT THE ENTIRE ROOF SURFACE TO THE STUB. LOTS 1-14 SHALL, AT A MINIMUM, CONNECT THE NORTHERN EASTERN HALF OF THE ROOF TO THE STUB.

   b. CONCURRENT WITH BUILDING PERMIT SUBMITTAL AN CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN EROSION CONTROL PLAN SHALL BE SUBMITTED. PRIOR TO ON-SITE GRADING, CONSTRUCTION STORMWATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED.

   c. THE ENGINEER OF RECORD SHALL PROVIDE CERTIFICATION THAT THE PRIVATE STORMWATER COLLECTION AND CONVEYANCE AND CONNECTION TO THE STORMWATER STUB IS COMPLETED IN ACCORDANCE WITH THE PLAN SUBMITTED.

   d. A PRIVATE STORMWATER OPERATION AND MAINTENANCE AGREEMENT SHALL BE PREPARED AND EXECUTED ON APPROVED DOUGLAS COUNTY FORMS AND RECORDED WITH THE COUNTY AUDITOR.
47) As specified within the Geotechnical Analysis (WPR- February 2015), temporary and permanent site stabilization shall be addressed as noted below:

a. A native planting strip shall be planted on the lower section of the lots. **Lots 22—26, Lots 23-24 & Tract A** shall include a 50-foot native planting easement and **Lot 24, Lot 22** shall have a native planting easement 40 feet in width at the north end and 50 feet in width on the south end. These areas shall be clearly identified on the construction plans, including specifications for establishment of the required native vegetation. The native vegetation areas shall be clearly identified within a native vegetation and slope easement. Plantings shall be as recommended by a native plant horticulturist.

b. A maintenance plan shall be prepared and recorded for the native vegetation areas required for **Lots 21-26, Lots 22-24 & Tract A**. Applicability of the maintenance plan shall be clearly identified on the face of the plat and the Auditors File Number of the recorded maintenance plan provided on the plat map. The operation and maintenance plans for the native vegetation area shall be prepared by a native plant horticulturist.

c. As specified by the Geotechnical Engineer; 2:1 slopes shall be sprayed with a mechanical bonded fibre mulch. This mulch shall be interlaced with equal portions of the following native grasses: Indian Rice Grass, Needle Thread Grass, Blue Bunch Wheat Grass, and Thick Spike Wheat Grass. After covering the hillside, the following shrubs should be planted to allow for deep root stabilization: Snow Buckwheat, Rabbit Brush, Yarrow, and Chelan Penstemon. All plantings shall be as recommended by a native plant horticulturist.

d. As specified by the Geotechnical Engineer, slopes less than 4:1 need not be heavily planted, but shall be stabilized to prevent erosion. Stabilization shall be specified in accordance with the SWMMEW.

48) 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.

49) Appropriate measures to prevent sediment from leaving the site shall be maintained until such time as all on-site soils are stabilized. Prior to any on-site grading occurring, a temporary erosion/sediment control plan shall be submitted. The plan shall be maintained on-site and updated as necessary to address and prevent sediment and sediment laden water from leaving the site.

50) One single access point for construction activities may be approved. A stabilized construction access for the site shall be shown on the Stormwater Pollution Prevention Plan (SWPPP) and maintained throughout construction. The SWPPP shall be submitted and accepted prior to on-site grading.

51) **Execution of a Franchise Agreement for private utilities located within Douglas County right-of-way, including but not limited to the private storm drain pipe located on McElmurry Lane, is required prior to final plat approval. The process takes a minimum of 6 weeks and the applicant is responsible for initiation and coordination of the Franchise application and is required to coordinate directly with Douglas County staff for assistance in this process.**
To: Curtis Lilquist, AICP  
CC: Mitch Reister, PE, Jennifer Lange, PE, Tiffany Prazer  
From: Mike Neer, PE  
Date: April 6, 2018  
Re: P-13-03 Bella Vista Estates Plat Amendment – Transportation & Stormwater Comments

Additional information is required prior to Transportation & Stormwater recommendations for preliminary approval.

The application materials for this plat amendment reviewed by Douglas County Transportation and Stormwater included the following:
- Preliminary Plat Map prepared by NW Geodimensions, received February 16, 2018
- SEPA Environmental Checklist prepared by NW Geodimensions, received February 16, 2018
- Off-Site Stormwater Site Plan, received February 16, 2018
- Preliminary Stormwater Evaluation prepared by Torrence Engineering, received February 21, 2018

Public comments received include the attached comment from Shawn Rush, received March 14, 2018. Mr. Rush owns the property directly west of proposed Tract A at the east end of McElmurry Lane and provided three comments. Reference the attached email for full details. The comments are summarized below with Douglas County’s response in italics.

1. Mr. Rush is stating that the seepage at the base of the rock wall on the eastern end of McElmurry Lane right of way is the reason for the proposed drainage design change and is concerned that the storm pipe trench proposed on McElmurry Lane will result in undermining the existing roadway.

   DC Response: The applicant’s engineer has stated the reason for the storm drainage design change is bedrock that was discovered under the proposed subdivision that would prohibit infiltration facilities as originally proposed. Prior to recommending preliminary approval, Douglas County is requiring the applicant’s geotechnical professional investigate the seepage that is occurring and provide recommendations for the engineer to mitigate any impacts.

2. Mr. Rush is concerned about the depth of excavation required to install the proposed drainage pipe at the location of the existing rock wall at the east end of McElmurry Lane.

   DC Response: The proposed design submitted by the applicant’s engineer will result in removal of the wall at the east end of McElmurry Lane with proposed cuts approximately up to 20 feet in depth above the wall. Douglas County is requiring the applicant’s geotechnical professional and the civil engineer perform on-site investigation to evaluate the feasibility of the proposed cut given the presence of ground water seepage and bedrock in the area. The geotechnical professional shall provide recommendations for the engineer to mitigate any impacts.
3. Mr. Rush is concerned about discussion with Douglas County staff in which the need for a gate at either end of the proposed access road was identified.

DC Response: A gate or removable bollards will be required at both ends of the proposed access road to prohibit vehicles, other than maintenance vehicles, from using the access road. The gate or removable bollards shall be located such that access to Mr. Rush's property is not hindered.

Prior to recommending preliminary approval, the following additional information shall be provided:

1. Geotechnical evaluation addressing:
   a. Groundwater seepage observed at the east end of McElmurry Lane.
   b. Steep slopes proposed on lots 22, 23, and Tract A.
   c. Significant proposed cuts, up to approximately 20 feet, on proposed storm pipe access road.
   d. Changes to the previous geotechnical recommendations requiring a native planting easement in the areas of the proposed pipe and access road.
   e. Depth to bedrock along the alignment of the proposed stormwater pipe and at the location of the proposed pond.
   f. Infiltration rates and depth to perched groundwater at the location of the proposed pond.
2. The proposed stormwater pipe maintenance access drive shall not exceed a slope of 20%. The current design includes slopes up to 23.74%.

3. The preliminary Stormwater Evaluation shall include infiltration pond sizing utilizing design infiltration rates recommended by the geotechnical professional. This is critical prior to preliminary approval to ensure the size of the parcel on which the pond is proposed is of sufficient size to accommodate the pond and access drive for Parcel 23202630013. The preliminary grading design shall include sufficient detail to show the pond and access drive are constructible given the space and topographical constraints.

4. The preliminary engineering plans show grading is required on parcel 23202630012 to construct the proposed access road and install the storm drainage pipe. The design currently appears to be dependent upon the ability to perform grading on the adjacent private property north of McElmurry Lane. Recommendation for preliminary approval cannot be provided unless that property owner has agreed to allow this grading. Alternately, the design shall be revised to eliminate grading on the adjacent private property.

5. The existing power pole located just above the existing retaining wall appears to be located within the limits of grading and the proposed grading includes a 2:1 cut slope that will drop approximately 10 feet vertically away from the pole. The applicant shall provide documentation from Douglas County PUD that this design concept is acceptable.

Upon receipt of the additional information requested, the suggested findings of fact and recommended conditions of approval will be updated as necessary prior to hearing.
ATTACHMENT D
Thank you for your time this morning regarding Richard Montoya’s application.

I have three major concerns regarding this application.

The first is the spring that has caused him to not be able to put a retention pond on his property. This spring surfaces at the top of my driveway. It overflows a holding pond there and runs down my driveway. The overflow is undermining my driveway at the point of contact. Fourteen years ago when I moved to the property this was only an issue in the spring and fall during the rainy season, if we have one.

Since the installation of the Eastmont extension, the compaction that was going on at the time must have shook something loose in the bedrock. Now I have water running down the driveway 24 hours a day, 7 days a week, 365 days a year. It puddles at the bottom of the driveway, which is actually McElmurry Lane. From there it seeps into the ground and disappears.

A few years ago I had Doug Bramlette and another gentleman from the county come out and look at my concerns with this constant overflow of water. At the time, they said there was not much they could do. Now that there is talk of putting a trench with a storm water pipe in it, I am afraid that the water will now take a path of least resistance and run down this trench. This will potentially wash out the trench and create sink holes down McElmurry Lane to the point of the "new" retention pond. This will create hazards for my family and our neighbors, the Townsends, to the north. I think it could also cause hazards to all the neighbors on Fox Court if it washes out McElmurry Lane.

There is enough water that in the winter time, I have up to 6 inches of ice over 2/3's of my driveway. I have dug small trenches to help spread out the water that puddles at the bottom of the driveway for the rest of the year.

Secondly, the proposed path of the storm water pipe come down the hill at a point where there is a rock wall. The pipe would have to go 10 to 12 feet straight down to go under the wall. Or to keep some kind of slope on the pipe, would have to be buried at a considerable depth to make it feasible.

The third is the rumor of a proposed gate for access to some sort of clean out for the storm water pipe. I have not seen gated access to other storm water pipes around the county and am wondering why there would be one here??

If Mr Montoya would move his pipe approx 100’ to the north, he could come down his own property, avoid the spring that has surfaced, and have a much better slope for the storm water pipe to be laid.

I am happy to meet with the county engineers regarding the water overflow issue at their convenience.

Please let me know that you have received this email.

Also, let me know when the hearing for the application will be held as we discussed this morning.
Shawn Rush  
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Wenatchee, WA 98801  
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Douglas County, WA

February 21, 2018

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community