

**STAFF REPORT  
MARYHILL PLAZA APARTMENTS**

TO: Douglas County Hearing Examiner  
FROM: Douglas County Land Services Staff  
RE: Selland Construction Maryhill Plaza Apartments, CUP-2018-03  
DATE: July 19, 2018

**I. GENERAL INFORMATION**

Requested Action: A conditional use permit to build eight 12-unit apartment buildings in the Light Commercial (C-L) zoning district.

Location: The two subject properties are located at the corner of South Nevada Court and South Nevada Avenue. The properties are described as being located within the NE Quarter of Section 18, Township 22N, Range 21E, W.M. The Assessor's Parcel Numbers are: 70800000300 and 70800000400.

**II. SITE INFORMATION**

Site Characteristics: The two properties are Lots 3 and 4 of the Maryhill Plaza Binding Site Plan (#BSP-2017-01) and total approximately 4.4 acres in size. The site is of relatively flat topography that has been graded and filled.

Site Access: The parcels are accessed from S. Nevada Court, a private road with cul de sac. It is a new road located off of the new S. Nevada Avenue extension to Grant Road.

Adjacent Land Uses: Adjacent parcels consist of agricultural and residential uses, with a major residential development under construction immediately south of the project (Maryhill Estates). The property is bordered to the north by Grant Road and Low Density Residential (R-L), to the east by Light Commercial (C-L) and to the south and west by Medium Density Residential (R-M).

Zoning and Development Standards: The subject properties are located within the East Wenatchee Urban Growth Area (UGA) in the Light Commercial (C-L) zoning district under East Wenatchee Municipal Code. The intent and objective of this classification and its application is to provide for the location of a grouping of uses which are considered compatible uses having common or similar performance standards in that they represent types of enterprises involving the rendering of services, both professional or to the person, or on-premises retail activities. This zone represents the primary commercial designation for small- to moderate-scale commercial activities and should be developed in a manner which is consistent with and attracts pedestrian-oriented activities. This zone

encourages leisure shopping and provides amenities conducive to attracting shoppers. Multifamily housing when not an accessory use is evaluated through the Conditional Use permitting process.

### **III. COMPREHENSIVE PLAN:**

The East Wenatchee Comprehensive Plan designates these properties as Light Commercial (C-L). The City and County's 2013 work to study the East Wenatchee UGA expansion characterized this area as being designed to be integral to the residential character of the surrounding area, constructed alongside a mixed-use and multi-family development concept to provide a transition to surrounding single family neighborhoods. The following goals and policies set forth in the comprehensive plan are relevant to this development:

#### COMMERCIAL GOALS AND POLICIES

GOAL 2: Create commercial districts that are safe, attractive, pedestrian friendly, and transit oriented

POLICY C-2: Commercial development should provide well designed buffer areas to insure that the land use is complimentary and compatible with adjacent land uses.

POLICY C-3: Adopt consistent design standards for development in commercial districts to insure that proposed uses are complimentary and compatible with adjacent land uses. The standards should address landscaping, pedestrian access, vehicular access, traffic control, signage and other amenities ensuring that commercial uses will enhance and contribute to the natural attractiveness of the community

POLICY C-7: Promote appropriately buffered multi-family residential and office development compatible with existing and potential commercial activities. Such uses should be permitted as transition between high-intensity uses (e.g. commercial) and low-intensity uses (e.g. single-family residential).

POLICY C-8: Require interior and perimeter landscaping which will provide an attractive entrance environment for commercial development, soften parking lots, provide shade, and screen unsightly areas.

POLICY C-12: Design and create transportation systems which will improve the accessibility to commercial establishments for pedestrians, and transit as well as automobile travel.

#### RESIDENTIAL/HOUSING GOALS AND POLICIES

GOAL 1: To provide for a sufficient number of safe, attractive and affordable residences for people of all income levels.

GOAL 2: To maintain quality of life in residential neighborhoods by protecting residential properties from excessive noise, visual, air and water pollution.

GOAL 3: To provide for a variety of housing types and densities to ensure a range of affordable housing options for all segments of the community.

GOAL 5: To insure that public facilities and infrastructure are available to support development at urban densities in advance of or concurrent with development.

POLICY H-2: Provide flexibility in the development regulations to encourage infill development that is compatible with the character of the existing neighborhood and is adequately served by public facilities and services.

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.

#### **IV. GREATER EAST WENATCHEE URBAN GROWTH AREA DESIGN STANDARDS & GUIDELINES**

Development within the Light Commercial (C-L) zoning district shall comply with the applicable sections of this document, including, but not limited to: visual impact of parking lots, landscaping, pedestrian connectivity, common spaces and screening.

The intent of pedestrian walkways within a multifamily development is to create a network of safe, convenient internal walkways between entrances, common areas, parking facilities and to the sidewalk system in public rights-of-way.

#### **V. CONDITIONAL USE PERMITS**

East Wenatchee Municipal Code classifies multifamily housing, when not an accessory use, permitted as a conditional use in the Light Commercial (C-L) zoning district. Conditional uses are those uses and activities that may be appropriate, desirable, convenient, or necessary in the district within which they are allowed, however, due to inherent characteristics of the use, may be injurious to the public health, safety, welfare or interest unless appropriate conditions are established.

#### **VI. ENVIRONMENTAL REVIEW**

Douglas County issued a Determination of Non-significance on June 21, 2018 in accordance with WAC 197-11-355 (Optional DNS).

#### **VII. AGENCY AND PUBLIC COMMENTS**

Applicable agencies have been given the opportunity to review this proposal. The following agencies have been sent copies of the proposal and have commented as indicated below:

<b>Agency Notified</b>	<b>Response Received</b>	<b>Agency Notified</b>	<b>Response Received</b>
Chelan-Douglas Health District	4/12/2018	Douglas County Fire District	6/15/2018
WA State Dept. of Ecology	4/23/2018	Douglas County GIS	4/12/2018
Douglas County Transportation	4/25/2018	Douglas County Assessor	N/R
Eastmont SD	5/3/2018	Eastmont Metro Parks	N/R
City of East Wenatchee	N/R	GWID	6/28/2018
Douglas County PUD	4/18/2018	Link Transit	N/R
Douglas Co. Sewer District	4/19/2018	East Wenatchee Water District	4/24/2018
Douglas Co. Building Div.	6/21/2018		

\* N/R = No Reply

Agency comments have been included as Attachment A.

No public comments were received at the writing of this staff report.

### **VIII. PROJECT ANALYSIS**

Under the provisions of East Wenatchee Municipal Code Section 17.64 *Conditional Uses*, the Hearing Examiner is authorized to approve with conditions or deny permits for conditional uses. This section further specifies that conditional uses shall be permitted, enlarged, or altered only upon approval of the Hearing Examiner in accordance with the standards and procedures specified in the title and other applicable provisions of the Douglas County Code, East Wenatchee Municipal Code and East Wenatchee Comprehensive Plan.

Upon review of the application materials, site plans, agency comments, the East Wenatchee Comprehensive Plan, and applicable codes and requirements, planning staff offers the following analysis and recommendations for the subject application:

#### Comprehensive Plan Consistency:

The project site is within the Light Commercial (C-L) designation which has an emphasis on this area being designed to be integral to the residential character

of the surrounding area, constructed alongside a mixed-use and multifamily development concept to provide a transition to surrounding single family neighborhoods.

Consistency with The Greater East Wenatchee Urban Growth Area Design Standards & Guidelines

The current proposal does not appear to meet the pedestrian connectivity requirements in the East Wenatchee Urban Design Standards, although implementation and design layout can be addressed at time of commercial building permit submittal. The intent of pedestrian walkways within a multifamily development is to create a network of safe, convenient internal walkways between entrances, common areas, parking facilities and to the sidewalk system in public rights-of-way. Building and architectural design standards will be addressed at time of commercial building permit application submittal.

Consistency with East Wenatchee Municipal Code 17.92 “Conditional Uses”

As discussed above, multifamily housing as a primary use is a conditional use in the Light Commercial (C-L) zoning district. The application materials and agency comments have been reviewed for compliance with this section.

EWMC 17.92.030 CUP Approval or Rejection Standards:

Each conditional use permit application must be reviewed to ensure compliance with the evaluation criteria established in the East Wenatchee Municipal Code. Below is a review and compliance analysis with the established standards:

- A. The proposal is compatible with the intent of the Comprehensive Plan for the city

*Analysis: The project as proposed will be in compliance with East Wenatchee Municipal Code, East Wenatchee Comprehensive Plan and the East Wenatchee Urban Growth Area Design Standards & Guidelines. See discussion above and the following evaluation standards analyses.*

- B. The proposal is compatible with the surrounding neighborhood

*Analysis: The project as proposed will be compatible with the surrounding residential uses and goals of the East Wenatchee UGA. The project’s goal is to provide a 96-dwelling unit, multifamily housing (apartment) complex.*

- C. The surrounding neighborhood would not be negatively impacted by the size, arrangement or architectural design of the proposed use.

*Analysis: The project entails eight (8) 12-plex apartment buildings, club house, pickle ball court, vehicle parking and passive park areas for future residents. The applicant has provided a detailed site plan, landscape and*

*parking plan and civil drawings that address compliance with zoning code and applicable regulations. The project will provide landscape screening along the westerly and southern boundaries to create a buffer between the light-commercial (project site) and medium density residential (Maryhill Estates) zoning districts. Additional street-scape landscaping will be provided along the South Nevada Ave and South Nevada Court rights-of-way. The proposed project is within the East Wenatchee Urban Growth Area (UGA) and is surrounded by rapidly developing residential lots. The project will follow zoning regulations and comply with the site design and structural design requirements of the Greater East Wenatchee Urban Growth Area Design Standards & Guidelines.*

*Parking standards will be those established in the East Wenatchee Municipal Code and those set forth in the "Development Agreement By and Between Douglas County and Maryhill Plaza, LLC, for the Maryhill Plaza Apartment Development." Dated June 12, 2018 (Attachment B)*

D. The traffic patterns are not severely impacted.

*Analysis: The Douglas County Transportation Department has the responsibility to review proposed development and determine the scope of road improvements necessary to mitigate the use so as not to place a burden on the traffic circulation system of the area. The applicant provided a Traffic Impact Study, conducted by Transportation Engineering Northwest (TENW) dated April 2, 2018. The TENW traffic impact analysis states that an estimated 1,846 daily trips will be generated by the proposed development served by South Nevada Court, a private road. Suggested conditions of approval from the Douglas County Transportation Department have been included in this staff report.*

E. Public facilities are available to serve the proposed development.

*Analysis: The extension of public utilities and services is required for the proposed project. As proposed, the application will not create excessive additional requirements at public cost for public facilities and services. The applicant is responsible for providing utility and service extensions and maintenance. Affected agencies have stated that adequate facilities and services are or can be available for the proposed project. Agency and utility requirements have been included in the suggested conditions of approval.*

F. The proposal has no materially detrimental effects on neighboring properties due to excessive noise, lighting or other interference with the peaceful use and possession of said neighboring properties.

*Analysis: Adjacent properties are zoned medium density residential and light commercial, which allow for multifamily dwelling units. The project as proposed will have no materially detrimental effects on the neighboring properties. The developer and subsequent owners will be responsible for dust, odor, smoke and noise control during construction and through the life of the development.*

*As included in the suggested conditions of approval and per DCC 12.57.100, street lights shall be required and must be LED. Illumination type, intensity and uniformity shall conform to the requirements in the East Wenatchee Municipal Code.*

*On-site parking will be installed for future residents. Street parking will not be allowed along South Nevada Court. Parking standards will be those established in the East Wenatchee Municipal Code and those set forth in the "Development Agreement By and Between Douglas County and Maryhill Plaza, LLC, for the Maryhill Plaza Apartment Development" dated June 12, 2018 (Attachment B).*

- G. The proposal has been designed to minimize adverse effects on neighboring properties.

*Analysis: The proposed project is within the East Wenatchee Urban Growth Area (UGA) and is surrounded by rapidly developing residential lots. The project is residential in nature and will not adversely affect the residentially-zoned neighboring properties.*

*The project will provide landscape screening along the westerly and southern boundaries to create a buffer between the light-commercial (project site) and medium density residential (Maryhill Estates) zoning districts. Additional street-scape landscaping will be provided along the South Nevada Ave and South Nevada Court rights-of-way. The project will follow zoning regulations and comply with the site design and structural design requirements of the Greater East Wenatchee Urban Growth Area Design Standards & Guidelines.*

*On-site parking will be installed for future residents. Street parking will not be allowed along South Nevada Court.*

- H. Landscaping materials are provided in sufficient quantities and locations to screen objectionable views, break up large parking areas, and present an aesthetically attractive appearance

*Analysis: The southern and westerly boundaries will be planted with screening landscaping, as required by EWMC 17.72.080(A)(1) "Type 1 Screening Requirements" to provide a buffer between the Light Commercial*

*and residential zoning districts. The medium density zoning district abuts the subject properties on the south and west sides.*

*The proposed parking lot will include landscaping planted to the standards of EWMC 17.72.070 .*

## **IX. 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 14 and 19 of the Douglas County Code, Title 17 of the East Wenatchee Municipal Code, East Wenatchee UGA Design Standards & Guidelines and the Greater East Wenatchee Area Comprehensive Plan. Staff recommends approval of CUP #2018-03, subject to the following suggested findings of fact and conditions:

### Suggested Findings of Fact:

1. The applicant is Sage Homes, LLC, POB 119, Wenatchee WA 98807.
2. The property owner is Prime Properties, LLC, POB 119, Wenatchee WA 98807
3. The developer is Maryhill Plaza Apartments, LLC.
4. General Description: A conditional use permit (CUP) application to construct eight, three-story, 12-unit multifamily buildings, clubhouse, pickle ball court, common areas and on-site parking.
5. The two subject properties total approximately 4.4 acres in size and are zone Light-Commercial (C-L) under East Wenatchee Municipal Code.
6. The subject properties are located at the corner of Grant Road and S. Nevada Ave in the Maryhill development and are further described as being located within the NE Quarter of Section 18, Township 22N, Range 21E, W.M.
7. The Assessor's Parcel Numbers are: 70800000300 and 70800000400.
8. The Greater East Wenatchee Area Comprehensive Plan designation is Light-Commercial (C-L)
9. EWMC 17.64.140 "Multifamily Dwellings Conditional Use" and 17.92 "Conditional Use Permits" establish minimum review criteria for multifamily dwellings proposed as a primary use.
10. EWMC 17.64 identifies that multifamily dwellings can be approved with a conditional use permit in the C-L zoning district.
11. The property is within 500 feet of a residential district and the proposed use is not unduly detrimental to the development of commercial property in the area.
12. The developer, Maryhill Plaza Apartments, LLC, entered into a development agreement with Douglas County on June 12, 2018 establishing modified parking standards and requirements for the project (Attachment B).

13. A preliminary site plan prepared by Sage Homes, sealed by Greg Brizendine, was received March 27, 2018 and a revised plan was received on June 6, 2018.
14. A preliminary stormwater report was received March 27, 2018 and a revised plan was received on June 6, 2018.
15. An updated traffic impact study, prepared by Transportation Engineers Northwest was received March 27, 2018.
16. The binding site plan (BSP-2017-01) includes a 60-foot wide utility and access easement that terminates with a 59-foot radius cul-de-sac. EWMC 12.52.020.B.5 requires new private streets that generate more than 160 ADT to meet the appropriate city street standards. The Traffic Impact Study estimates that 1,846 daily trips will be generated by this development served by South Nevada Court. The preliminary layout for the proposed development generally depicts the required private access drive improvements with no parking being permitted on S. Nevada Court.
17. Two access drives from the apartment complex parking area are proposed to connect to S. Nevada Court.
18. Issuance of the first building permit will be contingent upon approval of the comprehensive construction plans for the on-site and private access drive improvements by Douglas County Transportation and Stormwater.
19. A Road and Utility Easement Improvement and Maintenance Agreement for S. Nevada Court was recorded under AFN 3207957 concurrently with the Maryhill Plaza Binding Site Plan. This document obligates the Plaza Lot Owners maintain the stormwater system associated with S. Nevada Court. Maryhill Plaza BSP-2017-01 plat notes require a Private Stormwater Operation and Maintenance Agreement be prepared for the S. Nevada Court private access drive and recorded prior to occupancy.
20. Separate drainage facilities are proposed for the on-site runoff and the runoff from the private access drive. The preliminary design is based on infiltration trenches being utilized to infiltration 100 percent of the runoff from the Type 2 100-year 24-hour storm event. The final design of the stormwater facilities may vary from the preliminary design and will be reviewed through the Building Permit process for compliance with DCC 20.34 and 20.36 and the Stormwater Management Manual for Eastern Washington.
21. The preliminary analysis appears to show that the proposed development is feasible from a stormwater management and grading perspective.
22. Comments from reviewing agencies have been considered and addressed where appropriate.
23. Douglas County issued an environmental review Determination of Non-significance on June 21, 2018 in accordance with WAC 197-11-355 (Optional DNS).
24. 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.

25. Proper legal requirements were met and surrounding property owners were given the opportunity to comment on the proposal at a public hearing.
26. 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. As conditioned, the proposal is consistent with East Wenatchee Municipal Code 17.92 conditional use permits general evaluation criteria.
4. Public interests will be served by approval of this proposal.
5. As conditioned, the proposal is consistent with Title 14 "Development Permit Procedures and Administration, and Title 19 "Environment" of the Douglas County Code, Title 17 "Zoning" of the East Wenatchee Municipal Code, The Greater East Wenatchee Urban Growth Area Design Standards & Guidelines and The Greater East Wenatchee Area Comprehensive Plan.

Suggested Conditions of Approval:

1. The project shall proceed in substantial conformance with the plans and application materials on file submitted on March 27, 2018, April 2, 2018 and June 6, 2018 except as amended by the conditions herein.
2. The owners/operators shall be responsible to obtain and comply with any applicable federal, state, and local laws, and must obtain all necessary permits and approvals prior to operation.
3. The owners/operators shall be responsible for all regulations and provisions set forth in the Development Agreement signed between Douglas County and Maryhill Plaza, LLC dated June 12, 2018 (Attachment B).+
4. The development shall comply with the dimensional standards of the High Density Residential (R-H) zoning district established in EWMC 17.32.050, as amended.
5. A final landscaping plan shall be required with the commercial building permit application and landscaping installed prior to final occupancy.
6. All plat notes from the Binding Site Plan (BSP-2017-01; AFN 3207958) shall be complied with.
7. The applicant shall be responsible for obtaining all appropriate permits and/or approvals from the Douglas County PUD, as included in their April 18, 2018 comments.
8. The applicant shall be responsible for obtaining all appropriate permits and/or approvals from the WA State Dept. of Ecology, as included in their April 23, 2018 comments.

9. The applicant shall be responsible for obtaining all appropriate permits and/or approvals from the Douglas County Sewer District, as included in their April 19, 2018 comments.
10. The applicant shall be responsible for obtaining all appropriate permits and/or approvals from the Douglas County Transportation Dept., as included in their June 14, 2018 comments.
11. As part of the building permit review process, trees shall be located to comply with site distance requirements at the proposed driveways in compliance with EWMC 12.53.010.C.1.
12. Final plans designed by a professional engineer licensed in the State of Washington shall be submitted to and approved by Douglas County prior to construction. Construction plans shall be prepared in accordance with the requirements of the East Wenatchee Municipal Code and Douglas County Code.
13. Final construction plans for the improvements require County acceptance prior to the start of construction. Approval from utility and service purveyors, including the US Postmaster, of the final construction plans shall be acquired prior to County acceptance of the plans.
14. Frontage improvements associated with the Maryhill Plaza Binding Site Plan (BSP-2017-01) conditions of approval and plat notes include construction of S. Nevada Avenue. Douglas County acceptance of the S. Nevada Avenue improvements shall be obtained prior to issuance of any certificates of occupancy.
15. The private access drive (S. Nevada Court) shall be constructed to Urban Local Access standards per Figure 3-7b within the existing easement dedicated via the Binding Site Plan BSP2017-01 (AFN 3207958). S. Nevada Court shall terminate with a 96 foot diameter cul-de-sac measured from face of curb to face of curb. The preliminary design is based on no parking being provided on S. Nevada Court. No Parking signage shall be installed on both sides of S. Nevada Court. Bonding for completion of the required improvements on private property shall not be permitted. S. Nevada Court construction shall be completed prior to issuance of any certificates of occupancy.
16. The cul-de-sac shall be signed "No Parking". The design and construction shall meet the IFC standards.
17. WSDOT Type 2 concrete driveway approaches shall be installed at the proposed access points to S. Nevada Court as shown on the preliminary plans.
18. Direct access to S. Nevada Avenue from the project site will not be permitted in accordance with the BSP-2017-01 (AFN 3207958) plat notes.
19. Issuance of the first building permit will be contingent upon approval of the comprehensive construction plans for the on-site and private access drive improvements by Douglas County Transportation and Stormwater.
20. Internal circulation shall be coordinated with and approved by the Fire Marshal.

21. Illumination shall conform to East Wenatchee Municipal Code and Douglas County Code Section 12.57.100 Roadway Illumination and follow Douglas County PUD Standards. The applicant shall be responsible for PUD charges for connection of street lights to the transformer or hand hole. Street lights shall be LED rather than HPS. The type of luminaire shall be coordinated with Douglas County during the building permit review process.
22. Prior to issuance of any final certificates of occupancy and acceptance of the roadway improvements, the Engineer of Record shall provide written certification that all improvements have been constructed in accordance with the conditions of approval, Douglas County Code, East Wenatchee Municipal code, and the approved construction plans. Monitoring/inspection shall be required by the engineer in accordance with the Douglas County Road Standards and East Wenatchee Municipal Code. Issuance of temporary certificates of occupancy may be acceptable prior to completion of all on-site improvements contingent upon Douglas County Transportation and Land Services, Fire Marshal, utility purveyor, and service provider approval. S. Nevada Court and S. Nevada Avenue improvements shall be completed and accepted prior to issuance of any temporary or final certificates of occupancy.
23. Utility installation/replacement/upgrade within the Douglas County right-of-way shall be approved by Douglas County. Damage to existing roads, both public and private, 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.
24. A final stormwater drainage plan and report prepared by a professional engineer licensed in the State of Washington shall be submitted to and approved by Douglas County prior to construction. Construction and Post-construction stormwater elements shall be addressed in accordance with Douglas County Code and the Stormwater Management Manual for Eastern Washington (SWMMEW).
25. Provisions to provide access for inspection and maintenance to the stormwater facilities shall be addressed within the design plans and report.
26. Stormwater facilities shall be designed to accommodate runoff from on-site and private roadway improvements.
27. Stormwater infiltration surface shall be in undisturbed native material. The design infiltration rate shall be based on on-site infiltration testing completed in accordance with the SWMMEW.
28. The Engineer of Record shall provide as-builts and stamped certification that the system has been completed in accordance with the accepted plans, as well as the Douglas County Code and the Stormwater Management Manual for Eastern Washington.
29. Prior to final construction acceptance and prior to issuance of any final certificates of occupancy, separate private stormwater operation and maintenance agreements for S. Nevada Court and the on-site stormwater facilities shall be executed and recorded. Said agreements shall be executed on standard forms prepared by Douglas County. The agreements shall

specify the owner of the property as having responsibility for the long-term maintenance of the private stormwater drainage system within the development.

30. Erosion control measures shall be designed in accordance with the SWMMEW. Disturbed areas shall be re-vegetated and maintained throughout construction.
31. A Stormwater Pollution Prevention Plan (SWPPP) shall be prepared in accordance with the SWMMEW guidelines and submitted and accepted prior building permit approval. Best Management Practices shall be implemented and maintained throughout construction.
32. The applicant shall be responsible for preventing mud, dirt and debris from leaving the site, including stormwater runoff from being tracked or otherwise discharging onto the public right-of-way or adjacent properties.
33. At issuance of a development permit, the parcel shall be subject to the Greater East Wenatchee Stormwater Utility annual service charge. The charge is based upon the total square feet of impervious surface on the site. Sites that have a site-specific private system, with a recorded operation and maintenance agreement, and who have maintained their system as required are eligible for a reduction in the annual service charge.
34. Individual / common plan development for this proposal exceeds 1 acre of disturbed ground. This meets the threshold used by the Washington State Department of Ecology in administering their General Permit to Discharge Stormwater Associated with Construction Activity. If required, the permit shall be obtained prior to beginning groundbreaking activities. Acquisition of this permit is the responsibility of the applicant.
35. In the event cultural sites or isolated finds are identified during operations, work in the immediate vicinity shall be halted until the site or find can be evaluated by a qualified archaeologist and applicable state and tribal entities can be consulted.
36. The conditional use permit shall expire at the end of one year from the time it is granted if the project is not substantially established by that time.

Respectfully Submitted,



Suzanne Austin  
Associate Planner

Attachments