

**STAFF REPORT**  
**UNIT LOT SUBDIVISION FOR THE RIVER PARK TOWNHOMES PROJECT**  
**(P-19-03)**

TO: City of Wenatchee Hearing Examiner  
FROM: City of Wenatchee Community Development Department  
RE: Public hearing for P-19-03  
DATE: January 21, 2019

**1. REQUESTED ACTION**

**Requested Action:** Conduct a public hearing on an application for a Unit Lot Subdivision (P-19-03) to subdivide 14 townhouses currently under construction on property located at 301 River Park Avenue and identified by APN 23-20-34-823-020.

**2. PROJECT INFORMATION**

**Applicant:** Northwest GeoDimensions  
**Owner:** Slate Rock and Gravel, LLC  
**Location:** 301 River Park Avenue; and identified by APN 23-20-34-823-020  
**Zoning District:** Waterfront Mixed Use (WMU) and Recreational / Residential Overlay (RO)  
**Comp. Plan Designation:** WMU and RRO

**Project Description:** The River Park Townhomes building permit was issued on May 29, 2018 for 14 townhouse units, currently under construction. In a decision posted on October 4, 2019, the Hearing Examiner approved a unit lot subdivision and planned development (P-19-02 / PRD-19-02) to allow for individual sale and ownership of the townhouse units. A concrete sidewalk, with curb and gutter, from the east side of the property to Walla Walla Avenue, and installation of an asphalt path from the east side of property to the terminus of River Park Avenue, were required as a public benefit.

This application (P-19-03), for a unit lot subdivision, proposes to supersede the previous approvals. Revisions adopted to the City Code on November 7, 2019, allow for a unit lot subdivision in the Waterfront Mixed Use (WMU) zoning district and Waterfront Recreational / Residential Overlay (RRO) overlay district to be processed as a short or major subdivision in accordance with Title 11 Subdivisions without the accompanying planned development and associated public benefits (i.e. sidewalk and asphalt path). There are no other changes to the previously approved subdivision. Application materials are included as Attachment A.

**Site Characteristics:**

Total Project Size: Approximately 0.83 acres  
Domestic Water: City of Wenatchee  
Public Sewer: City of Wenatchee

Power/Electricity: Chelan County P.U.D.  
Fire Protection: Chelan County Fire District 1  
Police Protection: Wenatchee Police Department

The property was previously developed with a single-family residence constructed in 1926, based on Chelan County Assessor's office records. This single-family structure was destroyed by fire and demolished. The property is generally flat and the permitted townhouses are under construction.

**Surrounding Properties:**

North: Single-family residential uses, within the WMU and RRO districts.

East: Single-family residential uses, within the WMU and RRO districts.

South: Commercial and storage uses, within the WMU district.

West: Commercial and storage uses, within the WMU district.

**Access:** Primary vehicular access to the site is provided by a private driveway on River Park Avenue. A sidewalk from the individual units, connecting to a sidewalk along the property frontage, provides pedestrian access to River Park Avenue.

**Permit History:** Four building permits, one for each building (A-1, B-2, C-3, and C-4), were issued on May 29, 2018 for a total of 14 townhouse units. Two of the buildings have three units each and two buildings have four units each. Parking is provided in a central location along the western property line in addition to individual single-vehicle garages.

A boundary line adjustment (BLA-2018-012WE) was recorded in January 2019 to combine Lots 5 and 6 of the River Park Addition subdivision, resulting in the consolidated lot shown on the subject application.

**3. COMPLIANCE ANALYSIS OF APPLICABLE POLICIES AND REGULATIONS**

The proposed action is subject to land use policies and provisions of the City of Wenatchee Urban Area Comprehensive Plan and development regulations of the Wenatchee City Code.

**Wenatchee Urban Area Comprehensive Plan**

In addition to the general goals and policies of the Growth Management Act and Wenatchee Urban Area Comprehensive Plan which state growth shall take place where adequate public facilities exist and are able to serve existing and future growth, the following goals and policies are relevant to this application:

**Land Use / Urban Growth Area Element**

Goal 9. Waterfront – Encourage positive redevelopment that enhances the community’s most precious resource – its waterfront.

Policy 2: Provide a variety of housing types on the waterfront to increase pedestrian activity and vitality, increase the market for area businesses, and accommodate a significant share of the city’s projected population growth.

*Project compliance:* The redevelopment of this site from a single-family residence to 14 townhouse units increases density and adds an additional housing type to a historically single-family residential area. The increased density is supported by the Comprehensive Plan and the proposed unit lot subdivision to allow individual ownership of the units provides compatibility with the adjacent, existing uses.

**Zoning and Development Standards for the Waterfront:**

<b>Waterfront</b>	<p><b>Primary Uses:</b></p> <ul style="list-style-type: none"> <li>▪ Development varies by node</li> <li>▪ Ground floor retail, food and beverage, entertainment</li> <li>▪ Residential</li> </ul> <p><b>Secondary Uses:</b></p> <ul style="list-style-type: none"> <li>▪ Limit industrial activity to active areas</li> <li>▪ Upper floor offices</li> <li>▪ Upper floor residential</li> </ul>	<ul style="list-style-type: none"> <li>▪ Land use controls applicable to land along Columbia Riverfront</li> <li>▪ Architectural design controls</li> <li>▪ Emphasis on connection with waterfront</li> <li>▪ <u>Height:</u> 4 to 6 stories</li> </ul>
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*Project compliance:* The River Park Townhomes project is a residential use, which is included as a suggested primary use in the Waterfront area. The building permit was subject to the architectural standards of the WMU zoning district, such as building articulation, modulation, and blank wall limitations, as described in WCC Section 10.32.050. The approved height of the structures is approximately 28 feet, less than the allowed four to six stories. A sidewalk connection to the public street, allowing for pedestrian access to River Park Avenue, encourages pedestrian activity.

Wenatchee Waterfront Sub-Area Plan

Identifies the site as appropriate for Waterfront Mixed Use and the Residential + Recreation Overlay, pg. 24. Intended primary uses are identified on page 9 including: lodging, recreational, and residential. Residential uses are described as “multi-family residential uses.”

*Project compliance:* The proposed use, townhouses, is residential, which is included in the list of intended uses for the Waterfront Mixed Use district.

Wenatchee City Code

Wenatchee City Code sections which apply to this project are described below.

District Use Chart, WCC Section 10.10.020

Uses	Mixed Use Districts	Overlay Zones
	WMU	RRO

<b>Residential</b>		
Townhouses	~	P

*Project compliance:* The subject property is located within the WMU and RRO districts. The proposed use, as a result of the unit lot subdivision, remains “townhouses,” as defined in WCC Section 10.08.135, which are “a row of at least three attached single-family dwelling units in which each unit has its own front access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common walls.” Townhouses are not permitted in the WMU district, but are permitted in the RRO. Pursuant to WCC Section 10.40.010(2), where there are discrepancies between the underlying zoning district and the overlay district, the overlay shall govern.

Development Standards, WCC Chapters 10.32, 10.40, 10.46, 10.48, 10.60, and 10.62

*Project compliance:* The unit lot subdivision does not modify the building permits approved for the project, which demonstrated conformance with the above-mentioned chapters of the Wenatchee City Code. Unit lot subdivisions (WCC Section 11.32.080) allow for development on individual lots to be nonconforming to some or all of the development standards (i.e. lot coverage, setbacks) as long as the parent site meets the criteria of the underlying zoning district. Therefore, individual lot dimensions, sizes, setbacks, etc. as a result of the unit lot subdivision are not analyzed for conformance with the typical lot standards of WCC Chapter 10.46.

Unit Lot Subdivisions, WCC Section 11.32.080

WCC Section 11.32.080(1) states that “This section is to apply exclusively to the subdivision of land for attached single-family dwelling units authorized under city code . . . the purpose is to allow for the creation of lots for townhouse dwellings and cottage developments, while applying only those site development standards applicable to the parent site as a whole.”

WCC Section 11.32.080(3)(b) states that “a unit lot subdivision creating 10 or more lots, tracts, or parcels shall be processed in accordance with the requirements of Chapter 11.16 WCC, Major Subdivisions, and WCC 13.09.050, Type III quasi-judicial review of applications.”

WCC Section 11.32.080(6) addresses general regulations:

- (a) The unit lot subdivision as a whole shall meet development standards applicable to the underlying residential site development approval associated with a commercial or residential building permit as applicable, and the provisions of this section. As a result of the unit lot subdivision, development on individual unit lots may be nonconforming as to some or all of the development standards based on analysis of the individual unit lot. So long as the parent site meets the criteria of the underlying residential site development plan or the dwelling units are already in existence, each unit lot will be deemed to be in conformance. If the units are already legally in existence and do not comply with the development standards, a unit lot may be created for each existing dwelling unit. Subsequent platting actions, additions, or modifications to the structure(s) may not create or increase any nonconformity of the parent lot;

(b) Unit lot subdivisions shall be subject to all applicable requirements of WCC Title 11, except as otherwise modified by this section;

(c) Portions of the parent site not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, or by a homeowners association comprised of the owners of the individual unit lots located within the parent site;

(d) Maximum lot coverage of the aggregate buildings located upon the parent site shall not exceed the maximum lot coverage permitted by the underlying zone or planned residential development;

(e) Except for existing nonconforming development or as approved pursuant to Chapter 10.42 WCC, building setbacks shall be as required for the zone as applied to the underlying parent site as a whole. There shall be no setback required from individual unit lot lines which are interior to the perimeter of the parent site; provided, however, that any structure located upon a unit lot created hereunder shall comply with the setbacks applicable to the underlying residential site development plan;

(f) Internal drive aisles providing vehicular access to unit lots shall not be considered public or private streets when utilizing the provisions of this section. However, in no instance can an internal drive aisle conflict with or preclude necessary circulation system improvements established by the transportation element of the Wenatchee urban area comprehensive plan;

(g) Within the parent lot, required parking for a dwelling unit may be provided on a different unit lot than the lot with dwelling unit, as long as the right to use the parking is formalized by an easement record with the Chelan County auditor's office;

(h) Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions identifying the rights and responsibilities of property owners and/or the homeowners association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; on-site recreation; landscaping; underground utilities; common open space; exterior building facades and roofs; and other similar features, and shall be recorded with the Chelan County auditor's office. Each unit lot subdivision shall make adequate provisions for ingress, egress and utilities access to and from each unit lot created by reserving such common areas or other easements over and across the parent site as deemed necessary to comply with all other design and development standards generally applicable to the underlying residential site development plan.

*Project compliance:* The unit lot subdivision proposed is for 14 attached single-family townhouse units and has been processed as a Type III application. The project is also in conformance with each of the general regulations. The parent site demonstrated conformance with the development standards of the Wenatchee City Code at the time the building permit was issued, and lot

coverage and setbacks were reviewed as a part of that submittal. The portions of the parent site not subdivided for individual unit lots are proposed to be owned in common by the owners of the individual unit lots located within the parent site. Access easements, joint use and maintenance agreements, and / or covenants, conditions and restrictions identifying the rights and responsibilities of property owners will be reviewed prior to approval of the final unit lot subdivision. This will include the right to use the central parking area, Tract A, as shown on the preliminary plat (Attachment A).

Shorelines, Resource Lands and Critical Areas, WCC Title 12

*Project compliance:* The subject site is identified as a modified ground critical area in the maps used by the City. Analysis related to modified ground was completed at the time of building permit submittal and requirements incorporated prior to building permit issuance.

**Environmental Review includes State Environmental Policy Act (SEPA)**

The proposed development is categorically exempt from the State Environmental Policy Act (SEPA) pursuant to WAC 197-11-800(1)(c) and WWC Section 12.04.030, as a residential development that does not exceed 20 units.

**4. PUBLIC NOTICE**

*Table 1. Procedural steps and dates*

<b>Application Submitted:</b>	December 16, 2019 (revisions received January 17, 2020)
<b>Determination of Completeness:</b>	December 20, 2019
<b>Notice of Application:</b>	Notice was mailed to property owners/taxpayers within 350 feet of the subject property, posted on the subject property, and referred to relevant agencies on December 23, 2019.
<b>Notice of Public Hearing:</b>	Notice was mailed to property owners/taxpayers within 350 feet of the subject property on December 23, 2019 and published in the Wenatchee World newspaper on January 17, 2020.
<b>Public Hearing:</b>	The public hearing is scheduled for January 28, 2020 at 3:00p.m. at Wenatchee City Hall, Council Chambers, 301 Yakima Street, Wenatchee, WA.

The public and relevant agencies have been given an opportunity to comment on the proposal. One agency comment was received and may be reviewed in detail as Attachment B to this report:

- Engineering Division report, dated January 13, 2020. Analysis and suggested conditions of approval have been included in this report. Suggested conditions of approval are in regards to 1) the need for covenants to delineate roles and responsibilities of each lot for any shared access, utilities, etc., 3) street improvements, and 4) identification of the public water main on the plat.

## 5. RECOMMENDATION

As conditioned below, this application for a proposed unit lot subdivision does not appear to be detrimental to the general public health, safety, or welfare and meets the basic intent and criteria associated with Title 10, 11, and 12 and the procedural criteria of Title 13 of the Wenatchee City Code. Staff recommends **approval** of P-19-03 subject to the following findings of fact, conclusions of law, and suggested conditions of approval:

### **This recommendation is based on the following findings of fact:**

1. An application was submitted by Northwest GeoDimensions, on December 16, 2019, with revised materials submitted on January 17, 2020, for a unit lot subdivision for 14 townhouse units on property located at 301 River Park Avenue and identified by APN 23-20-34-823-020.
2. This application supersedes the Hearing Examiner's approval of P-19-02 / PRD-19-02 issued in a decision posted on October 4, 2019.
3. The property owner is Slate Rock and Gravel, LLC.
4. The application has been processed as a Type III quasi-judicial review for major subdivisions pursuant to WCC Section 13.09.050; a public hearing is required for the application and is scheduled to occur on January 28, 2020.
5. The subject property is located within the Waterfront Mixed Use (WMU) zoning district and the Recreational / Residential Overlay (RRO) district.
6. The Wenatchee Urban Area Comprehensive Plan land use designations are WMU and RRO.
7. The proposal is consistent with the goals and policies of the Wenatchee Urban Area Comprehensive Plan's Land Use Element and Waterfront Sub-Area Plan. The redevelopment of this site increases density and adds an additional housing type to a historically single-family residential area. The proposed unit lot subdivision allow individual ownership of the units provides compatibility with the adjacent, existing residential and commercial uses. The proximity of the project to nearby commercial services and Riverfront Park facilitates the growing demand for pedestrian activity in the area.
8. The proposal is consistent with the provisions of Wenatchee City Code Title 10, Zoning.
  - a. The subject property is located within the WMU and RRO districts. The proposed use remains "townhouses," as defined in WCC Section 10.08.135, which are "a row of at least three attached single-family dwelling units in which each unit has its own front access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common walls." Townhouses are not permitted in the WMU district, but are permitted in the RRO. Pursuant to WCC Section 10.40.010(2), where there are discrepancies between the underlying zoning district and the overlay district, the overlay shall govern.
  - b. The unit lot subdivision does not modify the building as approved by the issued building permits for the project, which demonstrated conformance with the

Wenatchee City Code for a multifamily development. Unit lot subdivisions (WCC Section 11.32.080) allow for development on individual lots to be nonconforming to some or all of the development standards as long as the parent site meets the criteria of the underlying zoning district. The project, as a unit lot subdivision, will maintain conformance with the development standards, architectural requirements, open space requirements, and other criteria such as landscaping, which were in effect at the time the building permit was approved.

9. The proposal is consistent with the provisions of Wenatchee City Code Title 11, Subdivisions.
  - a. The unit lot subdivision proposed is for 14 attached single-family townhouse units and has been processed as a Type III application.
  - b. The project is also in conformance with each of the general regulations required for unit lot subdivisions. The parent site demonstrated conformance with the development standards of the Wenatchee City Code at the time the building permit was issued. The portions of the parent site not subdivided for individual unit lots are proposed to be owned in common by the owners of the individual unit lots located within the parent site. Access easements, joint use and maintenance agreements, and / or covenants, conditions and restrictions identifying the rights and responsibilities of property owners will be reviewed prior to approval of the final unit lot subdivision. This will include the right to use the central parking area, Tract A, as shown on the preliminary plat.
10. The proposal is consistent with the provisions of Wenatchee City Code Title 12, Environmental Protection. The subject site is identified as a modified ground critical area in the maps used by the City. Analysis related to modified ground was completed at the time of building permit submittal and requirements incorporated prior to building permit issuance.
11. A report from the City's Engineering Division was received on January 13, 2020 which has been considered in the review of this application.
12. The project is categorically exempt from the State Environmental Policy Act (SEPA) pursuant to WAC 197-11-800(1)(c) and WWC Section 12.04.030, as a residential development that does not exceed 20 units..
13. In order to meet the state requirements for Enhanced 911 service, all lots within the unit lot subdivision will be addressed prior to final unit lot subdivision approval.
14. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

**This recommendation is based upon the following suggested conclusions:**

1. The City of Wenatchee Hearing Examiner has been granted the authority to render this decision pursuant to WCC Section 11.04.08.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.



3. As conditioned, the proposal is consistent with the intent, purposes, and regulations of the Wenatchee City Code, Titles 10, 11, 12, and 13 and Comprehensive Plan.
4. Comments from the reviewing agencies have been considered and addressed where appropriate.
5. The application, as conditioned, demonstrates consistency with adopted levels of service for roads, utilities, fire protection facilities, schools and other public and private facilities needed to serve the development, with assurance of concurrency.
6. The public interest will be served by the subdivision and dedication.
7. The application, as conditioned, provides for the public health, safety and general welfare for open spaces, drainage ways, streets, alleys, other public ways, transit stops, potable water supplies, sanitary waste, parks and recreation, playgrounds, schools and school grounds, and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.
8. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

**This recommendation is based upon the following suggested Conditions of Approval:**

1. The project shall proceed in substantial conformance with the plans and application materials on file and submitted on December 16, 2019 and January 17, 2020, except as amended by the conditions herein.
2. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
3. Pursuant to RCW 58.17.140(3)(a), a final plat meeting all requirements shall be submitted to the City for approval within five years of the date of preliminary plat approval.
4. A final plat map shall be submitted by a land surveyor licensed in the State of Washington and comply with the substantive and submittal standards of WCC Chapter 11.16 and RCW 58.17.215.
5. All public and private utility easements be provided in locations and configurations as required by the various utility purveyors. The final plat shall show the location of all easements serving or encumbering the subject property. The location of existing structures and utilities (i.e. power, sewer, and water lines, etc.) and utility and private access easements shall be depicted on the face of the final plat
6. To facilitate efficient emergency response affecting public health and safety, an addressing plan shall be assigned by the City of Wenatchee during blue line review of the final plat. Addresses for each lot shall be shown on the face of the final plat mylar prior to final approval.
7. All common areas, including drainage ways, and private streets shall be established in tracts and required to be maintained by a homeowners association. Proposed parking and landscaping shall be maintained by a homeowners association.
8. Prior to final plat approval, the approved Declaration of Covenants, Conditions, and Restrictions must be recorded and referenced on the face of the plat.

9. Verification of compliance of the applicable analysis and conditions of approval identified in the City of Wenatchee Engineering Division report prepared by Donald Nelson, dated January 13, 2020, is required prior to final approval of the unit lot subdivision. Conditions of approval in this report are as follows:
  - a. Plat covenants shall delineate the roles and responsibilities of each lot for any shared access and/or utilities, including maintenance responsibilities. Prior to recording the final plat, the covenants, maintenance agreements, and easements shall be approved by the City and then recorded at the Chelan County Auditor and listed on the face of the plat.
  - b. Construct all street improvements, including those as identified on the issued building permits prior to recording or provide an improvement agreement and performance bond.
  - c. Show the public water main easement on the face of the plat.
10. Should any archaeological resources be discovered during grading/construction, all work that would affect the discovered resources must be stopped until proper authorities have been notified and appropriate steps have been taken to protect the resources in accordance with applicable laws.

**Attachments:**

- A. Application materials, dated December 16, 2019 and January 17, 2020
- B. Agency comment letters

## **Attachment A**

Application materials, dated December 16, 2019 and January 17, 2020



**LAND DEVELOPMENT PERMIT APPLICATION**

Date Stamp

Accepted By: Jo Receipt No. PL19-00049 File No. P-19-03

**TYPE OF PERMIT YOU ARE APPLYING FOR:**

- Major Subdivision  Short Plat  Binding Site Plan  Variance   
 Final Plat  Final Short Plat  Final Binding Site Plan  Conditional Use   
 Plat/Binding Site Plan Alteration  Plat/Binding Site Plan Vacation  Planned Development

In addition to this form, submit all applicable items on the corresponding checklist for a complete application.

**GENERAL INFORMATION**

CITY OF WENATCHEE

DEC 16 2019

Applicant: Chad Miller, Slate Rock and Gravel, LLC

Mailing Address: 39 Fisher Lane, Orondo, WA 98843

Contact No.: \_\_\_\_\_ E-mail Address: chad.miller@eiderbuilding.com

Property Owner(s): \_\_\_\_\_

\*If different than applicant

Mailing Address: \_\_\_\_\_

Contact No.: \_\_\_\_\_ E-mail Address: mtaylor@nwgsurveys.com

If there is more than one property owner, submit the supplemental additional owner(s) and authorization form.

**Complete section if an agent is acting for the applicant or owner during the permit process:**

Authorized Agent: Michelle Taylor, Northwest GeoDimensions

Mailing Address: 15 North Chelan Avenue, Wenatchee, WA 98801

Contact No.: 509-663-8660 E-mail Address: mtaylor@nwgsurveys.com

Surveyor: Norman D. Nelson Washington Registration #: 22963

Contact No.: 509-663-8660 E-mail Address: nnelson@nwgsurveys.com

Engineer: Torrence Engineering, LLC Washington Registration #: 27071

Contact No.: 509-782-1897 E-mail Address: johnt@torrence-eng.com

Please indicate who should receive correspondence and notices:

Applicant  
 Surveyor

Owner  
 Engineer

Authorized Agent

**PROPERTY INFORMATION**

Street Address(es): 301 River Park Avenue, Wenatchee, WA 98801

Parcel No(s): 232034823020 and 232034823025

Abbreviated Legal Description: 

Lots 5 and 6, River Park Addition, Book 4 of Plat, Page 13
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Total site size in acres: 0.78

Zoning District Designation: Waterfront Mixed Use (WMU)

Overlay District: Waterfront recreational/residential (RRO)

Comprehensive Plan Designation: Waterfront Mixed Use (WMU)

Shoreline Environmental Designation: N/A

CITY OF WENATCHEE

Wildland-Urban Interface: N/A

DEC 15 2019

Critical Areas: N/A

**ACKNOWLEDGEMENTS AND SIGNATURES**

I (We) acknowledge that:

1. The information, plans, maps and other materials submitted on and with this application are, to the best of my/our knowledge, a true and accurate representation of this proposal;
2. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Chapter 13.07 Wenatchee City Code;
3. City of Wenatchee does not guarantee success of this permit application, and/or the issuance of an affirmative notice of action. The City's assistance to the applicant(s)/owner(s) does not preclude the need to address impacts raised by the public or by other federal, state or local agencies;
4. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the Applicant(s)/Owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense;
5. If the Applicant is not the owner of the real property which is the subject of the permit application, this application and acknowledgment shall also be executed by each owner;
6. All persons executing this acknowledgment in a representative capacity shall be personally liable and hereby personally guarantee payment of all fees, expenses and costs required by this application.
7. If the applicant(s), representative(s) and/or owner(s) fail to respond to a request by the Department to submit necessary application materials identified in a Notice of Incomplete Application within 60 days will result in a null and void application, with no refund of the filing fees.
8. This application does not constitute approval of the proposed development activity and it is acknowledged that additional permit applications and approvals may be necessary to conduct specific activities.
10. During the review of this application, it may be necessary for staff to make one or more site visits. By signing this application form, you are giving permission for these visits. If it is rental property, the owner hereby agrees to notify tenants of possible site visits.

Date: 12-12-19

Applicant Signature: 

Date: \_\_\_\_\_

Agent Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Owner Signature: \_\_\_\_\_

**PROJECT NARRATIVE  
RIVER PARK TOWNHOMES**

All reports, documents, plans, drawing, etc. will be submitted to comply with required elements of Chapter 10.47.110 and design standard per Chapter 10.46

**PROPERTY**

This unit lot development is located at 301 River Park Avenue on Lots 5 and 6 of the River Park Addition in Section 34, Township 23 North, Range 20 East W.M. The site is situated east of Walla Walla Avenue and approximately 500 feet west of the Chelan County PUD park. The development area is 0.82 acre with tax parcel numbers of 232034823020 and 232034823025. The area is zoned Waterfront Mixed Use (WMU) with a recreation/residential overlay.

**PROJECT DESCRIPTION**

The development will consist of 14 townhomes. Unit A-1 and B-2 will have 3 townhomes each. Units C-3 and Unit C-4 will each have 4 townhomes. Each townhome is 2 stories. The ground floor of all units will have a garage, living and dining rooms. The second floor will have the bedrooms.

**GENERAL REQUIREMENTS**

Design Team

The design team will include the following consultants:  
Slate Rock and Gravel, LLC, owner-developer  
John Torrence, PE of Torrence Engineering, LLC, civil engineering  
Norman Nelson, PLS of Northwest GeoDimensions, surveying  
Paul Coppock, DOH Associates, PS, Architect/Landscaping

CITY OF WENATCHEE

DEC 16 2019

Visual Compatibility

On River Park Avenue the housing is primarily a mix of small older homes, a couple of large homes and commercial buildings adjacent to Walla Walla Avenue. Most of the existing older homes are wood sided and have simple roof lines. The large homes are two stories, with wood siding or rock. The design of the new townhome has simple roof lines, wood siding that are visually compatible with the surround residences.

Project Improvements

The improvements to this development include pedestrian facilities to River Park Avenue that include curb, sidewalk and a planter strip.

Design Team

Slate Rock and Gravel, LLC, Owner  
Torrence Engineering, LLC, Civil engineer  
The DOH Associates, Architect and Landscaping  
Northwest GeoDimensions, Land surveyor

Access

Access to the site is from Walla Walla Avenue onto River Park Avenue.

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Lot Coverage

The maximum density in the WMU zoning district is 100 percent. However, this project will have approximately 90 percent coverage.

Building Height

The maximum building height in the WMU zoning district is 90 feet. This project the building height as 28 feet.

SetbacksParent Parcel

Side and rear setbacks from the property lines are zero. The front yard setback from a public right of way based on the road classification. In this case the front setback is zero based on the dedicated right of way of River Park Drive, however the townhomes are setback is a minimum of 5 feet from the back of sidewalks.

Townhome Lots

All units will have a side yard setback a minimum of zero (0). The minimum front yard setback for C-units is 15 feet. A and B units the front and rear yard setback is a minimum of 5 feet.

Parking

There is a total of 14 garages and 14 parking stalls.

Level of Service

Based on the goals and policies for Urban Area Comprehensive Plan and Waterfront sub-area plan this type of project in the waterfront mixed use zoning area will not exceed the capacity of any public facility or service.

Public Services and Facilities

This project has been designed to include all common and necessary services for this type of development.

Bond Requirements

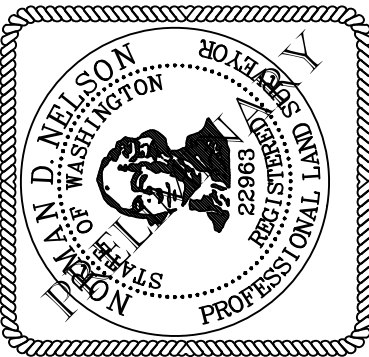
All bonding or surety guarantees will be provided at final approval for civil improvements and/or the issuance of a building permit.

Project Construction

Both civil improvements and building construction will completed will begin within 3 years of approval of the final plat.

Landscaped Areas

Maintenance of all landscaped areas will be the responsibility of the Homeowner's Association.



CITY OF WENATCHEE SUBDIVISION No. PD2020-XXX  
ASSESSOR'S PARCEL No.(s): 23-20-34-823-020 and 23-20-34-823-025

**ORIGINAL TRACT OWNER**

Chad Miller, Slate Rock & Gravel, LLC.  
39 Fisher Lane,  
Orondo, WA 98843

EXISTING ZONING: WMU

WATER SOURCE: City of Wenatchee

No. PLATTED LOTS: 14

SEWAGE SYSTEM: City of Wenatchee

**DEDICATION**

Know all men by these presents that Chad Miller, Slate Rock & Gravel, LLC. in accordance with his her desires, caused the hereon described property to be surveyed and platted into lots and streets under the name River Park Townhomes and does hereby reserve and dedicate all streets and other areas to the public, and individual or individuals, religious society or societies or to any corporation, public or private as shown on the plat. I hereby grant a waiver by myself of all claims for damages against any governmental authority which may be occasioned to the adjacent lands by the established construction, drainage and maintenance of public roads.

In witness whereof I have here to set my signature

This \_\_\_\_ Day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Chad Miller  
Governor  
Slate Rock & Gravel, LLC.

**ACKNOWLEDGMENT**

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me, the above signed, personally appeared to me, known to be the person who executed the foregoing statement of consent and waiver of claims and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Witnessed my hand and seal the day and year last above mentioned.

\_\_\_\_\_  
Notary public in and for the State of Washington, residing at

**EXAMINED AND APPROVED**

MAYOR

\_\_\_\_\_  
Mayor Date

CITY OF WENATCHEE SUBDIVISION ADMINISTRATOR

\_\_\_\_\_  
Subdivision Administrator Date

CITY OF WENATCHEE ENGINEER

\_\_\_\_\_  
City Engineer Date

**TREASURER'S CERTIFICATE**

I, hereby certify that all taxes and assessments which have been levied and become chargeable against said property for 2020 and preceding years have been paid, satisfied and discharged, and that anticipated taxes in the amount of \_\_\_\_\_ for 2020 have been deposited with the Chelan County Treasurer this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Chelan County Treasurer Date

**AUDITOR'S CERTIFICATE** FEE, \_\_\_\_\_

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2020 at \_\_\_\_\_ M.  
In book \_\_\_\_\_ page \_\_\_\_\_ of Plats at the request of Norman Nelson.

\_\_\_\_\_  
Deputy County Auditor

Auditors No. \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

"I, Norman Nelson, registered as a land surveyor by the State of Washington, certify that this plat is based on an actual survey of the land described herein, conducted by me or under my supervision, during the period of \_\_\_\_\_, 20\_\_ through \_\_\_\_\_, 20\_\_; that the distances, courses, and angles are shown thereon correctly; and that the monuments, other than the monuments approved for setting at later date, have been set and lot corners staked on the ground as depicted on the plat."

Norman Nelson

Certificate No. 22963

TURNING YOUR IDEAS INTO  
REALITY THROUGH  
INNOVATION INTEGRITY  
AND PERSONAL SERVICE

15 North Chelan Ave. Wenatchee, Wa. 98801  
Phone 509-663-8660 Fax 509-663-6278

RIVER PARK TOWNHOMES  
SUBDIVISION 2020-XXX  
LOT 5 AND 6  
RIVER PARK ADDITION  
BOOK 4, PAGE 13 OF PLATS

WASHINGTON  
CHELAN COUNTY  
DATE: 2019-12-13  
DWN:JTM FILE: 2019-04-25 HAVING RIVER PARK PSP  
DSGN:

19010  
PROJ. NO.

1 OF 3  
SHT.



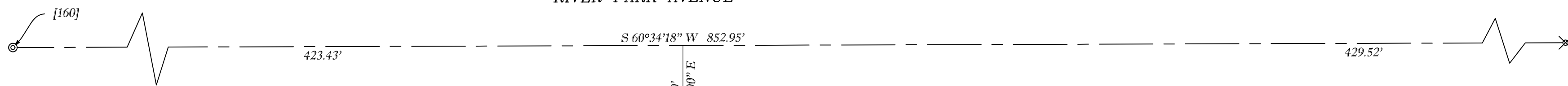
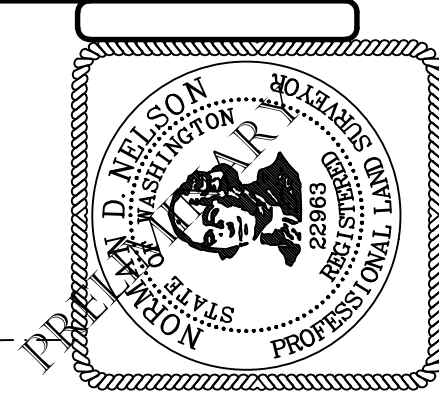
**MONUMENT NOTES:**

- [50] Found 5/8" Rebar & Cap Stamped DW GARINGER CELS 7946. Visited on 03/01/2018
- [51] Found 5/8" Rebar. Visited on 03/01/2018
- [52] Found 5/8" Rebar & Cap Stamped DW GARINGER CELS 7946. Visited on 03/01/2018
- [69] Found 5/8" Rebar & Cap Stamped MEI LS 29283. Visited on 02/17/2003
- [70] Found 5/8" Rebar & Cap Stamped MEI LS 19104. Visited on 02/17/2003
- [78] Found 5/8" Rebar. Visited on 02/17/2003
- [160] Found 5/8" Rebar & Cap Stamped C.O.W.ENGR. Visited on 02/17/2003

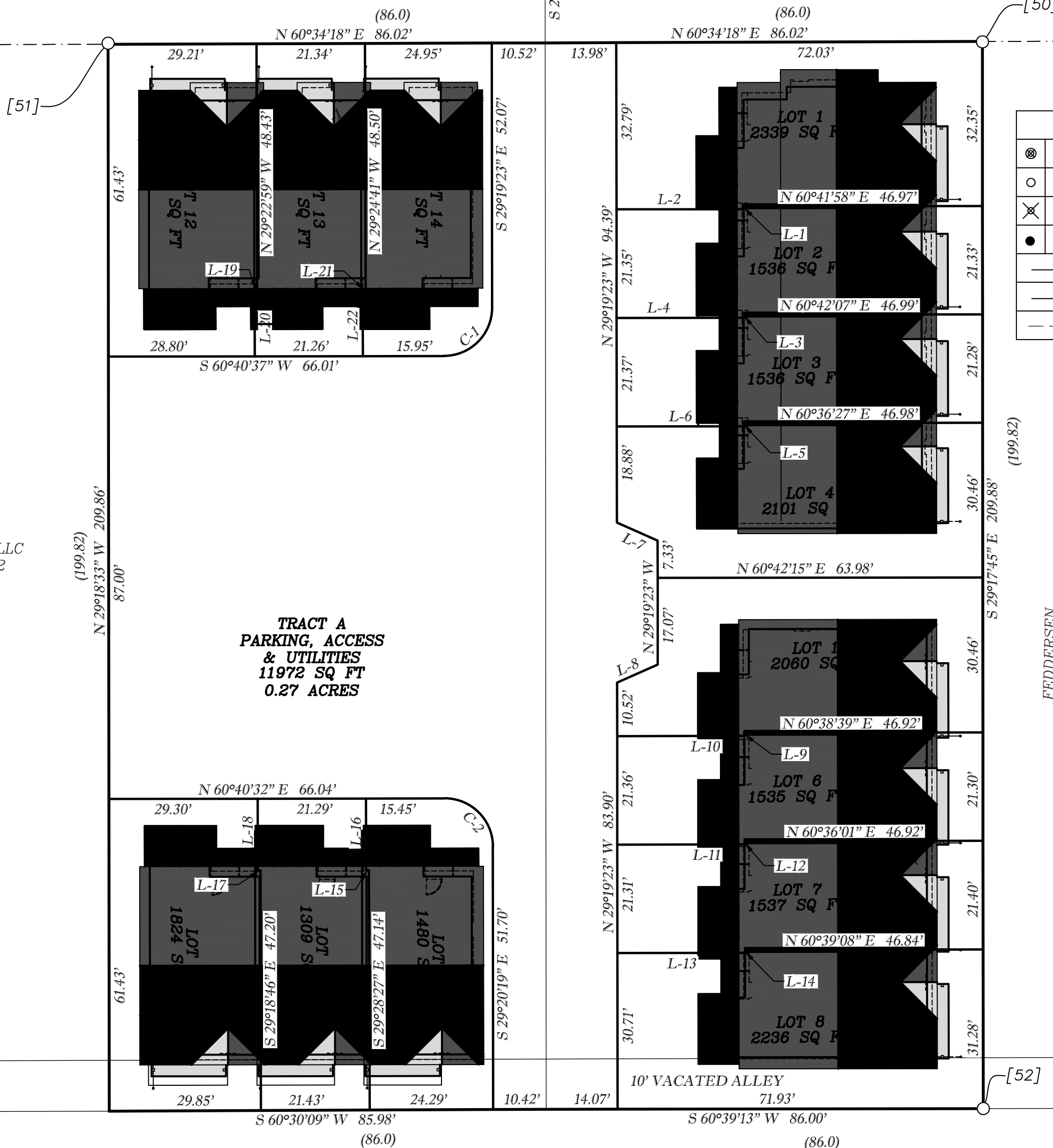
**LEGAL DESCRIPTION:**

Lots 5 and 6, River Park Avenue Addition Chelan County, Washington, according to the plat here of, recorded in Book 4 of Plats, Page 13.

Together with that part of the vacated alley which attach by operation of law



**RIVER PARK AVENUE**



**LEGEND**

⊙	Found Brass Cap in Monument Case [As Noted]
○	Found Rebar or Rebar & Cap [As Noted]
⊗	Calculated Point Not Set or Found
●	Set 5/8" Rebar & Cap: Stamped NWG 22963
---	Right of Way
---	Monumented Center Line
---	Existing Easement

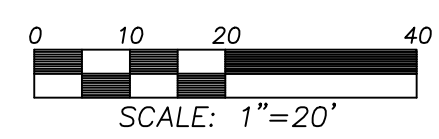
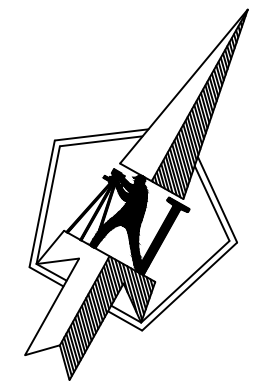
**Parcel Curve Table**

Curve	Length	Radius	Delta	Course	Chord
C-1	14.92	9.50	90°00'00"	S 15°40'37" W	13.44
C-2	14.92	9.50	89°58'09"	S 74°19'23" E	13.44

**Parcel Line Table**

Line #	Direction	Length
L-1	S 29°09'39" E	0.60
L-2	N 60°41'58" E	25.04
L-3	S 29°17'53" E	0.62
L-4	N 60°42'07" E	25.01
L-5	S 28°36'05" E	0.59
L-6	N 60°36'27" E	25.01
L-7	S 84°34'12" W	8.75
L-8	N 36°47'01" E	8.75
L-9	S 29°21'21" E	0.60
L-10	N 60°38'39" E	25.04
L-11	N 60°36'01" E	25.04
L-12	S 29°23'59" E	0.60
L-13	N 60°39'08" E	25.11
L-14	S 29°20'52" E	0.57
L-15	N 60°31'33" E	0.52
L-16	S 29°28'27" E	14.13
L-17	N 60°41'14" E	0.55
L-18	S 29°18'46" E	14.14
L-19	N 60°37'01" E	0.49
L-20	N 29°22'59" W	13.06

WENTZ PROPERTIES, LLC  
23-02-34-823-012



**REFERENCE SURVEY:**  
( ) RIVER PARK ADDITION  
Book 4 of Plats, Page 13.

**GENERAL NOTES:**

1. The Basis of Bearing is Washington State Plane North Zone NAD 83(91).
2. The Vertical Datum is NAVD 88.
3. Monuments shown were visited as noted
4. All distances shown on this plat are grid distances. Multiply by a combined scale factor of 1.00001962 to derive ground distances.
5. All distances are in U.S. Survey feet.
6. Traverse and topography were performed with the Trimble R8 GPS equipment and meets or exceeds the standards contained in WAC 332-130-090. Traverse was not balanced.

RABEL PROPERTIES  
23-20-34-861-215

TURNING YOUR IDEAS INTO REALITY THROUGH INNOVATION INTEGRITY AND PERSONAL SERVICE

**Northwest GEODIMENSIONS**

15 North Chelan Ave. Wenatchee, Wa. 98801  
Phone 509-663-8660 Fax 509-663-6278

**RIVER PARK TOWNHOMES**  
SUBDIVISION 2020-XXX  
LOT 5 AND 6  
RIVER PARK ADDITION  
BOOK 4, PAGE 13 OF PLATS

WASHINGTON

19010  
PROJ. NO.

2 OF 3  
SHT.

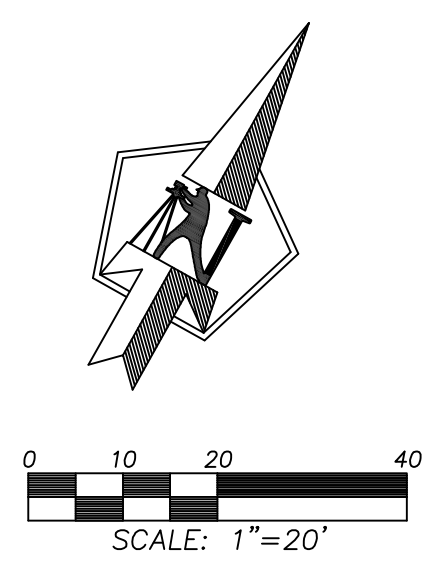
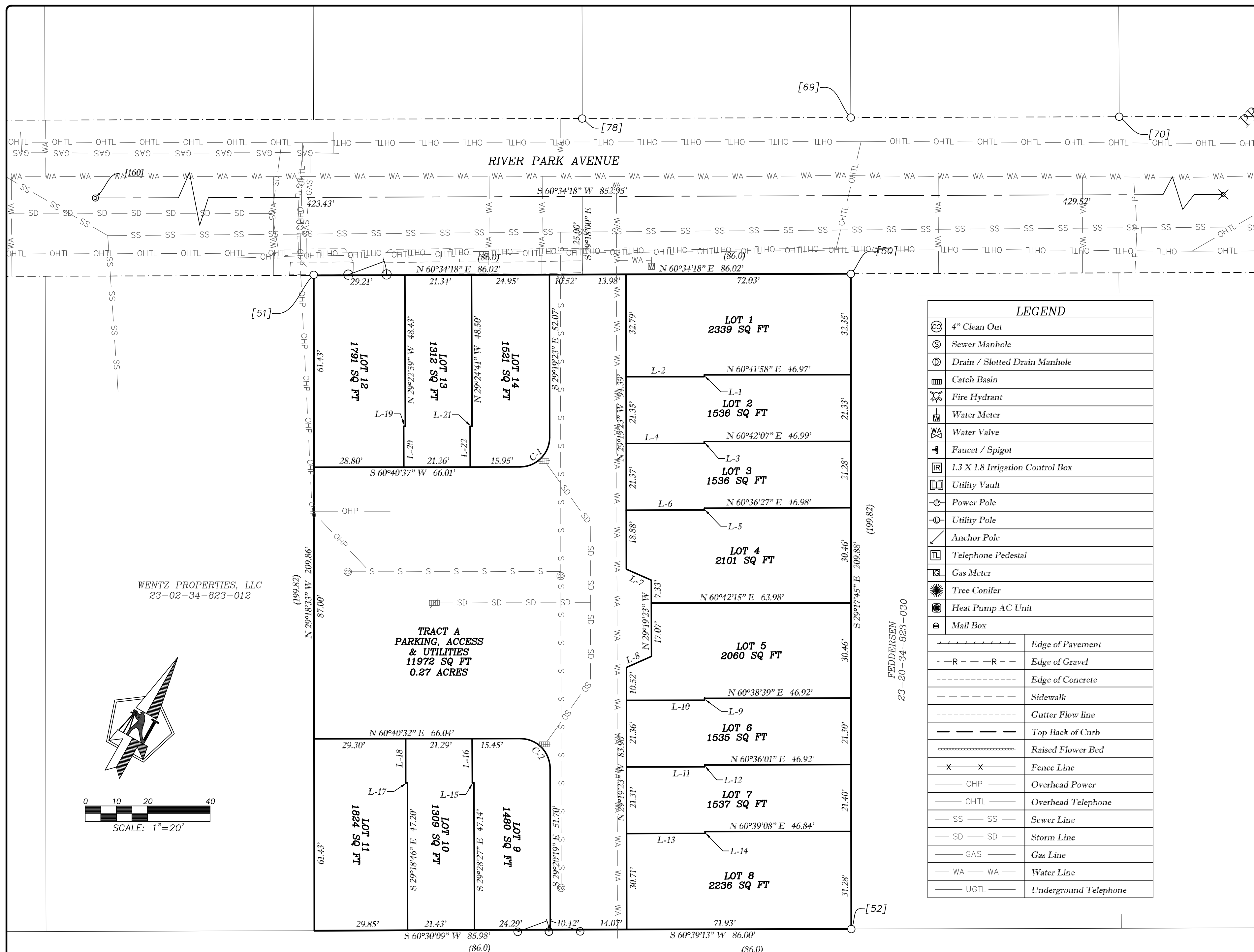


TURNING YOUR IDEAS INTO  
 REALITY THROUGH  
**Northwest**  
 GEODIMENSIONS  
 INNOVATION INTEGRITY  
 AND PERSONAL SERVICE

**RIVER PARK HOMEHOMES**  
 SUBDIVISION 2020-XXX  
 LOT 5 AND 6  
 RIVER PARK ADDITION  
 BOOK 4, PAGE 13 OF PLATS

19010  
 PROJ. NO.  
 3 OF 3  
 SHT.

CHELAN COUNTY WASHINGTON  
 15 North Chelan Ave. Wenatchee, Wa. 98801  
 Phone 509-663-8660 Fax 509-663-6278



LEGEND	
	4" Clean Out
	Sewer Manhole
	Drain / Slotted Drain Manhole
	Catch Basin
	Fire Hydrant
	Water Meter
	Water Valve
	Faucet / Spigot
	1.3 X 1.8 Irrigation Control Box
	Utility Vault
	Power Pole
	Utility Pole
	Anchor Pole
	Telephone Pedestal
	Gas Meter
	Tree Conifer
	Heat Pump AC Unit
	Mail Box
	Edge of Pavement
	Edge of Gravel
	Edge of Concrete
	Sidewalk
	Gutter Flow line
	Top Back of Curb
	Raised Flower Bed
	Fence Line
	Overhead Power
	Overhead Telephone
	Sewer Line
	Storm Line
	Gas Line
	Water Line
	Underground Telephone

FEDDERSEN  
 23-20-34-823-030

(199.82)

[50]

[52]

[78]

[70]

[51]

[160]

RABEL PROPERTIES  
23-20-34-861-215

## **Attachment B**

Agency comment letters

**Unit lot Subdivision, P-19-03**

**Date: January 13, 2020**

**Name of Development:** P-19-03 a creation of 14 unit lots along with one common tract as full subdivision.

**Address of Development:** 301 River Park Avenue, being east of Walla Walla Street; all within the city limits.

**Legal Description:** Parcel A of BLA 2018-12WE, Parcel 23 20 34 230 020 owned by Slate Rock and Gravel LLC.

**Comments from Engineering Division, Public Works:**

The City's Public facilities located along this frontage being a Sewer system, and Water system have adequate capacity for this development.

The development is providing for a private storm system sized for this development.

Public Works observes that the access to River Park Avenue meets the criteria of WCC 10.48.020.

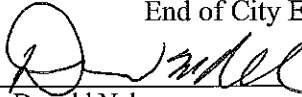
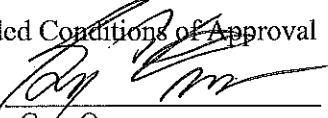
Some of the Public improvements of road, curb and sidewalk are approved for construction along this frontage as part of the Building permit for the development.

A Unit Lot Subdivision divides land and splits buildings, this process has potential shared access, shared utilities, utilities that cross a new lot line to serve another lot. Covenants (similar to a condominium), maintenance agreements, easement rights prepared by professionals or otherwise qualified persons are necessary to protect the public. These documents will need to clearly identify locations of all utilities and any shared access and any shared utilities, along with documented maintenance responsibilities.

**City Engineer's Recommended Conditions of Approval**

1. Plat covenants shall delineate the roles and responsibilities of each lot for any shared access and/or utilities, including maintenance responsibilities. Prior to recording the final plat, the covenants, maintenance agreements, and easements shall be approved by the city and then recorded at the Chelan County Auditor and listed on the face of the plat.
2. Construct all street improvements, including those as identified on the issued building permits prior to recording or provide an improvement agreement and performance bond.
3. Show the public water main easement on the face of the Plat.

End of City Engineer's Recommended Conditions of Approval

By 	1/13/2020	By 	01/13/2020
Donald Nelson,	Date	Gary Owen,	Date
Development Review Engineer		City Engineer	