



- 3.7.5. West: Multifamily dwellings, Single family dwellings, vacant land
- 3.8. Access: As part of this development, the applicant will be constructing an extension of 1st St. SE, which will connect to S. Nevada Ave. This new extension will be the primary point of access to the facility.
- 3.9. Zoning and Development Standards: The subject property is located within the Light Commercial (C-L) zoning district. Multifamily dwellings and duplex structures are permitted via a CUP in the C-L district.
4. COMPREHENSIVE PLAN:
- 4.1. The Greater East Wenatchee Area Comprehensive Plan designates this property as Commercial Low Density. The UGA expansion in 2015 presented an opportunity to establish additional commercial land designations to provide greater flexibility for those areas. The GMA stresses providing livable, walkable communities both to increase the activity level of residents and to reduce greenhouse gas emissions by providing commercial centers in close proximity to residential areas. With the exception of the Neighborhood Commercial and Mixed-Use designations, the existing commercial land use districts are more automobile oriented. A new low density or limited intensity commercial designation was developed for use within the expansion of the urban growth area and for potential use within the existing UGA. New commercial development within the UGA along Grant Road at Nile Ave was established. The City and County's 2013 work to study the UGA expansion characterized this area as being designed to be integral to the residential character of the surrounding area, constructed alongside a mixed-use and multi-family development concept to provide a transition to surrounding single family neighborhoods. The Grant Rd/Nile Ave commercial district comprises approximately 70 acres and is intended to mature into a community-serving commercial and mixed-use district, serving the needs of the immediate neighborhood and the entire community. This designation is applied in the hope that it will stimulate more intense residential and mixed-use development adjacent to it, creating a dynamic and walkable urban environment that is robust and convenient to residents of eastern East Wenatchee.
- 4.2. The following goals and policies set forth in the comprehensive plan are relevant to this development:
5. URBAN GROWTH
- 5.1. 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.
6. COMMERCIAL – GOALS AND POLICIES:
- 6.1. GOAL: Provide sufficient commercial land that is properly sited to take advantage of existing utility and public service infrastructure and the transportation network to ensure growth of the local business community.
- 6.2. GOAL: Create commercial districts that are safe, attractive, pedestrian friendly, and transit oriented.
- 6.3. GOAL: Establish commercial areas that accommodate a variety of land use activities to support a diverse and stable economic base while maintaining the quality of life in the community and the natural environment.

- 6.4. GOAL: Provide an opportunity for mixed-use areas in locations where residential and commercial land uses can develop in a manner that is complimentary to neighboring properties and/or will establish and sustain unique character areas for individual neighborhoods.
- 6.5. POLICY C-2: Commercial development should provide well designed buffer areas to ensure that the land use is complimentary and compatible with adjacent land uses.
- 6.6. POLICY C-3: Adopt consistent design standards for development in commercial districts to ensure that proposed uses are complimentary and compatible with adjacent land uses. The standards should address landscaping, pedestrian access, vehicular access, traffic control, signage and other amenities ensuring that commercial uses will enhance and contribute to the natural attractiveness of the community.
- 6.7. POLICY C-7: Promote appropriately buffered multi-family residential and office development compatible with existing and potential commercial activities. Such uses should be permitted as transition between high-intensity uses (e.g. commercial) and low-intensity uses (e.g. single-family residential).
- 6.8. POLICY C-8: Require interior and perimeter landscaping which will provide an attractive entrance environment for commercial development, soften parking lots, provide shade, and screen unsightly areas.
- 6.9. POLICY C-9: Designate neighborhood commercial districts which provide services to the immediate neighborhoods and establish standards for these commercial areas to ensure that they are designed and developed in a manner that is compatible with the surrounding residential areas.
- 6.10. POLICY C-12: Design and create transportation systems which will improve the accessibility to commercial establishments for pedestrians, and transit as well as automobile travel.
- 6.11. POLICY C-14: Promote the extension of utilities, public facilities, and services to support commercial areas. Foster interagency cooperation and coordination in the extension and upgrading of infrastructure and facilities to support commercial areas.
- 6.12. POLICY C-15: Development of commercial uses shall only occur if a full-range of urban services is available to support the development.
7. HOUSING
- 7.1. GOAL: To provide for a sufficient number of safe, attractive and affordable residences for people of all income levels.
- 7.2. GOAL: To provide for a variety of housing types and densities to ensure a range of affordable housing options for all segments of the community.
- 7.3. GOAL: To ensure that public facilities and infrastructure are available to support development at urban densities in advance of / or concurrent with development.
- 7.4. POLICY H-1: Require residential development at urban densities to locate within urban growth areas consistent with the comprehensive plan.
- 7.5. POLICY H-4: Apply consistent standards in residential development to preserve residential character.
- 7.6. POLICY H-6: Require the construction of sound, safe, and sanitary dwelling units.

- 7.7. POLICY H-8: Provide for multi-family densities near major activity centers, parks, commercial, and business centers, that are adequately serviced by transportation systems and utilities.
- 7.8. 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.
- 7.9. POLICY H-13: New residential development in the urban growth area must be concurrently served by a full range of urban governmental services.
- 7.10. POLICY H-14: Promote the construction of affordable housing to meet the needs of all economic segments of the population by establishing incentives in development standards that will increase the production of low and moderate priced housing by private and public sector housing providers.
- 7.11. POLICY H-24: Ensure that new developments provide adequate street illumination.

## 8. UTILITIES

- 8.1. 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.
- 8.1.1. 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.
- 8.1.2. POLICY UT 3: Encourage development of vacant properties adjacent to established utility systems, according to the appropriate zoning classification and/or land use designation.
- 8.1.3. POLICY UT 4: Ensure that development take into account the timely provision of adequate and efficient utility systems.
- 8.1.4. 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.
- 8.1.5. 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.
- 8.1.6. POLICY UT 10: Require the under-grounding of utility wires, where feasible.
- 8.2. GOAL 4: Provide sewer service for the East Wenatchee Urban Growth Area.
- 8.3. 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.
- 8.3.1. POLICY UT 23: Design, construct, and maintain stormwater facilities in a manner that minimizes their impact on adjacent neighborhoods and business.
- 8.3.2. 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.
- 8.3.3. 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.

## 9. TRANSPORTATION

- 9.1. GOAL: Provide a balanced transportation system that meets the needs of the community by accommodating the movement of people, goods, and services at an optimum level of safety, economy and efficiency.
- 9.2. GOAL: Ensure adequate and safe access to property via a system of public and private roads.
- 9.2.1. 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.
- 9.2.2. POLICY T-7: Ensure that current and future developments provide proper, adequate and safe access to the transportation system and facilities. Provision for adequate parking must be included for all development. Natural and artificial landscaping should be considered in the design of system facilities. Traffic calming techniques should be required when there are conflicts between transportation modes.
- 9.2.3. 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.
- 9.2.4. POLICY T-16: Design transportation facilities within the Greater East Wenatchee Area that minimize adverse environmental impacts resulting from both their construction and use.
- 9.2.5. 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.
- 9.2.6. POLICY T-18: Allow land use changes only when proposals are consistent with the adopted transportation level of service standards of the comprehensive plan.
- 9.2.7. POLICY T-19: Control the location and spacing of driveways and encourage the development of shared driveways.
- 9.2.8. POLICY T-23: Institute financing measures for major circulation elements that fairly distribute the cost between private property owners and the public sector.
- 9.2.9. POLICY T-24: All road construction projects shall be designed and constructed in compliance with locally adopted stormwater management standards.
- 9.2.10. POLICY T-26: Encourage public transportation-compatible infill development on bypassed vacant parcels in developed areas adjacent to bus routes and stops.
- 9.2.11. 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.
- 9.2.12. POLICY T-34: Development shall provide improvements adjacent to their development in accordance with adopted design standards and approved traffic studies. Where deficiencies are present, these issues would have to be addressed prior to development occurring in order to protect the public's health, safety and general welfare consistent with the policies of the comprehensive plan, standard engineering principals, and adopted standards. Improvements necessary to maintain adopted levels

of service shall be in place at the time of development, or a financial commitment agreed to by the city or county and the applicant must be in place to complete the improvements or strategies within six years.

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

10. ENVIRONMENTAL REVIEW

10.1. Douglas County issued a Determination of Non-Significance on 08/28/2025 in accordance with WAC 197-11-355 (Optional DNS).

11. AGENCY AND PUBLIC COMMENTS:

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

11.2. Agency comments:

Agency Notified	Response Received	Agency Notified	Response Received
Chelan-Douglas Health District	N/R	LINK Transit	N/R
Douglas County PUD	8/1/2025	Douglas County GIS/Addressing	8/5/2025
WA State Dept. of Ecology	8/4/2025	Douglas County Assessor	N/R
Douglas County Building Official/ Fire Marshal	9/10/2025	East Wenatchee Water District	8/7/2025
Douglas County Sewer District	7/24/2025	Douglas County Transportation & Stormwater	8/7/2025
Douglas County Land Services	9/8/2025	Douglas County Treasurer	6/23/2025
Eastmont School District	N/R	Upper Columbia Irrigation District	N/R
Colville Confederate Tribes	N/R	Department of Archeology and Historic Preservation	8/5/2025

\* N/R = No Response

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

11.4. No members of the public commented on the proposal.

12. PROJECT ANALYSIS

12.1. In review of this proposal it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified

environmental concerns and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

13. Comprehensive plan consistency:

13.1. The proposal is supported by multiple goals and policies found within the Greater East Wenatchee Area Comprehensive Plan, as identified above.

14. Consistency with the provisions of the Light Commercial (C-L) Zoning District, DCC 18A.43:

14.1. Multifamily dwellings and duplexes are permitted as a conditional use within the C-L district. Application materials demonstrate compliance with the development standards as outlined in DCC 18A.43.060.

15. Consistency with the requirements of DCC 18A.64.140 – Multifamily dwellings, boarding houses, lodging houses.:

15.1. Application materials demonstrate compliance with the development standards identified in DCC 18A.32.050. Application materials demonstrate compliance with the off street parking standards identified in DCC 18A.72.010. The proposal is consistent with DCC 18A.64.140.

16. Consistency with the provisions of DCC 18A.72.230 – On-site Recreation – Space Required:

16.1. As part of the development, the applicant will be constructing on-site recreation. The subject property is approximately 385,052 square feet in size (North of 1st Street Extension). The applicant is proposing approximately 38,505 square feet of on-site recreation space, meeting the 10% requirement. Recreational amenities that will be provided include, but are not limited to, pickleball courts, dog parks, landscaped courtyards, walking paths, community gardens, etc. Final recreation plans will be provided at time of commercial building permit application. As proposed, the application is consistent with the standards of DCC 18A.72.230.

17. Consistency with DCC 18A.72.010 – Off Street Parking

17.1. Based on the application materials, the proposal requires 261 off street parking spaces. The parking plan shows 355 stalls are provided between surface parking, garage stalls, and parking pads. Parking stall dimensions include 9'x19', 10'x20', 18'x20', all of which meet the minimum dimensional stall requirements. As proposed, the parking design is consistent with DCC 18A.72.010.

18. Consistency with DCC 18A.72.060 - 080 – General Landscaping Standards

18.1. Application materials include a preliminary landscaping plan. The plan demonstrate compliance with applicable sections of 18A.72.060 – 080. The C-L district requires 7% of the subject property to be landscaped. The subject property (North of 1st St Extension) would require 26,954 sq. ft. of landscaped area. The applicant proposes 26,954 sq. ft. of landscaping, meeting the 7% requirement. Parking lot landscaping has been provided for internal parking areas/ islands. Exterior plantings/ screening has been provided surrounding the proposed development area. A final landscaping plan will be required at time of commercial building permit submittal.

19. Consistency with the provisions of DCC Chapter 20.34, Stormwater Drainage

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

20. Consistency with the provisions of DCC Title 12 Road Standards

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

21. The applicant is Affinity at Wenatchee, LLC, 120 W Cataldo Ave, Spokane WA 99201.
22. The property owner is Farmer Properties, LLC, P.O. Box 195, Almira, WA 99102
23. General Description: An application for a conditional use permit (CUP) to develop an active adult community. The proposal includes a 180,000 sq. ft. multifamily structure that will consist of 170 residential units, 11 duplex structures, a 5000 sq. ft. club house and on-site recreational amenities. Additionally, the project will include mass grading, roadway construction, stormwater management and utility extensions.
24. The following materials have been provided for project review:
  - 24.1. Master application
  - 24.2. SEPA checklist
  - 24.3. Project narrative
  - 24.4. Site Plan
  - 24.5. Preliminary Civil Plans
  - 24.6. Landscaping Plan
  - 24.7. Parking Plan
  - 24.8. On-site Recreation Plan
  - 24.9. Preliminary Traffic Impact Analysis
  - 24.10. Preliminary Stormwater Report
25. Location: The subject property is located at 190 S Nile Ave, East Wenatchee, 98802. The property is further described as being located within Section 18, Township 22N, Range 21E, W.M. Douglas County Assessor's Parcel Number: 22211810002.
26. Site Information:
  - 26.1. Total Project Size: Approximately 8.93 acres (Project Site north of 1st St. Extension) Approximately 24.39 acres total
  - 26.2. Domestic Water: East Wenatchee Water District
  - 26.3. Sewage Disposal: Douglas County Sewer District
  - 26.4. Power/Electricity: Douglas County PUD
  - 26.5. Fire Protection: Wenatchee Valley Fire Department
  - 26.6. Telephone Service: Varied
27. Site Characteristics: The subject property is an undeveloped vacant parcel. The topography is relatively flat.
28. Surrounding Land Use:
  - 28.1. North: Single family dwellings
  - 28.2. South: Single family dwellings
  - 28.3. East: Multifamily dwellings, Single family dwellings, vacant land
  - 28.4. West: Multifamily dwellings, Single family dwellings, vacant land
29. The subject property is located within the East Wenatchee Urban Growth Area.

30. The subject property is designated Commercial Low Density by the Greater East Wenatchee Area Comprehensive Plan.
31. The subject property is located in the Light Commercial (C-L) zoning district, which allows for multifamily dwellings and duplexes via conditional use permit.
32. Douglas County issued a Determination of Non-Significance on 8/28/2025 in accordance with WAC 197-11-355 (Optional DNS).
33. No public comments have been received as of the date of this staff report.
34. Surrounding property owners were given the opportunity to comment on the proposals, can request a copy of the decision, and can appeal the decision subject to the requirements outlined in DCC Title 14.
35. Per the Washington State Department of Archeology and Historic Preservation (DAHP), the project area has the potential to contain archaeological resources. The project is in an area determined to be at High- risk of containing archaeology according to the DAHP risk assessment model. The scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, DAHP recommends a professional archaeological survey with testing of the project area be conducted prior to ground disturbing activities. DAHP also recommend continuing consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues. Per direction from the Douglas County Board of County Commissioners, all cultural resource requirements are the applicant's responsibility to address directly with DAHP.
36. Per the Washington State Department of Ecology, the applicant is required to test soil for contamination from historic lead/ arsenic pesticide use. The applicant is actively coordinating with Ecology to address testing requirements. Per direction from the Douglas County Board of County Commissioners, all soil testing/ remediation requirements are the applicant's responsibility to address directly with Ecology.
37. Per the East Wenatchee Water District, Water is available per this request. A DEA (developer line extension agreement) will be required prior to plan submittals to the District. The EWWD is currently conducting a Fire Flow Analysis for the development. 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.
38. Per the Douglas County Sewer District, the District has no objection to this CUP application.
39. Per the Douglas County Transportation and Stormwater Department, The Preliminary Traffic Impact Analysis (not signed or sealed by the PE) indicates the following anticipated trip generation: "the project share in future (2027) traffic volumes is estimated to be approximately 4 percent or less at the study intersections during the weekday PM peak hour with the exception of the 1st Street SE/S Mystical Loop/S Nevada Avenue intersection located directly adjacent to the project site which is anticipated to have a project share of approximately 12 percent." The TIA evaluated 9 intersections and has determined that (with the exception of Grant and Nevada) each intersection will meet acceptable level of service thresholds. Project mitigation is proposed as follows: "The developer of the proposed project will be required to pay a pro-rata share of the total cost of the County's planned improvement projects identified above from the Six-Year TIP, which would help offset the impacts of the proposed project."
40. Per the Douglas County Transportation and Stormwater Department, The Preliminary Civil Construction Plans show proposed stormwater collection and infiltration facilities; water and

- sewer utilities; new road improvements extending an existing portion of 1st Street SE to South Nevada Avenue; and transportation improvements on South Nevada Avenue. The plans adequately demonstrate preliminary feasibility of the project.
41. Per the Douglas County Transportation and Stormwater Department, The Preliminary Stormwater Report lists relevant design standards, including Douglas County Code 20.34, 20.36, and the Stormwater Management Manual for Eastern Washington (SWMMEW). The report adequately demonstrates stormwater management feasibility for the subject property.
  42. Per the Douglas County Transportation and Stormwater Department, Grant Road is classified as a Principal Arterial.
    - 42.1. The existing right-of-way width on Grant Road varies.
    - 42.2. The intersection of Grant Road and Nevada Avenue is a priority intersection on the County's Six Year Transportation Improvement Plan (STIP).
    - 42.3. Right-of-way dedication will be required to accommodate the intersection improvements necessary to support proposed development.
  43. Per the Douglas County Transportation and Stormwater Department, South Nevada Avenue is classified as Urban Local Access.
    - 43.1. Urban Local Access roads include a minimum of 50 feet of right-of-way, 36 feet of pavement, curb, gutter, sidewalk and associated utilities including stormwater collection, conveyance and disposal systems. The existing right-of-way width is estimated to be 30 feet in width along the project frontage.
  44. Per the Douglas County Transportation and Stormwater Department, 1st Street SE is classified as an Urban Collector.
    - 44.1. The existing segment of 1st Street SE, that will be extended to South Nevada Avenue, includes 60 feet of right-of-way, 44 feet of pavement, curb, gutter, sidewalk and associated utilities including stormwater collection, conveyance and disposal systems. Extension of existing 1st Street SE to S Nevada Avenue is acceptable as proposed.
  45. Proper legal requirements were met and surrounding property owners were given the opportunity to comment on the proposal at a public hearing.
  46. Purveyors who responded to the project have indicated that adequate utilities/services are or can serve this project.
  47. As conditioned, the development will not adversely affect the general public, health, safety and general welfare.
  48. After due legal notice and open record public hearing was held on September 18, 2025.
  49. The following exhibits were admitted into the record:
    - 49.1. Ex. 1. Staff Report
    - 49.2. Ex. 2. Remainder of Planning file of Record.
  50. Appearing and testifying on behalf of the Applicant was Keith James. Mr. James testified that he was an agent authorized to appear and speak on behalf of the applicant and property owner. Mr. James stated that they agreed with all of the representations within the staff report, but it was their intention that the primary access to the property would be off Nevada Street. Secondary access would be two access points on First Street. Finally, he testified that the applicant agreed to all the proposed Conditions of Approval.

51. No member of the public testified at the hearing.
52. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

## II. CONCLUSIONS OF LAW

1. The Hearing Examiner has been granted authority to render this decision.
2. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Greater East Wenatchee area Comprehensive Plan.
3. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
4. Public use and interests will be served by approval of this proposal.
5. As conditioned, the proposal is consistent with DCC Title 18A.43 – Light Commercial District.
6. As conditioned, the proposal is consistent with Title 18A “East Wenatchee UGA Zoning”, Title 19 “Environment”, and Title 20 “Development Standards”, of the Douglas County Code.
7. Any Finding of Fact that is more correctly Conclusion of Law is hereby incorporated as such by this reference.

## III. DECISION

Based on the above Findings of Fact and Conclusions of Law, the Hearing Examiner has determined that CUP-2025-01 is hereby **APPROVED** subject to the following Conditions of Approval.

## IV. CONDITIONS OF APPROVAL

1. The project shall proceed in substantial conformance with the plans and application materials of 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. 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.
4. Per the Douglas County Land Services Department, the applicant shall submit final landscaping plans at time of commercial building permit submittal. The landscaping plans shall address compliance with DCC 18A.72.060-080. Additionally, the final landscape plans shall address screening requirements as outlined in DCC 18.A.72.080 for portions of the property abutting a Residential Low or Residential Medium Density zoning district.
5. Per the Douglas County Land Services Department, the applicant shall submit a final on-site recreation plan at time of building permit submittal. The plan shall demonstrate compliance with DCC 18A.72.230. The plan shall include construction details of any on-site recreation improvements.
6. Per the Douglas County PUD, the applicant shall complete a request for service and coordinate with the District to design a power/ fiber plan. A 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.
7. Per the Douglas County GIS Department, the applicant shall coordinate with the Department to assign addresses to the structures once a final building layout has been approved by the Fire Marshal. Please contact anyone in the GIS & Addressing Division once a final building layout developed and approved by the Douglas County Fire Marshal, please work with this Department in assigning addresses and unit numbers for all apartments, duplexes, and buildings. It is best to assign all of the address and unit numbers as soon as building layouts are approved and before applying for building permits. After numerous consultations with RiverCom (NextGen9-1-1) and the Wenatchee valley Fire Department, it has been decided that apartments will be addressed based on the following guide: Building Number, Floor, and Unit Therefore, apartment #111 is located in Building 1 on the 1st Floor and is the first Unit at the front of the building. In an effort to minimize addressing errors, please provide a spreadsheet list of all units together with a site map, and building floor plans. Be certain to denote the front, back, and sides of the buildings. County staff will use the spreadsheet to reference unit numbers and return it with the appropriate assigned building address numbers and unit numbers. This can then be used for signs and U.S. Postal mailboxes.
  8. Per the Washington State Department of Ecology, If the project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days. The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction. In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.
  9. Per the East Wenatchee Water District, A DEA (developer line extension agreement), with the East Wenatchee Water District, will be required prior to plan submittals to the District. The EWWD is currently conducting a Fire Flow Analysis for the development. 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 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.
  10. Per the Douglas County Transportation and Stormwater Department, the following conditions shall be addressed: Upon development of the property, construction plans prepared in accordance with Douglas County Code, Title 12 shall be submitted.
  11. Required transportation improvements include:
    - 11.1. Grant Road:
      - 11.1.1. Right-of-way dedication is required at the intersection of Grant Road and South Nevada Avenue to accommodate construction of the intersection improvements identified in the Six Year Transportation Improvement Plan. The applicant shall coordinate with Douglas County Transportation Capital Projects group to confirm the limits of right-of-way and any easements needed to accommodate the intersection improvements. Right-of-way dedication shall occur as part of a platting process or via Statutory Warranty Deed as applicable.

- 11.1.2. Direct access to the project from Grant Road is prohibited. A 1-foot non-vehicular easement shall be established along Grant Road.
- 11.1.3. In lieu of intersection improvements at time of development, the applicant shall enter into a Deferred Improvement Agreement to contribute a proportional share contribution towards the cost of the identified Grant Road – Nevada Avenue transportation improvement project.
- 11.2. South Nevada Avenue:
- 11.2.1. Right-of-way dedication shall provide a full 50-foot right of way. It appears that an additional 20-feet of dedication is required. Applicant is responsible to confirm during design of transportation improvements in accordance with DCC Figure 3-7b. Right-of-way dedication shall occur as part of a platting process or via Statutory Warranty Deed as applicable.
- 11.2.2. Frontage improvements are required in accordance with DCC Figure 3-7b, including (but not limited to): widening, curb, gutter, sidewalk, street lighting, and drainage controls. These improvements are required and cannot be deferred.
- 11.3. Proposed 1st Street SE:
- 11.3.1. Right-of-way dedication (60-feet) and road improvements are required in accordance with DCC Figure 3-8, including but not limited to: widening, curb, gutter, sidewalk, drainage controls, and street lighting. Right-of-way dedication shall occur as part of a platting process or via Statutory Warranty Deed as applicable.
- 11.3.2. Sidewalk along the south side of 1st Street SE may be deferred until further development occurs to the south of 1st Street SE. The remaining improvements are required and cannot be deferred.
12. At time of development, illumination shall be designed and installed consistent with East Wenatchee Municipal Code and Douglas County Code Section 12.57.100 Roadway Illumination. Street lighting designs and calculations shall be included with the transportation plans submittal. The applicant is 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.
13. At time of development, right-of-way shall be dedicated either through an approved land use action, including but not limited to a Binding Site Plan or Subdivision, or via a Statutory Warranty Deed. Right-of-way dedications shall include utility easements (5' minimum) along all parcels or tracts with County road frontage in accordance with the road standards, Utility purveyors may require easements in excess of five feet.
14. At time of development, existing and proposed easements shall be clearly described and delineated, with the Auditor's File Number(s) noted on construction plans and any recorded land use actions.
15. At time of development, a final Traffic Impact Analysis shall be prepared and submitted. The Traffic Impact Analysis shall identify the proportional share contribution towards transportation projects identified in the County's Six Year Transportation Improvement Plan (STIP). Projects include but may not be limited to the following projects identified in the 2025 -2031 STIP.
- 15.1. Grant Road/Nile Avenue
- 15.2. Grant Road/Nevada Avenue
- 15.3. Grant Road/Mary Avenue

- 15.4. Grant Road/Lyle Avenue
- 15.5. South Nile Avenue/8th Street SE to SR-28
16. At time of development, and prior to final approval or occupancy, the applicant shall enter into Deferred Improvement Agreements to contribute proportional share contributions as transportation mitigation towards projects identified in the Traffic Impact Analysis prepared at time of application for development. As an example, the draft Traffic Impact Analysis submitted with the Conditional Use Permit identified the following projects and proportional share contributions:
- 16.1. Grant Road/Nile Avenue: Current estimated project cost: \$2,272,943. TIA proportional impact: 1.0% PM peak hour = \$23,157 contribution estimate
- 16.2. Grant Road/Nevada Avenue: Current estimated project cost: \$2,535,400. TIA proportional impact: 1.7% PM peak hour = \$43,241 contribution estimate
- 16.3. Grant Road/Mary Avenue: Current estimated project cost: \$2,535,400. TIA proportional impact: 1.4% PM peak hour = \$34,930 contribution estimate
- 16.4. Grant Road/Lyle Avenue: Current estimated project cost: \$4,043,612. TIA proportional impact: 1.2% PM peak hour = \$48,718 contribution estimate
- 16.5. South Nile Avenue/8th Street SE to SR-28: Current estimated project cost: \$2,813,800. TIA proportional impact: 4.8% PM peak hour = \$134,908 contribution estimate
17. Prior to any building occupancy, 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.
18. 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.
19. Per DCC Chapter 12.24, all new or revised accesses onto a County road (including temporary accesses) require an approved access permit.
20. 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.
21. At time of future development a final site-specific stormwater plan and report prepared by a Professional Engineer (PE) licensed in Washington that conforms to Douglas County Code 20.34 & 20.36 and the latest edition of the Stormwater Management Manual for Eastern Washington (SWMMEW) and shall be submitted to and accepted by Douglas County prior to construction of improvements.
22. Final stormwater plans submitted at time of future development shall include proposed site grading to ensure runoff is retained on-site or conveyed to the public right-of-way. Lot grading

shall conform to International Building Code (IBC) standards, and shall be coordinated with the County Building Official to assure conformance to codes and documentation which satisfies IBC requirements.

23. At time of future development the 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.
24. Future development stormwater design shall include provisions to provide access for inspection and maintenance of the stormwater tract(s) shall be addressed within the design plans and stormwater report.
25. 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.
26. 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.
27. 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.
28. At time of future development, the Engineer of Record (EOR) shall monitor construction and upon completion shall provide as-built drawings, final report, and certification that the stormwater and transportation system improvements have been completed in accordance with the applicable codes, regulations, and accepted plans. As applicable for infiltration, UIC registration shall be completed prior to construction and included with the engineer's certification.
29. At time of future development, a Private Stormwater Operation and Maintenance Agreement (O&M) shall be executed on Douglas County forms. The Private Stormwater Operation and Maintenance Agreement shall be recorded with the County Auditor and noted on the face of a final plat/binding site plan as applicable. The applicant shall provide the as-built site plan, details, engineer's certification, and operation and maintenance plan to the County. County staff will prepare the agreement for signature and recording by the applicant.
30. 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.
31. Per the Douglas County Building Official and Fire Marshal, the following conditions shall be met: The applicant shall apply for buildings permits for all structures.
32. Future development shall abide by all current State/ international building codes, fire regulations, and accessibility requirements.
33. Architectural plans shall be submitted and stamped by a Licensed Washington State Architect.
34. Structural plans shall be submitted and stamped by a Licensed Washington State Engineer.
35. All development shall meet requirements of Washington State energy code.

36. Minimum fire flow is required in compliance with D.C.C. 15.28.090 and IFC Appendix B.
37. Fire Protection shall be determined through the IBC and IFC. Fire Sprinkler and Fire Alarm may be a deferred submittal.
38. Sprinkler system required in all structures.
39. Hazardous materials or medical gas shall be listed in narrative or on plans.
40. Fire hydrants are required in compliance with D.C.C.15.28 and IFC Appendix C.
41. Approved fire apparatus access roads shall be provided for every building. The fire apparatus access roads shall comply with the requirements of IFC appendix D.
42. Projects having more than 200 dwelling units shall be provided with two separate and approved access roads.
43. Aerial fire apparatus access roads shall be in accordance with Section D105 of Appendix D of the IFC.
44. A 96' Diameter Cul-De-Sac or other approved turnaround per IFC Appendix D will be required at dead-end fire apparatus roads greater than 150 feet. Flow through parking meets this requirement.
45. Apparatus roads shall be 26' min. width exclusive of shoulders where hydrants occur with no parking on one side.
46. Maximum grade for any graveled access is 10%. Grades greater than 10% but not greater than 12% must be paved.
47. Fire apparatus access road gates shall meet the requirements of IFC D103.4.
48. All buildings and facilities shall meet ADA requirements.
49. The indoor pool shall be approved by the Washington State Department of Health.
50. The final site design shall meet all applicable development standards as outlined in DCC 18A.43 including, but not limited to, setback requirements, lot coverage, building height, etc. setbacks from all property lines, to each structure, shall be shown on the final site plan submitted for the building permits.

Dated this 29 day of September, 2025.

DOUGLAS COUNTY HEARING EXAMINER

  
 Andrew L. Kottkamp

**Any aggrieved party or agency of record may request a reconsideration of this Hearing Examiner's decision. Motions for reconsideration must be filed with the Department within ten (10) days from the date of issuance as defined by RCW 36.70C.040(4)(a). Unless otherwise provided, the filing of a motion for reconsideration shall not stop or alter the running of the period provided to appeal the Hearing Examiners decision to Superior Court. Motions for reconsideration are governed by Douglas County Code 2.13.150.**

**Anyone aggrieved by this decision has twenty-one (21) days from the issuance of this decision, to file an appeal with Douglas County Superior Court, as provided for under the Judicial**

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Affinity Active Adult Community

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**Review of Land Use Decisions, RCW 36.70C.040(3). The date of issuance is defined by RCW 36.70C.040 (4)(a) as “(t)hree days after a written decision is mailed by the local jurisdiction or, if not mailed, the date on which the local jurisdiction provides notice that a written decision is publicly available” or if this section does not apply, then pursuant to RCW 36.70C.040(3) (c) “...the date the decision is entered into the public record.” Anyone considering an appeal of this decision should seek legal advice.**