



DOUGLAS COUNTY

TRANSPORTATION & LAND SERVICES

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STAFF REPORT

MARYHILL ESTATES II SUBDIVISION

TO: Douglas County Hearing Examiner
FROM: Douglas County Land Services Staff
RE: Maryhill Estates II (P-2019-05)
DATE: December 5, 2019

I. GENERAL INFORMATION

Requested Action An application for a two phased 36-lot major subdivision ("Maryhill Estates II"). The subject property is approximately 10.46 acres. Proposed lot sizes range from 6,439 sq. ft. to 11,419 sq. ft. Lots are proposed to be served by public water and sewer.

Location: The proposal is located South of 2nd St. SE and East of Mary Avenue. The property is further described as located within Section 18, Township 22 N., Range 21 EWM, Douglas County, WA. The Douglas County Assessors Numbers are 22211810009 and 22211810004. The property is located in the Residential Low Density (R-L) zoning district under East Wenatchee Municipal Code.

II. SITE INFORMATION

Total Project Size:	10.46 acres
No. of lots	36
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:	Varied

Site Characteristics: The subject property includes a single family home, and appears to be formerly an orchard. The topography is relatively flat.

Uses adjacent to the subject properties:

North: Single family homes and vacant land.

South: Single family homes

East: Single family homes

West: Single family homes

Access: The subdivision will be accessed from an extension of 2nd Street. The proposal includes an internal road system. Access allows connection to property to the East and West. All roadway improvements would be the responsibility of the developer; and compliant with the East Wenatchee Standards and Specifications.

Zoning and Development Standards: The subject property is located within the Low Density Residential (R-L) Zoning District under East Wenatchee Municipal Code, which allows for the subdivision of land.

The Growth Management Act identifies that urban growth areas are lands intended for annexation by the adjacent city within 20 years. Based on this, Douglas County has adopted city development regulations within their urban growth areas in order to guide growth according to city standards and ease the transition during future annexations. On March 28, 2007, Douglas County adopted Ordinance 07-01H which adopted sections of Title 17 'Zoning' of the East Wenatchee Municipal Code within the unincorporated portions of the East Wenatchee Urban Growth Boundary.

Major Subdivisions:

The requirements of Title 17, "Subdivisions" Douglas County Code, apply to the design and review requirements for approval of major subdivisions of 10 or more lots, parcels or tracts.

III. COMPREHENSIVE PLAN:

The Greater East Wenatchee Area Comprehensive Plan designates this property as Low Density Residential. The minimum lot size permitted in the Low Density Residential designation is 5,000 square feet. It is envisioned that this designation would permit a range of housing options and densities to provide areas desirable for single-family residential use. The primary and preferred land use is residential. The use of innovative housing techniques such as attached single family, zero-lot line housing, averaging lots sizes, infilling and a variety of housing types, densities and other alternates should be encouraged. In order for these techniques to be used in a manner that protects the integrity of the surrounding properties, there must be mechanisms to ensure neighborhood compatibility and good design quality. Urban governmental services and infrastructure must be available at the time of development or there must be a plan in place, with funding, to insure that a full range of urban governmental services is available to serve the development within the planning period. The following goals and policies set forth in the comprehensive plan are relevant to this development:

URBAN GROWTH

POLICY UG-12: The City and County encourage the use of innovative, high quality infill development and redevelopment strategies such as planned developments, zero-lot line, lot-size averaging, shadow platting, small lot subdivisions, and mixed uses in existing developed areas within the urban growth areas.

LAND USE – RESIDENTIAL:

The quality and integrity of residential neighborhoods defines the character of the community. Ensuring that these neighborhoods remain stable and vital is of primary importance to meet the goals of the Growth Management Act, the Land Use Plan, and the Housing Plan.

POLICY: Urban governmental services and infrastructure must be available at the time of development or there must be a plan in place, with funding, to insure that a full range

of urban governmental services is available to serve the development within the planning period.

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-4: Apply consistent standards in residential development to preserve residential character.

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

POLICY H-12: Development standards must address efficient transportation networks and multi-modal opportunities for new development requiring the extension of existing streets into and through developments and the provision of sidewalks and trails for non-motorized modes of transportation.

POLICY H-13: New residential development in the urban growth area must be concurrently served by a full range of urban governmental services.

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

UTILITIES

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

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

POLICY UT 3: Encourage development of vacant properties adjacent to established utility systems, according to the appropriate zoning classification and/or land use designation.

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 23: Design, construct, and maintain stormwater facilities in a manner that minimizes their impact on adjacent neighborhoods and business.

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 a 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 provides an acceptable level of network circulation and the prohibition of cul-de-sacs creates an unreasonable economic burden.

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-8: Facilitate mobility for all residents within the Greater East Wenatchee Area; including the elderly and persons with disabilities by providing accessible transportation facilities.

POLICY T-7: Ensure that current and future developments provide proper, adequate and safe access to the transportation system and facilities.

- Provision for adequate parking must be included for all development
- Natural and artificial landscaping should be considered in the design of system facilities

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-17: Economic and residential growth decisions should be tied to the ability of the existing transportation system to accommodate the increased demand, or new transportation facilities should be provided concurrently with the proposed development.

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-19: Control the location and spacing of driveways and encourage the development of shared driveways.

POLICY T-23: Institute financing measures for major circulation elements that fairly distribute the cost between private property owners and the public sector.

POLICY T-24: All road construction projects shall be designed and constructed in compliance with locally adopted stormwater management standards.

POLICY T-26: Encourage public transportation-compatible infill development on bypassed vacant parcels in developed areas adjacent to bus routes and stops.

POLICY T-27: All transit related decisions such as roadway access, projects, and pedestrian linkages shall be consistent with the current adopted LINK service area policies.

POLICY T-28: Coordinate with LINK to provide public transportation, which is affordable, safe, convenient, clean, comfortable, accessible, well maintained and reliable.

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 complete the improvements or strategies within six years.

POLICY T-40: Encourage physical activity by providing alternative modes of transportation with more pedestrian and bicycle friendly street standards.

IV. ENVIRONMENTAL REVIEW

Douglas County issued a Determination of Non-Significance on December 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 have been included as Attachment A.

No public comments have been received.

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", DCC:

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, EWMC as adopted by Douglas County:

As conditioned, the following dimensional standards for the R-L zoning district (EWMC 17.24.050) will be met for each proposed lot:

- A. Minimum lot area: 5,000 square feet, except as provided in EWMC 17.72.020(D);
- B. Minimum width of lot at building line: 50 feet. Corner lots shall have a minimum width at the building line of 60 feet, except as provided in EWMC 17.72.020(D);
- C. Minimum lot depth: 80 feet;
- D. Maximum building height: 35 feet;
- E. Maximum land coverage: 40 percent for all buildings;
- F. Minimum setback distances, except as provided in EWMC 17.72.040:
 1. Front yard: 15 feet, provided any garage or carport with vehicle entrances facing a street shall be set back at least 20 feet from the front lot line;
 2. Rear yard: 15 feet;
 3. Side yard: five feet.
- G. Buildings on corner lots shall observe the minimum front yard setback on both streets and shall provide at least one rear yard setback.
- H. Cul-de-Sacs or Irregular Lots (EWMC 17.72.040). No building or structure shall be erected where the front building setback line measures less than 60 feet wide, except when located in a manufactured home park or if specifically approved as a part of a planned development.
17.72.210 Lot frontage - Residential lots shall have not less than 40 feet of frontage on a public or private roadway, except when located within a cul-de-sac, a manufactured home park, a planned development or when the lot is accessed from a joint-use driveway or access easement meeting the requirements of Chapters 12.50 through 12.60 EWMC, comprehensive street standards, and any amendments. A minimum of 20 feet of contiguous frontage is required for lots located on a cul-de-sac (road right-of-way) in all use districts and lots located on the outside of a road curve with a radius between 50 and 75 feet

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

Consistency with the provisions of Lot Frontage, Section 17.72.210, EWMC as adopted by Douglas County:

Residential lots shall have not less than 40 feet of frontage on a public or private roadway, except when located within a cul-de-sac or when the lot is accessed from a joint-use driveway or access easement meeting the requirements of Chapters 12.50 through 12.60 EWMC, comprehensive street standards, and any amendments. A minimum of 20 feet of contiguous frontage is required for lots located on a cul-de-sac (road right-of-way) and lots located on the outside of a road curve with a radius between 50 and 75 feet.

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

Consistency with the provisions of Open Space Standards, Chapter 17.73, EWMC, 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 application triggers the requirement to provide parks/open space. Based on project size, the minimum required open space is 0.52 acre. 0.85 acres are shown as part of the open space / recreation conceptual plan. The application proposes area for conceptual and future placement of both active and passive recreation. Final designs have not been completed.

The application includes a basic design. This design will need to be revised and a cost estimate provided. A final design of the recreation spaces or agreed payment must be included with the construction drawings. Design detail such as safety fencing, active and passive recreation areas, access, pedestrian circulation, and landscaping shall be included. The open space plans must comply with EWMC 17.73 *Open Space Standards*.

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

Consistency with the provisions of DCC Chapter 20.34, *Stormwater Drainage*

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

Consistency with the provisions of DCC Title 12 *Road Standards*

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

Agency comments:

Agency Notified	Response Received	Agency Notified	Response Received
Chelan-Douglas Health District	N/R	Eastmont Metro District	N/R
Douglas County PUD	08/26/2019	Douglas County GIS/Addressing	08/21/2019
WA State Dept. of Ecology	09/03/2019	Douglas County Assessor	N/R
Douglas County Fire Marshal	09/06/2019	East Wenatchee Water District	08/27/2019
Douglas County Sewer District	11/04/2019	Douglas County Transportation & Storm Water	11/20/2019
Douglas County Land Services	11/04/2019	Greater Wenatchee Irrigation District	12/02/2019

Colville Confederated Tribes	08/28/2019	Eastmont School District	N/R
Dept. of Arch. & Historical Preservation	08/27/2019	Link Transit Service	N/R
City of East Wenatchee	N/R		

* N/R = No Reply

Agency comments have been included as suggested conditions of approval, as applicable.

VIII. RECOMMENDATION

As conditioned below, this application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 17 of the East Wenatchee Municipal Code as adopted in Ordinance # 07-01H, Title 17, 19 and 20 of the Douglas County Code and the Greater East Wenatchee Area Comprehensive Plan. Staff recommends approval of P-2019-05 subject to the following findings of fact and conditions:

Suggested Findings of Fact:

1. The applicant and owner is Prime Properties LLC / Maryhill Estates LLC, PO Box 119 Wenatchee, WA 98807.
2. General Description: An application for a two phased 36-lot major subdivision ("Maryhill Estates II"). The subject property is approximately 10.46 acres. Proposed lot sizes range from 6,439 sq. ft. to 11,419 sq. ft. Lots are proposed to be served by public water and sewer.
3. Location: The proposal is located South of 2nd St. SE and East of Mary Avenue. The property is further described as located within Section 18, Township 22 N., Range 21 EWM, Douglas County, WA. The Douglas County Assessors Numbers are 22211810009 and 22211810004.
4. Site Information:

Total Project Size:	10.46 acres
No. of lots	36
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:	Varied
5. Site Characteristics: The topography is relatively flat.
6. Surrounding Property:

<u>North:</u>	Single family homes and vacant land.
<u>South:</u>	Single family homes
<u>East:</u>	Single family homes
<u>West:</u>	Single family homes
7. The subject property is located within the Greater East Wenatchee Planning Area.

8. The subject property is located within the East Wenatchee Urban Growth Area.
9. The Comprehensive Plan Designation is Low Residential.
10. The subject property is located in the Low Density Residential (R-L) zoning district which allows for subdivisions as permitted uses.
11. On March 28, 2007, Douglas County adopted Ordinance No. 07-01H which adopted portions of Title 17 of the East Wenatchee Municipal Code within the unincorporated portions of the East Wenatchee Urban Growth Area.
12. EWMC 17.72.210 requires residential lots to have not less than 40 feet of frontage on a public or private roadway, except when located within a cul-de-sac, or when the lot is accessed from a joint-use driveway or access easement meeting the requirements of Chapters 12.50 through 12.60 EWMC. A minimum of 20 feet of contiguous frontage is required for lots located on a cul-de-sac (road right-of-way) and lots located on the outside of a road curve with a radius between 50 and 75 feet.
13. The Douglas County Fire Marshal has reviewed the project, and subject to the recommended conditions, the proposal can be granted.
14. The application triggers the requirement to provide parks/open space. Based on project size, the minimum required open space is 0.52 acre. 0.85 acres are shown as part of the open space / recreation conceptual plan. The application proposes area for conceptual and future placement of both active and passive recreation. Final designs have not been completed.
15. According to the WA State Department of Archaeology & Historic Preservation, "A desktop review using our statewide predictive model has identified the proposed project area as having a very high sensitivity for archaeological resources. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities."
16. According to the Cultural Resources Assessment for Maryhill Estates II Project, Douglas County, Washington dated October 28, 2019 (DAHP Project #: 2019-08-06567) prepared by Margaret Berger, Principal Investigator, "Background research and field investigations did not identify any recorded or as yet unrecorded historic-era or precontact cultural resources within the project. No further cultural resources investigations are recommended. An inadvertent discovery protocol is attached."
17. The East Wenatchee Water District provided comment that public water is available per this request upon completion of necessary conditions.
18. The Douglas County Sewer District provided comment that the District and Selland Construction are negotiating in good faith to address the downstream sewer capacity issues from the proposed Maryhill II development in 4th Street SE; and upon completion of necessary conditions. The prior comment stated: Under existing conditions there is inadequate capacity in the public sewer collection system to accommodate the wastewater volumes of the proposed subdivision while remaining compliant with WDOE guidelines. DCSD is in discussion with the applicant about downstream remedies but no formal agreement has been reached as of this date.
19. Initial application materials reviewed by Douglas County Transportation and Stormwater include:
 - a. Alternate to Code prepared by Selland Construction, partially accepted November 19, 2019.

- b. Preliminary Engineering prepared by Torrence Engineering, received November 4, 2019.
 - c. Preliminary Plat prepared by 48° North, received November 4, 2019.
 - d. Preliminary Stormwater Report prepared by Torrence Engineering, received November 4, 2019.
 - e. Traffic Impact Analysis prepared by TENW, received November 4, 2019.
 - f. SEPA Checklist prepared by Maryhill Estates LLC, received August 15, 2019.
20. Requests for an alternate to the East Wenatchee Municipal Code (EWMC) were reviewed and partially accepted on November 19, 2019. The alternate to code allows the applicant to:
- a. Utilize a design speed of 20 MPH for the radii directly adjacent to Lots 6/8/34 and Lots 12/14/31.
21. Preliminary Engineering: The plans depict frontage improvements on South Mary Avenue and provide connectivity between South Mary Avenue and South Nevada Avenue through construction of 2nd Street SE half-street improvements. Full width improvements are required on 2nd Street from the intersection with South Mary Avenue heading east to approximate station 2+15.
22. An easement was established for the hammerhead turnaround intended to serve Maryhill Estates Division 6. This easement shall be relinquished/terminated prior to final plat acceptance.
23. Stormwater: The Preliminary Plat includes phasing lines which indicate the possibility that this subdivision could consist of two phases. The phasing lines depicted appear to be acceptable.
24. Traffic Impact Analysis. The Traffic Impact Analysis (TIA) has identified the need for the development to provide a proportional share contribution for improvements located at the intersection of Mary Avenue & Grant Road and Nevada Avenue & Grant Road. It should be noted that the Planned Transportation Improvements section does not display the appropriate information and requires correction. The TIA has also identified or stated the following:
- a. “[...] total site trip generation of the proposed Maryhill Estates II project is estimated to generate approximately 349 weekday daily trips, 28 a.m. peak hour trips (7 entering and 21 exiting), and 37 p.m. peak hour trips (23 entering and 14 exiting).”
25. In order to meet the state requirements for Enhanced 911 service, all lots within this plat shall be addressed and internal roads shall be named prior to final plat approval.
26. Irrigation water is available from Meter E94 (which is being replaced and relocated as part of Maryhill Division 6. Developer must fill out an application for the proposed development with GWID.
27. Comments from reviewing agencies have been considered and addressed where appropriate.
28. Douglas County issued a Determination of Non-Significance on December 3, 2019 pursuant to WAC 197-11-355 (Optional DNS).
29. 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.

30. Proper legal requirements were met and surrounding property owners were given the opportunity to comment on the proposal at a public hearing.
31. Purveyors who responded to the project have indicated that adequate utilities/services are or can serve this project.
32. Douglas County Code Section 17.24.015 engineering plan and technical report review requirements:
 - a. Engineering plans and technical information reports shall be prepared consistent with the applicable requirements of the plans, policies and codes in DCC Section 17.04.050 as they now exist or may hereafter be amended, and the conditions of preliminary approval. Each plan set or document shall be stamped, signed and dated by an engineer and other qualified professionals as appropriate to the plan and information.
 - b. Plans for roads, controls and other proposed or conditioned improvements proposed to be located within a public right-of-way shall be submitted for review and acceptance by the county engineer.
 - c. Plans for proposed sanitary sewer and water systems shall be submitted for review and approval by the Chelan-Douglas Health District and/or the appropriate utility purveyor.
 - d. Plans and soils reports must document site development conformance with DCC Chapter 15.36, Grading and Excavation.
 - e. No improvement work shall be undertaken until preliminary approval has been issued and the plans have been approved by the county engineer and other agencies as applicable. The county engineer shall be notified before any improvement work is begun.
 - f. The subdivider, upon completion of improvements, shall file maps and documents with the department that shall show all improvements as-built.
 - g. Plans accepted by the county engineer in accordance with subsection A of this section shall be valid for a period of thirty-six months following acceptance unless an extension of time has been granted by the county engineer..
33. According to the Washington State Department of Ecology, Due to the dry conditions of our region, we are reminding people that extra efforts are needed to control blowing dust and fill. The proponent should create a site-specific Fugitive Dust Control Plan (FDCCP) before starting this project, and then follow the plan for construction of the project and duration of activity on property
34. As conditioned, the development will not adversely affect the general public, health, safety and general welfare.

Suggested Conclusions:

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

Suggested Conditions of Approval:

1. The project shall proceed in substantial conformance with the plans and application materials of file dated 08/15/2019, 11/01/2019 and 11/04/2019 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 shall be submitted by a land surveyor licensed in the State of Washington, and shall comply with the standards set forth in Title 17 of the Douglas County Code.
5. All parties having an ownership interest in the subject property shall acknowledge the plat.
6. It is the responsibility of the applicant to contact the Douglas County Assessor's and Treasurer's offices to confirm all taxes are current prior to final plat approval.
7. During construction, all work associated with the proposed project shall occur between the hours of 6:00 a.m. to 7:00 p.m., Monday through Friday and 7:00 a.m. to 7:00 p.m., Saturday. Construction activities on Sunday shall not commence before 8:00 a.m. and shall conclude by 7:00 p.m.
8. The final plat shall show the location of all easements serving or encumbering the subject property.
9. The applicant shall adhere to Cultural Resources Assessment for Maryhill Estates II Project, Douglas County, Washington dated October 28, 2019 (DAHP Project #: 2019-08-06567) Attachment C - Inadvertent discovery protocol including, but not limited to: Inadvertent Discoveries (43 CFR 10.4) – In the event that human remains, burials, funerary items, sacred objects, or objects of cultural patrimony are found during project implementation, the proponent or his authorized agent shall cease work immediately within 200 feet of the find. They shall then take steps to protect the find from further damage or disruption. Then they shall contact the THPO at (509) 634-2695 (desk) to report the find. The THPO shall contact the appropriate law enforcement authority if human remains are found. The THPO shall then contact BPA. No further work shall be allowed on the project until the THPO has approved the plan for managing or preserving the remains or items. Post-Review Discoveries (36 CFR 800.13) – In the event that prehistoric artifacts (i.e. arrowheads, spear points, mortars, pestles, other ground stone tools, knives, scrapers, or flakes from the manufacturing of tools, fire pits, peeled trees, etc.) or historic-period artifacts or features (i.e. fragments of old plates or ceramic vessels, weathered glass, dumps of old cans, cabins, root cellars, etc.) are found during the project implementation, the proponent or his authorized agent shall cease work immediately within 200 feet of the find. They shall then contact the THPO at (509) 634-2695 to report the find. The THPO shall then contact BPA. No further work shall be allowed on the project until the THPO has approved a plan for managing or preserving the artifacts or features.
10. The location of existing utilities (i.e. power, sewer, water and irrigation lines, etc.) and utility easements shall be depicted on the face of the final plat.
11. The developer shall install all utilities in accordance with the standards and specifications of the Chelan-Douglas Health District, Douglas County PUD, East Wenatchee Water District, Douglas County Sewer District, and Douglas County Fire District #2.

12. The developer shall prepare final plans for the development and installation of utilities for the approval of the respective purveyors prior to site development. Final "as-built" drawings shall be delivered to purveyors upon completion.
13. Written verification of the availability of public water and sanitary sewer to each lot must be submitted to the Chelan Douglas Health District prior to final plat approval.
14. Prior to final plat approval, written verification shall be provided from the Douglas County Sewer District that all District requirements have been satisfied and that adequate sewer is provided to all lots within the project.
 - a. Seland Construction shall address the downstream sewer capacity issues from the proposed Maryhill II and Maryhill East developments in 4th Street SE..
15. Prior to final plat approval, Douglas County PUD shall provide written verification that all District requirements have been satisfied.
 - a. Applicant must complete a Customer Service Request and submit a proposed electrical plan. A cost estimate to provide service to the project will be provided and must be paid for prior to final approval.
16. A Hydrant plan shall be submitted to the Fire Marshal for approval. Hydrants to be spaced no greater than 500 feet with preference given to intersections. The nearest frontage access to all lots must be within 250 feet from a hydrant. Prior to final plat approval, written verification shall be provided from the Douglas County Fire Marshal that all requirements have been satisfied.
17. Prior to final plat approval, written verification shall be provided from the East Wenatchee Water District that all District requirements have been satisfied and that adequate water is provided to all lots within the project.
 - a. A DEA (developer line extension agreement) will be required prior to plan submittals to the District. Requirements for fire flow will meet the standards of the Douglas County Fire Marshall and all required improvements will be per current District Design Standards and Specifications.
 - b. 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.
18. Final construction plans designed by a Professional Engineer licensed in the State of Washington shall be submitted to and accepted by Douglas County prior to construction. Construction plans shall be prepared in accordance with the requirements of the East Wenatchee Municipal Code and Douglas County Code.
19. A final Traffic Impact Analysis shall be submitted to and accepted by Douglas County prior to construction plan acceptance. Coordinate with Douglas County regarding the necessary revisions.
20. Frontage improvements are required along South Mary Avenue in accordance with Figure 3-7b (Urban Local Access) from the Douglas County Road Standards.
21. Right of way dedication along the northern property line to accommodate construction of half-street improvements is required (i.e. 30 feet). Full width improvements are required on 2nd Street SE from the intersection with South Mary Avenue heading east to approximate station 2+15 to align with the ADA ramp on the southeast corner of the intersection with proposed Road H.
22. Turnaround, curb, gutter, sidewalk, and associated improvements shown on the Maryhill Division 6 construction plans shall be constructed and accepted by Douglas County prior to occupancy for Lots 19-21.

23. The temporary easements recorded under AFN #3224530 shall be relinquished/terminated concurrently with final plat acceptance.
24. As described in the accepted alternate to code, the radii directly adjacent to Lots 6/8/34 and Lots 12/14/31 shall be designed utilizing a minimum design speed of 20 MPH. All other radii shall be designed utilizing a minimum design speed of 25 mph.
25. Illumination shall be designed and installed consistent with East Wenatchee Municipal Code, Douglas County Code Section 12.57.100 Roadway Illumination, and meet Douglas County PUD Standards. The applicant shall be responsible for PUD charges for the connection of street lights to the transformer or hand hole. The type of light fixture to be installed shall be coordinated with Douglas County during construction plan review.
26. The location of cluster mailbox units for the subdivision shall be shown on the construction plans. Location to be accepted by the County Engineer and USPS Postmaster prior to plan acceptance; additional right of way may be required.
27. Five-foot utility easements (min.) are required along all lots or tracts with County road frontage in accordance with applicable road standards. Utility purveyors may require easements in excess of five feet.
28. All existing and proposed easements shall be clearly delineated with the Auditor's File Number(s) noted as necessary on the final plat.
29. The applicant shall enter into a Deferred Improvements Agreement to contribute a proportionate share contribution towards transportation improvements at the intersection of Grant Road & Mary Avenue and Grant Road & Nevada Avenue prior to final plat acceptance. The agreement shall be drafted in accordance with the recommendations identified within the Traffic Impact Analysis performed by TENW.
30. As applicable, Private Access Operation and Maintenance Agreements shall be prepared, executed, and recorded by the applicant; the Auditor's File Number(s) shall be noted on the final plat map.
31. The applicant shall specify the type of WSDOT standard driveway approach to be used throughout the development. If the applicant elects to utilize the WSDOT Type II approach throughout the development additional right of way will be required. A note will be required on the face of the final plat which states:
 - a. "All driveways shall be constructed using a WSDOT Type ___ driveway approach."
32. A Franchise Agreement for private utility infrastructure within Douglas County right of way shall be executed and recorded prior to issuance of a final Certificate of Occupancy for any structure. The Franchise Agreement shall be between Douglas County and the Homeowner's Association.
33. Prior to final plat acceptance and/or release of financial security, the Engineer of Record shall provide written certification that the frontage improvements, internal roads, utility infrastructure, stormwater systems, and grading have been constructed/completed in accordance with the Conditions of Approval, applicable codes, and the accepted construction plans. Monitoring shall be required as determined appropriate by the Engineer of Record and in accordance with the Road Standards, with final reports submitted to Douglas County along with the certification.
34. Final acceptance shall be processed in accordance with East Wenatchee Municipal Code (EWMC) Section 12.56.110 Performance Assurance Agreement and a Warranty Assurance Agreement shall be completed per EWMC 12.50.110 prior to final plat acceptance.
35. All new or revised accesses onto a County road (including temporary) require an approved access permit. An access permit for the applicant's construction entrance

- shall be obtained prior to any onsite grading or prior to construction plan acceptance (whichever comes first).
36. Utility installation/replacement/upgrade within the Douglas County right-of-way shall be approved by Douglas County. A permit to perform work in the right-of-way shall be obtained prior to construction. 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, by the applicant. The extent of repair and/or replacement will be determined during construction plan review and during field inspection of the proposed work within the right-of-way.
 37. A final site-specific stormwater plan and report prepared by a Professional Engineer (PE) licensed in the State of Washington that conforms to East Wenatchee Municipal Code, Douglas County Code, and the 2019 Stormwater Management Manual for Eastern Washington (SWMMEW) shall be submitted to and accepted by Douglas County prior to construction.
 38. The drainage report and construction plans shall explain/depict how runoff is being retained on each lot or conveyed to a community storm system. This includes grading and/or storm drainage stubs as necessary. If storm stubs are utilized, a note will be required on the face of the final plat which states:
 - a. "At the time of building permit submittal, an engineered site specific stormwater plan shall be submitted that conforms to Douglas County Code and the current edition of the Stormwater Management Manual for Eastern Washington. The Engineer of Record shall provide certification that the private on-site stormwater system has been connected to the stub provided. A Private Stormwater Operation and Maintenance Agreement, prepared with standard Douglas County forms, shall be executed and recorded with the Douglas County Auditor."
 39. Stormwater facilities shall be designed to overflow to the public Right of Way or oversized by 125% of design capacity plus one-foot of freeboard. The volume used to determine that the system meets 125% of design capacity cannot include volume provided by the one-foot of freeboard. A downstream analysis of potential overflow impacts shall be included within the design report.
 40. Provisions to provide access for inspection and maintenance to the stormwater tract(s) shall be addressed within the design plans, report, and on the face of the final plat.
 41. Prior to any on-site grading occurring or prior to construction plan acceptance (whichever comes first), a Stormwater Pollution Prevention Plan (SWPPP) and a Temporary Erosion and Sediment Control Plan (TESC Plan) shall be submitted to and accepted by Douglas County. The SWPPP and TESC Plan shall be kept on-site at all times and updated as necessary to address and prevent sediment and sediment laden water from leaving the project site.
 42. The applicant is responsible for preventing mud, dirt, debris, and stormwater runoff from being tracked or otherwise discharging onto the public Right of Way or adjacent properties.
 43. Registration of facilities that are regulated under the Washington State Department of Ecology's Underground Injection Control Program shall be completed prior to construction.
 44. Stormwater facilities shall be located on a separate tract/tracts under the functional control of the Homeowners' Association (HOA) with each lot having an undivided ownership, interest, and responsibility for the tract(s).

45. The Engineer of Record shall monitor construction and shall provide as-built drawings and report as necessary along with certification that the improvements have been completed in accordance with the applicable codes, regulations, and accepted plans.
46. Prior to final plat acceptance, a Private Stormwater Operation and Maintenance Agreement shall be executed on standard Douglas County forms. The site plan, details, certification, and operation and maintenance recommendations are provided to the County. County staff then prepares the agreement for signature and recording by the applicant.
47. Individual lots created within this development are subject to the Greater East Wenatchee Stormwater Utility annual service charge. This charge is per parcel and is triggered at the time of building permit issuance.
48. Individual/common plan development for this proposal exceeds 1-acre of disturbed ground. This would meet the threshold by the Washington State Department of Ecology (WSDOE) in administering their general permit to discharge stormwater associated with construction activity. The applicant is responsible for acquisition of all applicable permits prior to beginning ground breaking activities, including but not limited to: Construction Stormwater General Permit, Sand & Gravel Stormwater General Permit, and/or Industrial Stormwater General Permit. Compliance with the Washington State Department of Ecology's regulations is the responsibility of the applicant.
49. The applicant shall terminate the temporary access and utility easement (AFN # 3224530) with and upon the 2nd Street SE right-of-way dedication via the final plat.
50. Coordinate directly with Link Transit to determine if additional transit stops or any other form of mitigation is required as a result of this project. Provide written verification from Link Transit confirming that the existing facilities or proposed mitigation is adequate. Include a signature block for Link Transit on the cover sheet of the construction plans.
51. Prior to final plat approval, written verification from the Greater Wenatchee Irrigation District that the requirements of the District have been satisfied is required. These specifically include, but are not limited to:
 - a. The requirements to show the new location of the irrigation main within 2nd Street SE and describe its associated irrigation easement on the final plat
 - b. The requirement to provide an irrigation easement to each lot created by the subdivision and identify these irrigation easements on the final plat,
 - c. The requirements of the District's Rules and Regulations, and
 - d. The requirements listed in the District's Subdivision Requirements.
52. An infrastructure agreement between the Greater Wenatchee Irrigation District and the applicant will be required prior to beginning construction on irrigation improvements for this proposed subdivision
53. In order to meet the state requirements for Enhanced 911 service, all lots within this plat shall be addressed and internal roads shall be named prior to final plat approval.
 - a. The applicant shall follow the guidelines in DCC 12.04 (road naming) for naming. Approval of final road naming is required.
 - b. Final addresses will be assigned during the blue line review.
54. With construction plan set submittal, the applicant shall provide revised open space / recreation plans and a cost estimate. A final design of the recreation spaces or agreed payment must be included with the construction drawings. Design detail such as safety fencing, active and passive recreation areas, pedestrian access (include

- connection to existing Tract A – Maryhill Estates Division I - to the South with clear circulation – linking to the trail), irrigation and landscaping shall be included. The open space plans must comply with EWMC 17.73 *Open Space Standards*
55. According to the Washington State Department of Ecology, the proponent shall create a site-specific Fugitive Dust Control Plan (FDCP) before starting this project, and then follow the plan for construction of the project and duration of activity on property. Control and monitoring complaints shall be reported to the Washington State Department of Ecology. Washington Administrative Code (WAC) 173-400-040 requires that reasonable precautions be taken to prevent dust from leaving the site. Also, dust is prohibited from interfering unreasonably with the use and enjoyment of property, causing health impacts, or damaging property or business. Any and all monitoring and compliance complaints shall be with the Washington State Department of Ecology.
56. According to the Washington State Department of Ecology, the proponent shall obtain a NPDES Construction Stormwater General Permit. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. The permit also requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction. In the event that an unpermitted stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action. Any and all monitoring and compliance complaints shall be with the Washington State Department of Ecology.
57. According to the Washington State Department of Ecology Based upon the historical agricultural use of this land, there is a possibility the soil contains residual concentrations of pesticides. The following note shall appear on the face of the final plat:
- “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.”*
- This note shall not be required to be placed on the final plat if a professional with adequate credentials samples the soils and verifies that the site does not contain lead and arsenic and organochlorine pesticides at concentrations above the MTCA cleanup levels.

Respectfully Submitted, Nathan Pate, AICP - Principal Planner

Attachments