



# DOUGLAS COUNTY

## TRANSPORTATION & LAND SERVICES

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### PROJECT P-2025-03: HARVEST HILL ESTATES SUBDIVISION

### STAFF REPORT

**TO:** Douglas County Hearing Examiner  
**FROM:** Douglas County Land Services Staff  
**RE:** Subdivision Harvest Hill Estates, P-2025-03  
**DATE:** September 16, 2025

#### GENERAL INFORMATION:

**Proposal Description:** A subdivision application requesting the creation of a hundred and twenty-two (122) lots ranging in size from approximately 5,011 square feet to 11,695 square feet. The subject property is approximately 28.10 acres in size. The subject property is zoned Residential Low Density (R-L) and is located within the Urban Growth Area of East Wenatchee in the unincorporated Douglas County.

**Location:** The site address is identified with the address 2202 6<sup>th</sup> Street SE, East Wenatchee, WA 98802. The subject site is further described as being located within Section 18, Township 22 North, Range 21 East, Willamette Meridian, Douglas County. The site is also recognized as Douglas County Assessor's Parcel Numbers 22211840047, 22211840048, 22211840049, 22211840050 and 22211840046.

#### SITE INFORMATION:

**Total Project Size:** Approximately 28.10 acres

**No. of lots:** 122

#### Services and Utilities:

- Domestic Water: East Wenatchee Water District
- Sewage Disposal: Douglas County Sewer District
- Power/Electricity: Douglas County Public Utility District
- Fire Protection: Wenatchee Valley Fire District
- School District: Eastmont School District
- Irrigation District: Upper Columbia Irrigation District
- Telephone Service: Varied

**Site Characteristics:** The topography varies throughout the site.

#### Uses adjacent to the subject properties:

- North: Agricultural Land
- South: Residential Land
- East: Residential Land
- West: Agricultural and Residential Land

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**Access:** The subdivision is proposed to be accessed at the following locations:

- Two points of access at the north property via 6<sup>th</sup> Street SE.
- One point of access at the east property line connecting to 7<sup>th</sup> Street SE.
- One point of access at the south property line via 8<sup>th</sup> Street SE.
- One point of access at the west property line connection to Legacy Place NE.

The subdivision further proposes an internal network of roads to access all lots within the subdivision.

**Zoning and Development Standards:** The subject property is zoned Residential Low Density (R-L) permitting subdivision of land subject to dimensional standards as noted in the Douglas County Code Section 18A.24.

**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.

## **COMPREHENSIVE PLAN:**

The Greater East Wenatchee Area Comprehensive Plan designates this property as Low Residential. 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, and other alternatives should be encouraged infilling and variety of housing types and densities. 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.

The following goals and policies set forth in the Greater East Wenatchee 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.
  - UG-8 The development of residential and commercial property within the urban growth area shall only occur when all necessary urban public facilities and services are provided prior to or concurrent with development.
- GOAL 3: Establish development patterns that use urban land more efficiently.

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- 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.
  - GOAL 4: The County and the City will collaborate on and adopt consistent regulations and development standards for areas located within the urban growth areas.
    - UG-14 During the review process for development proposals within the urban growth areas the County and the City will participate in the review process, with final approvals continuing to reside with the agency with jurisdiction.

### **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.

Urban governmental services and infrastructure must be available at the time of development or there must be a plan in place, with funding, to ensure that a full range of urban governmental services is available to serve the development within the planning period.

### **Housing:**

- GOAL 1: To provide for a sufficient number of safe, attractive and affordable residences for people of all income levels.
- GOAL 3: 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 5: To ensure 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. If the property is located outside of the service district boundary of a utility, annexation into the service district must occur prior to development of the property.
- 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.

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- POLICY H-24: Ensure that new developments provide adequate street illumination.

#### **Open Space and Recreation:**

- GOAL: Provide recreational opportunities, facilities, and experiences which will allow all individuals the opportunity to improve the quality of their lives, while preserving and enhancing the existing resources of the area.
  - POLICY OS-6: Provide adequate access for vehicles and pedestrians to public recreational areas as appropriate.
  - POLICY OS-11: Identify types, quantities, and associated criteria of facilities needed and proposed candidate sites.
  - POLICY OS-12: Provide land use and transportation planning which supports the candidate sites.
  - POLICY OS-14: Seek private dedication of land for parks and open spaces through a variety of methods, including purchases, donations, easements, and through the development review process.

#### **Capital Facilities:**

- GOAL: Ensure that adequate capital facilities and services are planned, located, designed and maintained in an efficient manner that maximizes the use of existing facilities and promotes orderly compact urban growth and development that is served with a full range of urban services.
- POLICY CF 7: The phasing of growth & development within the Urban Growth Boundary should be consistent with the priorities and capital improvement budgets contained within the water and sewer plans.

#### **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: Ensure 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.

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- 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 undergrounding 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 1: 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 3: Ensure adequate and safe access to property via a system of public and private roads.
- 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-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 in all developments.
  - Natural and artificial landscaping should be considered in the design of system facilities.
- 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-16: Design transportation facilities within the Greater East Wenatchee Area that minimize adverse environmental impacts resulting from both their construction and use.

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- 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-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 principles, 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.

### **ENVIRONMENTAL REVIEW:**

Douglas County issued a Determination of Non-Significance on August 5, 2025, in accordance with WAC 197-11-355 (Optional DNS).

### **AGENCY AND PUBLIC COMMENTS:**

Applicable agencies have been given the opportunity to review this proposal. Agency comments have been included as an attachment to this report.

**Agency Comments:**

<b>Agency Notified</b>	<b>Response Date</b>	<b>Agency Notified</b>	<b>Response Date</b>
Bonneville Power Administration	N/R	Douglas County Treasurer's Office	N/R
Chelan County Public Utility District	N/R	Douglas County Land Services Dept.	7/22/2025
Chelan Douglas Health District	7/11/2025	Douglas County Transportation and Stormwater Department	7/21/2025, Updated 8/20/2025
City of East Wenatchee	N/R	Douglas County GIS Department	7/10/2025
Confederated Tribes of the Colville Reservation	N/R	Douglas County Fire District	N/R
WA State Dept. of Archeology and Historic Preservation	7/9/2025	Douglas County Public Utility District	7/9/2025
WA State Dept. of Ecology	7/7/2025	Douglas County Sewer District	7/15/2025
WA State Dept. of Fish & Wildlife	N/R	Eastmont School District	N/R
Douglas County Assessor's Office	6/24/2025	East Wenatchee Water District	7/10/2025
Douglas County Fire District	N/R	Upper Columbia Irrigation District	N/R
Douglas County Fire Marshal	7/22/2025		

\* N/R = No Response Received

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

Several public comments were received on the proposal till July 9, 2025. The public comments submitted on the project raise concerns regarding the following:

1. Conversion of Legacy Place SE cul-de-sac into a through street affecting character and safety of neighborhood, decreased value of the properties around the cul-de-sac.
2. Increased traffic at the intersection of Legacy Place SE and Lyle Street making the intersection more prone to accidents.
3. The incomplete sidewalk at the intersection of 6<sup>th</sup> Street and Nevada Street with a potential hazard for pedestrians.
4. Location of power pole at 6<sup>th</sup> Street and Nevada Street corner.
5. Location of storm drain expansion at 6<sup>th</sup> Street and Nevada Street corner.
6. Lack of fence and landscaping in the subdivision.
7. Concerns regarding the following elements of the SEPA environmental checklist – plants (presence of noxious and invasive weeds on site), ospreys observed nesting on power line structure close to 8<sup>th</sup> street, potential health issues resulting from disturbance of soil with possible presence of lead and arsenic present in it.
8. Population growth is too fast with reducing orchards.
9. Notice of the project limited to 500 feet buffer around the subject property and not provided to all residents living on Legacy Place SE that are outside of the noticing buffer.

For complete comments, please see the letters attached with this report.

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## PROJECT ANALYSIS:

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

- **Consistency with Greater East Wenatchee Comprehensive Plan:**

The proposal is consistent with several sections of the Greater East Wenatchee Area Comprehensive Plan as noted above – Urban Growth, Land Use – Residential, Housing, Open Space and Recreation, Capital Facilities, Utilities and Transportation.

- **Consistency with the provisions of DCC Title 17, "Subdivisions":**

The proposal is consistent with the provision of this title.

- **Consistency with the provisions of the R-L Zoning District, DCC Chapter 18A.24:**

The subdivision will meet all applicable development standards of the Residential Low Density zoning district including but not limited to minimum lot size, lot width, and lot depth. The proposal is consistent with the provisions of this chapter.

- **Consistency with the provisions of *Lot Frontage*, DCC Section 18A.72.210:**

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 12.58 DCC, 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.

The proposal is consistent with the provisions of this chapter, subject to the suggested Conditions of Approval included in this report.

- **Consistency with the provisions of Open Space Standards, DCC Chapter 18A.73:**

DCC 18A.73.040 requires that the minimum usable open space/recreation area for all divisions of land for residential purposes must be at least five percent of the total gross site area. The project is located on a total gross site area of approximately 28.14 acres. The applicant is proposing to exceed the minimum open space requirements by providing approximately 3.29 acres (11.7 % of the gross site area) of open space.

The project further meets the requirements of the Open Spaces standards, subject to the Conditions of Approval, of this project by proposing to create spaces for both open and passive recreational amenities.

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

The proposal is consistent with the provisions of this chapter, subject to the suggested Conditions of Approval included in this report.

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

The proposal is consistent with the provisions of this chapter, subject to the suggested Conditions of Approval included in this report.

**RECOMMENDATION:**

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 18A of the Douglas County Code and the Greater East Wenatchee Comprehensive Plan, subject to the Conditions of Approval noted below. Staff recommends approval of P-2025-03, subject to the following findings of fact and conditions of approval.

**SUGGESTED FINDINGS OF FACT:**

- (1) The applicant for the project is Harvest Hills Estates, LLC.
- (2) The authorized agent for the project is Charles Underwood, P.E.
- (3) General Description: This is an application for a subdivision application requesting the creation of a hundred and twenty-two (122) lots ranging in size from approximately 5,011 square feet to 11,695 square feet.
- (4) The subject property is approximately 28.10 acres in size.
- (5) The subject property is zoned Residential Low Density (R-L) and is located within the Urban Growth Area of East Wenatchee in the unincorporated Douglas County.
- (6) Site Location: The site address is identified as 2202 6<sup>th</sup> Street SE, East Wenatchee, WA 98802. The subject site is further described as being located within Section 18, Township 22 North, Range 21 East, Willamette Meridian, Douglas County. The site is also recognized as Douglas County Assessor's Parcel Numbers 22211840047, 22211840048, 22211840049, 22211840050 and 22211840046.
- (7) The applicant has submitted the following documents with this application for a subdivision:
  - a. Land Use Master Application
  - b. Cultural Resources Assessment
  - c. Project Narrative
  - d. Open Space Plan
  - e. Road and Utility Improvements Plan
  - f. Preliminary Plat
  - g. Preliminary Stormwater Drainage Report
  - h. SEPA Checklist

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- i. Site Plan
  - j. Traffic Impact Analysis

(8) Site Information:

- Domestic Water: East Wenatchee Water District
- Sewage Disposal: Douglas County Sewer District
- Power/Electricity: Douglas County Public Utility District
- Fire Protection: Wenatchee Valley Fire District
- School District: Eastmont School District
- Irrigation District: Upper Columbia Irrigation District
- Telephone Service: Varied

(9) Site Characteristics:

- Topography: Varied throughout the site.
- North: Single-family dwellings and agricultural land
- South: Agricultural land
- East: Single-family dwellings
- West: Undeveloped single-family residential lots

(10) Access: The subdivision is proposed to be accessed at the following locations:

- Two points of access at the north property via 6<sup>th</sup> Street SE.
- One point of access at the east property line connecting to 7<sup>th</sup> Street SE.
- One point of access at the south property line via 8<sup>th</sup> Street SE.
- One point of access at the west property line connection to Legacy Place NE.

(11) The site is located in flood zone X500 per FIRM Panel 530036 0545 A, effective July 17, 1978. Douglas County floodplain regulations do not apply to this project.

(12) Douglas County issued a Determination of Non-Significance on August 5, 2025, in accordance with WAC 197-11-355 (Optional DNS).

(13) 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 EWC 19.07.

(14) All legal requirements were met and surrounding property owners were given the opportunity to comment on the proposal at a public hearing.

(15) Utility providers who responded to the project notice have indicated that adequate utilities/services are available or can serve this project.

(16) The project was found to be consistent with the following plans and regulations, subject to the Conditions of Approval noted in this:

- Greater East Wenatchee Comprehensive Plan
- Douglas County Code, Title 17, Subdivisions
- Douglas County Code, Chapter 18A.24, R-L Zoning District

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- Douglas County Code, Section 18A.72.210, Lot Frontage
  - Douglas County Code, Chapter 18A.73, Open Space Standards
  - Douglas County Code, Chapter 20.34, Stormwater Drainage
  - Douglas County Code, Title 12, Road Standards

(17)The project was reviewed by Chelan Douglas Health District and the agency provided comments on July 11, 2025. See suggested Conditions of Approval.

(18)The project was reviewed by the Washington State Department of Archeology and Historic Preservation and the agency provided comments on July 9, 2025. The agency submitted the following query: *"I have a survey "Cultural Resources Assessment for the 2202 6th Street SE Project, East Wenatchee, Douglas County, Washington," (Carlson & Gardner 2021) that appears to cover this project area. Is this project (2021-07-04132) the same project?"* Douglas County Land Services staff responded to the query. No further comments have been received from the agency.

(19)The project was reviewed by Douglas County Assessor's Office and the agency provided comments on June 24, 2025. The agency noted, *"The Assessors Office has no comments at this time."*

(20)The project was reviewed by Douglas County Fire Marshal providing comments on July 22, 2025. See suggested Conditions of Approval.

(21)The project was reviewed by Douglas County GIS Department. The agency provided comments on July 10, 2025. See suggested Conditions of Approval.

(22)The project was reviewed by Douglas County Public Utility District. The agency provided comments on July 09, 2025. See suggested Conditions of Approval.

(23)The project was reviewed by Douglas County Sewer District and the agency provided comments on July 15, 2025. See suggested Conditions of Approval.

(24)The project was reviewed by Douglas County Transportation Department and the agency provided comments on July 21, 2025 (updated August 20, 2025). See suggested Conditions of Approval. The agency makes the following findings of facts:

1. *Initial application materials reviewed by Douglas County Transportation and Stormwater include:*
  - *Preliminary Plans, prepared by Complete Design, dated June 5, 2025.*
  - *Preliminary Stormwater Report, prepared by Complete Design, dated June 5, 2025.*
  - *Preliminary Plat, prepared by 48 Degrees North, dated June 2, 2025.*
  - *Traffic Impact Analysis, prepared by TENW, dated June 5, 2025.*
  - *Request for Alternatives to Roadway Standards, dated August 15, 2025.*
2. *The development project has frontage on 8<sup>th</sup> Street SE, 6<sup>th</sup> Street SE, and provides internal connectivity to 7<sup>th</sup> Street SE and Legacy Place NE.*
  - a. *8<sup>th</sup> Street SE is classified as Urban Major Collector. Existing condition varies from 24'-32' in pavement width, no curb, gutter, or sidewalk on the north (project) side. Approximately 300' of curb, gutter, and sidewalk exists on the south side.*

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- b. *6<sup>th</sup> Street SE is classified as Urban Local Access. Existing condition varies from 26'-34' in pavement width, no curb, gutter, or sidewalk on the north or south sides.*
  - c. *Legacy Place SE is classified as Urban Local Access. Existing condition is full width, developed to Urban Local Access standards.*
  - d. *7<sup>th</sup> Street SE is classified as Urban Local Access. Existing condition is half street, partially developed to Urban Local Access standards.*

3. *Findings based on preliminary civil construction plans:*

- a. *Public road improvements are shown as follows: widening along the project frontage of 6<sup>th</sup> Street SE, and two new intersections of proposed public roads; proposed public internal roads, designed to the Urban Local Access Standard per DCC Figure 3-7b; intersection improvements at the intersection of a proposed public road 'E' with 8<sup>th</sup> Street SE.*
- b. *Public road improvements were not proposed by the applicant along 8<sup>th</sup> Street SE.*
- c. *Sidewalks have been constructed by adjacent developments on both sides of 8th Street SE to the west and south of the proposed project: 575' away on the north side of 8th Street SE, directly opposite on the south side.*
- d. *Relocation of existing power poles to accommodate frontage improvements on 8<sup>th</sup> Street SE were required as part of development projects P-07-12, and P-2018-01.*
- e. *Construction of frontage improvements, including sidewalk, along 8th Street SE would significantly contribute towards completion of a safe walking route from neighborhoods near 8th Street SE to Clovis Point Elementary School. Frontage improvements are also necessary to satisfy the adopted Road Standards.*
- f. *The standard sidewalk location along 8<sup>th</sup> Street SE would conflict with several existing power poles located along the frontage. The applicant may submit a request for Alternative to standard (prepared in accordance with DCC 12.50.100) to the County Engineer which may allow the poles to remain behind curb and to locally deflect the sidewalk alignment around these poles. All sidewalk shall be within public right-of-way; as such, dedication of additional right-of-way may be required.*
- g. *A request for alternate to code was received August 15, 2025, for a 5' reduction from standard width half-street roadway section, and was rejected by the County Engineer August 19, 2025. Half-street Urban Major Collector standard requires 22' half-street width. A 5' reduction in half-street width has been deemed unacceptable. Typical full-width urban major collector streets offer a left-turn lane, which would not be possible with 17' half-street width.*
- h. *Frontage improvements proposed by the applicant along 6<sup>th</sup> Street SE require utility relocations, including but not limited to a DCPUD pole.*
- i. *Along 6<sup>th</sup> Street SE, east of this project frontage, there is an approximately 150 foot gap in sidewalk connectivity along the roadway frontage needed for pedestrian and ADA*

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*connectivity between this project and existing sidewalk, which was constructed east of parcel 22211840013. The applicant proposes to construct sidewalk at this location per the submitted preliminary plans.*

- j. In several locations, the proposed internal public roads reflect non-standard design speeds and centerline radii. Where curve radius is proposed to be less than AASHTO standards, an alternate to code, prepared in accordance with DCC 12.50.100 shall be submitted and approved by the County Engineer.*
  - k. A request for alternate to code was received August 15, 2025, and approved by the County Engineer August 18, 2025 for a reduced design speed on proposed Road A, Road C, and Road E.*
  - l. Stormwater ponds are proposed in several tracts of the subdivision.*
- 4. The preliminary plat includes 122 lots, approximately 7 tracts, and right-of-way dedication for a public internal roadway network.*
  - 5. Numerous public comments were received opposing the extension of Legacy Place SE to the east, connecting to the proposed internal roadways of this project.*
    - a. Per DCC 12.52.030, the importance of good road network circulation for the health, welfare and safety of the public cannot be overemphasized.*
    - b. Note 1 on the Leisure Estates Division 1 plat (P-2018-01, AFN 3236541) includes a "non-vehicular access easement at the termination of Legacy Place SE, that will extinguish upon future extension of Legacy Place SE."*
    - c. This project proposes to extend Legacy Place SE to the east, providing circulation and connectivity.*
  - 6. Public comments were received concerning traffic impacts to South Nevada between 4th Street SE and 6th Street SE. South Nevada Ave in this area is not adequate to support additional traffic volumes. Total pavement width is currently 14'. The Traffic Impact Study submitted by the applicant notes only 2 PM peak hour trips on this portion of South Nevada Avenue.*
  - 7. The preliminary storm report adequately demonstrates stormwater management feasibility for the subject property through qualitative analysis, sub-basin delineation, and calculations.*
  - 8. The Traffic Impact Analysis (TIA) is based on trip generation from 122 single family homes to be constructed in phases. A total of 12 intersections were analyzed and found to operate at acceptable levels of service with the project at the horizon year projections. Intersections analyzed included:*
    - a. Kentucky Avenue/Grant Road*
    - b. Nevada Avenue/Grant Road*
    - c. Nile Avenue/Grant Road*
    - d. Kentucky Avenue/4<sup>th</sup> Street SE*
    - e. Kentucky Avenue/6<sup>th</sup> Street SE*
    - f. Nile Avenue/6<sup>th</sup> Street SE*

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- g. Rock Island Road/8<sup>th</sup> Street SE
  - h. Kentucky Avenue/8<sup>th</sup> Street SE
  - i. Nile Avenue/8<sup>th</sup> Street SE
  - j. Kentucky Avenue/Rock Island Road
  - k. Nile Avenue/Rock Island Road
  - l. Nile Avenue/SR-28

(25)The project was reviewed by Washington State Department of Ecology. The agency provided comments on July 07, 2025. See suggested Conditions of Approval.

*Thank you for the opportunity to comment during the Optional Determination of Nonsignificance process for the Harvest Hills Estates LLC proposal. We have reviewed the documents and have the following comments.*

### **Toxics Cleanup Program**

*Historical aerial photos indicate your property was occupied by orchard during the period when lead arsenate was applied as a pesticide, often resulting in shallow soil contamination from lead and/or arsenic.*

*Ecology requires soil sampling if vacant, commercial, industrial, or agricultural properties are converted to residential use as there may be an increased risk of exposure to soil with elevated concentrations of arsenic and lead.*

*Ecology can provide sampling services at no cost. If sampling indicates elevated levels of lead and arsenic, cleanup will be required prior to occupancy. There are simple steps that can be taken to reduce exposure, and Ecology can provide free technical assistance.*

*Additionally, Ecology uses Model Remedies to guide cleanup for lead and arsenic pesticide contamination in historical orchards of Central Washington. The Model Remedy document is an excellent source of technical guidance, and is available at: <https://apps.ecology.wa.gov/publications/SummaryPages/2109006.html>.*

*Compliance with a Model Remedy ensures your project meets the minimum standards of the Model Toxics Control Act, and if implemented as described, your property will be successfully cleaned up to Washington State standards.*

*Additional information, including Healthy precautions you can take to reduce exposure, is available at Ecology's Dirt Alert website.*

*Please contact Hector Casique, Project Manager, at (509) 208-1288 or email [Hector.Casique@ecy.wa.gov](mailto:Hector.Casique@ecy.wa.gov), for further information or to schedule your initial sampling.*

### **Water Quality Program**

*Dividing or platting a piece of property is often the first step in a proposed development. An NPDES Construction Stormwater Permit may be required if there is a potential for stormwater discharge from a construction site with disturbed ground. Ground disturbance includes all utility placements, and building or upgrading roads. The*

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*permitting process requires going through SEPA, developing a stormwater pollution prevention plan, submitting an application, and a 30-day public notice process. This may take 38-60 days. A permit and a stormwater plan are required prior to beginning ground-breaking activities. Please contact Wendy Neet with the Department of Ecology, (509) 571-6733, with questions about this permit.*

*Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.*

*If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.*

(26) Washington State Department of Ecology further provided comments on September 05, 2025. The letter states the following:

*"Charles Underwood, PE  
Harvest Hills Estates, LLC  
PO Box 119  
Wenatchee, WA 98807*

*RE: SEPA Follow-up Letter for:*

- Subdivision Name: Harvest Hills Estates*
- Property Address: 2202 6th St SE, East Wenatchee*
- Parcel Number(s): 22211840047, 22211840048, 22211840049, 22211840050, 22211840046*

*Dear Charles Underwood:*

*On July 7, 2025, Ecology submitted a State Environmental Policy Act (SEPA) comment letter (see enclosed) to SEPA 202502638; P-2025-03 about the potential for high lead and arsenic levels in the soil, and the requirements for soil sampling. Our records indicate we have not received soil sampling results for this planned subdivision. Please send the sampling results to Ecology so we can confirm soil is not above state cleanup standards.*

*If sampling indicates elevated levels of lead and arsenic, cleanup will be required prior to occupancy. The Department of Ecology has pre-approved cleanup methods or model remedies for lead and arsenic soil contamination on historical orchards of central Washington. 1*

*Compliance with a model remedy ensures your project meets the minimum standards of the Model Toxics Control Act (Chapter 173-340 WAC) ,2 and if implemented as described, your property will be successfully cleaned up to Washington State standards.*

*Ecology offers the required soil sampling at no cost. If interested, please contact Hector Casique at Hector.Casique@ecy.wa.gov or 509-208-1288 to schedule a visit."*

(27) The project was reviewed by the East Wenatchee Water District. The agency provided comments on July 10, 2025. See suggested Conditions of Approval.

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(28) The development will not adversely affect the general public, health, safety and general welfare, subject to the suggested Conditions of Approval.

**SUGGESTED CONCLUSIONS OF LAW:**

- (1) The development meets the goals, policies and implementation recommendations as set forth in the Greater East Wenatchee Area Comprehensive Plan, subject to the suggested Conditions of Approval.
- (2) This proposal is consistent with applicable federal and state laws and regulations, subject to the suggested Conditions of Approval.
- (3) Public use and interests will be served by approval of this proposal, subject to the suggested Conditions of Approval.
- (4) The proposal is consistent with Title 18A DCC, subject to the suggested Conditions of Approval.
- (5) The proposal is consistent with Title 17 "Subdivisions", Title 19 "Environment", and Title 20 "Development Standards", of the Douglas County Code, subject to the suggested Conditions of Approval.

**SUGGESTED CONDITIONS OF APPROVAL:**

- (1) The project shall proceed in substantial conformance with the plans and application materials on file except as amended by the conditions herein.
- (2) The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
- (3) A plat certificate showing parties of interest from a title company must be submitted with the final plat.
- (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 18A 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 project is required to comply with all dimensional standards of R-L zoning district as noted in DCC 18A.24.050 and lot frontage standards as noted in DCC 18.72.210. In particular, please correct the following:

- 
- Lot 8, lot width appears to be less than the required 60 feet for corner lots.
  - Lot 52, the lot frontage is less than the required 40 feet. It does not appear that the lot is accessed from a joint use driveway or access easement meeting the requirements of Chapters 12.50 through 12.58 DCC, comprehensive street standards, and any amendments. See DCC 18.72.210.

(9) Update the open-space plan to show the following:

- The open space plan proposes active and passive recreation amenities. Please update the plan to show location of proposed active and passive recreational amenities in accordance with DCC 18A.73.040 (B).
- Please update the open-space plan to show access to open space/ recreation area through a design and constructed accessible route throughout the facility.

(10) In accordance with DCC 18A.73.040 (A), up to 50 percent of the required open space may consist of areas of native vegetation that are also allowed to fulfill the critical areas buffer requirements in Chapters [19.18](#) and [19.18A](#) through [19.18E](#) DCC or stormwater facilities that are designed for active and/or passive recreation opportunities in accordance with this chapter and Chapters [20.34](#) and [20.36](#) DCC, as amended. Please update the open-space plan to show if any native vegetation is proposed in this area.

(11) All improvements to the open space and recreation area must be completed or bonded for prior to final approval of the plat in accordance with DCC 18A.73.060.

(12) In accordance with DCC 18A.73.080 (C), the owners of the open space have a right to cover up to 25 percent of the land designated for the open space/recreation facility with impervious surfaces reasonably necessary to exercise the rights provided in subsections A and B of this section. An increase in the 25 percent limit may be granted by the administrator if the developer provides justification that the additional impervious surface is needed to create a useable recreation area. Please update the open space plan to show how this requirement is met.

(13) The owners of the proposed open space shall have the duty to maintain the open space and recreation area in good usable condition in compliance with the provisions of DCC 18A.72.250.

(14) In accordance with DCC 17.10.010 (J), please ensure that the plat shows the location and purpose of all easements capable of being plotted on the map.

(15) In accordance with DCC 17.10.010 (P), please note the intended ownership of all utility tracts in the notes of the plat.

(16) In accordance with DCC 17.10.030 (A), this preliminary plat approval is the basis upon which the applicant may proceed toward development of this subdivision and preparation of the final plat in accordance with all applicable standards and the conditions imposed by the approval decision and the approved construction plans.

- 
- (17) In accordance with DCC 17.10.030 (B), preliminary approval shall be effective for a period of sixty months after the date of approval or the period of time specified in RCW [58.17.140](#) unless an extension of time has been granted by the director.
- (18) In accordance with DCC 17.10.030 (C), the applicant may request an extension to the above-mentioned sixty-month duration. An application form and supporting data for time extension requests must be submitted to the director at least sixty days prior to the expiration of preliminary approval accompanied by the fee set by resolution of the board. Extension requests shall be processed in accordance with DCC Section 14.10.020, Limited administrative review of applications. The director may approve a twenty four-month extension in accordance with DCC 17.10.030 (D).
- (19) The applicant shall make a complete final plat submission in accordance with DCC 17.14.010 Application Materials and Format.
- (20) With the final plat submission, the applicant shall submit a title report or plat certificate issued within thirty days of application showing all persons having an ownership interest in the property to be divided, a legal description describing the exterior boundary of the site and listing all encumbrances affecting the site. Please mark the following on the title report – the easements/ encumbrances have been shown on the plat and the easements that have not been shown on the plat along with the reason for not being shown on plat.
- (21) The final plat submitted to Douglas County Land Services Department for review shall contain all elements noted in DCC 17.14.020 Contents – Map.
- (22) The project was reviewed by Chelan Douglas Health District and the agency provided comments on July 11, 2025. The project is required to comply with all conditions noted in the letter.

*I have reviewed the above development proposal to subdivide an existing parcel of land ~28.10 acres in size into one hundred and twenty-two (122) residential lots. Proposed lots will range in size from ~5,041 sq.ft to 11,695 sq.ft. Domestic water will be provided by the East Wenatchee Water District. Sanitation will be provided by the Douglas County Sewer District. The subject property is located at 2202 6th St. SE, East Wenatchee (county tax parcel: 22211840047). The site also encompasses parcels 22211840048, 22211840049, 22211840050, and 22211840046.*

*I recommend further approval of the project. Please note that Chelan-Douglas Health District cannot sign the final Mylar until the following conditions are addressed:*

**Expanding, Municipal Public Water Systems**

- *Domestic water service shall be by expansion of the East Wenatchee Water District public water system.*
- *Written confirmation from the utility agreeing to provide individual service to each lot is required.*
- *All water system improvements must be designed, constructed, and placed in accordance with the purveyor's requirements. Completion of the improvements, including necessary easements, must be accepted in writing from the utility prior to final plat approval.*
- *The dedicatory language on the plat shall carry this note: "The Health District has not reviewed the legal availability of water to this development."*

---

**Public Sewer**

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

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

<i>Project</i>	<i>CDHD 2025 fees</i>
<i>Plats with Municipal sewer and water</i>	<i>\$65</i>
<i>Short Plat, BSP &lt; 5 lots Review</i>	<i>\$495</i>
<i>Major Plat, BSP &gt; 5-20 lots Review</i>	<i>\$745</i>
<i>Major Plat Review, per lot over 20 lots</i>	<i>\$45</i>
<i>Pre-Application Review</i>	<i>\$110</i>
<i>Other Land Use Review comments (per hour)</i>	<i>\$110</i>

Additional information and forms can be downloaded from the Chelan-Douglas Health District's website at: <http://www.cdhd.wa.gov/FormsandDocuments.htm>.

(23)The project was reviewed by Douglas County Fire Marshal providing comments on July 22, 2025. The project is required to comply with all conditions noted in the letter.

1. *Single-family detached dwellings and accessory dwellings and manufactured home permits for manufactured homes not in manufactured home parks, provided the lot is at least one acre (forty-three thousand five hundred sixty square feet, not including any submerged area below the ordinary high water mark) in size and where adjacent property dwellings are separated by at least fifty feet as measured in the most direct manner, or provided the lot, tract, or parcel is exempt from fire flow.*
2. *Minimum Required Fire Flow is 1000 GPM at a minimum of 20 PSI for no less than a 2-Hour duration. A hydrant must be located no more than 250 feet from the nearest frontage access to each lot. Maximum hydrant spacing is 500 feet and as approved or required by the Fire Marshal. The large-diameter port of all hydrants must be equipped with a 4-inch diameter Storz quarter-turn fitting."*

(24)The project was reviewed by Douglas County GIS Department. The agency provided comments on July 10, 2025. The project is required to comply with all conditions noted in the letter.

*Thank you for the opportunity to comment on P-2025-03. According to the submitted materials, you wish to subdivide parcel numbers 22211840047, 22211840048, 22211840049, and 22211840050 into 122 new lots. The storage shed on the property has an address of 2202 6th Street SE.*

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### **Road Naming**

All new public and private roads needing to be named in the unincorporated parts of Douglas County, need to conform to the road naming standards as outlined in Douglas County Code 12.04, Road Naming and Addressing. Please keep in mind that road names should be alphabetical, from west to east. Here is a breakdown of how I think the roads should be named:

- Road A – S. Nevada Loop
- Road B - The road name should fall between Mary and Nevada.
- Road C - Legacy Place SE (Right now the drawing shows this as NE. It needs to be changed to SE.)
- Road D - 7th Street SE
- Road E - The road name should fall between Nancy and Navajo.

### **Addressing**

During the review of the cluster subdivision, addresses will be assigned to all the lots and included as part of by blue line review. The addresses can then be added to the mylar for final recording. These cannot be assigned until the access issue is resolved.

### **General Observations**

- 1) Item 3 under "GENERAL NOTES & PROVISIONS" will need to be reworded once the roads are named.
- 2) The proposed BLA should be completed prior to Blue Line Review, so that we can verify the legal description on the plat matches with the Title Report's legal description.

*If you have any questions regarding these comments, feel free to contact me at 884-7173.*

- (25) The project was reviewed by Douglas County Public Utility District and the agency provided comments on July 09, 2025. The project is required to comply with all the conditions noted in the letter.

*"Applicant must complete an Application for Service and coordinate with the District to design a power/fiber plan. A ten foot 10' utility easement will be required for primary power. Cost estimate to provide electrical service to the project must be paid prior to final approval and primary conduit and conductor installed prior to approval."*

- (26) The project was reviewed by Douglas County Sewer District and the agency provided comments on July 15, 2025. The project is required to comply with all conditions noted in the letter. See attached.

*"Public sewer is available at this time. An extension(s) of public sewer will be required to serve the subdivision, and the developer will need to initiate a Developer Extension Application/Agreement (DEA) with the Sewer District."*

*The proposed phasing of the subdivision may require multiple DEAs. The applicant should contact the District to discuss.*

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*Sewer improvements for each phase must be constructed and accepted by the Sewer District, or a Performance Bond for 125% of the total value of all said sewer improvements must be provided to the Sewer District, prior to final plat approval(s)."*

(27)The Douglas County Transportation Department reviewed the project and provided comments on July 21, 2025 (updated August 20, 2025). The project is required to comply with all conditions noted in the letter.

**Transportation & Stormwater**

1. *Final construction plans designed by a Professional Engineer licensed in 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 Douglas County Code.*
2. *Required frontage improvements include:*
  - a. *Project property frontage on 6<sup>th</sup> Street SE in accordance with DCC Figure 3-7b (Urban Local Access standard) and at new intersections with proposed public roads A and B.*
    - i. *The project shall coordinate with DCPUD to relocate poles and wires as needed to accommodate: (1) sidewalk per the standard road section, (2) construction of the intersection at SE Nevada Ave.*
    - ii. *Frontage improvements including sidewalk, curb & gutter, stormwater management, and associated restoration shall be constructed along approximately 145 ft across the frontage of adjacent parcel 22211840013 to provide pedestrian connectivity between this project and existing improvements, in accordance with the goals of the Greater East Wenatchee Comprehensive Plan. Coordination of improvements with the owner of parcel 22211840013 shall be determined during construction plan review, and shall be designed to minimize impacts to parcel 22211840013.*
    - iii. *Asphalt widening west of the PSE power lines on 6th Street SE, adequate to provide a 5-foot shoulder for pedestrian connectivity west to the South Mary Avenue intersection.*
  - b. *Project property frontage on 8<sup>th</sup> Street SE in accordance with DCC Figure 3-8 (Urban Collector standard) and at the new intersection with proposed public road E.*
    - i. *The project shall coordinate with DCPUD to relocate poles and wires as needed to accommodate full-width frontage improvements per the standard road section.*
3. *A 1-foot non-vehicular easement shall be shown on the final plat along the 6<sup>th</sup> Street SE and 8<sup>th</sup> Street SE frontages, with the exception of the public roadway intersection connections.*
4. *All internal roads shall be constructed to meet the roadway section presented on DCC Figure 3-7b and meet applicable alignment standards, or an approved alternate to code. Internal roads shall also connect with existing 7<sup>th</sup> Street SE and Legacy Place SE road ends adjacent to the project, and align with S Nevada Ave (as proposed).*

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5. *Construction traffic for the development project shall access only from 6<sup>th</sup> Street SE and 8<sup>th</sup> Street SE, not from Legacy Place SE or 7<sup>th</sup> Street SE.*
  6. *Illumination shall be designed and installed consistent with East Wenatchee Municipal Code and Douglas County Code Section 12.57.100 Roadway Illumination. The applicant shall be responsible for PUD charges for the service connection of streetlights. The type of light fixture to be installed shall be coordinated with Douglas County during construction plan review.*
  7. *The location of any cluster mailbox units proposed for the subdivision shall be shown on the construction plans. The location shall be accepted by the County Engineer and USPS Postmaster prior to plan acceptance. Cluster mailbox units shall be located within the public right-of-way or within an easement dedicated for such use. Mailboxes shall be located on the internal local access roads.*
  8. *Utility easements (5' min.) are required along all lots or tracts with County road frontage in accordance with the road standards. Utility purveyors may require easements in excess of five feet.*
  9. *All existing and proposed easements shall be clearly described and delineated with the Auditor's File Number(s) noted on the final plat.*
  10. *The applicant shall enter into a Deferred Improvement Agreement for the following projects, contributing proportional share impacts as identified in the mitigation portion of the submitted project TIA:*
    - a. *Grant Road/Nevada Avenue: Preliminary estimated project cost: \$2,535,400.00. TIA proportional impact: 0.2% PM peak hour*
    - b. *Grant Road/Nile Avenue: Preliminary estimated project cost: \$2,272,942.89. TIA proportional impact: 0.8% PM peak hour*
  11. *Prior to final plat acceptance and/or release of financial security, the Engineer of Record shall provide written certification that the required frontage improvements, off-site improvements, internal roads, utility infrastructure, and stormwater systems, have been constructed/completed in accordance with the Conditions of Approval, applicable codes, and the accepted construction plans. Monitoring is required by the Engineer of Record and in accordance with the Road Standards (12.56.110), with final reports submitted to Douglas County together with the required certification letter.*
  12. *Final acceptance shall be processed in accordance with Douglas County Code (DCC) Section 12.56.110 Final Acceptance. A Warranty Assurance Agreement shall be completed per DCC 12.50.110 prior to final acceptance.*
  13. *Per DCC Chapter 12.24, all new or revised accesses onto a County road (including temporary accesses) require an approved access permit.*
  14. *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*

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*repaired by the applicant to the satisfaction of Douglas County. The extent of repair and/or replacement will be determined during construction plan review and during field inspection of the completed work within the right-of-way.*

- 15. A final site-specific stormwater plan and report prepared by a Professional Engineer licensed in the State of Washington that conforms to Douglas County Code sections 20.34, 20.36 and the current Stormwater Management Manual for Eastern Washington (SWMMEW) shall be submitted to and accepted by Douglas County prior to construction.*
- 16. Final construction plans shall include proposed grading of lots and locations of walls (as applicable) to ensure runoff is retained on-site or conveyed to the public right-of-way. Lot grading shall conform to IBC standards, and be coordinated with the County Building Official to assure conformance to codes and documentation which satisfies IBC requirements.*
- 17. 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.*
- 18. Stormwater facilities shall be located on a separate tract(s) under the functional control of the Homeowners' Association with each lot having an undivided ownership, interest, and responsibility for the tract(s).*
- 19. Provisions to provide access for inspection and maintenance of the stormwater tract(s) shall be addressed within the design plans and stormwater report.*
- 20. 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.*
- 21. 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.*
- 22. As applicable, registration of facilities that are regulated under the Washington State Department of Ecology's Underground Injection Control Program shall be completed prior to construction.*
- 23. The Engineer of Record shall monitor construction and shall provide as-built drawings along with a signed certification letter stating that the improvements have been completed in accordance with the applicable codes, regulations, and accepted plans. UIC registration shall be provided as applicable.*
- 24. 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 shall be provided to the County. County staff will prepare the agreement for signature and recording by the applicant. A note shall be included on the face of the final plat which states:*

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*"Douglas County will not maintain the private stormwater facilities located within this subdivision. Responsibility for the long term maintenance of the private stormwater facilities is described within the Declaration of Stormwater System Maintenance Covenants recorded under AFN \_\_\_\_\_."*

25. Any proposed lots that will not drain to a subdivision stormwater system shall utilize an on-site infiltration facility which requires an engineered construction plan and stormwater report be submitted with the application for a building permit. As applicable, a note shall be included on the face of the final plat which states:

*"At the time of building permit submittal for Lots \_ - \_, an engineered construction plan and stormwater report shall be submitted conforming 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 completed in accordance with the accepted plans. A private stormwater operation and maintenance agreement, prepared with standard Douglas County forms, shall be executed and recorded with the Douglas County Auditor prior to occupancy."*

26. Stormwater stubs may be provided to each of the lots which will drain to the subdivision stormwater facilities. As applicable, a note shall be included on the face of the final plat which states:

*"At the time of building permit submittal for Lots \_ - \_, a drainage construction plan shall be submitted which depicts the on-site stormwater conveyance system. The site plan shall include the following information:*

- a. Pipe size.*
- b. Minimum pipe slope.*
- c. Invert elevation at the connection to the stormwater stub.*
- d. Finished floor elevation of the structure and garage slab."*

27. Individual lots created within this development are subject to the Douglas County Stormwater Utility annual service charge.

*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 groundbreaking activities, including but not limited to: Construction Stormwater General Permit. Compliance with the Washington State Department of Ecology's regulations is the responsibility of the applicant.*

- (28) *The project was reviewed by East Wenatchee Water District and the comments were provided on July 10, 2025. The project is required to comply with all conditions noted in the letter.*

*"Water is available per this request. A DEA (developer line extension agreement) will be required prior to plan submittals for the Water District's review. 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.*

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*The Developer will assume all of 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."*

Respectfully Submitted,

**Swati Rastogi, Principal Planner**

Land Services Department,  
Douglas County, WA

Attached: Agency/ Public Comments



**DOUGLAS COUNTY**  
**TRANSPORTATION & LAND SERVICES**

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

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

[www.douglascountywa.net](http://www.douglascountywa.net)

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**PROJECT P-2025-03: HARVEST HILL ESTATES SUBDIVISION**  
**AGENCY COMMENTS**

All Departments

Workspace

Dashboard

SMARTQueue

Cycle List

User To Do List

Adhoc Reports

Map

Favorites

Permitting

Code Enforcement

Licensing

Recurring Inspect

Common

Accounts

Receipts

Administration

Recent

Main Notes Details Contractors Parcels Contacts Submittals Workflow

Permit #: P-2025-03 Status: IN COMMENT PERIOD Contact: HARV

Type: Note List

Note Detail



Type: Permit Workflow Step

Id: COMMENTS-CDHD

Note Type:\* GENERAL

Note Code:

Text:\* Attached are the CDHD comments for this application.

Begin Date:\* 07/11/2025

End Date:

Link: Goto

Publish on Portal - Private:  Public:

Attachments

Harvest Hills Estates Plat (P 2025-03) Comments.pdf



0.2 MB



Select Files

Close

Audit

Step Maintenance

Save

Reset

Back

Reports



# Chelan-Douglas Health District

200 Valley Mall Parkway, East Wenatchee, WA 98802

## Memorandum

**To:** Shari Tincher, Douglas County

**From:** Richmond Petty, REHS

**Date:** 7/11/25

**RE:** Harvest Hills Estates Plat (P 2025-3) Comments

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I have reviewed the above development proposal to subdivide an existing parcel of land ~28.10 acres in size into one hundred and twenty-two (122) residential lots. Proposed lots will range in size from ~5,041 sq.ft to 11,695 sq.ft. Domestic water will be provided by the East Wenatchee Water District. Sanitation will be provided by the Douglas County Sewer District. The subject property is located at 2202 6<sup>th</sup> St. SE, East Wenatchee (county tax parcel: 22211840047). The site also encompasses parcels 22211840048, 22211840049, 22211840050, and 22211840046.

I recommend further approval of the project. Please note that Chelan-Douglas Health District cannot sign the final Mylar until the following conditions are addressed:

### Expanding, Municipal Public Water Systems

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

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

**Public sewer**

- Sanitary sewer service shall be by expansion of the **Douglas County Sewer District** public sewer system.
- All sewer system improvements must be designed, constructed, and placed in accordance with the purveyor’s and the Dept. of Ecology’s standards and requirements. Completion of the improvements, including necessary easements, must be accepted in writing from the utility prior to final plat approval.

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

Project	CDHD 2025 fees
Plats with Municipal sewer and water	\$65
Short Plat, BSP < 5 lots Review	\$495
Major Plat, BSP > 5-20 lots Review	\$745
Major Plat Review, per lot over 20 lots	\$45
Pre-Application Review	\$110
Other Land Use Review comments (per hour)	\$110

Additional information and forms can be downloaded from the Chelan-Douglas Health District’s website at: <http://www.cdhd.wa.gov/FormsandDocuments.htm>

## Shari Tincher (x6589)

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**From:** MacNaughton, James (DAHP) <james.macnaughton@dahp.wa.gov>  
**Sent:** Wednesday, July 9, 2025 3:50 PM  
**To:** Annette Jester (x6549); Shari Tincher (x6589)  
**Subject:** RE: P-2025-03 Notice of Application Packet Comments End July 9, 2025

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Shari and Annette

I have a survey "Cultural Resources Assessment for the 2202 6th Street SE Project, East Wenatchee, Douglas County, Washington," (Carlson & Gardner 2021) that appears to cover this project area. Is this project (2021-07-04132) the same project?

James

	<p><b>James MacNaughton, MSc, RPA (He/Him)</b> Local Government Archaeologist Email: <a href="mailto:James.MacNaughton@dahp.wa.gov">James.MacNaughton@dahp.wa.gov</a> Mobile: (360) 280-7563   Main Office: (360) 586-3065 Hours: 7AM - 3:30PM Monday to Friday Physical Address: 1110 Capitol Way South Suite 30, Olympia, WA 98501 Mailing Address: PO Box 48343, Olympia, WA 98504-8343 <a href="http://www.dahp.wa.gov">www.dahp.wa.gov</a></p>
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**From:** Annette Jester (x6549)  
<ajester@co.douglas.wa.us>  
**Sent:** Tuesday, June 24, 2025 8:51 AM  
**To:** kdkistler@bpa.gov; Lisa Graves  
<lisa.graves@chelanpud.org>;  
Tiffany.Farris@chelanpud.org; Curtis Lilliquist  
(City of E Wen)  
(clillquist@eastwenatcheewa.gov)  
<clillquist@eastwenatcheewa.gov>; Aren

Orsen <Aren.Orsen.HSY@colvilletribes.com>; Guy Moura <guy.moura@colvilletribes.com>; JOHN Sirois <john.sirois.adm@colvilletribes.com>; Darnell Sam (Colville Tribe) <darnell.sam.adm@colvilletribes.com>; Milton Davis (Colville Tribe) <milton.davis.adm@colvilletribes.com>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; DAHP SEPA <sepa@dahp.wa.gov>; Region2 Planning (DFW) <WDFWR2Planning@dfw.wa.gov>; DOR Douglas County Levy <cdaling@co.douglas.wa.us>; Samantha Thomsen (x6342) <sthomsen@co.douglas.wa.us>; Nicole Silva (x6428) <nsilva@co.douglas.wa.us>; taylor@eastmont206.org  
**Subject:** P-2025-03 Notice of Application Packet Comments End July 9, 2025

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External Email

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**REQUEST FOR AGENCY COMMENTS**

**APPLICANT:** Harvest Hill Estates LLC

**Date of Application:** 06/16/2025

**Date Letter of Completeness Issued:** 06/23/2025

**Date Notice of Application Issued:** 06/24/2025

**Application Number:** P-2025-03

**Description of Proposal:** A subdivision application requesting the creation of a hundred and twenty-two (122) lots ranging in size from approximately 5,041 square feet to 11,695 square feet. The subject property is approximately 28.10 acres in size and is located at 2347 8<sup>th</sup> Street SE, East Wenatchee, WA 98802. The subject property is zoned Residential Low Density (R-L) and is located within the Urban Growth Area of East Wenatchee in the unincorporated Douglas County. The site address is 2202 6<sup>th</sup> Street SE, East Wenatchee, WA 98802. The subject site is further described as being located within Section 18, Township 22 North, Range 21 East, Willamette Meridian, Douglas County. The site is also identified as Douglas County Assessor's Parcel Numbers 22211840047, 22211840048, 22211840049, 22211840050 and 22211840046.

**Respond By:** 5:00 p.m., 07/09/2025 (end of comment period)

**Return Comments to:** SmartGov OR Shari Tincher at [stincher@co.douglas.wa.us](mailto:stincher@co.douglas.wa.us)

**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.**

**If you have any application related questions, please contact Swati Rastogi, Principal Planner.**

Thank you,  
Annette Jester  
Permit Technician  
Douglas County TLS  
140 19<sup>th</sup> Street NW  
East Wenatchee, WA. 98802  
Office (509) 884-7173



*The opinions expressed here are my own and do not necessarily represent those of Douglas County.*

All Departments

Main Notes Details Contractors Parcels Contacts Submittals Workflow

Workspace

Permit #: P-2025-03 Status: IN COMMENT PERIOD Contact: HARV

✕

### Note Detail

**Type:** Permit Workflow Step

**Id:** COMMENTS-DC ASSESSOR

**Note Type:\*** GENERAL

**Note Code:**

**Text:\*** The Assessors Office has no comments at this time.  
Thank you, Casey Daling Chief Deputy Douglas County Assessors Office PO Box 387 213 S. Rainier ave. Waterville, WA 98858 Phone: (509) 745-8521

**Begin Date:\*** 06/24/2025

**End Date:**

**Link:** Goto

**Publish on Portal - Private:**  **Public:**

**Attachments**

Select Files

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Audit

Type	Code	Text
AL		The Assessors Office Assessors Office PO
STMONT SD		NO RE
SD		COMM
PUD		COMM
FIRE MARSHAL		APPR
COMMENTS-DC TREASURER		NO RE
COMMENTS-DC ASSESSOR		APPR

Step Maintenance

Save Reset Back Reports

Project: P-2025-03, Harvest Hill Estates Subdivision

Date: July 22, 2025

Project Comments from Douglas County Fire Marshal

1. Single-family detached dwellings and accessory dwellings and manufactured home permits for manufactured homes not in manufactured home parks, provided the lot is at least one acre (forty-three thousand five hundred sixty square feet, not including any submerged area below the ordinary high water mark) in size and where adjacent property dwellings are separated by at least fifty feet as measured in the most direct manner, or provided the lot, tract, or parcel is exempt from fire flow.
2. Minimum Required Fire Flow is 1000 GPM at a minimum of 20 PSI for no less than a 2-Hour duration. A hydrant must be located no more than 250 feet from the nearest frontage access to each lot. Maximum hydrant spacing is 500 feet and as approved or required by the Fire Marshal. The large-diameter port of all hydrants must be equipped with a 4-inch diameter Storz quarter-turn fitting.

All Departments

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Main Notes Details Contractors Parcels Contacts Submittals Workflow

Permit #: P-2025-03 Status: IN COMMENT PERIOD Contact: HARV

Type: P

Note Detail



Type: Permit Workflow Step

Id: COMMENTS-GIS

Note Type\*: APPROVAL COMMENTS

Note Code:

Text\*: See attached sheet.

Begin Date\*: 07/10/2025

End Date:

Link: [Goto](#)

Publish on Portal - Private:  Public:

Attachments

Harvest Hills Estates P-2025-03 Preliminary.doc	<input checked="" type="checkbox"/>	0.1 MB	
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Select Files

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COMMENTS-DC TREASURER

COMMENTS-DC ASSESSOR

Step Maintenance

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## DOUGLAS COUNTY TRANSPORTATION & LAND SERVICES

140 19TH STREET NW, SUITE A • EAST WENATCHEE, WA 98802  
PHONE: 509/884-7173 • FAX: 509/886-3954  
www.douglascountywa.net

### P-2025-03 PRELIMINARY GIS REVIEW Road Naming / Addressing /General Observations

April 14, 2021

Thank you for the opportunity to comment on P-2025-03. According to the submitted materials, you wish to subdivide parcel numbers 22211840047, 22211840048, 22211840049, and 22211840050 into 122 new lots. The storage shed on the property has an address of 2202 6th Street SE.

#### *Road Naming*

All new public and private roads needing to be named in the unincorporated parts of Douglas County, need to conform to the road naming standards as outlined in Douglas County Code 12.04, *Road Naming and Addressing*. Please keep in mind that road names should be alphabetical, from west to east. Here is a breakdown of how I think the roads should be named:

Road A – S. Nevada Loop

Road B - The road name should fall between Mary and Nevada.

Road C - Legacy Place SE (*Right now the drawing shows this as NE. It needs to be changed to SE.*)

Road D - 7th Street SE

Road E - The road name should fall between Nancy and Navajo.

#### *Addressing*

During the review of the cluster subdivision, addresses will be assigned to all the lots and included as part of by blueline review. The addresses can then be added to the mylar for final recording. These cannot be assigned until the access issue is resolved.

#### General Observations

- 1) Item 3 under “*GENERAL NOTES & PROVISIONS*” will need to be reworded once the roads are named.
- 2) The proposed BLA should be completed prior to Blueline Review, so that we can verify the legal description on the plat matches with the Title Report’s legal description.

If you have any questions regarding these comments, feel free to contact me at 884-7173.

Sincerely,

Todd Wilson, PLS  
GIS Coordinator

All Departments

Workspace

Main Notes Details Contractors Parcels Contacts Submittals Workflow

Permit #: P-2025-03 Status: IN COMMENT PERIOD Contact: HARV

Note Detail



Type: Permit Workflow Step

Id: COMMENTS-DC PUD

Note Type:\* APPLICATION COMMENTS

Note Code:

Text:\*

Applicant must complete an Application for Service and coordinate with the District to design a power/fiber plan. A ten foot 10' utility easement will be required for primary power. Cost estimate to provide electrical service to the project must be paid prior to final approval and primary conduit and conductor installed prior to approval.

Begin Date:\* 07/09/2025

End Date:

Link:

Goto

Publish on Portal - Private:  Public:

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Main Notes Details Contractors Parcels Contacts Submittals Workflow

Permit #: P-2025-03 Status: IN COMMENT PERIOD Contact: HARV

Type:

**Note Detail** ✕

**Type:** Permit Workflow Step

**Id:** COMMENTS-DCSD

**Note Type:\*** APPLICATION COMMENTS

**Note Code:**

**Text:\*** See attached letter

**Begin Date:\*** 07/15/2025

**End Date:**

**Link:** Goto

**Publish on Portal - Private:**  **Public:**

**Attachments**

DCSD comments P-2025-03 Harvest Hills preliminary plat 7.15.25.pdf	✓	0.1 MB	
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COMMENTS-DC TREASURER

COMMENTS-DC ASSESSOR

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Reports



**DOUGLAS COUNTY SEWER DISTRICT NO. 1**  
**692 Eastmont Avenue**  
**East Wenatchee, WA 98802**  
(509) 884-2484 ♦ Fax (509) 884-8091

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July 15, 2025

Douglas County Transportation & Land Services

RE: P-2025-03 Harvest Hills preliminary plat application comments for sanitary sewer

Developer: JAB Investors LLC

Application Comments:

Public sewer is available at this time. An extension(s) of public sewer will be required to serve the subdivision, and the developer will need to initiate a Developer Extension Application/Agreement (DEA) with the Sewer District.

The proposed phasing of the subdivision may require multiple DEAs. The applicant should contact the District to discuss.

Sewer improvements for each phase must be constructed and accepted by the Sewer District, or a Performance Bond for 125% of the total value of all said sewer improvements must be provided to the Sewer District, prior to final plat approval(s).

Thank you,

Kurt Hosman

Douglas County Sewer District Developments

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Main Notes Details Contractors Parcels Contacts Submittals Workflow

Permit #: P-2025-03 Status: IN COMMENT PERIOD Contact: HARV

Note List

Note Detail



**Type:** Permit Workflow Step  
**Id:** COMMENTS-TRANS & SW  
**Note Type:\*** APPROVAL COMMENTS  
**Note Code:**  
**Text:\*** Transportation and Stormwater comments.  
**Begin Date:\*** 07/21/2025  
**End Date:**

**Link:** [Goto](#)

**Publish on Portal - Private:**  **Public:**

Attachments

P-2025-03 Harvest Hills - Prelim Plat - TSW 2025-0707.pdf ✓ 0.3 MB

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Reports

**DOUGLAS COUNTY  
TRANSPORTATION & LAND SERVICES**

**MEMO**



DATE: July 21, 2025

TO: Swati Rastogi, Principal Planner

FROM: Andrew Schauer, Development Services Manager

RE: **P-2025-03 – Harvest Hills Subdivision**  
*Preliminary Approval*  
Transportation & Stormwater Comments

**Suggested Findings of Fact:**

1. Initial application materials reviewed by Douglas County Transportation and Stormwater include:
  - Preliminary Plans, prepared by Complete Design, dated June 5, 2025.
  - Preliminary Stormwater Report, prepared by Complete Design, dated June 5, 2025.
  - Preliminary Plat, prepared by 48 Degrees North, dated June 2, 2025.
  - Traffic Impact Analysis, prepared by TENW, dated June 5, 2025.
2. The development project has frontage on 8<sup>th</sup> Street SE, 6<sup>th</sup> Street SE, and provides internal connectivity to 7<sup>th</sup> Street SE and Legacy Place NE.
  - a. 8<sup>th</sup> Street SE is classified as Urban Major Collector. Existing condition varies from 24'-32' in pavement width, no curb, gutter, or sidewalk on the north (project) side. Approximately 300' of curb, gutter, and sidewalk exists on the south side.
  - b. 6<sup>th</sup> Street SE is classified as Urban Local Access. Existing condition varies from 26'-34' in pavement width, no curb, gutter, or sidewalk on the north or south sides.
  - c. Legacy Place SE is classified as Urban Local Access. Existing condition is full width, developed to Urban Local Access standards.
  - d. 7<sup>th</sup> Street SE is classified as Urban Local Access Existing condition is half street, partially developed to Urban Local Access standards.
3. Findings based on preliminary civil construction plans:
  - a. Public road improvements are shown as follows: widening along the project frontage of 6<sup>th</sup> Street SE, and two new intersections of proposed public roads; proposed public internal roads, designed to the *Urban Local Access Standard per DCC Figure 3-7b*; intersection improvements at the intersection of a proposed public road 'E' with 8<sup>th</sup> Street SE.
  - b. Public road improvements were not proposed by the applicant along 8<sup>th</sup> Street SE.
  - c. Sidewalks have been constructed by adjacent developments on both sides of 8th Street SE to the west and south of the proposed project: 575' away on the north side of 8th Street SE, directly opposite on the south side.

- d. Relocation of existing power poles to accommodate frontage improvements on 8<sup>th</sup> Street SE were required as part of development projects P-07-12, and P-2018-01.
  - e. Construction of frontage improvements, including sidewalk, along 8<sup>th</sup> Street SE would significantly contribute towards completion of a safe walking route from neighborhoods near 8<sup>th</sup> Street SE to Clovis Point Elementary School. Frontage improvements are also necessary to satisfy the adopted Road Standards.
  - f. Frontage improvements proposed by the applicant along 6<sup>th</sup> Street SE require utility relocations, including but not limited to a DCPUD pole.
  - g. Along 6<sup>th</sup> Street SE, east of this project frontage, there is an approximately 150 foot gap in sidewalk connectivity along the roadway frontage needed for pedestrian and ADA connectivity between this project and existing sidewalk, which was constructed east of parcel 22211840013. The applicant proposes to construct sidewalk at this location per the submitted preliminary plans.
  - h. In several locations, the proposed internal public roads reflect non-standard design speeds and centerline radii. A request for deviation from standard will be required to incorporate the proposed changes.
  - i. Stormwater ponds are proposed in several tracts of the subdivision.
4. The preliminary plat includes 122 lots, approximately 7 tracts, and right-of-way dedication for a public internal roadway network.
  5. Numerous public comments were received opposing the extension of Legacy Place SE to the east, connecting to the proposed internal roadways of this project.
    - a. Per DCC 12.52.030, the importance of good road network circulation for the health, welfare and safety of the public cannot be overemphasized.
    - b. Note 1 on the Leisure Estates Division 1 plat (P-2018-01, AFN 3236541) includes a “non-vehicular access easement at the termination of Legacy Place SE, that will extinguish upon future extension of Legacy Place SE.”
    - c. This project proposes to extend Legacy Place SE to the east, providing circulation and connectivity.
  6. Public comments were received concerning traffic impacts to South Nevada between 4<sup>th</sup> Street SE and 6<sup>th</sup> Street SE. South Nevada Ave in this area is not adequate to support additional traffic volumes. Total pavement width is currently 14'. The Traffic Impact Study submitted by the applicant notes only 2 PM peak hour trips on this portion of South Nevada Avenue.
  7. The preliminary storm report adequately demonstrates stormwater management feasibility for the subject property through qualitative analysis, sub-basin delineation, and calculations.
  8. The Traffic Impact Analysis (TIA) is based on trip generation from 122 single family homes to be constructed in phases. A total of 12 intersections were analyzed and found to operate at acceptable levels of service with the project at the horizon year projections. Intersections analyzed included:
    - a. Kentucky Avenue/Grant Road
    - b. Nevada Avenue/Grant Road

- c. Nile Avenue/Grant Road
- d. Kentucky Avenue/4<sup>th</sup> Street SE
- e. Kentucky Avenue/6<sup>th</sup> Street SE
- f. Nile Avenue/6<sup>th</sup> Street SE
- g. Rock Island Road/8<sup>th</sup> Street SE
- h. Kentucky Avenue/8<sup>th</sup> Street SE
- i. Nile Avenue/8<sup>th</sup> Street SE
- j. Kentucky Avenue/Rock Island Road
- k. Nile Avenue/Rock Island Road
- l. Nile Avenue/SR-28

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

**Suggested Conditions of Approval:**

**Transportation & Stormwater**

1. Final construction plans designed by a Professional Engineer licensed in 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 Douglas County Code.
2. Required frontage improvements include:
  - a. Project property frontage on 6<sup>th</sup> Street SE in accordance with *DCC Figure 3-7b (Urban Local Access standard)* and at new intersections with proposed public roads A and B.
    - i. The project shall coordinate with DCPUD to relocate poles and wires as needed to accommodate: (1) sidewalk per the standard road section, (2) construction of the intersection at SE Nevada Ave.
    - ii. Frontage improvements including sidewalk, curb & gutter, stormwater management, and associated restoration shall be constructed along approximately 145 ft across the frontage of adjacent parcel 22211840013 to provide pedestrian connectivity between this project and existing improvements, in accordance with the goals of the Greater East Wenatchee Comprehensive Plan.
    - iii. Asphalt widening west of the PSE power lines on 6th Street SE, adequate to provide a 5-foot shoulder for pedestrian connectivity west to the South Mary Avenue intersection.
  - b. Project property frontage on 8<sup>th</sup> Street SE in accordance with *DCC Figure 3-8 (Urban Collector standard)* and at the new intersection with proposed public road E.
    - i. The standard sidewalk location along 8<sup>th</sup> Street SE would conflict with several existing power poles located along the frontage. The applicant may submit a request for *Alternative to standard* (prepared in accordance with *DCC 12.50.100*) to the County Engineer which may allow the poles to remain behind curb and to locally deflect the sidewalk alignment around these poles. All sidewalk shall be

within public right-of-way; as such, dedication of additional right-of-way may be required.

3. A 1-foot non-vehicular easement shall be shown on the final plat along the 6<sup>th</sup> Street SE and 8<sup>th</sup> Street SE frontages, with the exception of the public roadway intersection connections.
4. All internal roads shall be constructed to meet the roadway section presented on DCC Figure 3-7b and meet applicable alignment standards. Internal roads shall also connect with existing 7<sup>th</sup> Street SE, and Legacy Place SE road ends adjacent to the project and align with S Nevada Ave (as proposed).
  - a. Where curve radius is proposed to be less than AASHTO standards, an alternate to code, prepared in accordance with *DCC 12.50.100* shall be submitted and approved by the County Engineer.
5. Construction traffic for the development project shall access only from 6<sup>th</sup> Street SE and 8<sup>th</sup> Street SE, not from Legacy Place SE or 7<sup>th</sup> Street SE.
6. Illumination shall be designed and installed consistent with East Wenatchee Municipal Code and Douglas County Code Section *12.57.100 Roadway Illumination*. The applicant shall be responsible for PUD charges for the service connection of streetlights. The type of light fixture to be installed shall be coordinated with Douglas County during construction plan review.
7. The location of any cluster mailbox units proposed for the subdivision shall be shown on the construction plans. The location shall be accepted by the County Engineer and USPS Postmaster prior to plan acceptance. Cluster mailbox units shall be located within the public right-of-way or within an easement dedicated for such use. Mailboxes shall be located on the internal local access roads.
8. Utility easements (5' min.) are required along all lots or tracts with County road frontage in accordance with the road standards. Utility purveyors may require easements in excess of five feet.
9. All existing and proposed easements shall be clearly described and delineated with the Auditor's File Number(s) noted on the final plat.
10. The applicant shall enter into a Deferred Improvement Agreement for the following projects, contributing proportional share impacts as identified in the mitigation portion of the submitted project TIA:
  - a. Grant Road/Nevada Avenue: Current estimated project cost: \$2,535,400.00. TIA proportional impact: 0.2% PM peak hour = \$5,070.80
  - b. Grant Road/Nile Avenue: Current estimated project cost: \$2,272,942.89. TIA proportional impact: 0.8% PM peak hour = \$18,183.54
11. Prior to final plat acceptance and/or release of financial security, the Engineer of Record shall provide written certification that the required frontage improvements, off-site improvements, internal roads, utility infrastructure, and stormwater systems, have been constructed/completed in accordance with the Conditions of Approval, applicable codes, and the accepted construction plans. Monitoring is required by the Engineer of Record and in accordance with the Road Standards (12.56.110), with final reports submitted to Douglas County together with the required certification letter.

12. Final acceptance shall be processed in accordance with Douglas County Code (DCC) Section 12.56.110 Final Acceptance. A Warranty Assurance Agreement shall be completed per DCC 12.50.110 prior to final acceptance.
13. Per DCC Chapter 12.24, all new or revised accesses onto a County road (including temporary accesses) require an approved access permit.
14. 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 by the applicant to the satisfaction of Douglas County. The extent of repair and/or replacement will be determined during construction plan review and during field inspection of the completed work within the right-of-way.
15. A final site-specific stormwater plan and report prepared by a Professional Engineer licensed in the State of Washington that conforms to Douglas County Code sections 20.34, 20.36 and the current Stormwater Management Manual for Eastern Washington (SWMMEW) shall be submitted to and accepted by Douglas County prior to construction.
16. Final construction plans shall include proposed grading of lots and locations of walls (as applicable) to ensure runoff is retained on-site or conveyed to the public right-of-way. Lot grading shall conform to IBC standards, and be coordinated with the County Building Official to assure conformance to codes and documentation which satisfies IBC requirements.
17. 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.
18. Stormwater facilities shall be located on a separate tract(s) under the functional control of the Homeowners' Association with each lot having an undivided ownership, interest, and responsibility for the tract(s).
19. Provisions to provide access for inspection and maintenance of the stormwater tract(s) shall be addressed within the design plans and stormwater report.
20. 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.
21. 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.
22. As applicable, registration of facilities that are regulated under the Washington State Department of Ecology's Underground Injection Control Program shall be completed prior to construction.
23. The Engineer of Record shall monitor construction and shall provide as-built drawings along with a signed certification letter stating that the improvements have been completed in

accordance with the applicable codes, regulations, and accepted plans. UIC registration shall be provided as applicable.

24. 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 shall be provided to the County. County staff will prepare the agreement for signature and recording by the applicant. A note shall be included on the face of the final plat which states:

“Douglas County will not maintain the private stormwater facilities located within this subdivision. Responsibility for the long term maintenance of the private stormwater facilities is described within the Declaration of Stormwater System Maintenance Covenants recorded under AFN \_\_\_\_\_.”

25. Any proposed lots that will not drain to a subdivision stormwater system shall utilize an on-site infiltration facility which requires an engineered construction plan and stormwater report be submitted with the application for a building permit. As applicable, a note shall be included on the face of the final plat which states:

“At the time of building permit submittal for Lots \_ - \_, an engineered construction plan and stormwater report shall be submitted conforming 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 completed in accordance with the accepted plans. A private stormwater operation and maintenance agreement, prepared with standard Douglas County forms, shall be executed and recorded with the Douglas County Auditor prior to occupancy.”

26. Stormwater stubs may be provided to each of the lots which will drain to the subdivision stormwater facilities. As applicable, a note shall be included on the face of the final plat which states:

“At the time of building permit submittal for Lots \_ - \_, a drainage construction plan shall be submitted which depicts the on-site stormwater conveyance system. The site plan shall include the following information:

- a. Pipe size.
- b. Minimum pipe slope.
- c. Invert elevation at the connection to the stormwater stub.
- d. Finished floor elevation of the structure and garage slab.”

27. Individual lots created within this development are subject to the Douglas County Stormwater Utility annual service charge.

28. 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. Compliance with the Washington State Department of Ecology’s regulations is the responsibility of the applicant.

**DOUGLAS COUNTY  
TRANSPORTATION & LAND SERVICES**

**MEMO**



DATE: August 19, 2025

TO: Swati Rastogi, Principal Planner

FROM: Andrew Schauer, Development Services Manager

RE: **P-2025-03 – Harvest Hills Subdivision**

*Preliminary Approval*

Transportation & Stormwater Comments – revised 8/19/2025

**Suggested Findings of Fact:**

1. Initial application materials reviewed by Douglas County Transportation and Stormwater include:
  - Preliminary Plans, prepared by Complete Design, dated June 5, 2025.
  - Preliminary Stormwater Report, prepared by Complete Design, dated June 5, 2025.
  - Preliminary Plat, prepared by 48 Degrees North, dated June 2, 2025.
  - Traffic Impact Analysis, prepared by TENW, dated June 5, 2025.
  - Request for Alternatives to Roadway Standards, dated August 15, 2025.
2. The development project has frontage on 8<sup>th</sup> Street SE, 6<sup>th</sup> Street SE, and provides internal connectivity to 7<sup>th</sup> Street SE and Legacy Place NE.
  - a. 8<sup>th</sup> Street SE is classified as Urban Major Collector. Existing condition varies from 24'-32' in pavement width, no curb, gutter, or sidewalk on the north (project) side. Approximately 300' of curb, gutter, and sidewalk exists on the south side.
  - b. 6<sup>th</sup> Street SE is classified as Urban Local Access. Existing condition varies from 26'-34' in pavement width, no curb, gutter, or sidewalk on the north or south sides.
  - c. Legacy Place SE is classified as Urban Local Access. Existing condition is full width, developed to Urban Local Access standards.
  - d. 7<sup>th</sup> Street SE is classified as Urban Local Access. Existing condition is half street, partially developed to Urban Local Access standards.
3. Findings based on preliminary civil construction plans:
  - a. Public road improvements are shown as follows: widening along the project frontage of 6<sup>th</sup> Street SE, and two new intersections of proposed public roads; proposed public internal roads, designed to the *Urban Local Access Standard* per *DCC Figure 3-7b*; intersection improvements at the intersection of a proposed public road 'E' with 8<sup>th</sup> Street SE.
  - b. Public road improvements were not proposed by the applicant along 8<sup>th</sup> Street SE.

- c. Sidewalks have been constructed by adjacent developments on both sides of 8th Street SE to the west and south of the proposed project: 575' away on the north side of 8th Street SE, directly opposite on the south side.
  - d. Relocation of existing power poles to accommodate frontage improvements on 8<sup>th</sup> Street SE were required as part of development projects P-07-12, and P-2018-01.
  - e. Construction of frontage improvements, including sidewalk, along 8th Street SE would significantly contribute towards completion of a safe walking route from neighborhoods near 8th Street SE to Clovis Point Elementary School. Frontage improvements are also necessary to satisfy the adopted Road Standards.
  - f. The standard sidewalk location along 8<sup>th</sup> Street SE would conflict with several existing power poles located along the frontage. The applicant may submit a request for *Alternative to standard* (prepared in accordance with *DCC 12.50.100*) to the County Engineer which may allow the poles to remain behind curb and to locally deflect the sidewalk alignment around these poles. All sidewalk shall be within public right-of-way; as such, dedication of additional right-of-way may be required.
  - g. A request for alternate to code was received August 15, 2025, for a 5' reduction from standard width half-street roadway section, and was rejected by the County Engineer August 19, 2025. Half-street Urban Major Collector standard requires 22' half-street width. A 5' reduction in half-street width has been deemed unacceptable. Typical full-width urban major collector streets offer a left-turn lane, which would not be possible with 17' half-street width.
  - h. Frontage improvements proposed by the applicant along 6<sup>th</sup> Street SE require utility relocations, including but not limited to a DCPUD pole.
  - i. Along 6<sup>th</sup> Street SE, east of this project frontage, there is an approximately 150 foot gap in sidewalk connectivity along the roadway frontage needed for pedestrian and ADA connectivity between this project and existing sidewalk, which was constructed east of parcel 22211840013. The applicant proposes to construct sidewalk at this location per the submitted preliminary plans.
  - j. In several locations, the proposed internal public roads reflect non-standard design speeds and centerline radii. Where curve radius is proposed to be less than AASHTO standards, an alternate to code, prepared in accordance with *DCC 12.50.100* shall be submitted and approved by the County Engineer.
  - k. A request for alternate to code was received August 15, 2025, and approved by the County Engineer August 18, 2025 for a reduced design speed on proposed Road A, Road C, and Road E.
  - l. Stormwater ponds are proposed in several tracts of the subdivision.
4. The preliminary plat includes 122 lots, approximately 7 tracts, and right-of-way dedication for a public internal roadway network.
5. Numerous public comments were received opposing the extension of Legacy Place SE to the east, connecting to the proposed internal roadways of this project.
- a. Per DCC 12.52.030, the importance of good road network circulation for the health, welfare and safety of the public cannot be overemphasized.

- b. Note 1 on the Leisure Estates Division 1 plat (P-2018-01, AFN 3236541) includes a “non-vehicular access easement at the termination of Legacy Place SE, that will extinguish upon future extension of Legacy Place SE.”
  - c. This project proposes to extend Legacy Place SE to the east, providing circulation and connectivity.
- 6. Public comments were received concerning traffic impacts to South Nevada between 4th Street SE and 6th Street SE. South Nevada Ave in this area is not adequate to support additional traffic volumes. Total pavement width is currently 14'. The Traffic Impact Study submitted by the applicant notes only 2 PM peak hour trips on this portion of South Nevada Avenue.
- 7. The preliminary storm report adequately demonstrates stormwater management feasibility for the subject property through qualitative analysis, sub-basin delineation, and calculations.
- 8. The Traffic Impact Analysis (TIA) is based on trip generation from 122 single family homes to be constructed in phases. A total of 12 intersections were analyzed and found to operate at acceptable levels of service with the project at the horizon year projections. Intersections analyzed included:
  - a. Kentucky Avenue/Grant Road
  - b. Nevada Avenue/Grant Road
  - c. Nile Avenue/Grant Road
  - d. Kentucky Avenue/4<sup>th</sup> Street SE
  - e. Kentucky Avenue/6<sup>th</sup> Street SE
  - f. Nile Avenue/6<sup>th</sup> Street SE
  - g. Rock Island Road/8<sup>th</sup> Street SE
  - h. Kentucky Avenue/8<sup>th</sup> Street SE
  - i. Nile Avenue/8<sup>th</sup> Street SE
  - j. Kentucky Avenue/Rock Island Road
  - k. Nile Avenue/Rock Island Road
  - l. Nile Avenue/SR-28

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

**Suggested Conditions of Approval:**

**Transportation & Stormwater**

- 1. Final construction plans designed by a Professional Engineer licensed in 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 Douglas County Code.
- 2. Required frontage improvements include:

- a. Project property frontage on 6<sup>th</sup> Street SE in accordance with *DCC Figure 3-7b (Urban Local Access standard)* and at new intersections with proposed public roads A and B.
  - i. The project shall coordinate with DCPUD to relocate poles and wires as needed to accommodate: (1) sidewalk per the standard road section, (2) construction of the intersection at SE Nevada Ave.
  - ii. Frontage improvements including sidewalk, curb & gutter, stormwater management, and associated restoration shall be constructed along approximately 145 ft across the frontage of adjacent parcel 22211840013 to provide pedestrian connectivity between this project and existing improvements, in accordance with the goals of the Greater East Wenatchee Comprehensive Plan. Coordination of improvements with the owner of parcel 22211840013 shall be determined during construction plan review, and shall be designed to minimize impacts to parcel 22211840013.
  - iii. Asphalt widening west of the PSE power lines on 6th Street SE, adequate to provide a 5-foot shoulder for pedestrian connectivity west to the South Mary Avenue intersection.
- b. Project property frontage on 8<sup>th</sup> Street SE in accordance with *DCC Figure 3-8 (Urban Collector standard)* and at the new intersection with proposed public road E.
  - i. The project shall coordinate with DCPUD to relocate poles and wires as needed to accommodate full-width frontage improvements per the standard road section.
3. A 1-foot non-vehicular easement shall be shown on the final plat along the 6<sup>th</sup> Street SE and 8<sup>th</sup> Street SE frontages, with the exception of the public roadway intersection connections.
4. All internal roads shall be constructed to meet the roadway section presented on DCC Figure 3-7b and meet applicable alignment standards, or an approved alternate to code. Internal roads shall also connect with existing 7<sup>th</sup> Street SE and Legacy Place SE road ends adjacent to the project, and align with S Nevada Ave (as proposed).
5. Construction traffic for the development project shall access only from 6<sup>th</sup> Street SE and 8<sup>th</sup> Street SE, not from Legacy Place SE or 7<sup>th</sup> Street SE.
6. Illumination shall be designed and installed consistent with East Wenatchee Municipal Code and Douglas County Code Section *12.57.100 Roadway Illumination*. The applicant shall be responsible for PUD charges for the service connection of streetlights. The type of light fixture to be installed shall be coordinated with Douglas County during construction plan review.
7. The location of any cluster mailbox units proposed for the subdivision shall be shown on the construction plans. The location shall be accepted by the County Engineer and USPS Postmaster prior to plan acceptance. Cluster mailbox units shall be located within the public right-of-way or within an easement dedicated for such use. Mailboxes shall be located on the internal local access roads.
8. Utility easements (5' min.) are required along all lots or tracts with County road frontage in accordance with the road standards. Utility purveyors may require easements in excess of five feet.

9. All existing and proposed easements shall be clearly described and delineated with the Auditor's File Number(s) noted on the final plat.
10. The applicant shall enter into a Deferred Improvement Agreement for the following projects, contributing proportional share impacts as identified in the mitigation portion of the submitted project TIA:
  - a. Grant Road/Nevada Avenue: Preliminary estimated project cost: \$2,535,400.00. TIA proportional impact: 0.2% PM peak hour
  - b. Grant Road/Nile Avenue: Preliminary estimated project cost: \$2,272,942.89. TIA proportional impact: 0.8% PM peak hour
11. Prior to final plat acceptance and/or release of financial security, the Engineer of Record shall provide written certification that the required frontage improvements, off-site improvements, internal roads, utility infrastructure, and stormwater systems, have been constructed/completed in accordance with the Conditions of Approval, applicable codes, and the accepted construction plans. Monitoring is required by the Engineer of Record and in accordance with the Road Standards (12.56.110), with final reports submitted to Douglas County together with the required certification letter.
12. Final acceptance shall be processed in accordance with Douglas County Code (DCC) Section 12.56.110 Final Acceptance. A Warranty Assurance Agreement shall be completed per DCC 12.50.110 prior to final acceptance.
13. Per DCC Chapter 12.24, all new or revised accesses onto a County road (including temporary accesses) require an approved access permit.
14. 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 by the applicant to the satisfaction of Douglas County. The extent of repair and/or replacement will be determined during construction plan review and during field inspection of the completed work within the right-of-way.
15. A final site-specific stormwater plan and report prepared by a Professional Engineer licensed in the State of Washington that conforms to Douglas County Code sections 20.34, 20.36 and the current Stormwater Management Manual for Eastern Washington (SWMMEW) shall be submitted to and accepted by Douglas County prior to construction.
16. Final construction plans shall include proposed grading of lots and locations of walls (as applicable) to ensure runoff is retained on-site or conveyed to the public right-of-way. Lot grading shall conform to IBC standards, and be coordinated with the County Building Official to assure conformance to codes and documentation which satisfies IBC requirements.
17. 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.

18. Stormwater facilities shall be located on a separate tract(s) under the functional control of the Homeowners' Association with each lot having an undivided ownership, interest, and responsibility for the tract(s).
19. Provisions to provide access for inspection and maintenance of the stormwater tract(s) shall be addressed within the design plans and stormwater report.
20. 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.
21. 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.
22. As applicable, registration of facilities that are regulated under the Washington State Department of Ecology's Underground Injection Control Program shall be completed prior to construction.
23. The Engineer of Record shall monitor construction and shall provide as-built drawings along with a signed certification letter stating that the improvements have been completed in accordance with the applicable codes, regulations, and accepted plans. UIC registration shall be provided as applicable.
24. 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 shall be provided to the County. County staff will prepare the agreement for signature and recording by the applicant. A note shall be included on the face of the final plat which states:

"Douglas County will not maintain the private stormwater facilities located within this subdivision. Responsibility for the long term maintenance of the private stormwater facilities is described within the Declaration of Stormwater System Maintenance Covenants recorded under AFN \_\_\_\_\_."
25. Any proposed lots that will not drain to a subdivision stormwater system shall utilize an on-site infiltration facility which requires an engineered construction plan and stormwater report be submitted with the application for a building permit. As applicable, a note shall be included on the face of the final plat which states:

"At the time of building permit submittal for Lots \_ - \_, an engineered construction plan and stormwater report shall be submitted conforming 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 completed in accordance with the accepted plans. A private stormwater operation and maintenance agreement, prepared with standard Douglas County forms, shall be executed and recorded with the Douglas County Auditor prior to occupancy."
26. Stormwater stubs may be provided to each of the lots which will drain to the subdivision stormwater facilities. As applicable, a note shall be included on the face of the final plat which states:

“At the time of building permit submittal for Lots \_ - \_, a drainage construction plan shall be submitted which depicts the on-site stormwater conveyance system. The site plan shall include the following information:

- a. Pipe size.
- b. Minimum pipe slope.
- c. Invert elevation at the connection to the stormwater stub.
- d. Finished floor elevation of the structure and garage slab.”

27. Individual lots created within this development are subject to the Douglas County Stormwater Utility annual service charge.

28. 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. Compliance with the Washington State Department of Ecology’s regulations is the responsibility of the applicant.

**Swati Rastogi (x6590)**

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**From:** ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>  
**Sent:** Monday, July 7, 2025 3:33 PM  
**To:** Shari Tincher (x6589)  
**Subject:** SEPA 202502638 Comments for P-2025-03  
**Attachments:** SEPA 202502638 ECY Comments.pdf

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings,

Attached is the Department of Ecology comment letter for the Harvest Hills Estates LLC.

Please share these comments with the applicant.

Thank you,

**Amber Johnson** (she/her)

SEPA/ERTS Coordinator

**Department of Ecology, Central Region Office**

Ph. 509-723-5677



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Central Region Office

1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

July 7, 2025

Shari Tincher  
Douglas County Transportation and Land Services  
140 19<sup>th</sup> Street NW, Suite A  
East Wenatchee, WA 98802

**RE: SEPA 202502638; P-2025-03**

Dear Shari Tincher:

Thank you for the opportunity to comment during the Optional Determination of Nonsignificance process for the Harvest Hills Estates LLC proposal. We have reviewed the documents and have the following comments.

**Toxics Cleanup Program**

Historical aerial photos indicate your property was occupied by orchard during the period when lead arsenate was applied as a pesticide, often resulting in shallow soil contamination from lead and/or arsenic.

Ecology **requires** soil sampling if vacant, commercial, industrial, or agricultural properties are converted to residential use as there may be an increased risk of exposure to soil with elevated concentrations of arsenic and lead.

Ecology can provide sampling services at no cost. If sampling indicates elevated levels of lead and arsenic, cleanup will be required prior to occupancy. There are simple steps that can be taken to reduce exposure, and Ecology can provide free technical assistance.

Additionally, Ecology uses Model Remedies to guide cleanup for lead and arsenic pesticide contamination in historical orchards of Central Washington. The [Model Remedy](https://apps.ecology.wa.gov/publications/SummaryPages/2109006.html) document is an excellent source of technical guidance, and is available at: <https://apps.ecology.wa.gov/publications/SummaryPages/2109006.html>

Compliance with a Model Remedy ensures your project meets the minimum standards of the Model Toxics Control Act, and if implemented as described, your property will be successfully cleaned up to Washington State standards.

Additional information, including [Healthy](#) precautions you can take to reduce exposure, is available at Ecology's [Dirt Alert](#) website.

Please contact Hector Casique, Project Manager, at (509) 208-1288 or email [Hector.Casique@ecy.wa.gov](mailto:Hector.Casique@ecy.wa.gov), for further information or to schedule your initial sampling.

### **Water Quality Program**

Dividing or platting a piece of property is often the first step in a proposed development. An NPDES Construction Stormwater Permit may be required if there is a potential for stormwater discharge from a construction site with disturbed ground. Ground disturbance includes all utility placements, and building or upgrading roads. The permitting process requires going through SEPA, developing a stormwater pollution prevention plan, submitting an application, and a 30-day public notice process. This may take 38-60 days. A permit and a stormwater plan are required prior to beginning ground-breaking activities. Please contact **Wendy Neet** with the Department of Ecology, (509) 571-6733, with questions about this permit.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Sincerely,



Amber Johnson  
SEPA Coordinator  
Central Region Office  
509-723-5677  
[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Central Region Office  
1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

September 5, 2025

Charles Underwood, PE  
Harvest Hills Estates, LLC  
PO Box 119  
Wenatchee, WA 98807

**RE: SEPA Follow-up Letter for:**

- **Subdivision Name:** Harvest Hills Estates
- **Property Address:** 2202 6<sup>th</sup> St SE, East Wenatchee
- **Parcel Number(s):** 22211840047, 22211840048, 22211840049, 22211840050, 22211840046

Dear Charles Underwood:

On July 7, 2025, Ecology submitted a State Environmental Policy Act (SEPA) comment letter (see enclosed) to SEPA 202502638; P-2025-03 about the potential for high lead and arsenic levels in the soil, and the requirements for soil sampling. **Our records indicate we have not received soil sampling results for this planned subdivision.** Please send the sampling results to Ecology so we can confirm soil is not above state cleanup standards.

If sampling indicates elevated levels of lead and arsenic, cleanup will be required prior to occupancy. The Department of Ecology has pre-approved cleanup methods or model remedies for lead and arsenic soil contamination on historical orchards of central Washington.<sup>1</sup>

Compliance with a model remedy ensures your project meets the minimum standards of the Model Toxics Control Act (Chapter 173-340 WAC),<sup>2</sup> and if implemented as described, your property will be successfully cleaned up to Washington State standards.

Ecology offers the required soil sampling at no cost. If interested, please contact Hector Casique at [Hector.Casique@ecy.wa.gov](mailto:Hector.Casique@ecy.wa.gov) or 509-208-1288 to schedule a visit.

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<sup>1</sup> <https://apps.ecology.wa.gov/publications/SummaryPages/2109006.html>

<sup>2</sup> <https://app.leg.wa.gov/wac/default.aspx?cite=173-340>

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Main Notes Details Contractors Parcels Contacts Submittals Workflow

Permit #: P-2025-03 Status: IN COMMENT PERIOD Contact: HARV

Type: P

Note Detail



Type: Permit Workflow Step

Id: COMMENTS-EWWD

Note Type:\* GENERAL

Note Code:

Text:\* Please see attached comment letter.

Begin Date:\* 07/10/2025

End Date:

Link:

Goto

Publish on Portal - Private:  Public:

Attachments

Harvest Hills P-2025-03  
Comments.pdf



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**COMMISSIONERS:**

Terry Barnes  
Nick Warner  
Tracy Petersen

Vince Johnston, Manager

**East Wenatchee Water District**

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

July 10, 2025

Douglas County Transportation & Land Services

RE: Harvest Hills 122 Lot Subdivision  
P-2025-03

Attention: Tanner Ackley,

Water is available per this request. A DEA (developer line extension agreement) will be required prior to plan submittals for the Water District's review. 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.

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

Thank You,

Colby Thorpe  
East Wenatchee Water District  
692 Eastmont Ave.  
East Wenatchee, WA 98802  
509 884-3569



**DOUGLAS COUNTY**  
**TRANSPORTATION & LAND SERVICES**

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

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

[www.douglascountywa.net](http://www.douglascountywa.net)

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**PROJECT P-2025-03: HARVEST HILL ESTATES SUBDIVISION**  
**PUBLIC COMMENTS**

## Swati Rastogi (x6590)

---

**From:** Alyssa White <alwhite14@gmail.com>  
**Sent:** Saturday, August 23, 2025 7:19 AM  
**To:** Swati Rastogi (x6590)  
**Subject:** Letter for the hearing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Swati Rastogi,

I am writing as a concerned resident of RiverVue to formally express my strong opposition to the proposed extension of Legacy Place SE to the east.

This proposed extension raises several serious concerns that would significantly and negatively impact our community:

1. **Increased Traffic and Reduced Safety:** Extending Legacy Pl SE will inevitably lead to a surge in through-traffic, transforming our quiet, family-friendly neighborhood into a busy corridor. This is especially alarming given the number of families with young children in the area. Increased traffic poses a direct risk to pedestrians, cyclists, and particularly children who currently enjoy relative safety playing outdoors or walking to nearby parks and schools.
2. **Dangerous Intersection at Legacy Pl SE and Lyle St:** The intersection of Legacy Pl SE and Lyle Street is already a known safety concern due to limited visibility and awkward traffic flow. Increasing traffic volume will only exacerbate the potential for accidents, making the area more hazardous for both drivers and pedestrians.
3. **Loss of Neighborhood Character and Privacy:** One of the most valued aspects of our community is its quiet, residential character. The extension threatens to fundamentally alter that identity, diminishing the sense of privacy and peacefulness that homeowners currently enjoy. With increased traffic and visibility, many residents will feel the impact not just in noise, but in their day-to-day quality of life.
4. **Negative Impact on Property Values:** Homeowners are justifiably concerned that changes of this nature will devalue properties. Homes in our neighborhood were purchased with the understanding that the area was stable and residential in nature. Turning it into a thoroughfare compromises that promise and may lead to lower desirability and market value.

We recognize the importance of thoughtful city planning and infrastructure development, but this proposal does not align with the best interests of current residents. We urge you to reconsider the long-term implications of this extension on safety, community character, and property values.

Please count this letter as formal opposition, and I respectfully request that my concerns be entered into the public record for any meetings or hearings regarding this project.

Thank you for your time and consideration.

Sincerely,  
Alyssa White and Josiah Neufeld

## Shari Tincher (x6589)

---

**From:** Rod Jacobs <rknrod@charter.net>  
**Sent:** Tuesday, July 8, 2025 3:14 PM  
**To:** Shari Tincher (x6589)  
**Cc:** Swati Rastogi (x6590)  
**Subject:** Harvest Hill Estates LLC

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,  
Rod & Bonnie Jacobs  
2091 8th St S.E.  
East Wenatchee

We visited the plans for this subdivision July 2nd, and notice there was no landscaping or fencing next to our property.

We wanted to let you know there is a retaining wall along our property line.  
A fence would be very beneficial for all parties.

In addition there is a 5" main irrigation line next to the planter that feeds the orchard north of us.  
That line crosses our main driveway at an angle.

Just our thoughts & concerns.  
Thank you for your time

Bonnie Jacobs  
509 670 4939

## Shari Tincher (x6589)

---

**From:** Christina Ryan <christinael.ryan@gmail.com>  
**Sent:** Tuesday, July 8, 2025 4:04 PM  
**To:** Shari Tincher (x6589)  
**Subject:** Comment on application number P-2025-03

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Miss Tincher,

My name is Christina Ryan. My husband, our ten-month-old son Samson, and I recently moved to Legacy Place SE—our first family home. We were devastated to learn about Proposal P-2025-03, which would turn our cul-de-sac into a through street. We chose our home with so much intention and care, a place where my son could ride his bike one day, play with neighborhood kids, and walk safely to friends' houses. If this proposal moves forward, that vision disappears. We're struggling to understand how a plan that so deeply affects the character and safety of this neighborhood is moving forward. It is vitally important for children to be able to safely play and explore outside, opening our street to through traffic would change everything.

Even if this was always a possibility or part of a long term plan, that doesn't mean it can't or shouldn't be reconsidered. In a time where kids are already spending too much time indoors - we should be fighting to protect the few places left where they can safely run, explore, and just be kids.

We are asking—truly asking—that you reconsider this proposal. This isn't just about traffic flow—it's about families, about neighbors who know each other, and about children who feel free and safe in their own front yards. Thank you for taking the time to hear our concerns. We appreciate your service and hope you'll take our voices into account.

With gratitude,

Christina Ryan & Family

2056 Legacy Place SE

East Wenatchee, WA 98802

253-202-5670

## Swati Rastogi (x6590)

---

**From:** cherie Smith <cherieb735@yahoo.com>  
**Sent:** Tuesday, August 26, 2025 4:22 PM  
**To:** Shari Tincher (x6589); Swati Rastogi (x6590)  
**Subject:** RE: Objection to Legacy PL SE proposed road changes  
**Attachments:** RiverVue objection letter.docx

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Attached is my written objection to be provided to the Public Hearing and/or Permit Center Coordinator.

To Whom it May Concern,

It has been brought to my attention that there is a planned Harvest Hills Estate development proposal that will be reviewed by the Douglas County Hearing Examiner public hearing on 9/2/25. I am extremely concerned that this was not brought forth to the residence of RiverVue or Leisure Estates Development in a timely or informational manner. When our family moved to RiverVue on Legacy Pl SE one of the major reasons we were drawn to this community was the safety, security and privacy/protection we had with a dual cul de sac option. Our children could ride their bikes, play baseball in the streets, ect and that was a dream of ours.

The addition of 8 more houses to Legacy PL SE did increase traffic and we dealt with 2 years of continuous construction and construction traffic; however, the integrity of the cul de sac remained with the addition of those houses. We were never informed that there could be a possibility that this would become a through street with traffic coming and going at all times of the day/night. The roads and this community are not built to handle that much traffic much less relinquish our privacy and safety.

My husband and I object to the extension of Legacy PL SE for the following reasons:

- No longer would we be able to have a quiet, secure, safe and private street and community with traffic coming and going through the streets at all times of the day and night. Putting our children and the safety of our homes at risk and opening it up to a very large community being built.
- We are concerned about how the extension, removal of the cul de sac and adding a through street will affect the valuations of our homes while eliminating all privacy and security that were a lot of the community and neighbors reasoning for buying into the RiverVue and Leisurely Estates communities.
- The access street to Legacy Pl SE from Lyle is narrow with limited sight distances and is dangerous in the winter time and not plow regularly in the winter by the County. Increasing traffic will increase safety and security and risk accidents. The street is just not made for frequent, excessive amounts of traffic as it was designed to be a one way, cul de sac.
- It appears that the Harvest Hills Estate development design includes three separate designated ingress/egress points for access and emergency/fire access. If access is deemed necessary through Legacy Pl SE, then install bollards that can be removed

by police or fire responders but that is not open access for all to travel through. This will allow our community to continue to feel safe, private and protected.

- I am concerned about our water rights and how our irrigation systems may be affected. The addition of the 8 houses affected our water availability negatively and we all had to adjust, through planning by our HOA. Adding a significant amount of homes may risk our water rights and irrigation rights.
- Lastly, I am hoping the planning process has taken into consideration the concern with so many houses being built and school availability, including the local Elementary School, Clovis Point, being over run with new families and unable to support the number of homes/families that will be coming into that community.

To conclude, we are very disappointed that the plan for Harvest Hill Estates was not brought to our RiverVue and Leisurely Estates communities in a timely manner so that we could voice our concerns ahead of time. We are in objection to the plan to remove Legacy PL SE cul de sac and allow for a through street. We are hopeful that the hearing examiner will take our concerns and those of our neighbors and community members into consideration and leave the cul de sac as it was planned to be for the foreseeable future.

Sincerely,

Joe and Cherie Smith

1964 Legacy PL SE

East Wenatchee, WA 98802

## Swati Rastogi (x6590)

---

**From:** nscrfan3@charter.net  
**Sent:** Tuesday, September 16, 2025 3:49 PM  
**To:** Swati Rastogi (x6590)  
**Cc:** Shari Tincher (x6589)  
**Subject:** Harvest Hills Estates Proposal  
**Attachments:** Hartwig Letter.pdf

**Importance:** Low

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Swati Rastogi,

I have not seen where the Public Hearing originally scheduled for September 2, 2025 has been rescheduled. I would like to have my objection to the extension of Legacy Pl SE considered. My neighbors, the Hartwigs, have previously sent you a letter that has expressed my feelings exactly. I have attached a copy of their letter and ask you to please consider these very valid points.

Respectfully,

Denice Frasu  
1957 Legacy Pl SE  
East Wenatchee, WA 98802

Swati Rastogi,

My wife and I have reviewed the six pages of document/drawings that we picked up at the East Wenatchee Planning office on June 27, 2025. The objection we have with the planned Harvest Hills Estate development is the extension of Legacy PL SE to the east beyond the Leisure Estates Development. When Leisure Estates Development was in its planning/development stages, RiverVue Development residents were promised by Douglas County Planning Office that Legacy PL SE would not be extended beyond the eastern boundary of Leisure Estates Development. My wife and I object to the extension of Legacy PL SE to the east for the following reasons:

- The residents of RiverVue and Leisure Estates Development are currently enjoying a quiet street where many very small children are playing. Increased traffic will certainly reduce safety for families and children along the entire length of Legacy PL SE which begins at Lyle St.
- RiverVue and Leisure Estates Development residents will certainly see a devaluation of their properties due to the loss of neighborhood character and privacy. While RiverVue and Leisure Estates Development are not a gated community, it was designed with two cul-de-sac that provided for a peaceful, quiet residential environment.
- The entrance to Legacy PL SE from Lyle St is off camber in two directions with limited sight distances and is a dangerous intersection during winter time. Increasing traffic at this intersection is increasing the risk of accidents, especially since one of the development mailbox clusters is located at this intersection.
- The Harvest Hills Estate development design includes three (3) properly designed ingress/egress points for residence access and emergency/fire access. If access is deemed necessary for emergency vehicles, then please install bollards that can be removed by police or fire responders. This will allow a more peaceful community for RiverVue and Harvest Hills Estate residents.

Respectfully submitted,

Mel Hartwig & Chris Hartwig

2042 Legacy PL SE

East Wenatchee, WA 98802

## Swati Rastogi (x6590)

---

**From:** Pedro Murillo-Vera (x6543)  
**Sent:** Tuesday, July 8, 2025 6:57 AM  
**To:** Swati Rastogi (x6590)  
**Subject:** FW: Comment to the Application Number: P-2025-03

Hey Swati,

I received a public comment for P-2025-03. Forwarding to you.

Best,

### ***Pedro Murillo-Vera***

Associate Planner  
Douglas County Land Services Department



140 19th St. NW Suite A  
East Wenatchee, WA 98802  
509.888.6543

---

**From:** Dexter LaMoy <lamoydw@gmail.com>  
**Sent:** Monday, July 7, 2025 1:44 PM  
**To:** Pedro Murillo-Vera (x6543) <pmurillo@co.douglas.wa.us>  
**Subject:** Comment to the Application Number: P-2025-03

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Comment to the Application Number: P-2025-03

The last thing East Wenatchee needs is another subdivision. We moved here around 12 years ago from Okanogan and I hate to say that the quality of life has been going down the entire time. The cause is way too fast of population growth. I am not sure why we want to be another Seattle. Do people understand that a 6% growth rate on 100,000 is 6,000 and another 6% on 106,000 is 6,360 more people. Suggest a growth rate measured around the number of additional people. Something more around a few hundred per year would allow the county to keep up.

What I liked about the Wenatchee valley was the green orchards and they are going away. I would suggest that any new subdivision has at least 20% set aside as a green belt that is to be maintained by

the subdivision. In this case around 5 to 6 acres. Given the postage stamp size lots sizes that would not be unreasonable. Another option would be 0.5 acres min lot sizes and a smaller green belt.

I understand that the only money in the small orchard business is selling the land to a developer. Is there any other way to try to keep the orchard in business and Wenatchee the apple capitol of the world?

I am sure this subdivision is a done deal and the notice that was mailed out was just a check a box deal, but at least I feel better knowing I commented and will feel a little better the next time I have to wait for traffic to turn on the 8<sup>th</sup> street. I hope that there will not be an access to 8<sup>th</sup> and the only access will be Nile and onto Grant road.

Thanks Dexter

## Shari Tincher (x6589)

---

**From:** Dave and Donna Ryan <dstoneryan@msn.com>  
**Sent:** Wednesday, July 9, 2025 6:57 PM  
**To:** Shari Tincher (x6589)  
**Subject:** Comments on Legacy place

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

My name is David Ryan. My son and daughter in law just moved into a home on Legacy place.

One of the reasons we chose this home was the cul de sac. We have a grandson and the neighbors as well as the real estate agent told us that Legacy place would not continue past the cul de sac.

We had visions of our grandchildren out playing with the neighbors in the cul de sac.

If this was to be a thorough fair why would a cul de sac be installed?

We could see the empty field and understood that there would be future development.

My wife and I lived in the valley 20 years ago and we understand that there is a need for progress and more housing.

When we review the plans there are still two more access roads in the development. This seems like it would be sufficient.

I hope that our comments make a difference and the cul de sac can stay.

Sincerely,

Dave Ryan  
253-720-1022

Sent from my iPhone

## Swati Rastogi (x6590)

---

**From:** Diana Wiley <cdwiley2013@icloud.com>  
**Sent:** Saturday, July 5, 2025 8:28 AM  
**To:** Swati Rastogi (x6590); Shari Tincher (x6589)  
**Cc:** thomas kiehl; Jana Bryan; logan criswell  
**Subject:** Harvest Hill Estates P-2025-03 COMMENT

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Rastogi and Ms. Tincher,

This email is sent to present my comments on the Harvest Hills Proposed Development.

My home is located on Legacy Pl SE, and my neighborhood will be negatively impacted.

Please read the attached letter and upload, so that my reaction and insights will be officially recorded and taken into consideration before Douglas County approves this development.

Respectfully,  
Diana Wiley

## Swati Rastogi (x6590)

---

**From:** Diana Wiley <cdwiley2013@icloud.com>  
**Sent:** Saturday, July 5, 2025 8:35 AM  
**To:** Swati Rastogi (x6590); Shari Tincher (x6589)  
**Cc:** logan criswell; Jana Bryan; thomas kiehl  
**Subject:** Harvest Hills Estates LLC P-2025-03  
**Attachments:** Save our Cul de sac.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Rastogi and Ms Tincher,

Here is the file with my comments:

July 3, 2025

Response/Comments to NOTICE OF APPLICATION

TO: Douglas County Transportation and Land Services  
RE: Harvest Hill Estates LLC  
Application No. P-2025-03

From: Diana Wiley  
2055 Legacy Pl SE, East Wenatchee, WA. 98802  
Homeowner that will be affected by Proposal

I received the above Notice of Application and followed up with a visit to the Douglas County Transportation and Land Services office, with my neighbor Jan Kiehl, on July 1, 2025. The staff was very helpful in providing us with information to help us understand how we would be affected by this proposed development. We were informed that property owners within 500 feet were sent Notices.

My first comment is regarding who was notified. To my knowledge, only 9 homes of the 50 located on Legacy Pl SE and Legendary Lane SE, were sent Notices. This is the neighborhood that will be negatively impacted by the proposed Harvest Hills development. All of the 50 homes should have been sent Notices, even those more than 500 feet away.

My further comments relate to the proposed change to the Legacy Pl SE cul-de-sac, changing it from a terminus to a through street, and not just a through street, but a major thorough fare through the Harvest Hills development.

This will result in a potential increase of 1,212 daily vehicle trips through Legacy Pl SE to connect to Lyle, then to 6<sup>th</sup> or 8<sup>th</sup> Streets. (SEPA Environmental Checklist 14. Transportation f.)

The homeowners of Leisure Estates, LLC, of which there are eight houses that comprise the cul-de-sac, of which I am one, purchased their homes BECAUSE of the cul-de-sac you created, because of the low traffic and safety of the cul-de-sac. We brought babies, children, pets, and elderly parents specifically because of the way Douglas County had created the street to end as a cul-de-sac. The reason we bought homes here, and the reason we want to live here, will be diminished, if not totally decimated, if this change takes place. The property values will decrease.

The neighborhoods of Leisure Estates, and River Vue, which are quiet family neighborhoods of lovely homes lining Legacy Pl SE and Legendary Lane SE, will be altered in a negative way. The result will be a neighborhood that is currently safe for children, seniors and pets, changing into an undesirable and potentially unsafe place to live.

A peaceful, quiet neighborhood will become a thorough fare for 122 new houses, with vehicles coming and going, am and pm, all throughout the day and night, with potentially 1,212 vehicle trips per day, or more.

There are already four ingress/egress streets planned, three on 6<sup>th</sup>, and one on 8<sup>th</sup>. From the plat diagram, with new Road A and B, two additional ingress/egress access points are created on 6<sup>th</sup>, and the additional third access from S Newton Ave/7<sup>th</sup> already exists.

Road C would need to be named something other than Legacy Pl SE.

The streets of 6<sup>th</sup> and 8<sup>th</sup> are the major thorough fares, and should be the access streets for Harvest Hill Estates, not Legacy Pl SE.

Allowing Legacy Pl SE to remain a terminus still allows 4 access streets into and out of the Harvest Hills development.

Please consider the suggestion of my neighbor, Jan Kiehl, in her comments, for a service road, with bollards at the end of Legacy Pl SE, rather than a through street, as an alternative solution.

Thank you for your time and consideration,

Diana Wiley

## Swati Rastogi (x6590)

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**From:** Helenita Jacobs <hnjacobs@gmail.com>  
**Sent:** Monday, July 7, 2025 9:57 AM  
**To:** Swati Rastogi (x6590); Clark Jacobs  
**Subject:** Public Comment – Application #P-2025-03 (Harvest Hill Estates) – Traffic Concerns on South Nevada Avenue  
**Attachments:** Harvest Hills Application Public Comment.pdf

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Rastogi,

Please find attached our formal letter regarding traffic concerns related to the proposed Harvest Hill Estates development (Application #P-2025-03), specifically regarding the current and potential use of South Nevada Avenue by both construction crews and heavy equipment.

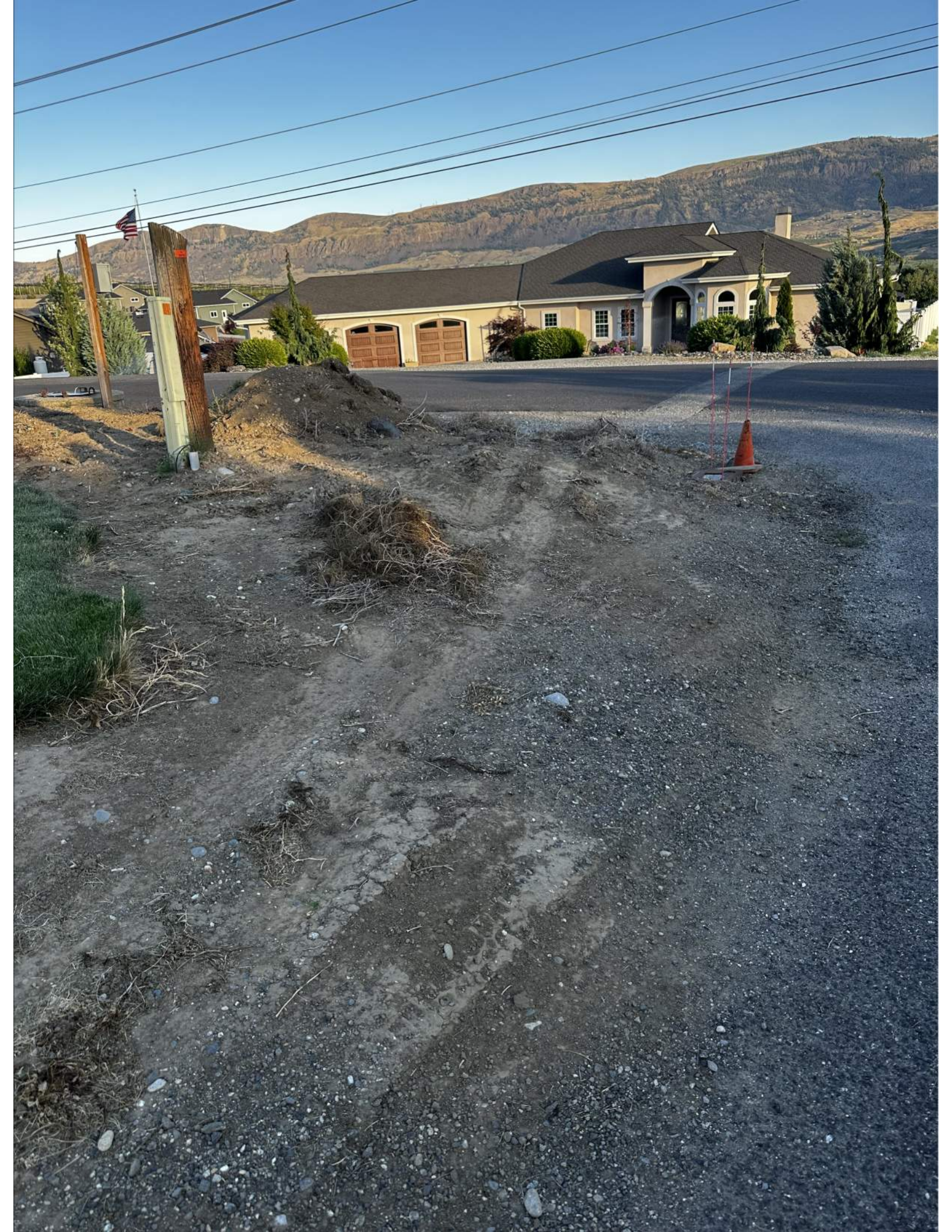
To support our comments, we have uploaded **25 photographs and a 5-minute video walk-through** documenting current road conditions between 6th Street SE and 4th Street SE, including visible potholes and corner-cutting vehicle damage near a marked water meter.

You may view the folder here:

 [Images and Video](#)

We appreciate your attention to this matter and respectfully request that these materials and comments be included in the public record. Please let us know if you need anything further.

Sincerely,  
Helenita and Clark Jacobs  
555 South Nevada Ave.  
206-930-8263

















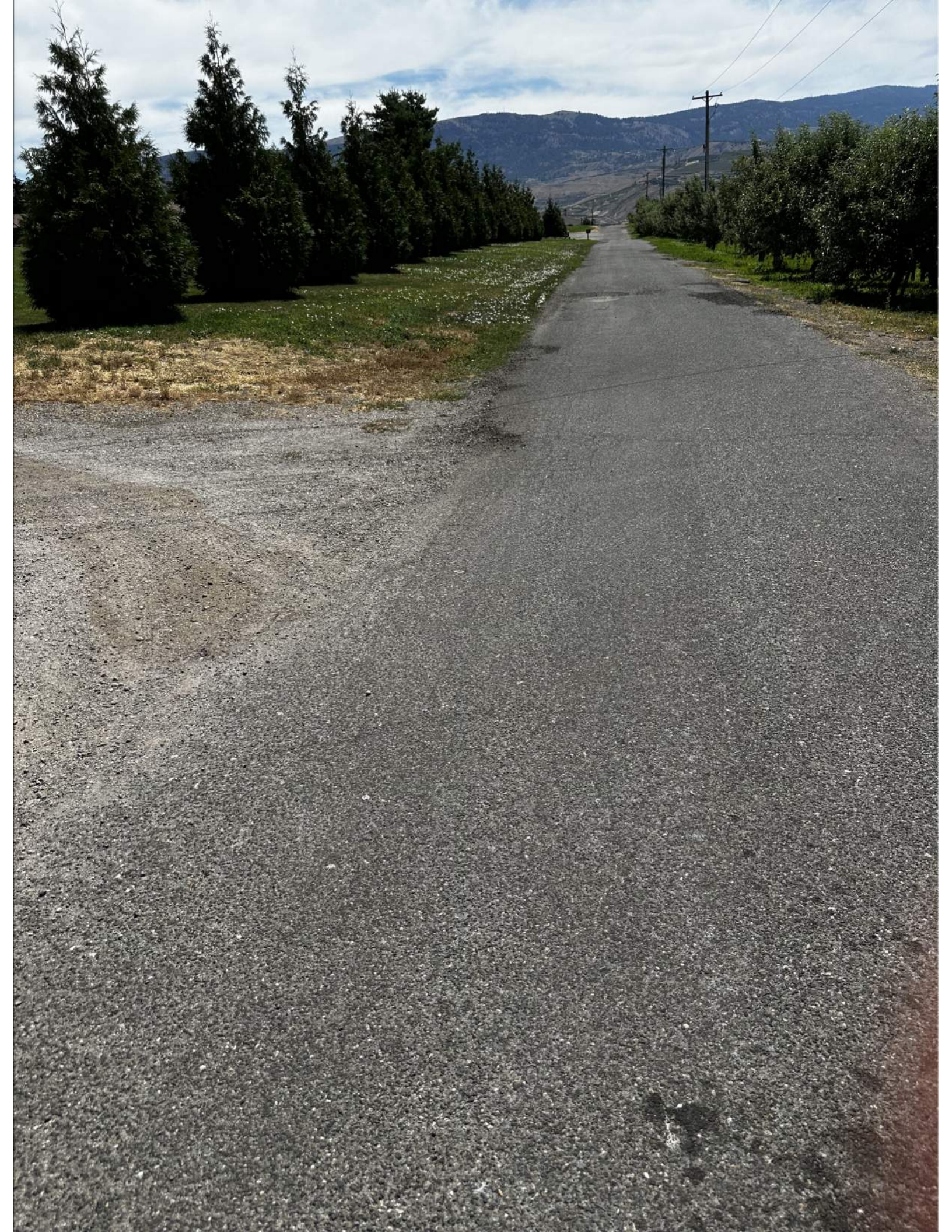






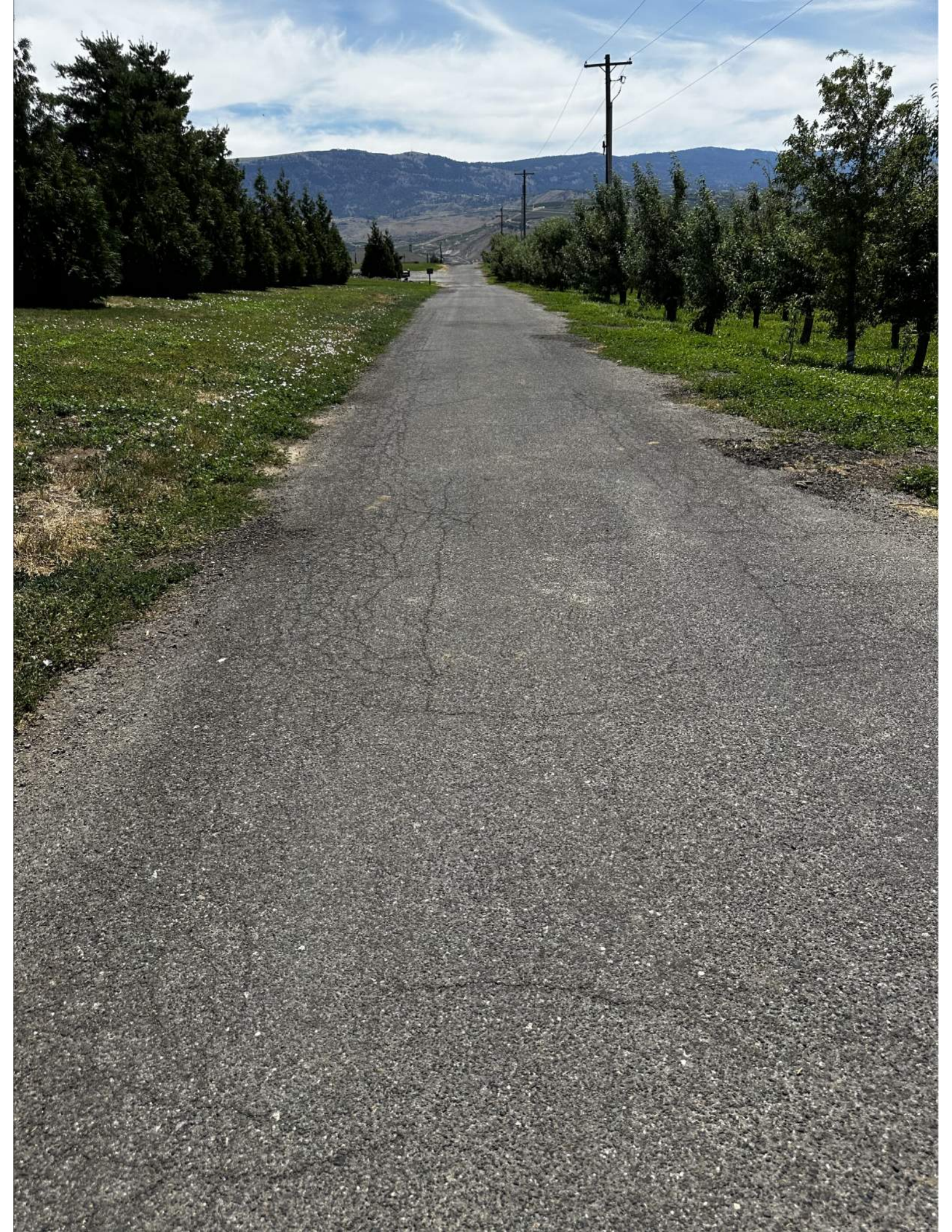






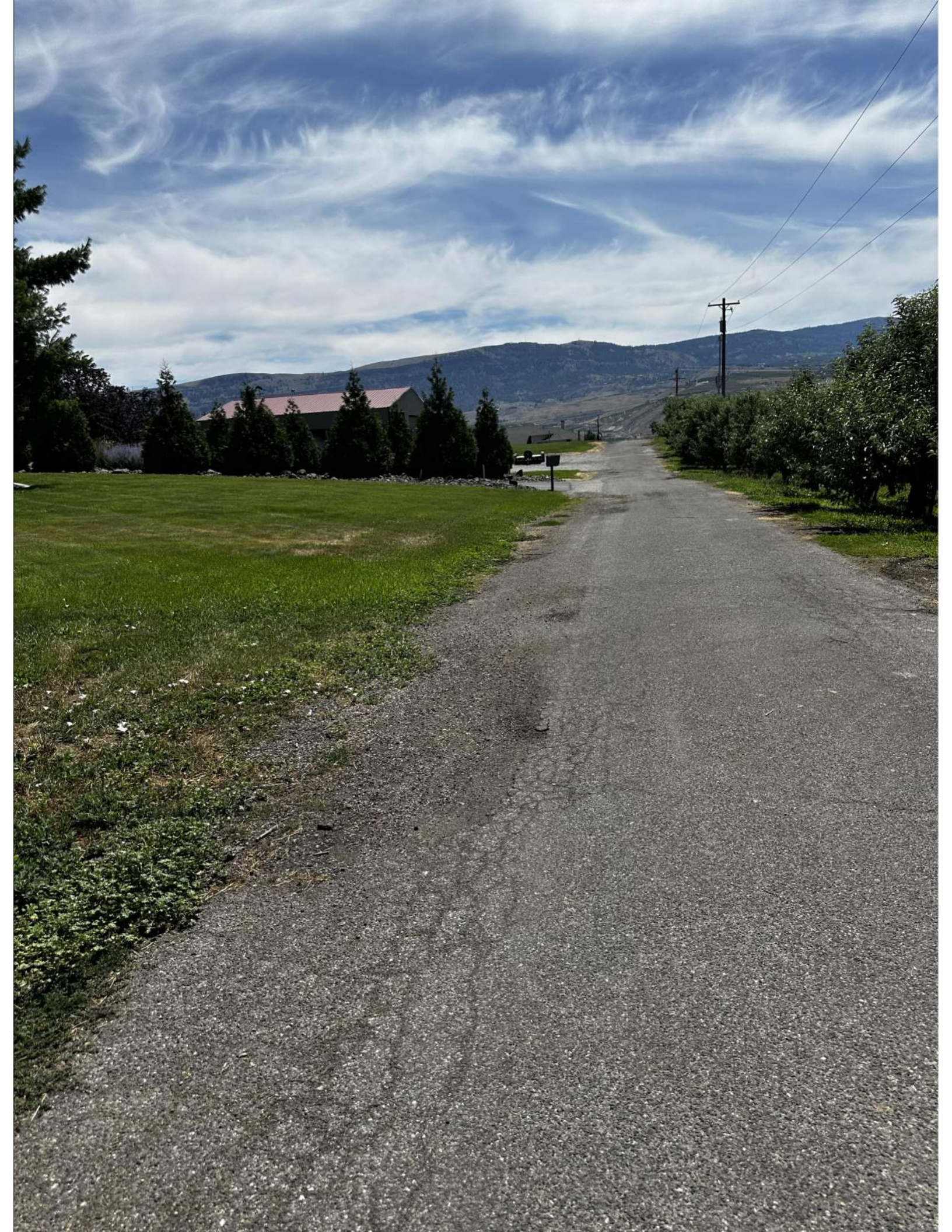






















## Swati Rastogi (x6590)

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**From:** Juan & Zenia Esparza <esparzaone@gmail.com>  
**Sent:** Friday, June 27, 2025 7:49 AM  
**To:** Swati Rastogi (x6590)  
**Subject:** Re: Douglas County Application P-2025-03 - Preliminary Plat

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Swati,

I have a couple concerns of the current plans:

1. The sidewalk next to my property (NE corner-6th St and Nevada) does not appear to run all the way to 6th st. It appears there is a portion without sidewalk, this could create a hazard for pedestrians. The sidewalk needs to be completed to the corner of 6th St. And Nevada.
2. There's a power pole at the 6th and Nevada corner that may need to be moved, due to the road expansion, I'd like to know where the pole will be moved? I am hoping it's not going in front of my driveway.
3. Finally, I am concerned about storm drain on the expansion of the 6th and Nevada corner since my house sits at a bit lower elevation.

Please let me know if these concerns are valid and what options are there to ensure implementation. Or if you would like to meet please advise of a good time for you.

Thank you  
Juan Esparza

On Thu, Jun 26, 2025, 11:56 AM Swati Rastogi (x6590) <[srastogi@co.douglas.wa.us](mailto:srastogi@co.douglas.wa.us)> wrote:

Good morning, Juan,

Please see the preliminary plat attached with this email.

Thank you,

**Swati Rastogi, CFM**

Principal Planner, Douglas County Land Services Department

Web: <https://www.douglascountywa.net/271/Land-Services>

Address: 140 19<sup>th</sup> St. NW, Suite A, East Wenatchee, Washington, 98802

Phone: 509-884-7173

## Shari Tincher (x6589)

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**From:** Joanne Roy Lin <joanneandroylin@gmail.com>  
**Sent:** Tuesday, July 8, 2025 12:35 PM  
**To:** Shari Tincher (x6589); Swati Rastogi (x6590)  
**Subject:** Comments on Application P-2025-03

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Shari and Swati,

My name is Joanne Lin and I live at 2080 Legacy Place SE and I wanted to express my deep concerns regarding Harvest Hill Estates LLC's application for subdivision at 2347 8th Street SE, East Wenatchee. I am a mom of 2 young children, ages 1 and 3. We rented a home for many years before purchasing our home 2 years ago. One of the greatest considerations when purchasing our home was that it was on a cul-de-sac and this was a non-negotiable for the safety of our young children. We were under the impression that homes may be built on the adjacent lot but there would be NO through road connecting our two communities. Many homes on our street have young children who are learning to bike or parents going on daily stroller walks. Given that our street is also on a steep downhill, I can see cars racing down the street should there be a through road. On another note, we want to build this community and I can see dropping of property values should our home no longer be in a private cul-de-sac as it is now. I believe there are other ways to connect our communities other than a through road. Also, in consideration of the larger picture, the bridge connecting East Wenatchee and Wenatchee is already so heavily congested and just the thought of an additional 122 homes seems unfathomable.

I am pleading as a deeply concerned parent to PLEASE NOT change the landscape of our cul-de-sac. We are so grateful to have our children play in our front yard with no safety concerns currently and would be devastated should this change.

Please reach out if you would like any clarification or would like to discuss this further.

Sincerely,  
Joanne and Roy Lin  
714-469-9879

## Swati Rastogi (x6590)

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**From:** Kevin Harvey <kevinharvey509@gmail.com>  
**Sent:** Monday, August 25, 2025 9:56 PM  
**To:** stincher@co.douglass.wa.us; Swati Rastogi (x6590)  
**Subject:** Leisure Estates Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Swati Rastogi,

Despite all the safety and traffic reasons residents of RiverVue Development might state to oppose the extension of Legacy PL SE for the Leisure Estates Development, it seems it's a no-brainer if in fact RiverVue owners were told by the Douglas County Planning Office that Legacy PL SE would NOT be extended beyond the eastern boundary of the Leisure Estates Development when Leisure Estates was in its planning stages.

If your Hearing Examiner approves the extension, it seems to me that it would open the County up to litigation.

A logical solution seems to be either to deny the proposal or approve with the condition of installing bollards on Legacy PL SE for emergency services.

Hence, wife and I strongly object to an open ingress/egress of Legacy PL SE.

Respectfully,

Kevin & Tammy Harvey  
1932 Legendary Ln SE  
East Wenatchee, WA 98802

## Swati Rastogi (x6590)

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**From:** LEISURE ESTATES <leisure\_estates\_hoa@outlook.com>  
**Sent:** Wednesday, July 9, 2025 7:21 AM  
**To:** sratogi@co.douglas.wa.us; Shari Tincher (x6589)  
**Subject:** Harvest Hill Estates LLC P-2025-03  
**Attachments:** Leisure Estates HOA.docx

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Rastogi and Ms. Tincher,

Please see the attached letter from Leisure Estates Homeowners Association in response to the application of Harvest Hill Estates LLC.

Sincerely,  
Jana Bryan, Treasurer  
Leisure Estates HOA

July 8, 2025

Response to: Notice of Application  
Harvest Hill Estates LLC  
P-2025-03

From: Leisure Estates Homeowners Association  
Legacy PI SE, East Wenatchee

President:	Logan Criswell (Angela)	2091 Legacy PI SE
Vice Pres:	Jan Kiehl (Tom)	2068 Legacy PI SE
Treasurer:	Jana Bryan (Kris)	2067 Legacy PI SE
Secretary:	Diana Wiley	2055 Legacy PI SE
Members:	Kyle Bernhardt	2079 Legacy PI SE
	Ernie & Ashley Garza	2092 Legacy PI SE
	Roy & Joanne Linn	2080 Legacy PI SE
	Zach & Christina Ryan	2056 Legacy PI SE

To: Douglas County Transportation and Land Services:

We are the property owners of Legacy PI SE cul-de-sac, "Leisure Estates", and we are sharing our concerns about proposed changes to our street, as we will be negatively impacted.

We bought our homes because of the quiet, safe neighborhood. There are babies, children, elderly parents, and pets living here. The cul-de-sac is a safe place now, but that will change if Legacy PI SE is allowed to become a through street.

The proposed new houses are estimated to bring an additional 1,212 vehicle trips per day. We feel that the four ingress/egress streets planned for the new development, two on 6<sup>th</sup> St SE, one on 8<sup>th</sup> St SE, and one connecting to 7<sup>th</sup> St SE, will provide enough access for the 122 new houses.

Legacy PI SE is a sloping street with curves and a limited line of sight as it approaches Legendary Lane SE and Lyle St. The junction of Lyle and Legacy is a tight area. There is a community mailbox where people stop, driveways, and an immediate turn for Legendary. Fifty homes use this access and additional traffic would make it unsafe for current residents.

The terminus of the cul-de-sac of Legacy PL SE is designated as a snow removal area with signs indicating "no parking allowed." Where will the snow go if Legacy PI is made into a through street? Will it get piled up in our cul-de-sac? This becomes another safety issue for residents.

If the county is concerned with "connectivity of neighborhoods" for the provision of emergency services, there are other options that do not bring increased traffic onto our street. If the

county wants to provide “connectivity” for pedestrians and bicycles, a pathway would be adequate.

We strongly encourage those who will be making this decision to come out and drive through our existing neighborhood at various times of the day. You will gain a better understanding of our concerns.

Thank you for your time and attention,

Leisure Estates Homeowners Association

## Swati Rastogi (x6590)

---

**From:** Mel Hartwig <melhart@nwi.net>  
**Sent:** Saturday, June 28, 2025 8:18 AM  
**To:** Swati Rastogi (x6590)  
**Subject:** Harvest Hills Estate Notice of Application # P-2025-03

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Swati Rastogi,

My wife and I have reviewed the six pages of document/drawings that we picked up at the East Wenatchee Planning office on June 27, 2025. The objection we have with the planned Harvest Hills Estate development is the extension of Legacy PL SE to the east beyond the Leisure Estates Development. When Leisure Estates Development was in its planning/development stages, RiverVue Development residents were promised by Douglas County Planning Office that Legacy PL SE would not be extended beyond the eastern boundary of Leisure Estates Development. My wife and I object to the extension of Legacy PL SE to the east for the following reasons:

- The residents of RiverVue and Leisure Estates Development are currently enjoying a quiet street where many very small children are playing. Increased traffic will certainly reduce safety for families and children along the entire length of Legacy PL SE which begins at Lyle St.
- RiverVue and Leisure Estates Development residents will certainly see a devaluation of their properties due to the loss of neighborhood character and privacy. While RiverVue and Leisure Estates Development are not a gated community, it was designed with two cul-de-sac that provided for a peaceful, quiet residential environment.
- The entrance to Legacy PL SE from Lyle St is off camber in two directions with limited sight distances and is a dangerous intersection during winter time. Increasing traffic at this intersection is increasing the risk of accidents, especially since one of the development mailbox clusters is located at this intersection.
- The Harvest Hills Estate development design includes three (3) properly designed ingress/egress points for residence access and emergency/fire access. If access is deemed necessary for emergency vehicles, then please install bollards that can be removed by police or fire responders. This will allow a more peaceful community for RiverVue and Harvest Hills Estate residents.

Respectfully submitted,

Mel Hartwig & Chris Hartwig

2042 Legacy PL SE

East Wenatchee, WA 98802

509-885-2237

## Swati Rastogi (x6590)

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**From:** T and K Stinson <tkstins@outlook.com>  
**Sent:** Wednesday, July 9, 2025 5:06 PM  
**To:** Swati Rastogi (x6590)  
**Subject:** Application Number P-2025-03 Harvest Hill Estates

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

It has just been brought to my attention that this project proposes the extension of Legacy Place SE. As a resident living on Legacy Place SE for 11 plus years I have several concerns about further extension of Legacy Place SE road.

My first concern is that not all residents living on this road were not informed of this project by the county in order to have proper time to review this proposal.

Secondly, I believe extending this road poses significant risks to safety, quality of life and the long-term character of the existing RiverVue neighborhood. Speeding is already an issue on this road with residents that live on the upper part of Legacy Place. Increased volume into a larger neighborhood will only increase traffic volumes putting children, pedestrians, cyclists and pets at greater risk.

The RiverVue neighborhood was originally designed to be a quiet, low-traffic area. Extending the road into a 120 home development changes the core layout and feel of the community, encouraging a shift away from a walkable close-knit environment to a throughway. Increased traffic and reduced walkability will lead to less desirability of the neighborhood and potentially lower property values which should be a concern for all residents along Legacy Place. Homeowners may face financial consequences from a decision they do not support and only benefits the future residents of the proposed development.

Though extending the road may benefit the Harvest Hill Estates Deveopment, it is done at the detriment to the existing residents along Legacy Place and offers absolutely no benefit to the entire RiverVue neighborhood.

In conclusion I strongly oppose any plan to further extend Legacy Place and encourage Douglas County to pursue options.

Tom Stinson  
1956 Legacy Pl SE  
East Wenatchee WA 98802

## Swati Rastogi (x6590)

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**From:** Tom Hackenmiller <thacken@genext.net>  
**Sent:** Sunday, August 24, 2025 3:30 PM  
**To:** Swati Rastogi (x6590); Shari Tincher (x6589)  
**Subject:** Harvest Hill Estates Street Plan

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

It is our understanding that the Harvest Hill Estates Street Plan includes extending Legacy Place SE into this new neighborhood. As RiverView residents who live at 2010 Legacy Place SE we oppose this.

Legacy Place does not go straight through so the sight lines are not good. As it is some people already drive too fast on our street and extending it would make it worse. There are many families with young children and this would be safety concern. Based on the plan I have seen Harvest Hills Estates would have two other outlets which should be sufficient.

Thank you for taking our concerns under consideration,

Tom Hackenmiller  
Kathie Teeley  
2010 Legacy Place SE  
East Wenatchee, WA 98802  
509-670-6250

## Swati Rastogi (x6590)

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**From:** thomas kiehl <tkiehl@msn.com>  
**Sent:** Tuesday, July 1, 2025 3:04 PM  
**To:** Swati Rastogi (x6590); Shari Tincher (x6589)  
**Subject:** comments regarding Application Number P-2025-03  
**Attachments:** Comments on Proposed Development, Application Number P 2025 03.docx

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Comments regarding Notice of Application: Number: P-2025-03

Comments submitted by: Jan and Tom Kiehl, 2068 Legacy Place SE, East Wenatchee, WA 98802

Date submitted: July 1, 2025

We received the Notice of Application and followed up with a visit to the Douglas County Transportation and Land Services Office. The staff was very helpful providing us with maps and documents related to this proposal.

We expected the land adjacent to our neighborhood would eventually be developed as housing. What is surprising is the proposal to change our existing cul-de-sac at the end of Legacy Pl SE to a through street. Why would the County approve this cul-de-sac to be built and then consider changing it several years later? The eight homes built around the cul-de-sac, in a neighborhood called "Leisure Estates", were advertised and sold as homes on a cul-de-sac. Not only would this proposed change impact our quality of life and property values, it is a huge safety concern.

Everyone living on Legendary Lane and Legacy Pl SE would be impacted, 50 homes total. The entrance/exit to our neighborhood is from Lyle to Legacy Pl. There are three streets on different slopes converging in this tight area. Driveways and community mailboxes make it particularly congested at times. Increasing the volume of traffic at this junction would greatly increase the risk of collisions. The people considering this proposal should come to our neighborhood and look at the situation. Imagine that area with snow in the winter. Imagine children crossing Legacy Place at Lyle on their way to school.

We were told the county tries to connect neighborhoods in order to better provide services. Our suggestion is that the county consider a service road with bollards at the end of Legacy Place. This would provide access for emergency vehicles, pedestrians, and bicycles. It is a solution that keeps additional traffic out of our neighborhood.

The following comments are regarding items in the SEPA Environmental Checklist for this project.

#### B. Environmental Elements

- 4. Plants      Really, they did not notice any noxious or invasive weeds?
- 5. Animals      There has been a nesting pair of ospreys observed for years. They return annually to their nest on the power line structure closest to 8<sup>th</sup> Street. Though not considered endangered at this time, the osprey is protected by the U.S. Migratory Bird Treaty Act and is included in the Imperiled Species Management Plan. We hope that the developer will work with the PUD to establish a new nesting platform close to the existing nest.

#### 7. Environmental Health

Has the soil been tested for lead and arsenic? These materials could be present in the soil as a result of use in agriculture in the past. If they are present, could the contaminated soil cause health issues when disturbed and airborne in dust?

Respectfully submitted,

Jan and Tom Kiehl

## Swati Rastogi (x6590)

---

**From:** Shari Tincher (x6589)  
**Sent:** Friday, August 22, 2025 12:59 PM  
**To:** Swati Rastogi (x6590)  
**Subject:** FW: Fwd:

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Wayne C <[wcooper509@gmail.com](mailto:wcooper509@gmail.com)>  
**Sent:** Thursday, August 21, 2025 5:47 PM  
**To:** Shari Tincher (x6589) <[stincher@co.douglas.wa.us](mailto:stincher@co.douglas.wa.us)>  
**Subject:** Fwd:

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----- Forwarded message -----

**From:** Wayne C <[wcooper509@gmail.com](mailto:wcooper509@gmail.com)>  
**Date:** Thu, Aug 21, 2025 at 5:15 PM  
**Subject:**  
**To:** <[stincher@co.douglas](mailto:stincher@co.douglas)>

Ms. Shari Tincher

Madam:

I respectfully request that the component of subdivision application P-2025-03 (Harvest Hills Estate), which permits the connection of Legacy Pl. S.E. road into this proposed new subdivision, be vacated on the grounds that it will;

1) Completely change the quiet and peaceful nature of RiverVue and leisure Estates and its currently slow and safe street (Legacy Pl.).

2) As a consequence of, and in conjunction with the first objection, it has the potential to, and the high likelihood of, causing a sizable devaluation of the property value of our homes in these two neighborhoods.

Wayne and Margaret Cooper

2020 Legacy Pl. S.E.

East Wenatchee, Wa. 98802

## Swati Rastogi (x6590)

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**From:** Shannon Bushong <shannonbushong96@gmail.com>  
**Sent:** Monday, August 18, 2025 10:36 AM  
**To:** Shari Tincher (x6589); Swati Rastogi (x6590)  
**Subject:** Regarding Proposed change to Legacy Pl SE

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it May Concern,

I am writing to express my opposition to the proposed development that included extending a thoroughfare through to the end of Legacy Pl SE. My home is located directly at the entryway of the proposed connection, and I have serious concerns regarding the safety and impact this would have both on my household and the neighborhood.

The addition of a thoroughfare at this location would create a dangerous situation. Vehicles entering and exiting directly in front of my home would significantly increase traffic noise and the risk of accidents. The mailbox sits right at the entrance and if the mailman and if I have visitors over parked out on the roadway since I have a very small driveway it leaves a very small opening for cars to enter. There also are several children in the neighborhood that walk to school and cross the entryway which I feel would be a very dangerous situation with the amount of cars entering. As it stands, this area was not designed to accommodate such traffic flow, and the proposed changes would negatively affect the safety and quality of life for residents.

I strongly urge the planning committee to reconsider this aspect of the development plan. A thoroughfare in this location would compromise the safety of families, pedestrians, and drivers alike. Alternative routes that have been planned coming into this new development are plenty and safer options. We do not need to be placed under undue burden and risk on Legacy Pl.

Thank you for your time and considering the voices of those directly impacted by this proposal.

Wynn & Shannon Bushong  
1921 Legacy Pl SE  
East Wenatchee WA. 98802