



DOUGLAS COUNTY

TRANSPORTATION & LAND SERVICES

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STAFF REPORT

SUTTON II MAJOR SUBDIVISION

TO: Douglas County Hearing Examiner
FROM: Douglas County Land Services Staff
RE: Sutton II (P-2020-08)
DATE: May 5, 2021

I. GENERAL INFORMATION

Requested Action: An application for a 70 lot major subdivision. The subject property is approximately 33.82 acres in size and is located west of South Kentucky Avenue, and just north of the Wenatchee Reclamation District Irrigation Canal. The division will consist of 69 smaller residential lots and one larger lot reserved for future development.

Location: The property is partially located in the Residential Low (R-L) and Residential Medium (R-M) Density zoning districts under East Wenatchee Municipal Code. The property is further described as being located within Section 13, Township 22N, Range 20E, W.M. Douglas County Assessor's Parcel Number: 73400010205.

II. SITE INFORMATION

| | |
|---------------------|---------------------------------|
| Total Project Size: | 33.82 acres |
| No. of lots | 70 |
| Domestic Water: | East Wenatchee Water District |
| Sewage Disposal: | Douglas County Sewer District |
| Power/Electricity: | Douglas County PUD |
| Fire Protection: | Douglas County Fire District #2 |
| Telephone Service: | Varied |

Site Characteristics: The subject property is vacant and the topography is rolling.

Uses adjacent to the subject properties:

North: Single family homes, multifamily development

South: Single family homes and vacant land.

East: Single family homes

West: Single family homes

Access: The subdivision will be accessed via South Kentucky Ave. The proposal includes an internal road system. All roadway improvements will be the responsibility of the developer; and compliant with the East Wenatchee standards and specifications.

Zoning and Development Standards: The subject property is partially located within the Residential Low Density (R-L) and Residential Medium Density (R-M) zoning districts under East Wenatchee Municipal Code, both of which allow for the subdivision of land.

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

Major Subdivisions:

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

III. COMPREHENSIVE PLAN:

The Greater East Wenatchee Area Comprehensive Plan designates this property as Residential Low and Medium Density. The Low Residential designation is intended to 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 alternates should be encouraged infilling and variety of housing types and densities. In order for these techniques to be used in a manner that protects the integrity of the surrounding properties, there must be mechanisms to ensure neighborhood compatibility and good design quality. The R-M residential medium density district is a land use classification suitable for residential uses with a variety of housing types, forms and densities to provide a greater degree of flexibility of design as an alternative to conventional single-family detached development. Uses are limited to residential uses and under certain conditions public and private service uses which are required to service residential uses in residential areas.

The following goals and policies set forth in the comprehensive plan are relevant to this development:

URBAN GROWTH

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

LAND USE – RESIDENTIAL:

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

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

HOUSING

GOAL: To provide for a sufficient number of safe, attractive and affordable residences for people of all income levels.

GOAL: To provide for a variety of housing types and densities to ensure a range of affordable housing options for all segments of the community.

GOAL: To insure that public facilities and infrastructure are available to support development at urban densities in advance of or concurrent with development.

POLICY H-1: Require residential development at urban densities to locate within urban growth areas consistent with the comprehensive plan.

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

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

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

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

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

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.

UTILITIES

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

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

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

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

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

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

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

GOAL 4: Provide sewer service for the East Wenatchee Urban Growth Area.

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

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

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

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

TRANSPORTATION

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

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

POLICY T-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 for all development
- 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.

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

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

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

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

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

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

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

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

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

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

IV. ENVIRONMENTAL REVIEW

Douglas County issued a Determination of Non-Significance on February 9, 2021 in accordance with WAC 197-11-355 (Optional DNS).

VI. AGENCY AND PUBLIC COMMENTS:

Applicable agencies have been given the opportunity to review this proposal. Agency comments have been included.

Multiple members of the public provided comment on the proposal. Their concerns about the project include increased traffic, safety, effect on property values, etc. The following parties supplied comment on the proposal:

- Randy and Patty Rantz
- Billie Farr
- Joanna Carveth
- Jeri Thomas, 1221 Jupiter St SE, East Wenatchee, WA 98802
- Danica Mito
- Richard Ponce, 1217 Jupiter St SE, East Wenatchee, WA 98802
- Jessin and Babette Donnelly, 1227 Juno St SE, East Wenatchee, WA 98802
- Robyn De Grasse 1116 SE Jean ST, East Wenatchee WA 98802
- Kenneth and Laura Davis, 1132 Jean St SE, East Wenatchee, WA 98802
- Brian Wetherald, 1241 Jupiter St SE, East Wenatchee, WA 98802
- Caitlin Orange, 1218 Jean St SE, East Wenatchee, WA 98802

VII. PROJECT ANALYSIS

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

Comprehensive plan consistency:

The proposal is consistent with the goals and policies of the Greater East Wenatchee Area Comprehensive Plan. The proposed lot sizes meet the density standards for residential lots. Policy H-13 requires that urban development within the urban growth area be served concurrently with urban services. The development will be served by the full range of urban services. The first goal of the transportation chapter strives to provide a balanced transportation system that meets the needs of the community by accommodating the movement of people, goods and services at an optimum level of safety, economy and efficiency. The project will include a balanced transportation system that meets the needs of the community.

Consistency with the provisions of Title 17, "Subdivision", DCC:

As conditioned, the proposed subdivision is consistent with the provision of this title.

Consistency with the provisions of the Residential Low Density Zoning District, Chapter 17.24, EWMC as adopted by Douglas County:

As conditioned, the dimensional standards for the Residential Low Density zoning district will be met for each proposed lot; for example: Minimum lot area: Five thousand square feet.

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

Consistency with the provisions of the Residential Medium Density Zoning District, Chapter 17.28, EWMC as adopted by Douglas County:

As conditioned, the dimensional standards for the Residential Medium Density zoning district will be met for each proposed lot; for example: Minimum lot area: Four thousand square feet.

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

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

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

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

Consistency with the provisions of Open Space Standards, Chapter 17.73, EWMC, adopted by Douglas County:

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

The application triggers the requirement to provide parks/open space. East Wenatchee Municipal Code requires 1.69 acres of the gross site area be dedicated for open space/recreation. The applicant has provided open space tracts totaling .74 acres in size. The applicant has agreed to provide the remaining .95 acreage required in either additional open space on lot 70, or elective optional payment in lieu of open space per EWMC 17.73.090.

A final design of the recreation spaces or agreed payment must be included with the construction drawings. Design detail such as safety fencing, active and passive recreation areas, access, pedestrian circulation, and landscaping shall be included. The open space plans must comply with EWMC 17.73 *Open Space Standards*.

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

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

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

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

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

Agency comments:

| Agency Notified | Response Received | Agency Notified | Response Received |
|--------------------------------|-------------------|---|-------------------|
| Chelan-Douglas Health District | 01/13/2021 | Douglas County Treasurer | N/R |
| Douglas County PUD | 04/21/2021 | Douglas County GIS/Addressing | 12/22/2020 |
| WA State Dept. of Ecology | 1/04/2021 | Douglas County Assessor | 12/23/2021 |
| Douglas County Fire Marshal | 04/30/2021 | East Wenatchee Water District | 04/20/2021 |
| Douglas County Sewer District | 04/28/2021 | Douglas County Transportation & Storm Water | 05/04/2021 |
| Douglas County Land Services | 04/29/2021 | Wenatchee Reclamation Irrigation District | 12/21/2021 |

* N/R = No Reply

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

VIII. RECOMMENDATION

As conditioned below, this application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with

Title 17 of the East Wenatchee Municipal Code as adopted in Ordinance # 07-01H, Title 17, 19 and 20 of the Douglas County Code and the Greater East Wenatchee Area Comprehensive Plan. Staff recommends approval of P-2020-08 subject to the following findings of fact and conditions:

Suggested Findings of Fact:

1. The applicant is Fourth Street Development LLC. , 630 Valley Mall Parkway, #411, East Wenatchee, WA 98802.
2. General Description: An application for a 70 lot major subdivision. The subject property is approximately 33.82 acres in size and is located west of South Kentucky Avenue, and just north of the Wenatchee Reclamation District Irrigation Canal. The division will consist of 69 smaller residential lots and one larger lot reserved for future development.
3. Location: The property is partially located in the Residential Low (R-L), and Residential Medium (R-M) Density zoning district under East Wenatchee Municipal Code. The property is further described as being located within Section 13, Township 22N, Range 20E, W.M. Douglas County Assessor's Parcel Number: 73400010205.
4. Site Information:

| | |
|---------------------|---------------------------------|
| Total Project Size: | 33.82 acres |
| No. of lots | 70 |
| Domestic Water: | East Wenatchee Water District |
| Sewage Disposal: | Douglas County Sewer District |
| Power/Electricity: | Douglas County PUD |
| Fire Protection: | Douglas County Fire District #2 |
| Telephone Service: | Varied |
5. Site Characteristics: The topography is rolling.
6. Surrounding Property:

North: Single family homes, multifamily development
South: Single family homes and vacant land.
East: Single family homes
West: Single family homes
7. The subject property is located within the Greater East Wenatchee Planning Area.
8. The subject property is located within the East Wenatchee Urban Growth Area.
9. The Comprehensive Plan Designation is Residential Low and Residential Medium.
10. The subject property is located in the Residential Low Density (R-L) and Medium (R-M) zoning districts which allows for subdivisions as permitted uses.
11. On March 28, 2007, Douglas County adopted Ordinance No. 07-01H which adopted portions of Title 17 of the East Wenatchee Municipal Code within the unincorporated portions of the East Wenatchee Urban Growth Area.
12. EWMC 17.72.210 requires residential lots to have not less than 40 feet of frontage on a public or private roadway, except when located within a cul-de-sac, or when the lot is accessed from a joint-use driveway or access easement meeting the requirements of Chapters 12.50 through 12.60 EWMC. A minimum of 20 feet of contiguous frontage is required for lots located on a cul-de-sac (road right-of-way) and lots located on the outside of a road curve with a radius between 50 and 75 feet.
13. The application triggers the requirement to provide parks/open space. East Wenatchee Municipal Code requires 1.69 acres of the gross site area be dedicated for open space/ recreation. The applicant has provided open space tracts totaling

.74 acres in size. The applicant has agreed to provide the remaining .95 acreage required in either additional open space on lot 70, or elective optional payment in lieu of open space per EWMC 17.73.090.

14. Initial application materials reviewed by Douglas County Transportation and Land Services include:
 - Revised Preliminary Civil Plans prepared by Torrence Engineering, received April 16, 2021.
 - Preliminary Storm Report prepared by Torrence Engineering, received December 16, 2020.
 - Preliminary Plat prepared by Landline Surveyors, received April 16, 2021.
 - Traffic Impact Analysis prepared by TENW, received April 12, 2021.
15. The preliminary civil plans depict Jean Street Southeast extending to the east and terminating in a cul-de-sac. The project was revised from the initial submittal to include connection of this development to S Kentucky Avenue in an effort by the applicant to reduce the traffic that would otherwise be directed to Jean Street and Juno Street.
16. The preliminary storm report provided adequately addresses the feasibility of mitigating stormwater runoff generated due to the proposed development. The project proposes the use of an infiltration pond for mitigation.
17. The plat map depicts an easement for a temporary turnaround at the southeast corner of the project boundary. This easement shall have a minimum radius of 55' and will have the potential to be dedicated as public right of way should the road not be constructed as a through street within a two year timeline. The lot configuration will need to take this into account such that if the right of way is ultimately dedicated the lots would still conform to the requirements of Douglas County Code / East Wenatchee Municipal Code.
18. The updated study addresses traffic distribution after inclusion of a through street out to South Kentucky Avenue. With the inclusion of this through street the proportion of traffic utilizing the Jean / Juno Street routes have been reduced considerably. The study also addresses other possible traffic calming requirements that could be included to slow vehicles down that are headed that direction. Our department will be requiring 'bulb-outs' at all internal intersections to act as traffic calming devices. A bulb-out is where the width of the roadway will be reduced at the intersections to reduce the length of the crosswalks and provide a visual constraint that will promote slower speeds.
19. The traffic study estimates that traffic generated by the project and the proportion of that traffic that would utilize the various future intersection improvement projects along the Grant Road corridor that are identified within the Six-year Transportation Improvement Program. The study identifies a fair share contribution for those improvements.
20. The applicant has requested to conduct the subdivision in 4 separate phases. A map detailing the proposed phases has been provided.
21. Comments from reviewing agencies have been considered and addressed where appropriate.
22. Douglas County issued a Determination of Non-Significance on February 9, 2021 pursuant to WAC 197-11-355 (Optional DNS).
23. 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.
24. Multiple members of the public commented on the proposal.

25. The Washington State Department of Ecology commented on the proposal on January 4, 2021.
26. The Douglas County Assessor commented on the proposal on December 23, 2020.
27. The Douglas County Treasurer commented on the proposal on January 13, 2021.
28. The Chelan Douglas Health District (CDHD) Commented on the proposal on January 13, 2021.
29. The Douglas County PUD commented on the proposal on April 21, 2021.
30. The Douglas County GIS Department commented on the proposal on December 22, 2021.
31. The Douglas County Fire Marshal commented on the proposal on April 30, 2021.
32. The East Wenatchee Water District commented on the proposal on April 20, 2021.
33. The Douglas County Sewer District commented on the proposal on April 28, 2021.
34. The Douglas County Transportation Department commented on the proposal on May 4, 2021.
35. The Douglas County Land Services Department commented on the proposal on April 29, 2021.
36. Proper legal requirements were met and surrounding property owners were given the opportunity to comment on the proposal at a public hearing.
37. The following parties of record provided comment:
 - Randy and Patty Rantz
 - Billie Farr
 - Joanna Carveth
 - Jeri Thomas, 1221 Jupiter St SE, East Wenatchee, WA 98802
 - Danica Mito
 - Richard Ponce, 1217 Jupiter St SE, East Wenatchee, WA 98802
 - Jessin and Babette Donnelly, 1227 Juno St SE, East Wenatchee, WA 98802
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 - Kenneth and Laura Davis, 1132 Jean St SE, East Wenatchee, WA 98802
 - Brian Wetherald, 1241 Jupiter St SE, East Wenatchee, WA 98802
 - Caitlin Orange, 1218 Jean St SE, East Wenatchee, WA 98802
38. The applicant conducted two neighborhood meetings. The Neighborhood meetings occurred on March 1st and March 2nd, 2021.
39. Purveyors who responded to the project have indicated that adequate utilities/services are or can serve this project.
40. As conditioned, the development will not adversely affect the general public, health, safety and general welfare.

Suggested Conclusions:

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

Suggested Conditions of Approval:

1. The project shall proceed in substantial conformance with the plans and application materials of file dated 12/16/2020 and 04/19/2021 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 approvals and permits.
3. A plat certificate showing parties of interest, from a title company, shall be submitted with the blueline drawings.
4. The final plat shall be submitted by a Land Surveyor licensed in the State of Washington, and shall comply with the standards set forth in Title 17 of the Douglas County Code.
5. All parties having an ownership interest in the subject property shall acknowledge the plat.
6. It is the responsibility of the applicant to contact the Douglas County Assessor's and Treasurer's offices to confirm all taxes and assessments are current prior to final plat approval.
7. During construction, all work associated with the proposed project shall occur between the hours of 6:00 a.m. to 7:00 p.m., Monday through Friday and 7:00 a.m. to 7:00 p.m., Saturday. Construction activities on Sunday shall not commence before 8:00 a.m. and shall conclude by 7:00 p.m.
8. The final plat shall show the location of all easements serving or encumbering the subject property.
9. The location of existing utilities (i.e. power, sewer, water and irrigation lines, etc.) and utility easements shall be depicted on the face of the final plat.
10. A final design of the recreation spaces must be included with the construction drawings. Design detail such as safety fencing, active and passive recreation areas, access, pedestrian circulation, and landscaping shall be included. The open space plans must comply with EWMC 17.73 Open Space Standards.
11. The applicant shall provide the remaining .95 acre of required open space through additional open space provided on lot 70, or optional payment in lieu of open space pursuant to EMWC 17.73.090.
12. The following note shall be placed on the face of the final plat:
 - "Based upon the historical agricultural use of this land, there is a possibility the soil contains residual concentrations of pesticides. Ecology recommends that the soils be sampled and analyzed for lead and arsenic, and for organochlorine pesticides. If these contaminants are found at concentrations above the Model Toxics Control Act cleanup levels Ecology recommends that potential buyers be notified of their occurrence."
13. The project shall proceed in conformance with the findings and recommendations presented within the Cultural Resource Report prepared by Susan Ellis and Jon Meyer.
14. In the event that any cultural resources (Burial sites, human remains, historical artifacts, etc.) are discovered, the applicant shall adhere to the inadvertent discovery protocol provided by Susan Ellis within the Cultural Resource Report.
15. Minimum required fire flow is 1000 GPM at a minimum of 20 PSI for no less than a 2-hour duration. Hydrant must be no more than 250 feet from the nearest frontage access of each lot. Maximum hydrant spacing 500 feet and as approved by the Fire Marshal. The large-diameter port of all hydrants must be equipped with a 4-inch diameter Storz quarter-turn fitting.

16. Access greater than 150 feet must terminate in an approved turn around. The turnaround must not be counted as parking, must account for seasonal snow accumulation, must not be a part of a garage approach, and must be capable of supporting the weight of emergency apparatus in all weather conditions.
17. All access longer than 150 feet must end in an approved Turn Around. The Turn Around must not be a part of a garage approach, must not be counted as parking, must not be counted as a storage area, must account for seasonal snow accumulation, and must be capable of supporting the weight of emergency apparatus in all weather conditions.
18. Maximum grade for any graveled access is 10%. Grades greater than 10% but not greater than 12% must be paved. Grades beyond 12% are typically not allowed unless approved by the Fire Marshal on a case-by-case basis.
19. Parking shall not be allowed in approved turn arounds and shall be posted in accordance to Appendix D of the International Fire Code.
20. Segregation of irrigation shares shall occur prior to final plat approval. Irrigation rights-of-way must be shown on the plat.
21. 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.
22. The dedicatory language on the plat shall carry this note:
 - "The Health District has not reviewed the legal availability of water to this development."
23. 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.
24. This site may contain area wide or localized contaminated soils from lead arsenate and other pesticides and/or petroleum. The presence of these contaminants may affect the health of on-site construction workers and neighbors when the soil is disturbed by either equipment or weather. Dust control must be maintained during any earth disturbing activities during construction and installation. The Washington Department of Ecology recommends dust control, including mulching, hydroseeding, gravel, sod and/or other ground cover for any bare earth left after construction including landscaped areas, paths, unpaved parking areas and roads.
25. Applicant must complete a Customer Service Request and coordinate with Douglas County PUD District Engineering to design a power/utility plan. An estimate to provide service to the project will be provided based on the final design. Estimate
26. An NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required if there is a potential for stormwater discharge from a construction site with disturbed ground.
27. The applicant shall obtain approval from the East Wenatchee Water District prior to final plat approval.
28. A Developer Line extension Agreement (DEA) is required with the East Wenatchee Water District

29. The applicant shall obtain approval from the Douglas County Sewer District prior to final plat approval.
30. A Developer Extension Agreement (DEA) is required with the Douglas County Sewer District prior to final plat approval.
31. All sewer improvements must be constructed and accepted by the Sewer District, or a Performance Bond for 125% of the total value of all sewer improvements must be provided to the Sewer District, prior to final plat approval.
32. Final construction plans designed by a Professional Engineer licensed in the State of Washington shall be submitted to and accepted by Douglas County prior to construction. Construction plans shall be prepared in accordance with the requirements of the East Wenatchee Municipal Code and Douglas County Code.
33. Internal roads shall be constructed in accordance with Urban Local Access standards (Figure 3-7b). Bulb-outs shall be constructed at intersections within the development (as determined by Douglas County) to act as a traffic calming measure and to reduce the width of the pedestrian crossings. Additional traffic calming measures may be required or proposed/accepted in addition to bulb-outs at the discretion of the County Engineer.
34. Coordinate directly with Link Transit to determine if additional transit stops or any other form of mitigation is required along South Kentucky Avenue as a result of this project. Provide written verification from Link Transit confirming that the existing facilities or proposed mitigation is adequate. Include a signature block for Link Transit on the cover sheet of the construction plans.
35. A maximum of 15 Lots may be developed solely off of the connection to SE Jean Street. If both connections are constructed simultaneously (i.e. Jean & Juno) a maximum of 25 Lots may be developed. At a minimum, the connection from Juno Street SE to South Kentucky Avenue shall be constructed once the 25-Lot threshold has been exceeded. The lot calculations exclude any property to be dedicated as a Tract.
36. Road A shall provide a connection from SE Jean Street and extend easterly as shown in the preliminary layout. The cul-de-sac located at the end of SE Jean Street shall be removed and the existing sidewalk shall be extended to connect with the sidewalk in this development. At a minimum, 6" of top soil shall be placed and hydro seeded in the location where the cul-de-sac has been removed.
37. Road C shall extend to the eastern property line, align with the proposed roadway on the adjacent development, and include a 96' diameter cul-de-sac approximately as shown in the preliminary layout.
 - The applicant has the option to enter into an easement agreement with Douglas County for the portion of the right of way required for the cul-de-sac (i.e. 110' diameter). Said agreement shall include provisions for dedication of the easement as public right of way via Statutory Warranty Deed if Road C is not constructed as a through street within two years. A Performance Assurance Agreement for the cost of constructing a permanent cul-de-sac shall be executed prior to final plat acceptance. Occupancy will not be issued for any structures within Sutton 2 Subdivision for lots 54 through 59 and 63 through 69 without construction of, at a minimum, a temporary cul-de-sac with a pavement section that meets the current Urban Local Access Road Standards per Figure 3-7b.
38. Road E shall extend to the southern property line and align with the proposed roadway on the adjacent development approximately as shown in the preliminary layout.

39. Right of way dedication along South Kentucky Avenue to accommodate 35' from centerline shall be included on the face of the plat. Frontage improvements are required along South Kentucky Avenue in accordance with Figure 3-8 (Urban Arterial) from the Douglas County Road Standards.
 - The existing DCPUD poles along the frontage shall be relocated to the back of walk similar to what was done with the church property to the north.
40. As much as is practical, construction traffic shall be prohibited from utilizing the SE Jean Street / Juno Street SE connection points for site development. A construction entrance to the site shall be installed from South Kentucky Avenue; location to be determined during construction plan review.
41. Access to South Kentucky Avenue for individual lots created within this subdivision is prohibited. A 1' non-vehicular easement shall be included along the South Kentucky Avenue frontage adjacent to Lots 52-53.
42. Illumination shall be designed and installed consistent with East Wenatchee Municipal Code, Douglas County Code Section 12.57.100 Roadway Illumination, and meet Douglas County PUD Standards. The applicant shall be responsible for PUD charges for the connection of street lights to the transformer or hand hole. The type of light fixture to be installed shall be coordinated with Douglas County during construction plan review.
43. The location of any cluster mailbox units proposed for the subdivision shall be shown on the construction plans. A pullout / turnout shall be provided if the mailbox cluster is located on South Kentucky Avenue. Location to 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 covered within an easement dedicated for such use.
44. Five-foot utility easements (min.) are required along all lots or tracts with County road frontage in accordance with applicable road standards. Utility purveyors may require easements in excess of five feet.
45. All existing and proposed easements shall be clearly delineated with the Auditor's File Number(s) noted as necessary on the final plat.
46. The applicant shall enter into a Deferred Improvements Agreement to contribute a proportionate share contribution towards transportation improvements along the Grant Road corridor prior to final plat acceptance.
 - The applicant shall provide written verification from the City of East Wenatchee that an agreement to provide a proportionate share contribution for the intersection improvement at 3 rd Street SE & Rock Island Road has been completed prior to final plat.
47. The applicant shall specify the type of WSDOT standard driveway approach to be used throughout the development. If the applicant elects to utilize the WSDOT Type 2 approach throughout the development additional right of way will be required.
48. As applicable, a Franchise Agreement for private utility infrastructure within Douglas County right of way shall be executed and recorded prior to issuance of a final Certificate of Occupancy for any structure. The Franchise Agreement shall be between Douglas County and the Homeowner's Association.
49. Prior to final plat acceptance and/or release of financial security, the Engineer of Record shall provide written certification that the frontage improvements, off-site improvements, internal roads, utility infrastructure, stormwater systems, and grading have been constructed/completed in accordance with the Conditions of Approval, applicable codes, and the accepted construction plans. Monitoring shall be required as determined appropriate by the Engineer of Record and in accordance with the

- Road Standards, with final reports submitted to Douglas County along with the certification.
50. Final acceptance shall be processed in accordance with Douglas County Code (DCC) Section 12.56.110 Final Acceptance and a Performance Assurance Agreement and/or Warranty Assurance Agreement shall be completed per DCC 12.50.110 prior to final plat acceptance.
 51. Per DCC Chapter 12.24, all new or revised accesses onto a County road (including temporary accesses) require an approved access permit.
 52. Utility installation/replacement/upgrade within the Douglas County right-of-way shall be approved by Douglas County. A permit to perform work in the right-of-way shall be obtained prior to construction. Damage to existing roads resulting from construction activities (including utility extensions required to provide necessary services to the proposed development) shall be repaired to the satisfaction of Douglas County, by the applicant. The extent of repair and/or replacement will be determined during construction plan review and during field inspection of the proposed work within the right-of-way.
 53. A final site-specific stormwater plan and report prepared by a Professional Engineer (PE) licensed in the State of Washington that conforms to Douglas County Code and the 2019 Stormwater Management Manual for Eastern Washington (SWMMEW) shall be submitted to and accepted by Douglas County prior to construction.
 54. 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.
 55. The proposed lots which include an on-site infiltration facility will require a stormwater site plan and report be submitted with the application for a building permit. A note shall be included on the face of the final plat which states:
 - “At the time of building permit submittal for Lots 62-69, an engineered site specific stormwater plan shall be submitted that conforms to Douglas County Code and the current edition of the Stormwater Management Manual for Eastern Washington. The Engineer of Record shall provide certification that the private on-site stormwater system has been 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.”
 56. The applicant has indicated that stormwater stubs will be provided to each of the lots which will drain to a communal facility. A note shall be included on the face of the final plat which states:
 - “At the time of building permit submittal Lots 1-61, a stormwater site 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.”
 57. Stormwater facilities shall, as much as is feasible, be above ground and 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).

This may not apply to the remainder lot (Lot 70) that is intended for future development.

- The storm facilities serving the proposed subdivision shall be substantially completed in association with Phase 1 of the development.
58. Provisions to provide access for inspection and maintenance of the stormwater tract(s) shall be addressed within the design plans, report, and on the face of the final plat.
 59. 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.
 60. 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.
 61. 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.
 62. The Engineer of Record shall monitor construction and shall provide as-built drawings and report as necessary along with certification that the improvements have been completed in accordance with the applicable codes, regulations, and accepted plans.
 63. Prior to final plat acceptance, a Private Stormwater Operation and Maintenance Agreement shall be executed on standard Douglas County forms. The site plan, details, certification, and operation and maintenance recommendations are provided to the County. County staff then prepares the agreement for signature and recording by the applicant. The remainder lot (Lot 70) shall be excluded from this agreement. 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 _____."
 64. Individual lots created within this development are subject to the Douglas County Stormwater Utility annual service charge. This charge is per parcel and is triggered at the time of building permit issuance.
 65. Individual/common plan development for this proposal exceeds 1-acre of disturbed ground. This would meet the threshold by the Washington State Department of Ecology (WSDOE) in administering their general permit to discharge stormwater associated with construction activity. The applicant is responsible for acquisition of all applicable permits prior to beginning ground breaking activities, including but not limited to: Construction Stormwater General Permit, Sand & Gravel Stormwater General Permit, and/or Industrial Stormwater General Permit. Compliance with the Washington State Department of Ecology's regulations is the responsibility of the applicant.

Respectfully Submitted,



Tanner Ackley – Associate Planner
Douglas County Land Services

Attachment A: Public/ Agency Comments

Tanner Ackley (x6544)

From: johannadouglas74@gmail.com
Sent: Monday, January 4, 2021 3:40 PM
To: Tanner Ackley (x6544)
Subject: comment for app P-2020-08

[EXTERNAL MESSAGE]

I am officially commenting AGAINST the proposal to push through Juno street on the east side, for access to this new development. We are a small and quiet development with many small children and pets that play in the streets around our neighborhood. We have enough issues with speeding, by the people who live here, and/or their visitors, we don't need anymore traffic. I have witnessed, multiple times, children almost being hit in the roads here. Especially, since we don't receive patrols from the sheriff's dept. on a regular basis, I see this proposal leading to chaos and many safety issues in our development, especially on our street of Juno. I am aware they are also trying to push through at Jean st. If they want to build another damn development here, they need to make their own entrances off the main streets! There are 7 houses, just on Juno, that have children that utilize our streets and sidewalks for getting to school and for play. Time to put people before money.

Johanna Carveth
509-641-0888

Tanner Ackley (x6544)

From: Ken and Laura Davis <KenLauraDavis@hotmail.com>
Sent: Sunday, January 3, 2021 12:11 PM
To: Mike Neer (x6560)
Cc: Tanner Ackley (x6544)
Subject: Sutton 2 subdivision P-2020-08 by Stimac Ref: Jean St access

[EXTERNAL MESSAGE]

January 2, 2021

Douglas County Transportation
100 19th St NW
East Wenatchee, WA 98802

Attention: Mike Neer and Tanner Ackley

Referencing: Jean Street access to the Sutton 2 Subdivision P-2020-08 by Stimac

It has come to our attention from two letters sent to us and our neighbors that our street (Jean St S.E) will soon be a new and main access for the Sutton 2 Subdivision p-2020-08 by Stimac and the already developed subdivision Kansas Loop. Upon receiving the first letter, several neighbors contacted or went down to the Douglas County office and were told this entrance and exit would strictly be for emergency access only. We now have received a second letter not stating anything of the sort.

To our surprise this now is to become a full entrance and or exit for a full subdivision Kansas Loop not fully developed (approximately 130 drivers, with young adult children, family and friends excluded from this estimated figure) the Sutton Apartments 280 drivers excluding then again young adult children, family and friends. This entrance and or exit does not easily access a main street. They will have to travel several blocks to access 4th Street.

There is two main streets which all of the above could have access to very easily and without a large volume of traffic flow. There is 4th St and Kentucky which are main streets already. There could be an access from them both without affecting a dead end street with many small children, animals and wildlife who play every day in the area.

There will also be noise factors, speeding, pollution and problems getting out of our own driveways. Also a financial devaluation of our homes due to the increased traffic and all listed above.

We are not happy in the least about the knowledge of the news we have received. We would like to be involved in the hearing on these matters and in full contact with moving forward.

Sincerely,

Kenneth and Laura Davis
1132 Jean Street S.E.
East Wenatchee, WA 98802

Tanner Ackley (x6544)

From: Robyn Oyler <royler3@gmail.com>
Sent: Saturday, January 2, 2021 9:58 PM
To: Tanner Ackley (x6544)
Subject: Hearing Info for Sutton Dump

[EXTERNAL MESSAGE]

Hello Tanner,

My name is Robyn de Grasse and I reside at 1116 SE Jean Street with my husband and two year old child. We are not excited about Stimac's proposal to make our sidewalk-less streets a thoroughfare for their awful housing project. We didn't get this supposed formal letter from whoever informing us about this issue. Not surprised at being disregarded as we've watched their giant dust clouds blow into our unfortunate neighbors all spring and summer. As well as their work trucks haul ass up 4th St. SE. I have repeatedly called East Wenatchee PD due to the recklessly high speeds. Therefore, this careless and blatantly greedy decision to ruin our neighborhood in order to stuff in a few more plywood box homes in areas they could put an exit onto 4th St SE or Kentucky is infuriating to say the least. Please invite us to your public hearing. Thank you!

Sincerely,
Robyn de Grasse

Tanner Ackley (x6544)

From: Nathan Pate (x6563)
Sent: Monday, January 4, 2021 7:45 AM
To: Tanner Ackley (x6544)
Subject: RE: Sutton 2 access

From: Mike Neer (x6560)
Sent: Monday, January 4, 2021 7:30 AM
To: Nathan Pate (x6563) <nrate@co.douglas.wa.us>
Subject: FW: Sutton 2 access

From: Robyn Oyler <royler3@gmail.com>
Sent: Saturday, January 2, 2021 11:11 PM
To: Mike Neer (x6560) <mneer@co.douglas.wa.us>
Subject: Sutton 2 access

[EXTERNAL MESSAGE]

Dear Mike Neer,

I have noticed for awhile the embarrassingly low quality of the subdivision down the street from my home on SE Jean Street. I have seen an unbelievable amount of homes crammed into an incredibly small area. I have wondered how the nearby elementary and middle schools will handle this influx of students (I'm a teacher) and how it would negatively impact our ability to get home or to work daily. I pondered these things while watching their giant dust clouds blow into my unfortunate neighbor's homes all spring and summer- that's an environmental air pollution violation!! Now, I find out Stimac wants to use our street, instead of adding access in [4th St.](#) SE or Kentucky, for another 70+ homes. Not cool.

Why? Why would you even tolerate this incredibly greedy and careless proposition?! We don't even have sidewalks on our streets and I already worry about my two year old being run over. People already haul ass up 4 St. SE as well on Jean, James, and Jarvis. They can't understand why Jean continues on the other side of Jupiter and are usually lost. I know that if you allow them to use our street for their plywood garbage subdivision, a child in our neighborhood will surely be hit by a car and if it's mine, God help you.

We live at 1116, on the corner of Jean and James. I'm sure someone will drive into our house, drunk or sober, causing structural damage or killing one of us on their way to the Sutton 2 subdivision. If that happens, we will be ready to sue Douglas County for allowing our street to be a thoroughfare to accommodate Stimac's avarice. In looking at the plans, they could easily add access to the wider streets of 4th SE or Kentucky, if they would only give up a chintzy lot for an equally chintzy home to be build there. How are these homes even being allowed to be built?! They are like project housing and such low quality. It's criminal!

Additionally, (let's put my personal motivations to maintain my home and the lives of my family members aside) what happens when there's an emergency like a fire in Sutton 2? Those terrible houses are to be so stuffed in that I imagine a fire spreading rapidly is a reasonable hazard. How would people evacuate that area with one way in and out (through my neighborhood) or how would emergency services be able to rapidly access someone in need? It makes SO MUCH MORE SENSE to have a proper entrances of [4th St](#) SE or Kentucky. First responders will waste valuable time negotiating Jean, James, and Jarvis in order to get to Sutton 2.

Let's just consider the amount of traffic that will be on my street if this proposal is allowed. 70 houses means at least 140 cars, probably more, closer to 200. That's a constant flow of cars all night and day by my house, on a once quiet corner, between two narrow streets without sidewalks. You will ruin the market value of all our homes on Jean, James, and Jarvis to accommodate this housing development geared towards low priced housing options. Not only will the traffic increase, but many other undesirable outcomes. With more people comes more crime, vandalism, and more noise. You will render our neighborhood vulnerable to this.

Stimac's proposal to use Jean, James, and Jarvis is totally inconsiderate, unconscionable, and not withholding the safety and quality of life standards that I would have expected from Douglas County. By allowing Sutton 2 to be accessed via our streets, you will open yourself up to a barrage of future liability and set a new incredibly low bar for ethical standards when building sub divisions in Douglas County and the City of East Wenatchee. Please make the right decision for the health and safety of my family and my neighbors.

Sincerely,
Robyn de Grasse
[1116 Jean St SE](#)
East
Wenatchee

Tanner Ackley (x6544)

From: Jessin Donnelly <jessinray84@msn.com>
Sent: Sunday, January 3, 2021 8:48 PM
To: Mike Neer (x6560); Tanner Ackley (x6544)
Subject: Sutton 2

[EXTERNAL MESSAGE]

Good Morning,

I am contacting you with my concerns about the traffic flow through SkyView Ridge with the Sutton 2 development.

Living on Juno Street for more than 5 years I do not feel that our streets were designed with the traffic flow of 60 (now and many more down the road) additional houses in mind. Allowing this development to travel through our streets will be unsafe for our families and negatively impact our homes values. One complaint many of the residents of Skyview Ridge already have is that we have some residents who will speed through our development and run stop signs. We have many small kids that play outside and we've had to address this many times. Adding even more traffic will only make this worse.

If this were the only option it might be understandable, but this development has easy access to Kentucky street. If this was done properly, a larger more direct entrance could have been built in off 4th street through the first section of this new development.

With Sutton 2 being bordered by these two main roads, I don't see why Juno St should have any access to the Sutton 2 Development. If anything, maybe a small service road to make it easier for children to walk on a safer more direct route to school.

Speaking of which, I have heard that this will be developed with more narrow streets requiring cars to be parked on the side walk making it more difficult for children to walk to school and possibly forcing them to walk down the street. This is unsafe and completely looks over the whole point of requiring sidewalks in the first place.

Thank you for your consideration and time in reviewing my concern,

Jessin & Babette Donnelly
1227 Juno St SE
360-470-1298

Tanner Ackley (x6544)

From: Billie & Ben Farr <bfarrfive@msn.com>
Sent: Tuesday, January 5, 2021 8:19 AM
To: Tanner Ackley (x6544)
Subject: opening up Jean st

[EXTERNAL MESSAGE]

Tanner,

I would like to voice my concerns on opening Jean st located at the end of Jarvis in East Wenatchee.

The creation of that subdivision has left me without words as to how the county allowed for so many homes to be built in such a small space.

Opening up that street would be a hazard due to the structure of those streets. They are not designed for that kind of traffic. They are not striped, they have no sidewalks, no street lights, etc. Please consider not opening that street up.

Thank you,

Billie Farr

Sent from my Verizon, Samsung Galaxy smartphone

Tanner Ackley (x6544)

From: Jeri Jacobson <jerij988@outlook.com>
Sent: Monday, January 4, 2021 4:47 PM
To: Tanner Ackley (x6544)
Subject: Fourth Street Development LLC. Sutton 2

[EXTERNAL MESSAGE]

Hi Tanner,

Thank you for your time today discussing my questions/concerns for the Fourth Street Development LLC Sutton 2 as I reside at 1221 Jupiter St SE, East Wenatchee and my backyard will be adjacent to this development. Per your request, I have documented my questions/concerns below:

1. What plans are in place to handle the dust when this development is being built?
2. My main concern regarding this development is the traffic impact to surrounding neighborhoods. As a pedestrian who walks on Jean St SE, are there provisions for sidewalks prior to this becoming a thru street? For safety measures, I think sidewalks are a must for Jean St SE. Juno St SE has sidewalks, but it is a local access street and I don't think an increase of traffic is safe for this road or the Skyview Ridge development. Once Juno St SE is used by residents of Sutton 2, I feel speed will become an issue as it will be a straight-away. I am also concerned for the safety of my driveway which is on a bend on Jupiter St SE. With an increase of traffic, pulling in and out of my driveway will become increasingly dangerous. I feel with a 70+ house development being built, the main access should be off Kentucky as that road can handle more traffic. I don't think the building of a road connecting the development to Kentucky should be put off to a future date. This should be one of the first priorities in the building phase of this development. As a resident of Skyview Ridge, I don't want our local streets to become busy out of convenience to residents of Sutton 2 development.
3. My concern for the parking/driveway snafu in Sutton 1 not happening in Sutton 2 was put to rest with your reassurance that this would not happen in Sutton 2.

Thank you again for taking the time to listen to my questions/concerns today regarding this new development.

Sincerely,

Jeri Thomas
Skyview Ridge Resident
1221 Jupiter St SE
East Wenatchee, WA

Tanner Ackley (x6544)

From: D Mito <rxmito@yahoo.com>
Sent: Monday, January 4, 2021 11:48 AM
To: Tanner Ackley (x6544)
Subject: Comments regarding Fourth St development

[EXTERNAL MESSAGE]

Regarding Fourth St development application P-2020-08:

I am a resident of Jupiter St SE and lived in this development for 10 years. I have concerns regarding the increase in traffic in our Sky View subdivision from the proposed Fourth St connection through Juno St.

1) Rock Island danger: Connecting the new development to Juno St to S Iowa and then to major roads like 4th St and Rock Island Rd would increase S Iowa St traffic. S Iowa St is not a very safe street. The connection between S Iowa and Rock Island Rd is dangerous.

It is an extremely hard R turn from east Rock Island onto Iowa. Traffic has to stop for cars traveling west on the road so the person turning onto Iowa can crank a hard right and then try to accelerate up the steep Iowa st. Two cars cannot be at the main junction. The car turning up onto Iowa needs the space of both lanes of Iowa to make the sharp turn. A car coming down Iowa must stop at least 20 feet before the stop sign to let a car come up Iowa from Rock Island.

I have almost had a head-on collision coming down Iowa to Rock Island because there are blind spots with no mirrors and the road is narrow and steep. Cars coming up are trying to accelerate to gain momentum up the hill, cars coming down can't see them and are coming down a hill. There are many driveways in this area and people do park on the street.

2) Lighting: There are no street lights in this area and the roads can be very dark. There are community mailboxes that require people to walk a significant distance and cross the street to get their mail. We have a lot of foot traffic on our streets. Our neighborhood has a lot of small children and Iowa St is a major stop for school buses. The city bus has a stop on Iowa and 4th and there are no sidewalks for people walking home from the bus to our subdivision.

3) Traffic and safety: People almost never come to complete stops on Juno when they turn onto Jupiter. They frequently don't come to complete stops when turning from Jupiter onto Iowa. And this is even after a police presence watching the stop sign.

Most days it's a wait to turn R or L from Iowa onto 4th St. 4th St is very busy and an increase in traffic turning onto to Iowa would make it the wait even longer. It would be an increase in congestion in an area with blind driveways. This area already has a decrease in speed sign.

The way Iowa St turns onto Jupiter is oddly shaped. The house at the upper corner cannot park its cars on the road because people turning L onto Jupiter have to make a wide turn and could potentially swipe their cars.

It is my opinion from first-hand experience and observation, that it is a public safety hazard to connect the new development to Juno to allow access to Iowa St, Rock Island and 4th St.

Thank you for your consideration,
Danica Mito, Pharm.D.

Sent from my iPhone

Tanner Ackley (x6544)

From: Caitlin Orange <SwimGurl717@hotmail.com>
Sent: Sunday, December 27, 2020 5:26 PM
To: Mike Neer (x6560); Jennifer Lange (x6542); Tanner Ackley (x6544)
Subject: P-2020-08

[EXTERNAL MESSAGE]

Regarding Sutton 2 P-2020-08 subdivision preliminary plan:

We are residents on Hulteen subdivision at 1218 Jean St Se, and we have concerns after reviewing the preliminary plan P-2020-08. Our community have concerns about the following.

1. Higher traffic volume affecting S James Ave, S Jarvis, and SE Jean St
2. The lack of direct 4th st access to P-2020-08
3. Construction equipment affecting the condition to our road
4. The removal of sewer easement between jean st and juno
5. Road connectivity that will connect to SE Jean St
6. The road connection(s) to south Kentucky

With the lack of direct 4th st connection to the Sutton 2 subdivision, we are concerned that our neighborhood will be the most convenient route leading into the new subdivision. We are also worried that our road will not withhold for transportation of construction equipment and traffic volume in to the subdivision. Our community already have seen the effects of higher traffic volume when 4th st was closed in order to lay piping. In that time, we noticed an increase of cars speeding down the streets trying an alternative route.

As home owners at the end of the cul-de-sac we are wondering what the plans are for the Jean St cul-de-sac extension. In removing the sewer easement between jean st and juno it limits access to the storm run off and to the irrigation pumps. Also the sewer easement is currently being used for walking routes (ex: kids having easier access walking to school).

We are suggesting that you have direct 4th street access and also make immediate access to S Kentucky. When it comes to the cul-de-sac extension, we are hoping that you will do a straight extension through. As far as the sewer easement we are hoping that you will have it remain. It has been a walking access between neighborhoods; provides kids easier access to school; access to storm water/ irrigation pumps. In future building plans to have more homes being built, it would be nice to have a family friendly walking route.

Thank you for taking the time to review this letter. Please notify us of any hearing dates or changes for p-2020-08.

Sincerely,
The Oranges

Tanner Ackley (x6544)

From: Richard Ponce <rwp0921@icloud.com>
Sent: Monday, January 4, 2021 5:35 PM
To: Tanner Ackley (x6544)
Subject: Comment on Sutton 2 subdivision

[EXTERNAL MESSAGE]

Hi Tanner,

Thank you for your message this afternoon.

I am hoping you can forward this comment on the responsible party for receiving comment to the Sutton 2 subdivision. As I mentioned, I live on Jupiter St SE. The proposed opening of traffic to Jean St will bring an inordinate amount of traffic through our subdivision. As a father of a seven year old and as a concerned neighbor that watches the children in this neighborhood playing on our streets, as well as observing vehicle traffic proceeding too quickly through the residential area, I am concerned that the additional traffic planned to be routed through our neighborhood will be dangerous and could lead to accident or tragedy. I believe we have enough issue with parked cars, cars moving quickly down our streets and I want to file a comment asking that this thoroughfare be re-routed.

Thank you for your assistance.

Respectfully,

Richard Ponce
702.720.7261
1217 Jupiter St SE

Tanner Ackley (x6544)

From: Patty <pattyrantz@gmail.com>
Sent: Tuesday, January 5, 2021 11:06 AM
To: Tanner Ackley (x6544)
Subject: 4th St development

[EXTERNAL MESSAGE]

We own a home at 705 S Keller Avenue. We are very concerned about the increase in traffic with the new homes and apartments being built in the 4th Street development in East Wenatchee. Already it is dangerous to cross 3rd and Rock Island and the stop sign at 4th and Kentucky is currently backed up with cars. The patchwork done for the sewer lines on 4th Street isn't sealed well and will continue to crack. Is anyone looking into these issues and concerns? Sincerely,
Randy and Patty Rantz

Sent from my iPhone

Tanner Ackley (x6544)

From: Brian Wetherald <fostex22@gmail.com>
Sent: Saturday, January 2, 2021 12:53 PM
To: Jennifer Lange (x6542); Tanner Ackley (x6544)
Cc: Megan Wetherald
Subject: Sutton 2 Subdivision P-2020-08, Traffic Concerns

[EXTERNAL MESSAGE]

I am writing to express my concern in regard to the primary traffic access for the above mentioned new subdivision. I reside at 1241 Jupiter St. SE, with my wife and four (soon to be five) kids. I am quite concerned about the increased amount of traffic that is going to be generated by making Jean, Juno and Jupiter into the primary entrances to a new development with approximately twice the density of our current neighborhood. I understand this may not be apparent when looking at plot lines on a map, but our community here has a quite high population of kids, who enjoy riding bikes, playing basketball and engaging in other outdoor activities. I acknowledge that Jean and Juno are currently terminated in such a way as that it is apparent that their extension in the future was intended. This was considered and was not overly concerning to me when we purchased our home in february of 2020, as I figured it was likely to be a continuation of a similarly planned development, not the main gate to a new sardine can development.

My concern stems not only from the large number of residences which will be accessed through here, but also the probable mindset of those who may live there. When you have a relatively closed off street, in a community of one type of lot, which is appealing to those with families that enjoy spending more time outdoors, the traffic that is present here is generally aware and considerate of those who live close by. My concern is that when our streets just become the through streets for those who occupy smaller lots, it will not just be an increase in the volume of traffic, but also a negative shift in the type of traffic. people who are just passing through, just want to get home after a long day, or are in a rush to get somewhere, are much less likely to be observant of low speed limits or aware and mindful of who may be present as they fly through. Aside from that, even if all the new traffic is by some strange luck, all slow and respectful of those they are passing through, just the increase in volume makes currently enjoyed activities much less appealing, as our kids would be constantly having to to stop and wait for yet another car to go by.

I would also suspect that would negatively impact my property value, as homes such as ours in our current arrangement are attractive to those such as ourselves, but would become much less attractive when they become the doormat for a high density zoo.

I would suggest, that if the intent is to build a new development, with a significantly different layout and atmosphere to it, that our local streets should be closed off, and access should be added as a continuation down from the new townhomes being built off fourth, and from Kentucky. I believe this would not only be more respectful to those already living here, but would also better serve the new development, as they could be provided with better flowing access suitable to the amount of traffic a development of that nature is likely to develop, rather than encouraging it to be funneled through winding side streets, and, not to mention, all bottle necking up on Iowa.

Thank you for your consideration.

Respectfully,

Brian Wetherald.

Tanner Ackley (x6544)

From: johannadouglas74@gmail.com
Sent: Tuesday, March 16, 2021 8:20 AM
To: Tanner Ackley (x6544)
Subject: fourth st development

[EXTERNAL MESSAGE]

Good morning Tanner. I have spoken to you before regarding our concerns of the “busting through” of Juno street for use by this new development. After the meeting with Mr Lewis, it was made clear to us, the residents of Juno St, that no one cares about the safety of our kids or animals on this street. There is no reason to make the only entrances to this huge development two small quiet streets. I would like to see the traffic impact study for this. The developer told us that the county told them that they would not be able to use Kentucky or 4th st for access. That is insane, those are the two major streets. I would also like to see the information on other Stimac developments and what access is used, small quiet streets or major ones. Not only would this be dangerous for the residents of Skyview Ridge, but also the residents on S Iowa. It is a very narrow and dark street, it would not handle the amount of traffic from that new development. Please send me the info requested or let me know how to get it. Thank you.

Johanna Carveth
509-641-0888

Tanner Ackley (x6544)

From: Tom & Jean Richtsmeier <tomandjeanrich@gmail.com>
Sent: Monday, March 8, 2021 11:00 AM
To: Tanner Ackley (x6544)
Subject: Fourth Street Development

[EXTERNAL MESSAGE]

Dear Tanner Ackley,

I talked with Hank Lewis over the phone about the neighborhood needing a park. We do have a number of new developments being built with families and children that come along. Citizens profit with having parks. The advantage of open space for walking and picnicking and more... helps everyone. It allows many generations an improved quality of life. Please consider a park for our area.

Jean Richtsmeier 509-860-8248
1713- 5th Street SE
East Wenatchee

DOUGLAS COUNTY SEWER DISTRICT NO. 1

692 Eastmont Avenue

East Wenatchee, WA 98802

(509) 884-2484 ♦ Fax (509) 884-8091

April 28, 2021

Douglas County Transportation & Land Services

RE: P-2020-08 Sutton 2 Subdivision Plat Application Comments- revision to preliminary plat

Developer: Fourth Street Development LLC

Application Comments:

Public sewer is available at this time for the proposed 70-lot subdivision. An extension of public sewer will be required, and the developer has initiated the Developer Extension Application/Agreement (DEA) process with the Sewer District.

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

Thank you,

Kurt Hosman

Douglas County Sewer District No. 1

692 Eastmont Ave

East Wenatchee, WA 98802

509-884-2484

Note:

All information provided related to existing public sewer infrastructure is for general reference only. The District does not guarantee the accuracy of the material contained herein and is not responsible for its use. The District assumes no liability for damages or costs incurred by the user of this information. The user must independently verify all locations, elevations and condition of sewer infrastructure during the design phase of any project that involves a connection to, modification of, and/or extension of public sewer.



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 West Alder Street • Union Gap, Washington 98903-0009 • (509) 575-2490

January 4, 2021

Tanner Ackley
Douglas County Transportation and Land Services
140 19th Street N.W.
East Wenatchee, WA 98802

Re: SEPA Register 202006366, P-2020-08

Dear Tanner Ackley:

Thank you for the opportunity to comment during the Optional Determination of Non Significance process for a 70-lot major subdivision, proposed by Fourth Street Development LLC. We have reviewed the documents and have the following comments.

TOXICS CLEAN-UP

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

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

WATER QUALITY

Project with Potential to Discharge Off-Site

The NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required if there is a potential for stormwater discharge from a construction site with disturbed ground. 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

Tanner Ackley
January 4, 2020
Page 2

stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact **Wendy Neet** at the Dept. of Ecology, (509) 454-7277 or email wendy.neet@ecy.wa.gov with questions about this permit.

Sincerely,



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

Note Detail



Type: Permit Workflow Step

Id: COMMENTS-DC PUD

Note Type:* APPLICATION COMMENTS

Note Code:

Text:* Applicant must complete a Customer Service Request and coordinate with District Engineering to design a power/utility plan. An estimate to provide service to the project will be provided based on the final design. Estimate must be paid prior to final approval.

Begin Date:* 12/30/2020

End Date:

Link: [GOTO](#)

Publish on Portal - Private: Public:

Attachments

[SELECT FILES](#)

[CLOSE](#)

12/30



Memorandum

TO: Shari Tincher, Douglas County
FROM: Richmond Petty, R.S.
DATE: 1/8/21
RE: Fourth Street Development LLC (P 2020-08) Major Plat Comments

I have reviewed the above development proposal to create a seventy (70) residential lot subdivision from a parcel of land totaling 33.82 acres located West of S. Kentucky Ave and East of Juno & Jean Streets in East Wenatchee, WA (county tax parcel: 73400010205). 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 2021 fees |
|---|-----------------------|
| Plats with Municipal sewer and water | \$53 |
| Short Plat, BSP < 5 lots Review (\$113 + ½ hour, then \$91/hr) | \$113+ |
| Major Plat, BSP > 5-20 lots Review | \$619 |
| Major Plat Review, per lot over 20 lots | \$35 |
| Pre-Application Review | \$53 |
| Other Land Use Review comments (\$91/hour with a ½ hour minimum staff review fee) | \$91 |

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



Memorandum

TO: Shari Tincher, Douglas County
FROM: Richmond Petty, R.S.
DATE: 1/15/21
RE: Fourth Street Development LLC (P 2020-08) SEPA Comments

I have reviewed the SEPA checklist and other documents submitted for the above development proposal to create a seventy (70) residential lot subdivision from a parcel of land totaling 33.82 acres located West of S. Kentucky Ave and East of Juno & Jean Streets in East Wenatchee, WA (county tax parcel: 73400010205).

I have the following recommendations since this site has been utilized historically for agricultural use, including apples.

- This site may contain area wide or localized contaminated soils from lead arsenate and other pesticides and/or petroleum. The presence of these contaminants may affect the health of on-site construction workers and neighbors when the soil is disturbed by either equipment or weather. Dust control must be maintained during any earth disturbing activities during construction and installation. We recommend dust control, including mulching, hydroseeding, gravel, sod and/or other ground cover for any bare earth left after construction including landscaped areas, paths, unpaved parking areas and roads.

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 2021 fees |
|---|----------------|
| Plats with Municipal sewer and water | \$53 |
| Short Plat, BSP < 5 lots Review (\$113 + ½ hour, then \$91/hr) | \$113+ |
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| Major Plat Review, per lot over 20 lots | \$35 |
| Pre-Application Review | \$53 |
| Other Land Use Review comments (\$91/hour with a ½ hour minimum staff review fee) | \$91 |

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



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

April 20, 2021

Douglas County Transportation & Land Services

RE: Forth Street Development LLC.
P-2020-08 Sutton II-70 Lot Subdivision

Attention: Nathan Pate, AICP

In order to serve this proposal, a DEA (developer line extension agreement) will be required prior to plan submittals to the District. Requirements for fire flow will meet the standards of the Douglas County Fire Marshall and all required improvements will be per current District Design Standards and Specifications.

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

Thank You,

Colby Thorpe

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




CITY OF EAST WENATCHEE

PUBLIC WORKS DEPARTMENT

271 9th Street NE * East Wenatchee, WA 98802
Phone 509.884.1824 * Fax 509.884.6233
twachholder@eastwenatcheewa.gov

MEMORANDUM

To: Mike Neer, PE, Douglas County TLS
From: Tom Wachholder, Project Development Manager 
Date: January 4, 2021
Subject: Traffic Impact Analysis Submittal Comments for Sutton II

This memorandum addresses the November 5, 2020 TENW Traffic Impact Analysis (TIA) associated with the proposed Sutton II development located in Douglas County.

General Comments

1. Page 10, under Project Mitigation:

East Wenatchee's Rock Island Road and 3rd Street SE traffic signal budget is outdated. Based on the most recent Transportation Improvement Program (TIP), the above-mentioned project has a cost estimate established at \$860,000 with a target completion year of 2022. This will increase the proportionate share from \$6,750 to \$12,900.

2. Please include the following intersections in the TIA:

- a. 4th Street SE and Iowa Ave;
- b. 4th Street SE and James Ave; and
- c. 4th Street SE and Jarvis Ave.

3. Using a growth factor of 0.5% is low. In previous TENW TIA's, a growth factor of 1.5% was used, which is more consistent with WSDOT and the Chelan-Douglas Transportation Council.

RH2 Engineering Comments (Erik Howe, PE)

4. Please demonstrate the level of service calculations at 4th Street SE and S. Kentucky Ave using another means. A quick analysis using SiDRA Intersection shows a worse LOS than what is currently being reported by Synchro. The north approach (southbound traffic) is a LOS E in SiDRA.

5. Page 6, Table 2:

SiDRA shows a level of service B instead of A for the stop-controlled intersection of 4th Street SE and S. Kentucky Ave.

DOUGLAS COUNTY TRANSPORTATION & LAND SERVICES



MEMO

DATE: May 3, 2021

TO: Nathan Pate, AICP

FROM: Mike Neer, PE

RE: P-2020-08 – Sutton II Subdivision – Recommended Preliminary Conditions of Approval
Transportation & Stormwater Comments

Suggested Findings of Fact:

The application materials reviewed by Douglas County Transportation and Stormwater include the following:

- Preliminary Civil Plans prepared by Torrence Engineering, received April 16, 2021.
- Preliminary Storm Report prepared by Torrence Engineering, received December 16, 2020.
- Preliminary Plat prepared by Landline Surveyors, received April 16, 2021.
- Traffic Impact Analysis prepared by TENW, received April 12, 2021.

Preliminary Civil Plans

The preliminary civil plans depict Jean Street Southeast extending to the east and terminating in a cul-de-sac. The project was revised from the initial submittal to include connection of this development to S Kentucky Avenue in an effort by the applicant to reduce the traffic that would otherwise be directed to Jean Street and Juno Street.

Preliminary Storm Report

The report provided adequately addresses the feasibility of mitigating stormwater runoff generated due to the proposed development. The project proposes the use of an infiltration pond for mitigation.

Preliminary Plat

The plat map depicts an easement for a temporary turnaround at the southeast corner of the project boundary. This easement shall have a minimum radius of 55' and will have the potential to be dedicated as public right of way should the road not be constructed as a through street within a two year timeline. The lot configuration will need to take this into account such that if the right of way is ultimately dedicated the lots would still conform to the requirements of Douglas County Code / East Wenatchee Municipal Code.

Traffic Impact Analysis

The updated study addresses traffic distribution after inclusion of a through street out to South Kentucky Avenue. With the inclusion of this through street the proportion of traffic utilizing the Jean / Juno Street routes have been reduced considerably. The study also addresses other possible traffic calming requirements that could be included to slow vehicles down that are headed that direction. Our department will be requiring 'bulb-outs' at all internal intersections to act as traffic calming devices. A bulb-out is

where the width of the roadway will be reduced at the intersections to reduce the length of the crosswalks and provide a visual constraint that will promote slower speeds.

Additionally, the study estimates the traffic generated by the project and the proportion of that traffic that would utilize the various future intersection improvement projects along the Grant Road corridor that are identified within the Six-year Transportation Improvement Program. The study identifies a fair share contribution for those improvements.

Suggested Conditions of Approval:

Transportation

- 1) Final construction plans designed by a Professional Engineer licensed in the State of Washington shall be submitted to and accepted by Douglas County prior to construction. Construction plans shall be prepared in accordance with the requirements of the East Wenatchee Municipal Code and Douglas County Code.
- 2) Internal roads shall be constructed in accordance with Urban Local Access standards (Figure 3-7b). Bulb-outs shall be constructed at intersections within the development (as determined by Douglas County) to act as a traffic calming measure and to reduce the width of the pedestrian crossings. Additional traffic calming measures may be required or proposed/accepted in addition to bulb-outs at the discretion of the County Engineer.
- 3) Coordinate directly with Link Transit to determine if additional transit stops or any other form of mitigation is required along South Kentucky Avenue as a result of this project. Provide written verification from Link Transit confirming that the existing facilities or proposed mitigation is adequate. Include a signature block for Link Transit on the cover sheet of the construction plans.
- 4) A maximum of 15 Lots may be developed solely off of the connection to SE Jean Street. If both connections are constructed simultaneously (i.e. Jean & Juno) a maximum of 25 Lots may be developed. At a minimum, the connection from Juno Street SE to South Kentucky Avenue shall be constructed once the 25-Lot threshold has been exceeded. The lot calculations exclude any property to be dedicated as a Tract.
- 5) Road A shall provide a connection from SE Jean Street and extend easterly as shown in the preliminary layout. The cul-de-sac located at the end of SE Jean Street shall be removed and the existing sidewalk shall be extended to connect with the sidewalk in this development. At a minimum, 6" of top soil shall be placed and hydro seeded in the location where the cul-de-sac has been removed.
- 6) Road C shall extend to the eastern property line, align with the proposed roadway on the adjacent development, and include a 96' diameter cul-de-sac approximately as shown in the preliminary layout.
 - a) The applicant has the option to enter into an easement agreement with Douglas County for the portion of the right of way required for the cul-de-sac (i.e. 110' diameter). Said agreement shall include provisions for dedication of the easement as public right of way via Statutory Warranty Deed if Road C is not constructed as a through street within two years. A Performance Assurance Agreement for the cost of constructing a permanent cul-de-sac shall be executed prior to final plat acceptance. Occupancy will not be issued for any structures within Sutton 2 Subdivision for lots 54 through 59 and 63 through 69 without construction of, at a minimum, a temporary cul-de-sac with a pavement section that meets the current Urban Local Access Road Standards per Figure 3-7b.
- 7) Road D shall provide a connection from Juno Street SE to S Kentucky Avenue. The connection to S Kentucky Avenue shall align with the intersection of 6th Street SE.

- 8) Road E shall extend to the southern property line and align with the proposed roadway on the adjacent development approximately as shown in the preliminary layout.
- 9) Right of way dedication along South Kentucky Avenue to accommodate 35' from centerline shall be included on the face of the plat. Frontage improvements are required along South Kentucky Avenue in accordance with Figure 3-8 (Urban Arterial) from the Douglas County Road Standards.
 - a) The existing DCPUD poles along the frontage shall be relocated to the back of walk similar to what was done with the church property to the north.
- 10) As much as is practical, construction traffic shall be prohibited from utilizing the SE Jean Street / Juno Street SE connection points for site development. A construction entrance to the site shall be installed from South Kentucky Avenue; location to be determined during construction plan review.
- 11) Access to South Kentucky Avenue for individual lots created within this subdivision is prohibited. A 1' non-vehicular easement shall be included along the South Kentucky Avenue frontage adjacent to Lots 52-53.
- 12) Illumination shall be designed and installed consistent with East Wenatchee Municipal Code, Douglas County Code Section 12.57.100 *Roadway Illumination*, and meet Douglas County PUD Standards. The applicant shall be responsible for PUD charges for the connection of street lights to the transformer or hand hole. The type of light fixture to be installed shall be coordinated with Douglas County during construction plan review.
- 13) The location of any cluster mailbox units proposed for the subdivision shall be shown on the construction plans. A pullout / turnout shall be provided if the mailbox cluster is located on South Kentucky Avenue. Location to 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 covered within an easement dedicated for such use.
- 14) Five-foot utility easements (min.) are required along all lots or tracts with County road frontage in accordance with applicable road standards. Utility purveyors may require easements in excess of five feet.
- 15) All existing and proposed easements shall be clearly delineated with the Auditor's File Number(s) noted as necessary on the final plat.
- 16) The applicant shall enter into a Deferred Improvements Agreement to contribute a proportionate share contribution towards transportation improvements along the Grant Road corridor prior to final plat acceptance.
 - a) The applicant shall provide written verification from the City of East Wenatchee that an agreement to provide a proportionate share contribution for the intersection improvement at 3rd Street SE & Rock Island Road has been completed prior to final plat.
- 17) The applicant shall specify the type of WSDOT standard driveway approach to be used throughout the development. If the applicant elects to utilize the WSDOT Type 2 approach throughout the development additional right of way will be required.
- 18) As applicable, a Franchise Agreement for private utility infrastructure within Douglas County right of way shall be executed and recorded prior to issuance of a final Certificate of Occupancy for any structure. The Franchise Agreement shall be between Douglas County and the Homeowner's Association.
- 19) Prior to final plat acceptance and/or release of financial security, the Engineer of Record shall provide written certification that the frontage improvements, off-site improvements, internal roads, utility infrastructure, stormwater systems, and grading have been constructed/completed in accordance with the Conditions of Approval, applicable codes, and the accepted construction plans. Monitoring

shall be required as determined appropriate by the Engineer of Record and in accordance with the Road Standards, with final reports submitted to Douglas County along with the certification.

- 20) Final acceptance shall be processed in accordance with Douglas County Code (DCC) Section 12.56.110 *Final Acceptance* and a Performance Assurance Agreement and/or Warranty Assurance Agreement shall be completed per DCC 12.50.110 prior to final plat acceptance.
- 21) Per DCC Chapter 12.24, all new or revised accesses onto a County road (including temporary accesses) require an approved access permit.
- 22) Utility installation/replacement/upgrade within the Douglas County right-of-way shall be approved by Douglas County. A permit to perform work in the right-of-way shall be obtained prior to construction. Damage to existing roads resulting from construction activities (including utility extensions required to provide necessary services to the proposed development) shall be repaired to the satisfaction of Douglas County, by the applicant. The extent of repair and/or replacement will be determined during construction plan review and during field inspection of the proposed work within the right-of-way.

Stormwater

- 1) A final site-specific stormwater plan and report prepared by a Professional Engineer (PE) licensed in the State of Washington that conforms to Douglas County Code and the 2019 *Stormwater Management Manual for Eastern Washington* (SWMMEW) shall be submitted to and accepted by Douglas County prior to construction.
- 2) 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.
- 3) The proposed lots which include an on-site infiltration facility will require a stormwater site plan and report be submitted with the application for a building permit. A note shall be included on the face of the final plat which states:

“At the time of building permit submittal for Lots 62-69, an engineered site specific stormwater plan shall be submitted that conforms to Douglas County Code and the current edition of the Stormwater Management Manual for Eastern Washington. The Engineer of Record shall provide certification that the private on-site stormwater system has been 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.”

- 4) The applicant has indicated that stormwater stubs will be provided to each of the lots which will drain to a communal facility. A note shall be included on the face of the final plat which states:

“At the time of building permit submittal Lots 1-61, a stormwater site 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.”
- 5) Stormwater facilities shall, as much as is feasible, be above ground and 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). This may not apply to the remainder lot (Lot 70) that is intended for future development.

- a) The storm facilities serving the proposed subdivision shall be substantially completed in association with Phase 1 of the development.
- 6) Provisions to provide access for inspection and maintenance of the stormwater tract(s) shall be addressed within the design plans, report, and on the face of the final plat.
- 7) 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.
- 8) 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.
- 9) 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.
- 10) The Engineer of Record shall monitor construction and shall provide as-built drawings and report as necessary along with certification that the improvements have been completed in accordance with the applicable codes, regulations, and accepted plans.
- 11) Prior to final plat acceptance, a Private Stormwater Operation and Maintenance Agreement shall be executed on standard Douglas County forms. The site plan, details, certification, and operation and maintenance recommendations are provided to the County. County staff then prepares the agreement for signature and recording by the applicant. The remainder lot (Lot 70) shall be excluded from this agreement. 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 _____."
- 12) Individual lots created within this development are subject to the Douglas County Stormwater Utility annual service charge. This charge is per parcel and is triggered at the time of building permit issuance.
- 13) Individual/common plan development for this proposal exceeds 1-acre of disturbed ground. This would meet the threshold by the Washington State Department of Ecology (WSDOE) in administering their general permit to discharge stormwater associated with construction activity. The applicant is responsible for acquisition of all applicable permits prior to beginning ground breaking activities, including but not limited to: Construction Stormwater General Permit, Sand & Gravel Stormwater General Permit, and/or Industrial Stormwater General Permit. Compliance with the Washington State Department of Ecology's regulations is the responsibility of the applicant.

Note Detail



Type: Permit Workflow Step
Id: COMMENTS-GIS
Note Type:* APPROVAL COMMENTS
Note Code:
Text:* OK to proceed to blueline.
Begin Date:* 12/22/2020
End Date:

Link: [GOTO](#)

Publish on Portal - Private: Public:

Attachments

[SELECT FILES](#)

[CLOSE](#)