

**STAFF REPORT  
RASH SUBDIVISION  
(P-20-01)**

TO: City of Wenatchee Hearing Examiner  
FROM: City of Wenatchee Community Development Department  
RE: Public hearing for P-20-01  
DATE: August 18, 2020

**1. REQUESTED ACTION**

**Requested Action:** Conduct a public hearing on an application for a Subdivision (P-20-01) to subdivide one lot into eleven lots at 1075 Red Apple Road, identified by APN 22-20-16-705-096.

**2. PROJECT INFORMATION**

**Applicant:** Northwest GeoDimensions  
**Owner:** Doug and Linda Rash  
**Location:** 1075 Red Apple Road; and identified by APN 22-20-16-705-096.  
**Zoning District:** Residential Moderate (RM)  
**Comp. Plan Designation:** Residential Moderate (RM)

**Project Description:** A preliminary plat application to develop a 1.89-acre lot into 11 residential lots including the necessary infrastructure (utilities, roads, and sidewalk). The proposed lots range from 0.07 acres to 0.36 acres. Application materials are included as Attachment A.

**Site Characteristics:**

Total Project Size: Approximately 1.89 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  
Wildland-Urban Interface: WUI Primary Zone

The property has an existing single-family residence constructed in 1977, an accessory structure constructed in 1993, and a second accessory structure constructed in 1991 based on Chelan County Assessor's office records. The single-family residence and garage accessory structure east of the house will remain on lot 1. The covered patio west of the house will be demolished. Lots proposed range from 0.07 acres at the smallest to 0.35 acres.

**Site map:**



**Surrounding Properties:**

North: Wenatchee High School, within the RM district.

East: Single family residential uses, within the RM district.

South: Single family residential uses, within the RM district.

West: A new multi-family development (Confluence at Harvest Hills), within the RM district.

**Access:** Primary vehicular access to the site is provided by a private road (tract A), coming off of Red Apple Road. A sidewalk on the west side of the private road (tract A) provides pedestrian access to Red Apple Road. Dedication for the widening of Red Apple Road must occur as part of the Conditions of Approval for the plat.

**Permit History:** An application for a 9-lot short plat was previously submitted on July 24, 2019 under SS-19-02. The short plat application was withdrawn in November 2019, and an 11-lot subdivision application was submitted instead on April 6, 2020. A notice of additional information

was sent on May 18, 2020. Applicants responded with additional materials on June 16, 2020. A second notice of additional information was sent on July 1, 2020. Applicants responded with additional materials on July 24, 2020.

### 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 (WCC).

#### 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:

#### Wenatchee Urban Area Comprehensive Plan - standards for the Residential Moderate Land Use Category

<b>Residential Moderate</b>	<p><b>Primary Uses:</b></p> <ul style="list-style-type: none"> <li>▪ Entire range of housing choices</li> </ul> <p><b>Secondary Uses:</b></p> <ul style="list-style-type: none"> <li>▪ Accessory Dwelling Units</li> <li>▪ Agricultural uses</li> <li>▪ Home based business</li> </ul>	<ul style="list-style-type: none"> <li>▪ Moderate density residential development suitable to a variety of housing choices, subject to appropriate design and development standards for neighborhood compatibility.</li> <li>▪ Density: Up to 20 units per acre</li> <li>▪ Height: 35ft</li> </ul>
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#### Land Use / Urban Growth Area Element

##### Goal 1. Urban Growth Area

Policy 3: Urban growth shall occur within urban growth boundaries where adequate public utilities and services exist or can be provided in an efficient manner

##### Goal 12. Residential Development: Promote increasingly attractive neighborhoods with convenient access to services.

Policy 1: Promote higher densities along major corridors and in existing neighborhoods already characterized by density.

*Project compliance:* This project takes a large parcel with an area of land that is currently not being used, and subdivides it to create ten new residential lots for development of additional housing units within the RM zoning district, and within an existing neighborhood. Adequate utilities and services exist to serve the new lots. The density proposed is comparable to the existing neighborhood.

#### Housing Element

##### Goal 1: Housing affordability

Policy 3: Promote residential development of infill sites throughout the urban area by increasing densities where appropriate.

*Project compliance:* This project provides infill housing in an existing residential neighborhood at a density allowed for under the Comprehensive Plan. The project will provide ten new residential lots for development of additional housing units.

### **Wenatchee City Code**

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

#### **Land Uses, District Use Chart WCC 10.10:**

A range of residential housing types from single-family dwellings to multifamily dwellings are permitted in the RM zoning district.

#### **Development Standards: WCC Chapters 10.46 for Residential Moderate (RM):**

- Minimum lot size: 3,000 square feet, or 4,500 square feet for a duplex
- Minimum lot width: 30 feet
- Minimum lot depth: 65 feet

*Project compliance:* All proposed lots meet the minimum lot area of 3,000 square feet in RM. All proposed lots meet the minimum width of 30 feet in RM. All proposed lots meet the minimum lot depth of 65 feet in RM. The existing structure on Lot 1 will continue to comply with the required RM setbacks after the construction of the private road.

### **Subdivisions WCC Title 11**

Subdivision Design Standards, WCC 11.20: All subdivisions shall conform to the design standards of this title, in addition to the comprehensive plan, and all zoning regulations in effect.

(1) Access. Every lot shall be provided with satisfactory access by a public street connecting to an existing public street, except as provided in WCC 11.16.190 and 11.20.020(10) through (12).

(2) Limited Access. Upon the recommendation of the city engineer, lot access to adjacent public streets may be limited where public safety concerns or other extraordinary factors warrant.

(3) Width and Depth of Lots. All lots shall have a minimum width and depth sufficient to meet WCC Title 10 lot width and depth requirements for the particular zone the property is in, except when the cluster subdivision process is used in accordance with Chapter 11.32 WCC.

(4) Lot Corners at Street Intersections. At street intersections in residential areas, lot corners shall be rounded by an arc, the minimum radius of which shall be not less than 10 feet or more than 30 feet.

(5) Lot Size Related to Slope. As slope increases, residential lot sizes shall increase to partially or completely avoid the problems of drainage, siltation, flood control, potential landslides, and accessibility which frequently are attributable to overdevelopment of slope areas.

(6) Reverse Frontage Lots. No residential lots shall have street frontage along two opposite boundaries unless topographical features or the need to provide separation of the lots from arterials, railways, commercial or industrial activities justify the designing of reverse frontage lots. Reverse frontage lots shall meet the landscape standards of Chapter 10.62 WCC, Landscape and Screening.

(7) Lot Line Angles. Side lot lines shall be straight lines running within 20 degrees of perpendicular to the road upon which the lots front. Side lot lines on curved roads should run at or near radially to the curve.

*Project compliance:* Proposed lot design complies with requirements of WCC 11.20, subdivision design.

Major Subdivision Criteria, WCC 11.16: The hearing examiner shall determine if the proposed subdivision conforms to the general purposes of the comprehensive plan and applicable provisions of the Wenatchee City Code, and whether the proposal included appropriate provisions for drainage, roads, alleys, and other public ways, water supplies, sanitary wastes, parks, playgrounds, fire protection facilities, school sites and grounds, and other public and private facilities and improvements which comply with adopted level of service standards as established in the Wenatchee Urban Area Comprehensive Plan concurrently with the demand for such facilities and services.

Shorelines, Resource Lands and Critical Areas, WCC Title 12

*Project compliance:* The subject property is not within any critical areas or shorelines.

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, AGENCY AND PUBLIC COMMENTS**

*Table 1. Procedural steps and dates*

<b>Application Submitted:</b>	April 6, 2020
<b>Determination of Completeness:</b>	April 20, 2020
<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 May 4, 2020.
<b>Notice of Public Hearing:</b>	Notice was mailed to property owners/taxpayers within 350 feet of the subject property on August 14, 2020 and published in the Wenatchee World newspaper on August 16, 2020.
<b>Public Hearing:</b>	The public hearing is scheduled for August 25, 2020 at 3:00p.m. by videoconference.

The public and relevant agencies have been given an opportunity to comment on the proposal. Comments have been included as Attachment B.

**Agency Comments:**

- An agency comment was received from the Confederated Tribes of the Colville on May 6, 2020. The comment requested a cultural resources survey prior to the approval of the preliminary plat. A subsequent comment was received on June 4, 2020 stating that the applicant may move forward under the Department of Ecology Inadvertent Discovery Plan.
- An agency comment was received on May 5, 2020 from the Wenatchee Reclamation District, stating that rights-of-way must be shown on the plat prior to final approval, and that applicant must obtain a release from the Wenatchee Reclamation District stating that irrigation shares have been segregated.
- An agency comment was received on May 5, 2020 from Chelan County Public Works stating no comments.
- An agency comment was received on May 4, 2020 from the Chelan County Public Utility District (PUD) stating that customer will need to make an application with Chelan County PUD to start power design.
- An agency comment was received on May 18, 2020 from Donald Nelson on behalf of City of Wenatchee Public works outlining conditions of approval and additional information needed. An additional comment was received from Donald Nelson on June 25, 2020 requesting additional information after revised application materials were received.
- An agency comment was received on May 6 from Cliff Burdick on behalf of the City of Wenatchee Building Division outlining conditions of approval and stating they were the same as previous comments on the previous short plat application.

Consistency with the Agency Comments:

- All recommended conditions of approval of the Development Review Engineer's Report are included in the recommended conditions of approval of this staff report.
- Chelan PUD provided comments on power design. Staff is recommending as a condition of approval that the applicant coordinate with the Chelan PUD with all required review and permitting processes for upgrades to their systems.
- All recommended conditions of approval from the Wenatchee Reclamation District are included in the recommended conditions of approval of this staff report.
- The comments provided by the Building/Fire Code Official are being included as recommended conditions of approval of this staff report.

**Public Comments:**

- A comment was received via phone from Claudia Holcomb, 1218 Gossman Lane, Wenatchee WA 98801. The comment stated concern with pedestrian safety and traffic management on Red Apple Road.

Consistency with Public Comments:

- Sidewalks are included as required improvements as part of the subdivision application, and pedestrian circulation is addressed in the City Engineer's recommended Conditions

of Approval. The improvements to Red Apple Road will ensure that levels of service as set in the City of Wenatchee Comprehensive Plan are met.

## **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-20-01 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 April 6, 2020 for a subdivision for 11 lots
2. Additional and updated application materials were submitted on June 16, 2020 and July 24, 2020.
3. The property owners are Doug and Linda Rash.
4. The subject property is located at on property located at 1075 Red Apple Road and identified by Assessor's Parcel Number: 22-20-16-705-096.
5. 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 August 25, 2020.
6. The application materials were determined complete by the City of Wenatchee on April 20, 2020.
7. Appropriate notice of application and public hearing was referred to appropriate local agencies, mailed to property owners within 350 feet of the subject property, posted on site, and posted on the city's website in accordance with Wenatchee City Code, Title 13 Administration.
8. The subject property is located within the Residential Moderate (RM) zoning district.
9. The Wenatchee Urban Area Comprehensive Plan land use designations are RM.
10. The subject property is located within the Wildland Urban Interface Primary Zone.
11. The proposal is consistent with the goals and policies of the Wenatchee Urban Area Comprehensive Plan's Land Use Element.
12. The proposal is consistent with the provisions of Wenatchee City Code Title 10, Zoning.
13. The proposal is consistent with the provisions of Wenatchee City Code Title 11, Subdivisions.
14. The proposal is consistent with the provisions of Wenatchee City Code Title 12, Environmental Protection.
15. A report from the City's Engineering Division was received on August 18, 2020 which has been considered in the review of this application.
16. This site is serviced by city water with adequate capacity to serve the development.

17. There is a Public Sanitary Sewer (PSS) main located in Red Apple Road that has adequate capacity for this development with the extension of this system.
18. An agency comment was received from Cliff Burdick, City of Wenatchee Building and Fire Official, which has been considered in the review of this application.
19. Agency comments were received from:
  - the Confederated Tribes of the Colville Reservation
  - The Wenatchee Reclamation District
  - Chelan County Public Works
  - Chelan County Public Utility District
20. A public comment was received via phone from Claudia Holcomb, 1218 Gossman Lane, Wenatchee WA 98801.
21. 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.
22. In order to meet the state requirements for Enhanced 911 service, all lots within the subdivision will be addressed prior to final unit lot subdivision approval.
23. 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 and the public 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 April 6, 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 homeowner's association. Proposed landscaping shall be maintained by a homeowner's 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 August 18, 2020, is required prior to final approval of the subdivision.
10. The Department of Ecology Inadvertent Discovery Plan shall be followed. 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.
11. Prior to final plat approval, applicant must obtain a release from Wenatchee Reclamation District which states that irrigation shares have been segregated.
12. An irrigation water right-of-way must be provided for each parcel of land. Rights-of-way must be shown on the plat submitted for final approval.
13. Applicant must coordinate with Chelan County PUD on power design.
14. Applicant must comply with compliance with WCC 3.36 and the submission of a Fire Safety Plan per 3.36.160.

15. The final plat shall conform to the comments as found in response from the City of Wenatchee Development Building/Fire Code Official.

**Attachments:**

- A. Application materials, dated April 6, 2020.
- B. Agency and public comment letters.

## **Attachment A: Application Materials**

1. Major subdivision application checklist
2. Major subdivision application
3. Preliminary landscaping plan
4. Preliminary plat
5. Preliminary Engineering
6. Stormwater report



**MAJOR SUBDIVISION APPLICATION CHECKLIST**

The following information must be submitted at the time of application in order for it to be accepted at the counter. This includes items identified during the pre-application meeting. While a pre-application meeting is not required it can help identify required studies that if deferred will result in a longer processing time.

Applicant Verified	Required Items	Missing	Counter Complete	Deferred	
	Pre-application meeting date and file no.				
	Completed master application (signed and all parcel maps included)				
	SOP checklist (signed)				
	Preliminary plat drawing (5 18" x 24" copies (and at least one copy 11" x 17") of one or more maps with a scale of 1/100 or less feet to the inch to include the following items and required written data outlined in the Wenatchee City Code Section 11.16.210 Standard format.				
	Road and Drainage Plans - 2 copies				
	Water, Sewer, and Utility Plans - 2 copies				
	Stormwater report (2 copies)				
	Project narrative including description and code consistency (see below)				
	Geotechnical, Flood Hazard, and/or Wildland-Urban Interface analysis				
	Copy of all application materials in a digital PDF format				
	Traffic Impact analysis				
	Landscape Plan				
	Application Fees Paid \$2690.00				

Date Accepted:

Accepted By:

File No.

This subdivision was designed based on development codes listed from the RM zoning district in 10.46.020. The private road is designed under 11.20. Landscaping plans will be submitted at the time of building permit.



**LAND DEVELOPMENT PERMIT APPLICATION**

Date Stamp

Accepted By:  Receipt No.  File No.

**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**

Applicant: Doug and Linda Rash

Mailing Address: 1085 Red Apple Road

Contact No.: 509-662-6973 E-mail Address:

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: John Torrence Washington Registration #: 27071

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

Please indicate who should receive correspondence and notices:  Applicant  Owner  Authorized Agent  Surveyor  Engineer

**PROPERTY INFORMATION**

Street Address(es): 1075 Red Apple Road

Parcel No(s): 222016705096

Abbreviated Legal Description: 

West 281.2 feet of the North 1/2 of Block 45, Millerdale, Chelan County, WA recorded V. 1 of Plat, page 89 EXCEPT the North 93 feet of the West 78 feet thereof.
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Total site size in acres: 1.9

Zoning District Designation: Residential Moderate (RM)

Overlay District: N/A

Comprehensive Plan Designation: Residential Moderate (RM)

Shoreline Environmental Designation: N/A

Wildland-Urban Interface: N/A

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: 1-14-20 Applicant Signature: *DM Rash Linda S. Rash*  
Date: \_\_\_\_\_ Agent Signature: \_\_\_\_\_  
Date: 1-14-20 Owner Signature: *DM Rash Linda S. Rash*

**RASH SUBDIVISION  
PRELIMINARY LANDSCAPING PLAN**

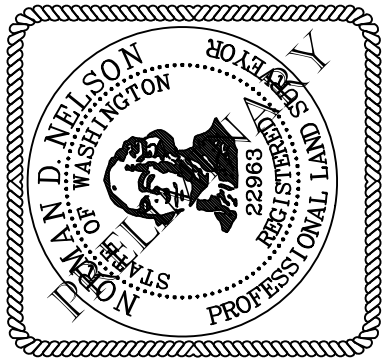
This new subdivision will be required to comply with landscaping requirements listed in COW residential landscaping codes listed in 10.62.100. Specific requirements will be covered in covenants, conditions, and restrictions and managed by a Homeowner's Association.

Landscaping shall include but limited to the following criteria:

- each lot within one year from the date the dwelling is first occupied.
- Landscaping shall be well maintained, and no trees, hedges, shrubs and flowers shall be grown or maintained in a fashion which unreasonably interferes with the other lot owners' view, use, and enjoyment of their respective properties.
- All fruit trees shall be kept insect and disease-free.
- All vegetation must be maintained to a height and condition as not to interfere with sight distance when entering the private road from the individual driveways.
- Individual lot owners' landscape shall include the use of planted ground cover, lawn, trees, shrubs, flowers and other natural plantings.
- The use of hard materials in the front yard landscaping, such as rock, cement, river rock, etc., designed to enhance planting areas. See photos below.







CITY OF WENATCHEE SUBDIVISION No. P 20-01WE  
ASSESSOR'S PARCEL No.(s): 22-20-16-705-096

**ORIGINAL TRACT OWNER**

Doug and Linda Rash  
1075 Red Apple Rd  
Wenatchee, Wa. 98801

EXISTING ZONING: RM

WATER SOURCE: City of Wenatchee

No. PLATTED LOTS: 11

SEWAGE SYSTEM: City of Wenatchee

**DEDICATION**

Know all men by these presents that Doug and Linda Rash in accordance with their desires, caused the hereon described property to be surveyed and platted into lots and streets under the name Rash 5 udivision 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. We hereby grant a waiver by ourselves 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 we have here to set our signatures  
This \_\_\_\_ Day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Doug Rash

\_\_\_\_\_  
Linda Rash

**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(s) who executed the foregoing statement of consent and waiver of claims and acknowledged to me that (he she they) signed the same as (his her their) 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**

**SUBDIVISION ADMINISTRATOR**

\_\_\_\_\_  
Administrator

\_\_\_\_\_  
Date

**CITY OF WENTACHEE ENGINEER**

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

\_\_\_\_\_  
Date

**TREASURER'S CERTIFICATE**

I hereby certify that all taxes and assessments which have been levied and become chargeable against the above described property for 2020 and preceding years have been duly paid, satisfied and discharged in the amount of \$ \_\_\_\_\_, and 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



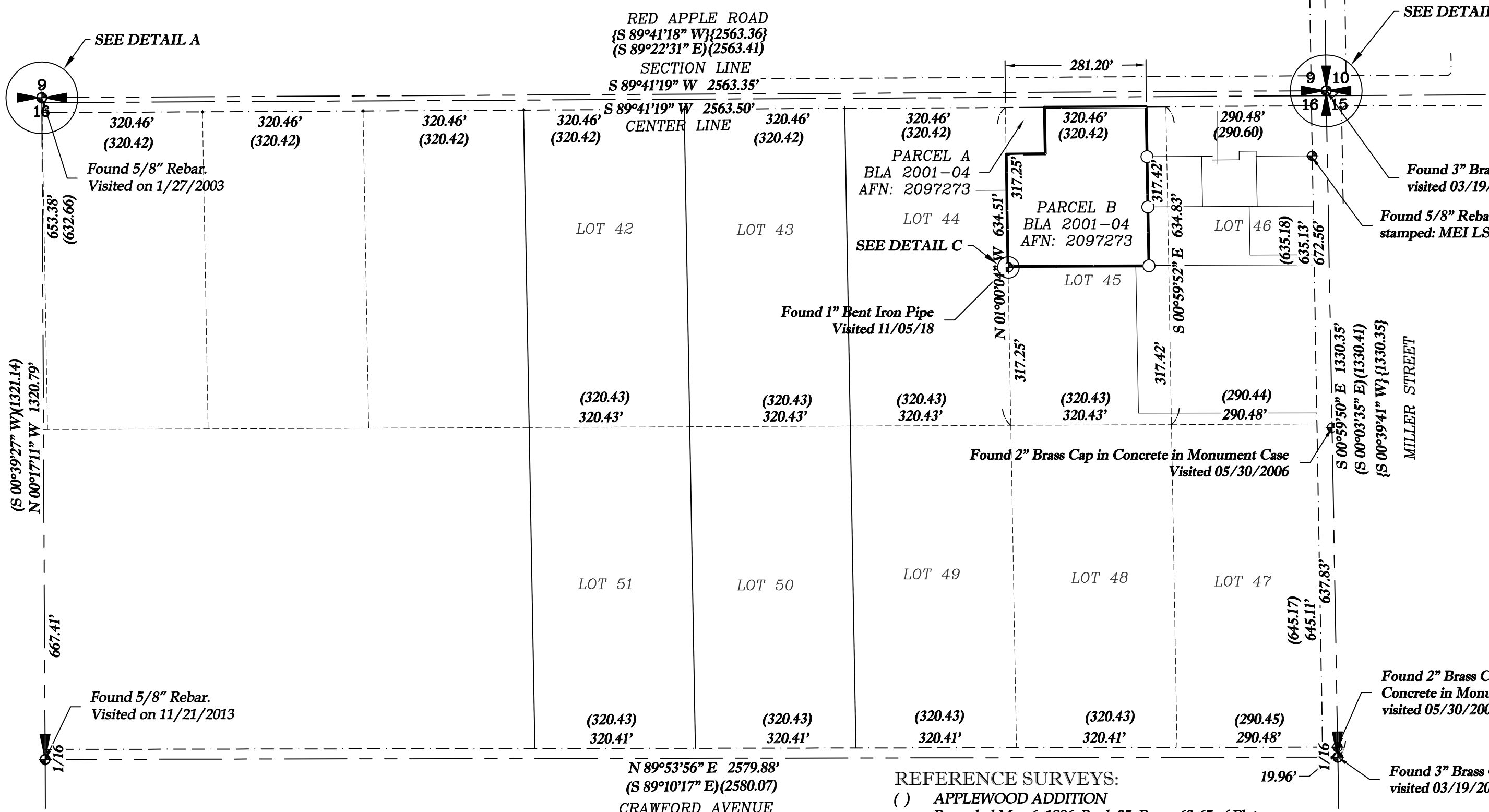
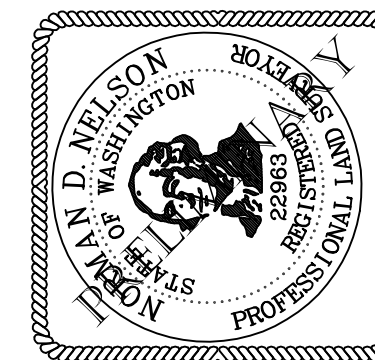
Phone 509-663-8660 Fax 509-663-6278

15 North Chelan Ave. Wenatchee, Wa. 98801

**RASH**  
SUBDIVISION P 20-01WE  
T. 22 N. R. 20 E. M. W.  
SECTION 16  
LOT 45 OF MILLER DALE  
WASHINGTON  
CITY OF WENATCHEE  
DATE: 2020-06-17 DSN: \_\_\_\_\_  
DWN: JTM FILE: 2020-03-13 RASH PRELIMINARY PLAT (3)

18038  
PROJ. NO.

1 OF 3  
SHT.



**Parcel Curve Table**

Curve	Length	Radius	Delta	Course	Chord
C-1	45.24	997.00	2°36'00"	S 2°18'01" E	45.24
C-2	45.50	1003.00	2°35'57"	S 2°18'02" E	45.50
C-3	40.47	26.00	89°10'46"	S 45°35'24" E	36.51
C-4	41.21	26.00	90°49'14"	S 44°24'36" W	37.03
C-6	44.73	986.00	2°35'57"	S 2°18'02" E	44.73
C-7	23.93	1014.00	1°21'08"	N 2°55'27" W	23.93
C-8	22.08	1014.00	1°14'52"	N 1°37'27" W	22.08
C-10	21.40	980.00	1°15'05"	N 1°37'33" W	21.40

- GENERAL NOTES:**
- The Basis of Bearing is Washington State Plane North Zone NAD 83(91).
  - The Vertical Datum is NAVD 88.
  - Monuments shown were visited on
  - All distances shown on this plat are grid distances. Multiply by a combined scale factor of 1.000022907920 to derive ground distances.
  - All distances are in U.S. Survey feet.
  - 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.

- REFERENCE SURVEYS:**
- ( ) APPLEWOOD ADDITION  
Recorded May 6, 1996, Book 25, Pages 63-65 of Plats  
AFN: 9605070016
  - BOUNDARY LINE ADJUSTMENT BLA 2001-04WE  
Recorded July 17, 2001  
AFN: 2097273
  - { } KEARNS SHORT PLAT ALTERATION OF LOT 3  
Recorded December 29, 2009, Book SP9, Pages 14-15  
AFN: 2164116
  - { { } POTTER SHORT PLAT ALTERATION OF LOT 2  
Recorded December 29, 2009, Book SP9, Pages 12-13  
AFN: 2164115

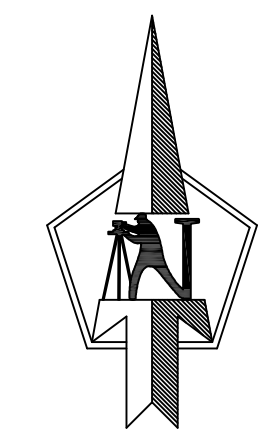
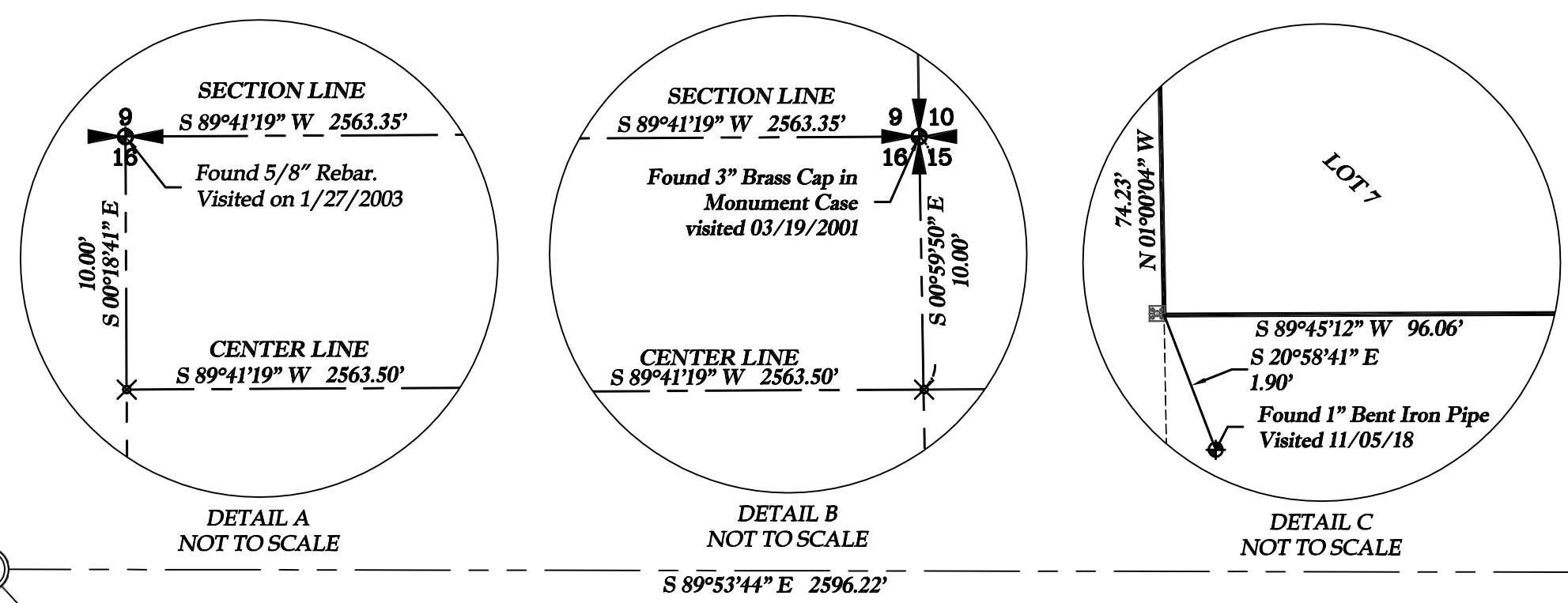
**LEGAL DESCRIPTION:**  
The West 281.2 feet of the North half of Block 45, Millerdale, Chelan County, Washington, according to the plat thereof; recorded in Volume 1 of Plats, Page 89,  
EXCEPT the North 93 feet of the West 78 feet thereof

**Parcel Line Table**

Line #	Direction	Length
L-1	N 89°41'19" E	1.82
L-2	S 1°00'04" E	22.31

**LEGEND**

	Found Monument as noted
	Found Rebar & Cap Stamped: NWG 22963
	Calculated Point Not Set or Found
	Set 5/8 Rebar & Cap: Stamped NWG 22963
	Address
	Right of Way
	Monumented Center Line
	Section Line
	Existing Easement
	Dedicate Easement



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---

RASH  
SUBDIVISION P 20-01WE  
T. 22 N. R. 20 E. M. W.  
SECTION 16  
LOT 45 OF MILLER DALE

CITY OF WENATCHEE WASHINGTON

---

18038  
PROJ. NO.

2 OF 3  
SHT.

SEE DETAIL A

SEE DETAIL B

SEE DETAIL C

Found 5/8" Rebar.  
Visited on 11/21/2013

Found 2" Brass Cap in  
Concrete in Monument Case  
visited 05/30/2006

Found 3" Brass Cap in Monument Case  
visited 03/19/2001

Found 3" Brass Cap in Monument Case. Monument  
Visited on 05/30/2001.

A.F.N.



STORM MANHOLE  
RIM ELEV: 861.61'  
INV. ELEV: 857.41'  
6" PVC: E  
INV. ELEV: 852.41'  
18" PVC: W  
INV. ELEV: 852.36'  
18" PVC: NE

STORM MANHOLE  
RIM ELEV: 863.34'  
INV. ELEV: 853.84'  
18" PVC: E, W

STORM MANHOLE  
RIM ELEV: 862.55'  
INV. ELEV: 855.55'  
10" PVC: S  
INV. ELEV: 855.35'  
18" PVC: E, W

SEWER MANHOLE  
RIM ELEV: 862.69'  
INV. ELEV: 853.39'  
10" PVC: S  
INV. ELEV: 852.99'  
15" PVC: W  
INV. ELEV: 852.89'  
15" PVC: E

SEWER MANHOLE  
RIM ELEV: 862.75'  
INV. ELEV: 850.25'  
15" PVC: W  
INV. ELEV: 850.20'  
15" PVC: E

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WASHINGTON  
CITY OF WENATCHEE

RASH  
SUBDIVISION P20-01  
T. 22 N. R. 20 E. M. W.  
SECTION 16  
LOT 45 OF MILLER DALE

18038  
PROJ. NO.

3 OF 3  
SHT.

Phone 509-663-8660

Fax 509-663-6278

15 North Chelan Ave.

Wenatchee, Wa. 98801

DATE: 2020-06-17

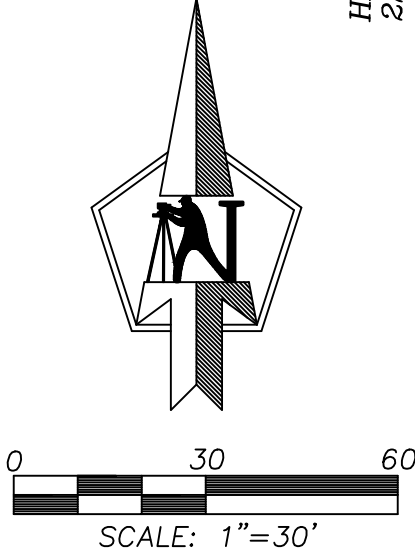
DSGN: JTM

FILE: 2020-03-13 RASH PRELIMINARY PLAT (3)

DWN: JTM

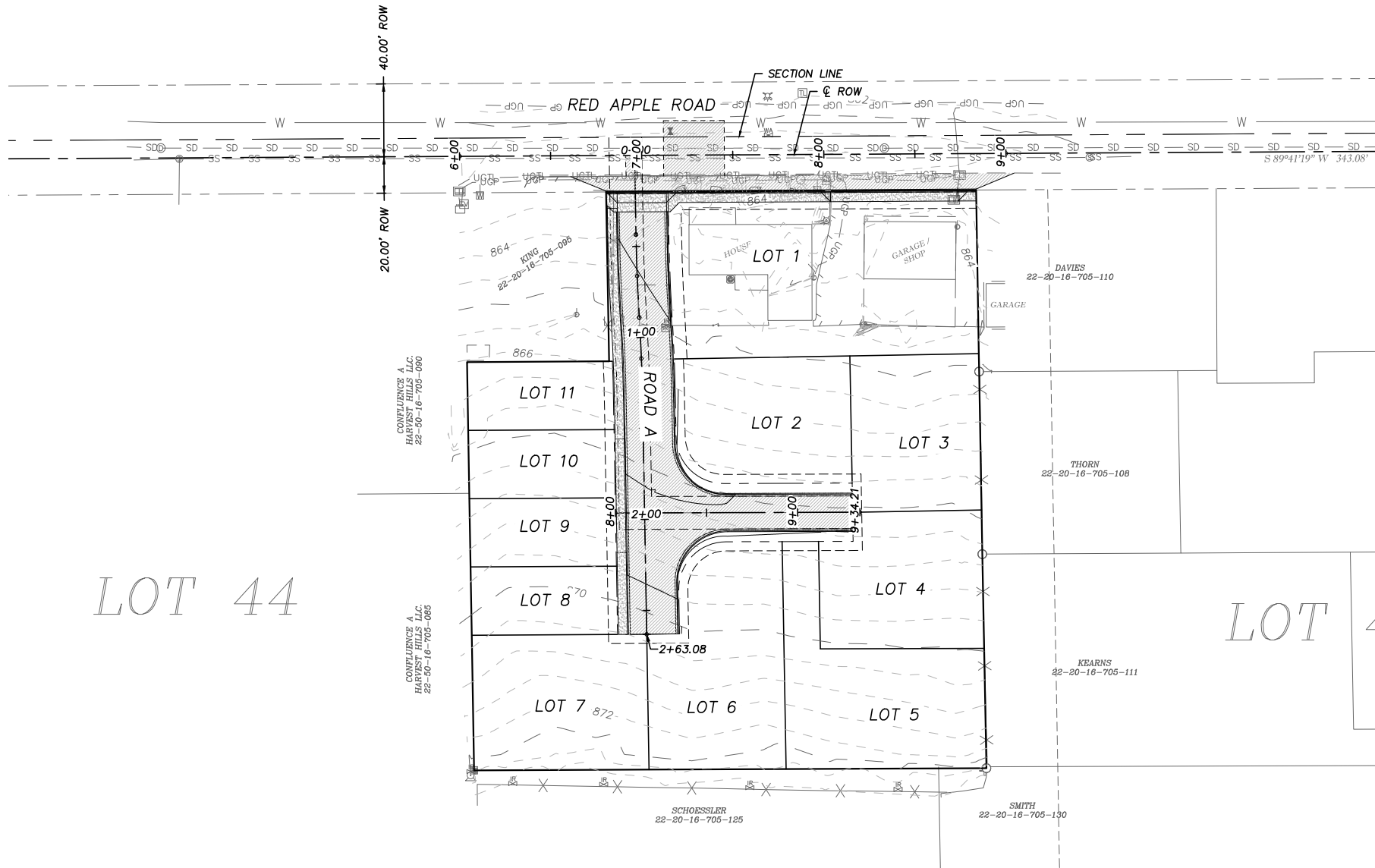
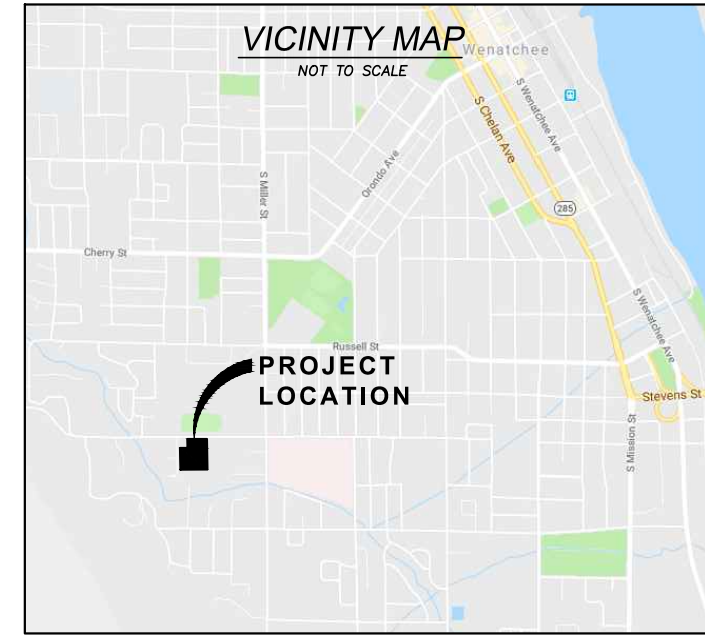
3 OF 3

LEGEND	
	Clean Out
	Sewer Manhole
	Drain / Slotted Drain Manhole
	Catch Basin
	Fire Hydrant
	Water Meter
	Water Valve
	Irrigation Valve
	1.2 X 1.7 Irrigation Control Box
	Pump
	Utility Vault
	Light
	Electric Meter
	Transformer
	Breaker Box on Post
	Telephone Pedestal
	Television Pedestal
	Post Roof Support
	Heat Pump AC Unit
	Sign
	Gate
	Mail Box
	Edge of Pavement
	Sidewalk
	Gutter Flow line
	Top Back of Curb
	Curb Cuts
	Landscaping Curb
	Edge of Concrete
	Fence Line
	Edge of Landscape
	Roof Eaves
	Underground Power
	Underground Telephone
	Sewer Line
	Storm Line



# RASH SUBDIVISION

## PRELIMINARY ENGINEERING CITY OF WENATCHEE, WASHINGTON



**CONTACT INFORMATION**

**DEVELOPER:** RASH

**SURVEYOR:** NORTHWEST GEODIMENSIONS  
15 NORTH CHELAN AVE.  
WENATCHEE, WA 98801  
(509) 548-5290

**ENGINEER:** TORRENCE ENGINEERING, LLC  
117 VOILA LANE  
CASHMERE, WA 98815  
(509) 663-8660

**UTILITY PROVIDERS**

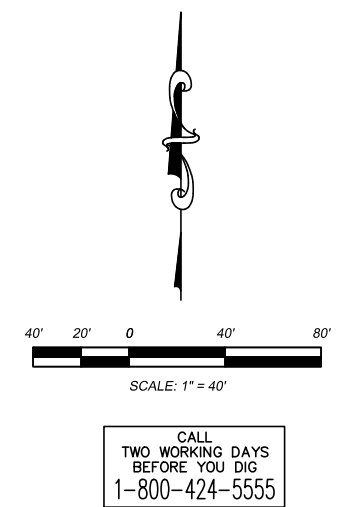
**WATER:** CHELAN COUNTY PUD #1  
327 NORTH WENATCHEE AVE  
WENATCHEE, WA 98801  
(509) 663-8121

**SEWER:** CITY OF WENATCHEE  
1350 MCKITTRICK STREET  
WENATCHEE, WA 98801  
(509) 888-3200

**POWER:** CHELAN COUNTY PUD #1  
327 NORTH WENATCHEE AVE  
WENATCHEE, WA 98801  
(509) 663-8121

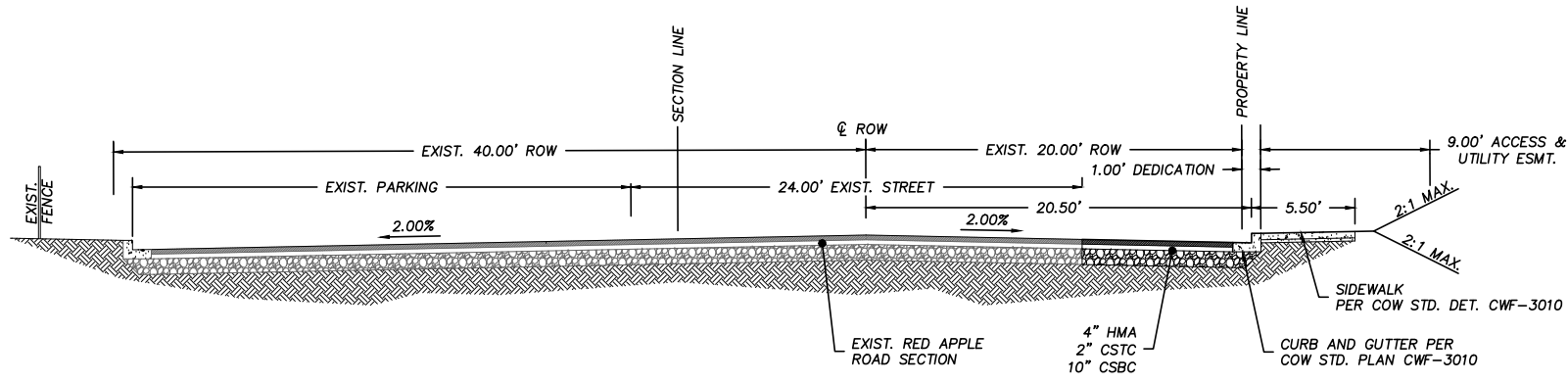
**SHEET INDEX**

- COVER SHEET
- RED APPLE ROAD - PLAN AND PROFILE
- PRIVATE ROAD - PLAN AND PROFILE

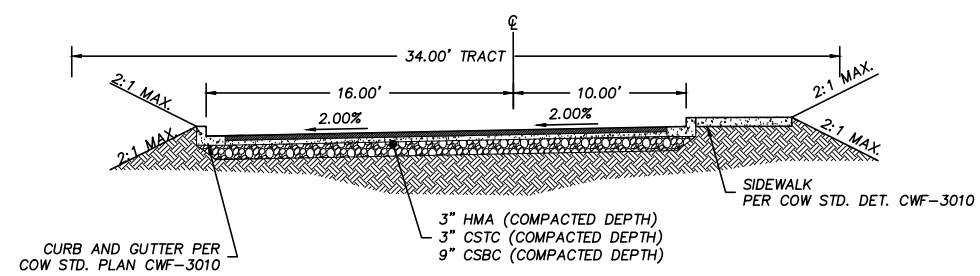


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UTILITIES ARE KNOWN TO EXIST AND NOT ALL ARE SHOWN. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.



**TYPICAL SECTION - RED APPLE ROAD**  
NTS



**TYPICAL SECTION - PRIVATE ROAD A**  
NTS

**TORRENCE Engineering, LLC**  
CIVIL ENGINEERING & LAND DEVELOPMENT

**JOHN A. TORRENCE**  
REGISTERED PROFESSIONAL ENGINEER  
No. 0071

7/8/2020

117 VOILA LANE - CASHMERE, WA 98815 - TEL: (509) 762-1897 - FAX: (509) 762-3436

RASH SUBDIVISION  
PRELIMINARY ENGINEERING  
COVER SHEET  
CITY OF WENATCHEE, WASHINGTON

REV	DATE	BY	DESCRIPTION

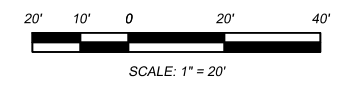
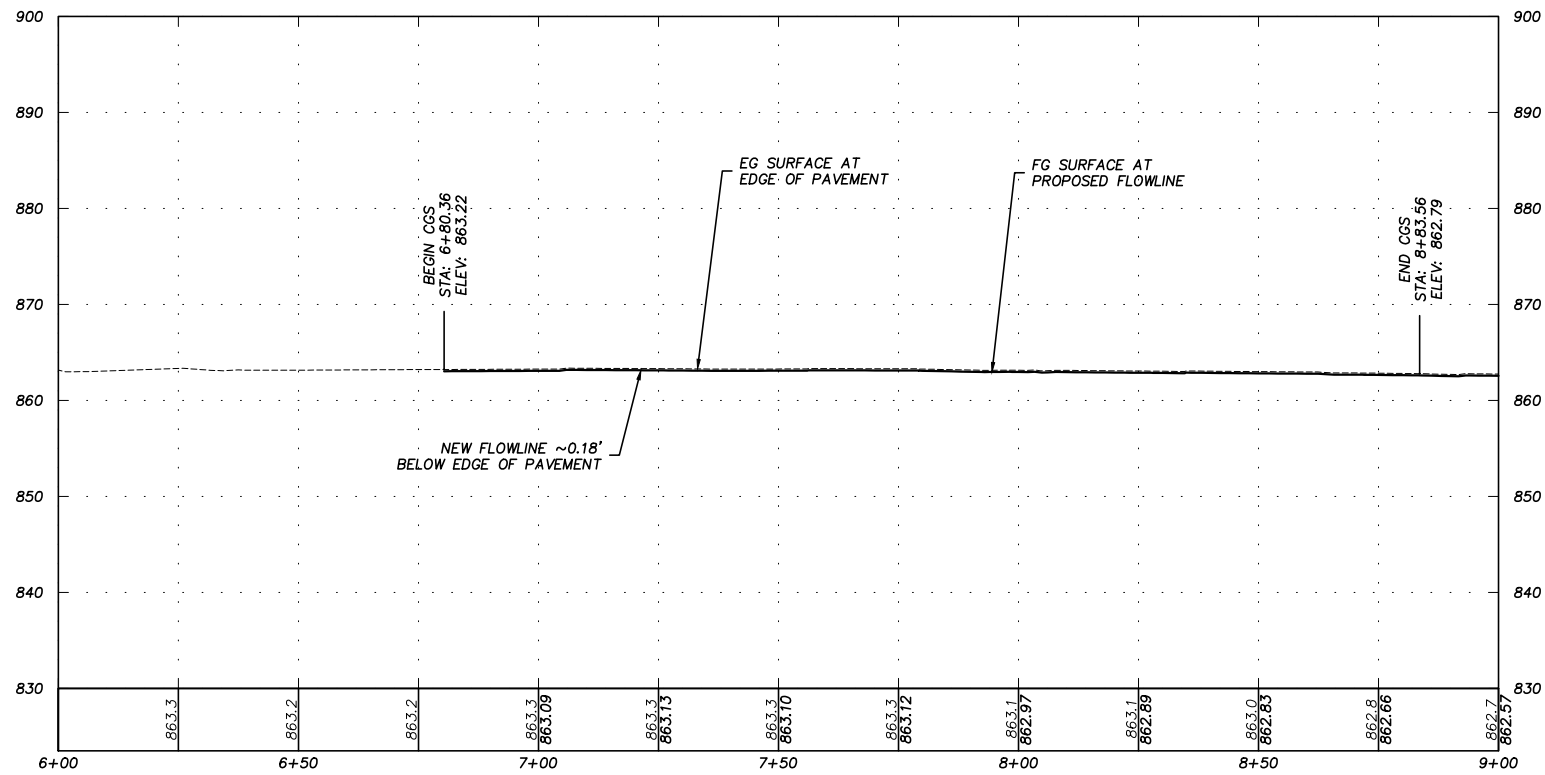
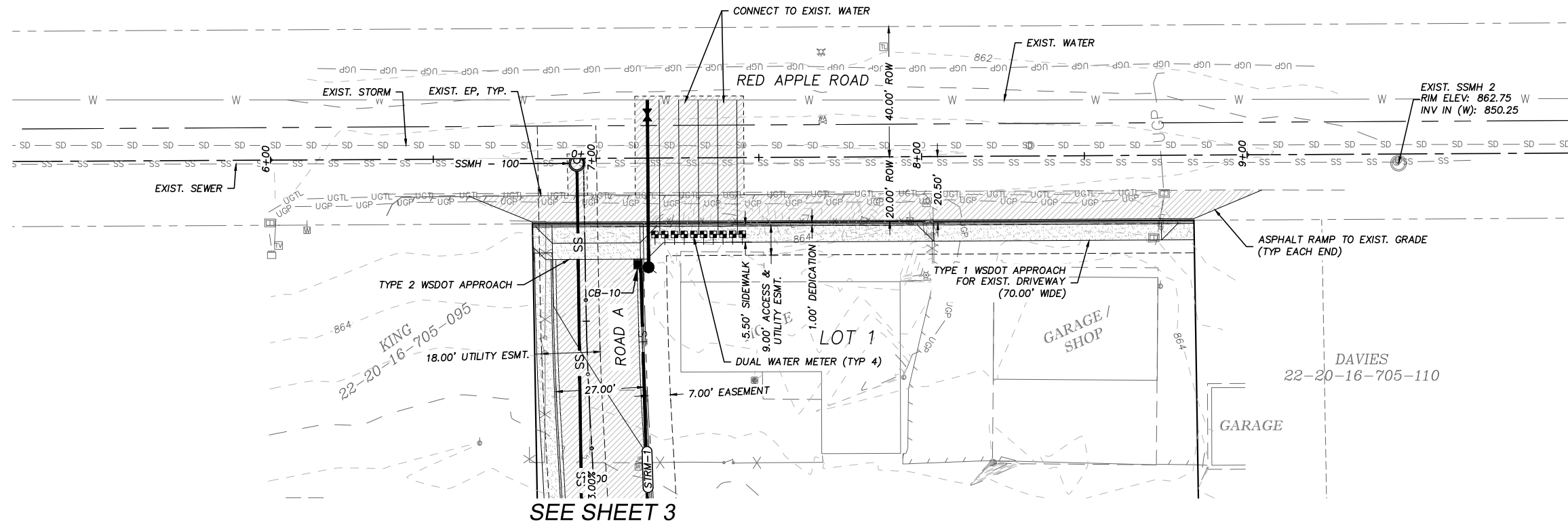
PROJECT NUMBER:  
2019022

DESIGNED/DRAWN BY:  
EJC

CHECKED BY:  
JAT

ISSUE DATE:  
7/8/2020

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1-800-424-5555

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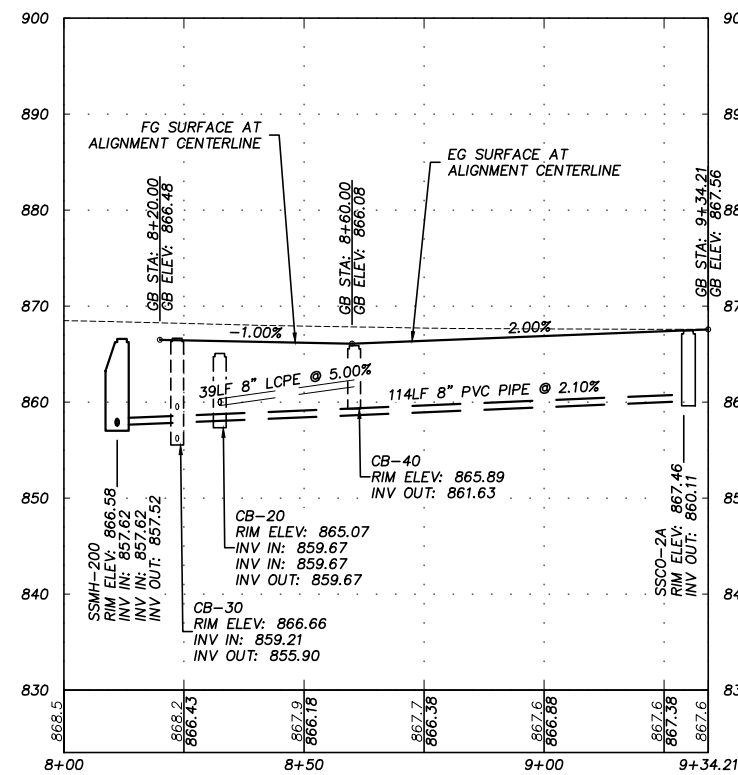
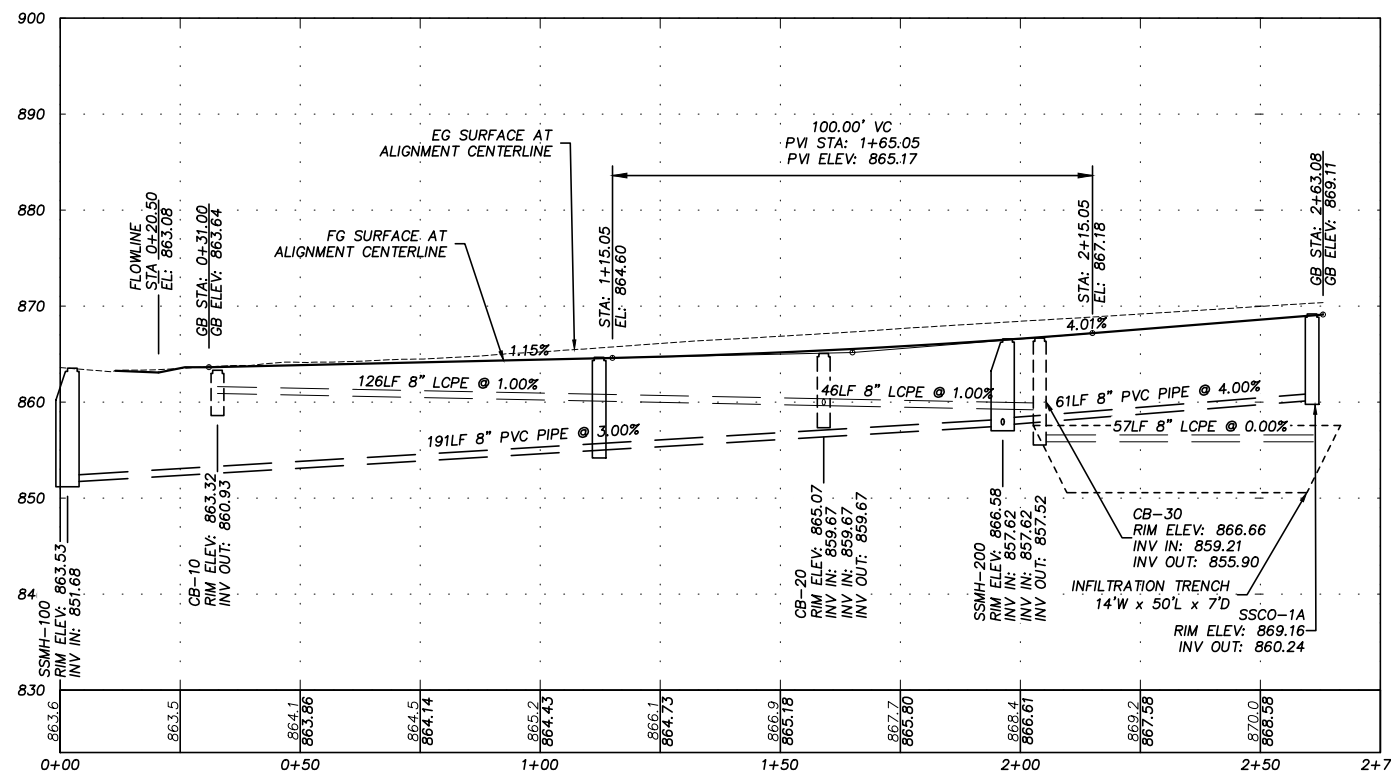
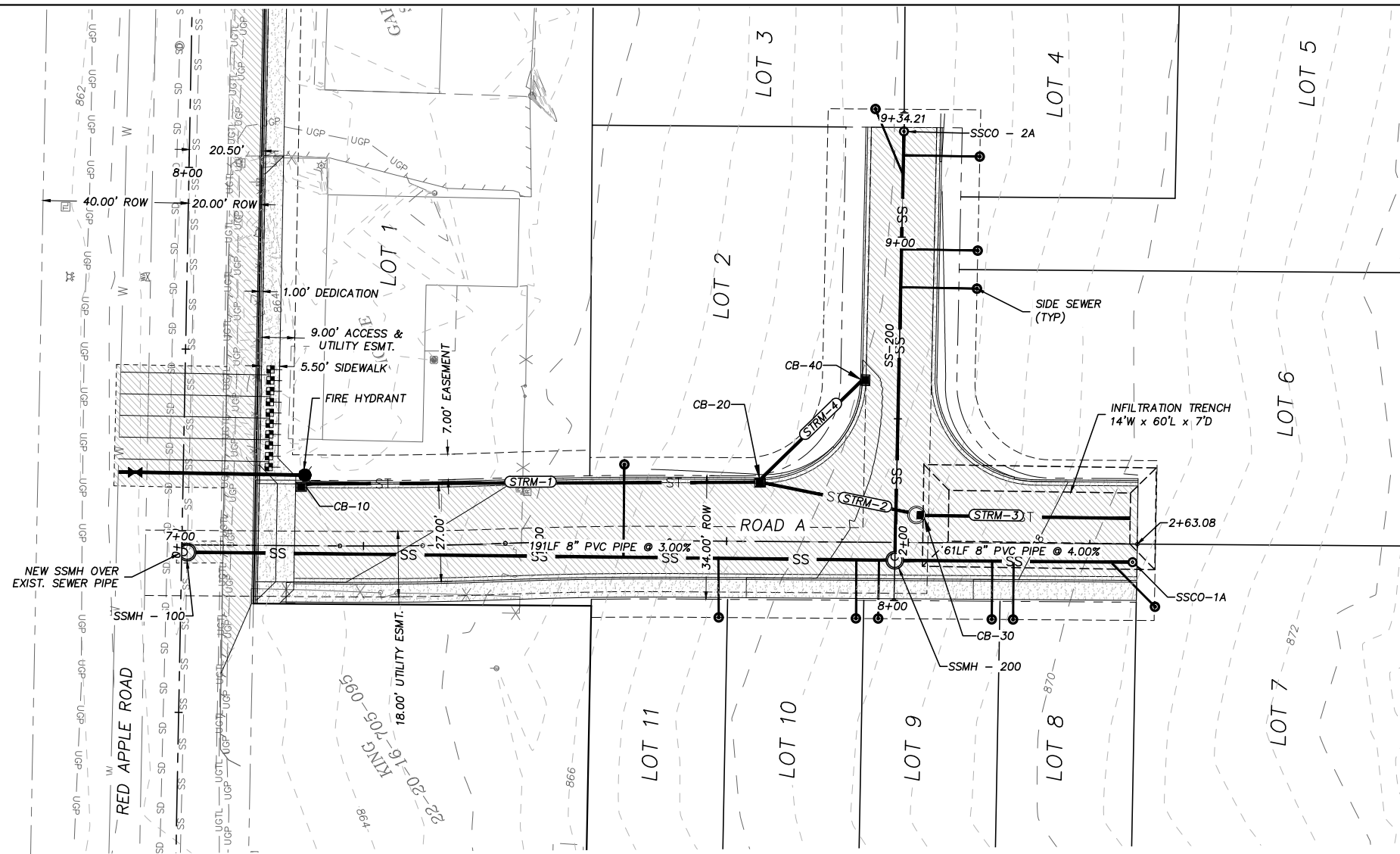
**RASH SUBDIVISION  
PRELIMINARY ENGINEERING  
RED APPLE ROAD - PLAN AND PROFILE  
CITY OF WENATCHEE, WASHINGTON**

REV	DATE	BY	DESCRIPTION

PROJECT NUMBER:  
2019022  
DESIGNED/DRAWN BY:  
EJC  
CHECKED BY:  
JAT  
ISSUE DATE:  
7/8/2020

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**RASH SUBDIVISION  
PRELIMINARY ENGINEERING  
PRIVATE ROAD A - PLAN AND PROFILE  
CITY OF WENATCHEE, WASHINGTON**



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TWO WORKING DAYS  
BEFORE YOU DIG  
1-800-424-5555

UTILITIES ARE KNOWN TO EXIST AND  
NOT ALL ARE SHOWN. VERIFY ALL  
UTILITIES PRIOR TO CONSTRUCTION.

REV	DATE	BY	DESCRIPTION

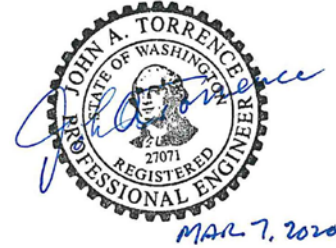
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**2019022**

DESIGNED/DRAWN BY:  
**EJC**

CHECKED BY:  
**JAT**

ISSUE DATE:  
**7/8/2020**

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**RASH SUBDIVISION**  
**Preliminary Stormwater Drainage Overview**  
**City of Wenatchee, Washington**  
June 2020

**PROJECT OVERVIEW**

This report is intended to provide a brief overview of stormwater controls for the proposed Rash Subdivision. The details associated with this report are preliminary in nature and subject to change during final design. A further detailed engineering design of stormwater will be provided at a later date along with the final engineering design for the project. Stormwater controls will be designed in accordance with City of Wenatchee Municipal Code along with technical guidance found in the *DOE Stormwater Management Manual for Eastern Washington (SWMMEW)*.

**Existing Site Conditions**

The project is located along the south side of Red Apple road on a 1.09-acre lot (Chelan county Parcel No. 2220160096). Topography on the site slopes downhill south to north with slopes varying from 2 to 4 percent. The site is currently farmed as an orchard with an existing residence and shop. There are no known drainage problems either onsite or in the area and all indications are that runoff presently infiltrates naturally into the ground.

Per the SD Soil Survey soil on the site is Wenatchee silt loam. These soils are considered to be well-drained with a moderately high perc rate. It is anticipated that the onsite soils will have excellent perc rates and should be suitable for this type of development.

**Proposed Conditions and Proposed Storm Drainage Control**

The site will be subdivided into 11 single-family lots with associated onsite improvements including a new private drive, utilities and other associated infrastructure. Existing residence and shop will remain on Lot 1. Developed stormwater will be retained onsite and infiltrated up to and including the 100-year storm event. Computations use the standard SCS Type 1 rainfall distribution. Preliminary calculations are attached.

- Total Area 1.09 acres
- 100-year 24-hour precipitation 2.4 inches
- Infiltration rates to 2.4 inches/hour.

Required Storage Volume 2000 cf

Trench Dimensions 14'W 60' L 4' D w 1:1 side slopes 100% void ratio 2620 cf

HydroCAD results are attached.

**Summary**

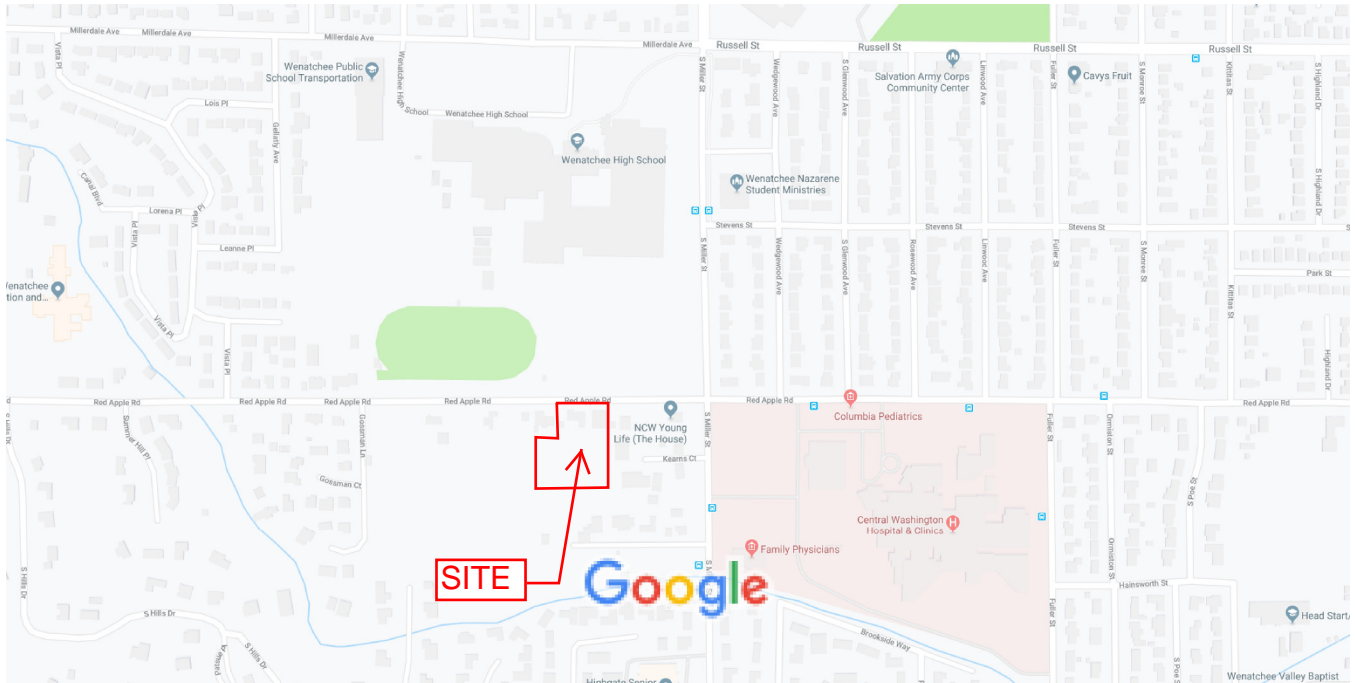
In conclusion, topography and soil conditions are all suitable for the proposed single-family residential development. If the drainage facilities are installed in accordance with approved final engineering plans and reports, storm water management for this project will meet all the requirement set forth in the City of Wenatchee Municipal Code.

*Results that last*

# **ATTACHMENTS**



# Google Maps VICINITY MAP



Map data ©2019 Google 200 ft

# ArcGIS Web Parcel Map



July 10, 2019

### Roads

— City of Wenatchee

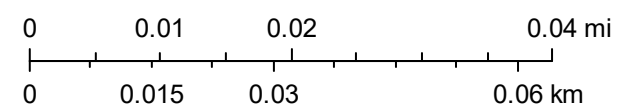
— Private

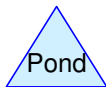
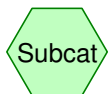
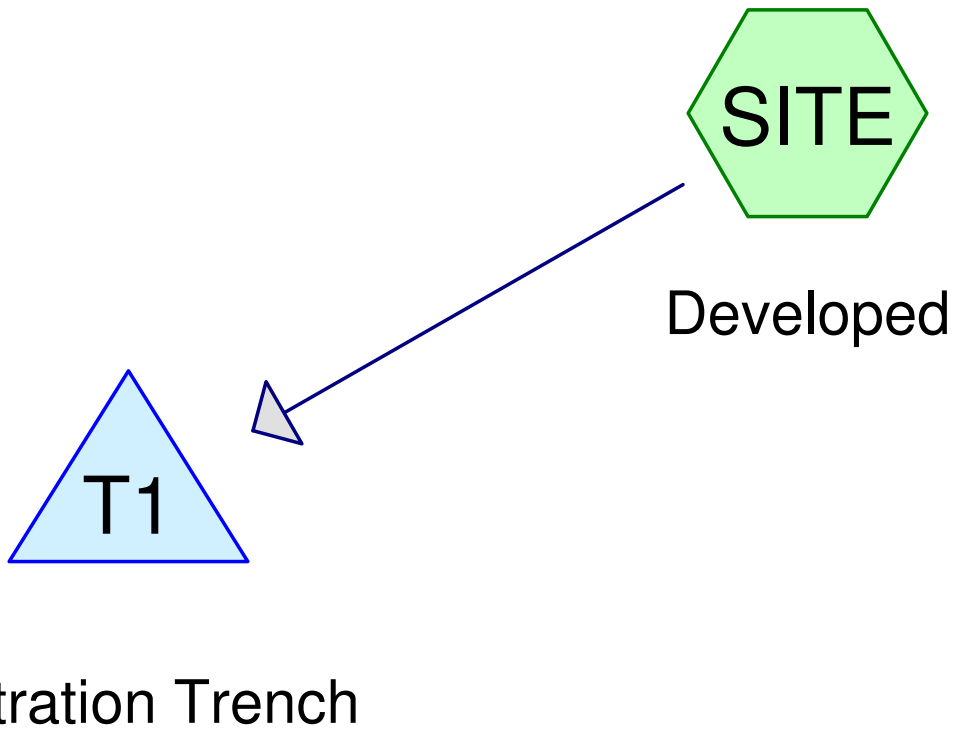
Parcels

City Limits

Parcel Number Labels

1:930





**Summary for Subcatchment SITE: Developed**

Runoff = 0.38 cfs @ 8.03 hrs, Volume= 6,798 cf, Depth= 0.99"

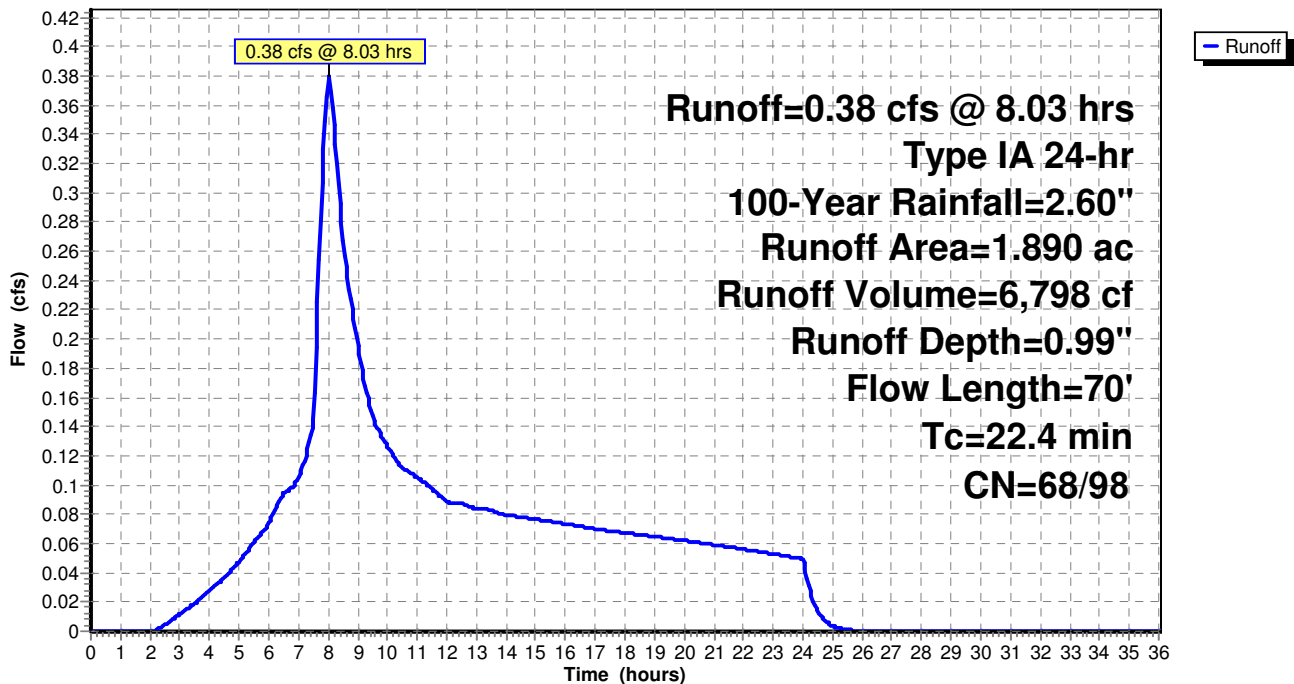
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 100-Year Rainfall=2.60"

Area (ac)	CN	Description	Land Use
* 1.890	83	1/4 acre lots, 50% imp, HSG C	Residential
1.890	83	Weighted Average	
0.945	68	50.00% Pervious Area	
0.945	98	50.00% Impervious Are	

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
22.2	50	0.0020	0.04		<b>Sheet Flow, GRASS</b> Grass: Short n= 0.150 P2= 1.30"
0.2	20	0.0050	1.44		<b>Shallow Concentrated Flow, GUTTER FLOW</b> Paved Kv= 20.3 fps
22.4	70	Total			

**Subcatchment SITE: Developed**

Hydrograph



### Summary for Pond T1: Infiltration Trench

Inflow Area = 82,328 sf, 50.00% Impervious, Inflow Depth = 0.99" for 100-Year event  
 Inflow = 0.38 cfs @ 8.03 hrs, Volume= 6,798 cf  
 Outflow = 0.08 cfs @ 13.56 hrs, Volume= 6,798 cf, Atten= 78%, Lag= 331.6 min  
 Discarded = 0.08 cfs @ 13.56 hrs, Volume= 6,798 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs  
 Peak Elev= 106.89' @ 13.56 hrs Surf.Area= 1,479 sf Storage= 2,083 cf

Plug-Flow detention time= 328.2 min calculated for 6,789 cf (100% of inflow)  
 Center-of-Mass det. time= 328.4 min ( 1,075.3 - 746.9 )

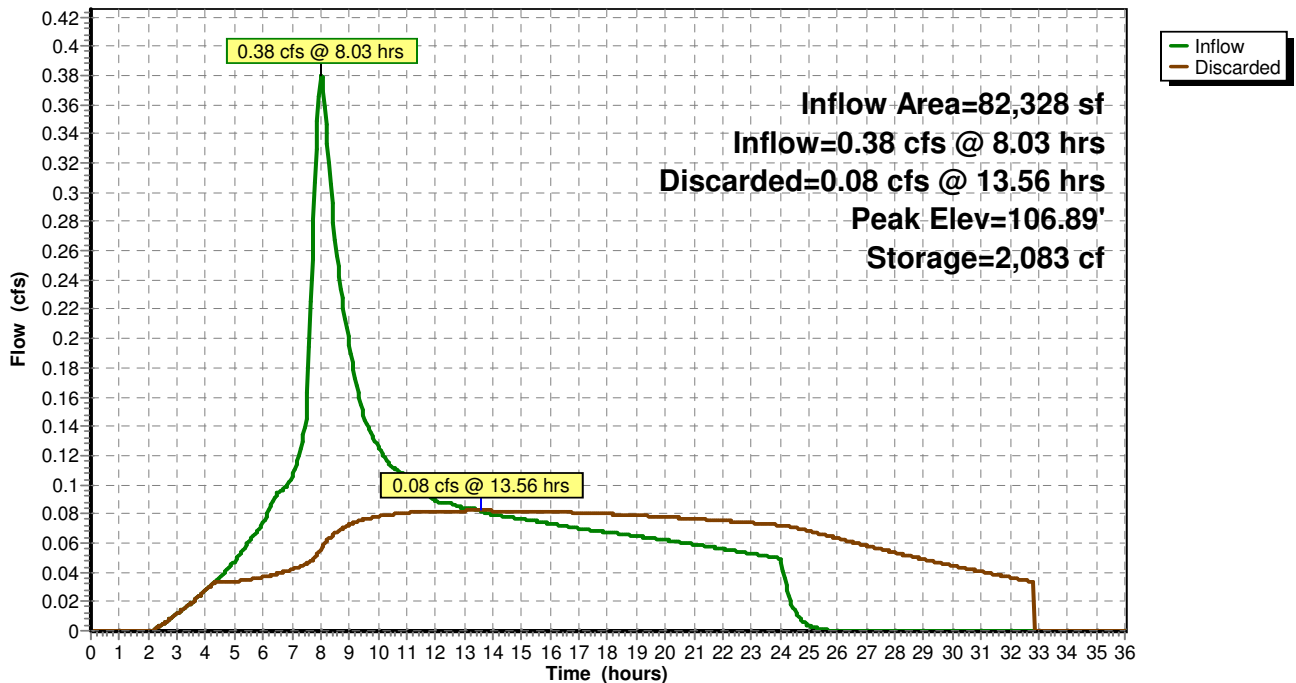
Volume	Invert	Avail.Storage	Storage Description
#1	100.00'	2,132 cf	<b>20.00'W x 30.00'L x 7.00'H Prismatic Z=1.0</b> 7,107 cf Overall x 30.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Discarded	100.00'	<b>2.400 in/hr Exfiltration over Horizontal area</b>

**Discarded OutFlow** Max=0.08 cfs @ 13.56 hrs HW=106.89' (Free Discharge)  
 ←**1=Exfiltration** (Exfiltration Controls 0.08 cfs)

### Pond T1: Infiltration Trench

Hydrograph



## **Attachment B: Agency and Public Comments**

1. City of Wenatchee Engineering Division Staff Report and Recommended Conditions of Approval, dated August 18, 2020.
2. City of Wenatchee Engineering Division request for additional information annotated plan, dated June 25, 2020
3. City of Wenatchee Engineering Division request for additional information, dated May 18, 2020
4. City of Wenatchee Building/ Fire Code Official resubmittal of comment from SS-19-02 (Rash short plat)
5. Colville Confederated Tribes comment, dated May 6
6. Colville Confederated Tribes follow up comment, dated June 4, 2020
7. Chelan County PUD comment, dated May 4, 2020
8. Wenatchee Reclamation District comment, dated May 5, 2020
9. Chelan County Public Works comment, dated May 5, 2020
10. Public comment, Claudia Holcomb

**Subdivision**

**Date:** August 18, 2020

**Name of Development:** P-2020-01 a creation of 11 lot Subdivision for residential housing. RASH Plat Subdivision.

**Address of Development:** 1075 Red Apple Rd; all within the city limits.

**Legal Description:** The West 281.2 feet of the North half of Block 45, Millerdale, Chelan County, Washington, according to the plat thereof; recorded in Volume 1 of Plats, Page 89, EXCEPT the North 93 feet of the West 78 feet thereof.  
Assessor's Parcel No.: 22-20-16-705-096

**Ownership:** Douglas M Rash and Linda Rash.

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

- a) For improvements required under provisions of Wenatchee City Code (WCC) Chapter 11: Subdivision improvements with approval by City Engineer
  - a. Dedication to the Public with clear title of the widening of Red Apple Road, must occur prior to Final Plat approval for this site. Dedication of 1-ft for additional width of Red Apple Road and grant of access and utility easement to a line 10-ft south of current property line, substantially as shown on the application materials.
  - b. Dedicate and construct internal Private Lane per WCC 11.20.020 (11) Streets
  - c. Provide pedestrian circulation from each lot to the Public Street either according to WCC 11.20.020 (10) or included in the Private Lane tract.
  - d. Improvements shall be constructed according to WCC Chapter 11:
    - i. Half street improvements along the Red Apple Road frontage.
      - Including arterial street lighting, construction of curb, gutter, sidewalk, driveways, pavement widening and stormwater collection.
    - ii. Full street improvements of the Private Lane internal to the subdivision.
      - Including construction of curb, gutter, road pavement, stormwater system
      - Include construction of sidewalks and driveways for all lots.
    - iii. Public Sewer is to be extended into the Subdivision, as approved by utility purveyor.
    - iv. Storm system:
      - constructed internal to the subdivision with connections for all lots within the subdivision.
      - Storm drainage system shall provide water quality and storm water facilities to be maintained by the Homeowners Association.
    - v. Install Fire hydrants substantially as shown on plans.
    - vi. Install domestic water services substantially as shown on the plans.
    - vii. Install underground dry utilities (power, communication and fiber communications) to serve all lots of the subdivision.
- b) For any easements required:
  - a. Utility easements shall be throughout the development to the satisfaction of the utility purveyor(s).
- c) The accuracy of the technical information submitted on the Plat (survey data, mathematical data, and computations):

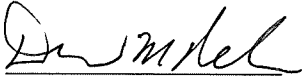
Printed on 8/18/20


X:\Engineering\Community projects\Reviews\Subdivisions-multifamily\Red\_Apple\_Rd\_1085-P-20-01-12\_Lot-RASH\Preliminary\_Plat\Staff\_Production-P2020-01WE\Staff Report P2020-01 PW Engineering COA 20200817.docx

- a. Provide right-of-way dedication on face of plat
  - b. Provide public utility and access easements on face of plat
  - c. The final plat drawing will need to be submitted to be verified by the City Engineer.
  - d. Include text on face of plat for storm water maintenance agreement.
- d) Compliance with adopted level of service standards for public utilities and facilities as set forth in the Wenatchee Urban Area Comprehensive Plan.

The completion of the above required improvements ensures that the plat will comply with adopted levels of service standards for public utilities and facilities as set forth in the Wenatchee Urban Area Comprehensive Plan.

End of City Engineer's Recommended Conditions of Approval

By  08/18/2020  
Donald Nelson, Date  
Development Review Engineer

By  08/18/2020  
Gary Owen, Date  
City Engineer



### Additional information

The purpose of the following information is to assist the subdivider, the Engineer and the surveyor to meet the conditions in compliance the city Code.

**NAME OF DEVELOPMENT:** P-2020-01 a creation of 11 lot subdivision for residential housing.

### ENGINEER'S Comments/ Observations

Review by the Engineering Office is based on information available to the City Engineering Division of Public Works.

Application materials:

Preliminary Engineering by Torrence Engineering LLC dated July 8, 2019, Preliminary Plat by Northwest Geodimensions dated June 17, 2020 and Preliminary Storm Report by Torrence Engineering dated March 7, 2020.

### Comprehensive Plan info:

Transportation: Red Apple Road is collector Arterial, Bike route

Sewer: Sewer Plan indicated adequate capacity for this development.

Water: Water Plan indicated adequate capacity to serve this development

Drainage: Existing storm system located in Red Apple Road drains toward the river.

### Comment

The following is according to the Title 11 of Wenatchee City code:

- a) The improvements required under provisions of this title:
  - a. A dedication for the widening of the right-of-way along the Red Apple Road frontage is 1-FT along with a 9-ft access and utility easement, as shown in the submitted materials.
  - b. Subdivision improvements with approval by City Engineer
    - i. All improvements shall be constructed according to WCC 11.24
    - ii. City Code 9.30 Land Surface Modification is applicable for this subdivision, permit required per 9.30.050 (2) prior to land surface modification activity.
    - iii. Full improvements within the borders of the subdivision:
      - Road (provide curbing to envelope the road within the tract ... add curb and gutters to the ends of the hammerhead)
      - Sidewalks to each lot and around the hammerhead ends
      - New Sanitary sewer main is to include manhole structures (not cleanouts)
      - Show all dry utilities connected to each lot (Fiber, Power, Communication, etc.)
      - Revise storm drainage facility (proposed system is not approved)
    - iv. Improvements designed and constructed along the frontage of the property along Red Apple Road.
      - Half street Collector Arterial improvements:
        - a. Design and construct the Curb a distance from middle of the 60-ft right-of-way at 30.5 feet. (Back of curb at newly dedicated edge of Right of Way, as shown in submittal)

- b. Provide street lighting according to spacing criteria for collector arterials.
  - c. Construct sidewalk at back of curb 5-ft wide
  - d. Construct driveways substantially as shown.
  - e. Temporary pedestrian access ramps may be needed to connect the end of sidewalk to the existing road system until the next segment of the collector is constructed.
  - v. According to WCC 11.24 improvements must be completed or an improvement agreement with bond provided prior to approval of the Short or Major Subdivision by the City Engineer. The City Engineer advises that any Bond amount be based on approved engineering drawings, and any work necessary to provide a completed development, served with utilities to each created lot.
- b) Water supply for domestic purposes.
- a. This site is serviced by city water with adequate capacity to serve the development.
  - b. A Fire hydrant is required by the Fire Official to be located at the access to the subdivision's new Private Road and Red Apple Road Substantially as shown.
- c) Sewer system
- a. There is a Public Sanitary Sewer (PSS) main located in Red Apple Road that has adequate capacity for this development with the extension of this system.
  - b. Extension of Public sewer into the development is required to provide sewer service to these lots with a lateral stubbed to each.
  - c. End public sewer mains with a manhole (not cleanouts), revise sewer main to have 3 manholes (one on existing main in Red Apple, one at middle of hammerhead, one at east end of hammerhead).
- d) Easements required
- a. Utility easements will be needed throughout the development to the satisfaction of the utility purveyor.
  - b. A Public Sewer, water and/or Public Storm easement are to be on a form satisfactory to the City Engineer and City Attorney shall be provided and recorded, and shown on the face of the plat prior to approval of the plat.
- e) The effect of the proposed subdivision and any proposed grading in connection therewith on drainage in the general area and the adequacy of methods of handling drainage and storm water run-off proposed by the subdivider.
- a. Permitting:
    - i. The City code 9.30 for Land Surface Modifications is applicable.
    - ii. Department of Ecology requires a stormwater permit for site development greater than 1 acre, even if an erosivity waiver is granted, the SWPPP is still required to be submitted to the City.
    - iii. Underground Injection Control (UIC) registration required with Department of Ecology
  - b. Stormwater:
    - i. Construction and Post Construction stormwater requirements shall follow WCC 9.20 for this site.
    - ii. Provide an updated stormwater report and stormwater system design to accommodate the entire subdivision and frontage. Include a water quality system on site and the proposed method of handling drainage and stormwater run-off by collecting the road runoff, stormwater from the lots and directing it into a stormwater infiltration system designed for the 10-year 24-hour rain event, and discharge to the Public Storm system in Red Apple, verify collection of lot 1 and Red Apple frontage.

- iii. The developer's proposed method does not identify stormwater run-off from the lots. All the lots shall be connected to the site stormwater system.
  - iv. Provide revised stormwater report. Requirement is 10-year 24-hour rain event retention on site, greater than that can be discharged to City system.
  - v. Storm drainage system shall be designed to convey the SCS 25-year 24-hour Type IA storm in accordance with City of Wenatchee stormwater standards.
  - vi. Provide Geotechnical Site Characterization Report for proposed or revised infiltration system according to WCC 9.20.070, consider that the subsurface exploration is at the elevation of 2 to 5 feet below the stormwater facility.
  - vii. Provide Storm Water System Maintenance Covenants acceptable to the City of Wenatchee, recorded with the land and listed on the face of the plat, in compliance with WCC 9.20 for this site. Specific text will be added to the face of the plat identifying this document.
- f) Information for the Plat:
- a. Show the dedication.
  - b. Show the utility and access easements on the face of the plat.
  - c. Verify clear title for the frontage.
  - d. Include following text on the face of the plat:

*“The area within this legal description contains a private storm drainage system designed to control stormwater runoff originating from this site. This site shall burden and benefit the parties’ successors and assigns; that its contents are binding upon the parties’ successors in interest and runs with the land. The Drainage Plan for this development was prepared by the engineering firm of \_\_\_\_\_, a copy of which is on file with the City of Wenatchee Public Works Department. It shall be the responsibility of the property owner(s) and/or their successors to thereafter maintain the storm drainage system to the originally designed condition. City of Wenatchee personnel shall have the right of access to the property for purpose of inspection of the storm drainage system. If city of Wenatchee personnel determine that the storm system maintenance is unsatisfactory, and the property owner has had due notice and opportunity to satisfactorily maintain the system, City of Wenatchee personnel and equipment may enter the property to perform the necessary maintenance. Such maintenance shall be at the property owner’s expense. The private storm water drainage system was installed for the owner(s), who hereby agrees to waive on behalf of itself and its successors in interest, any and all claims for damages against any governmental authority arising from the inspection, approval of, design of, and construction and /or maintenance of the drainage system.*

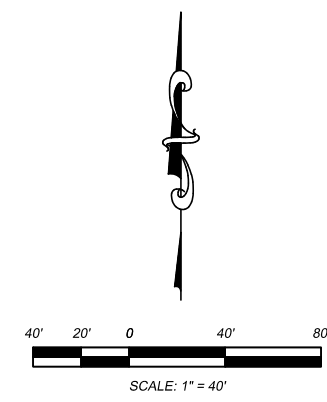
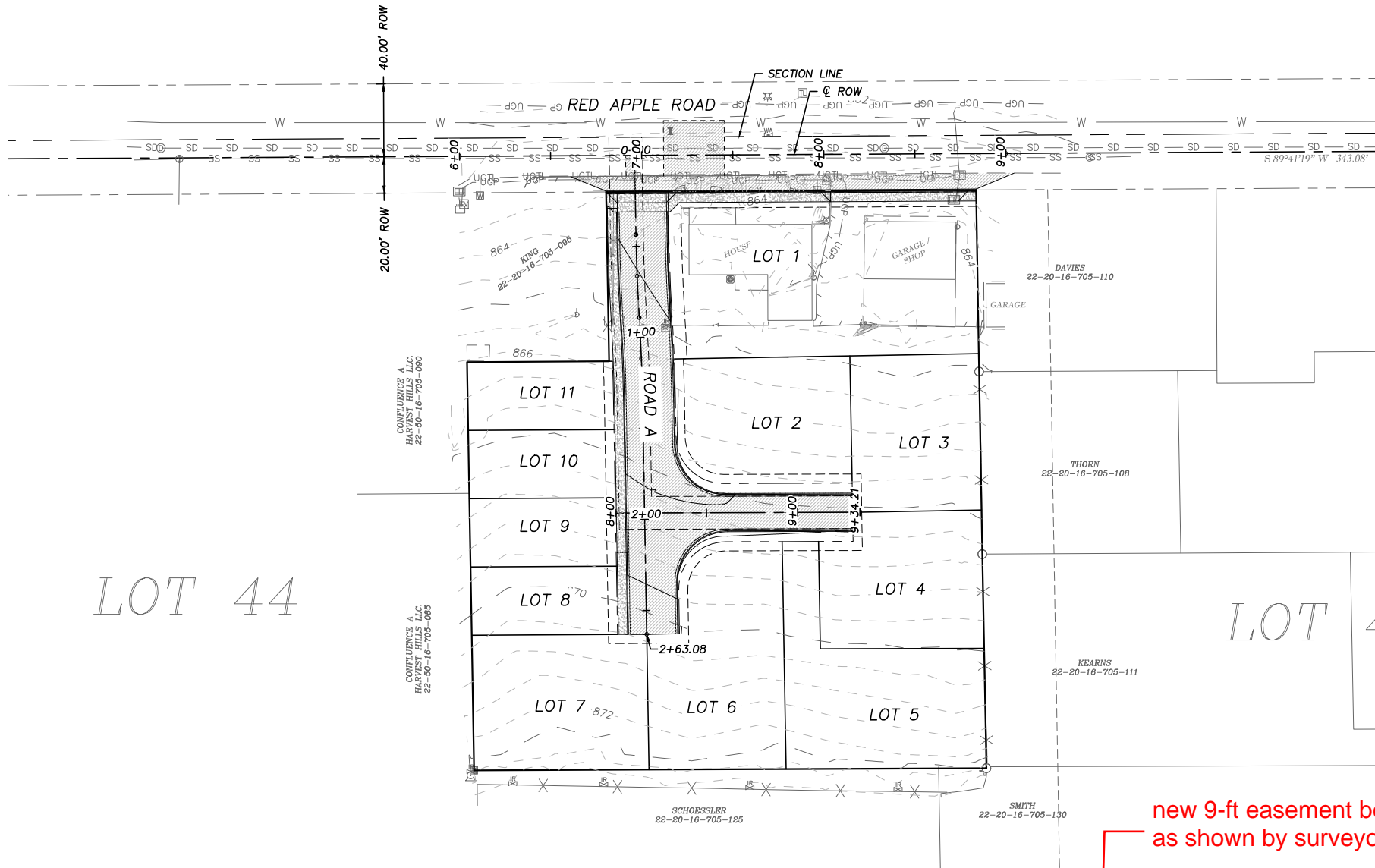
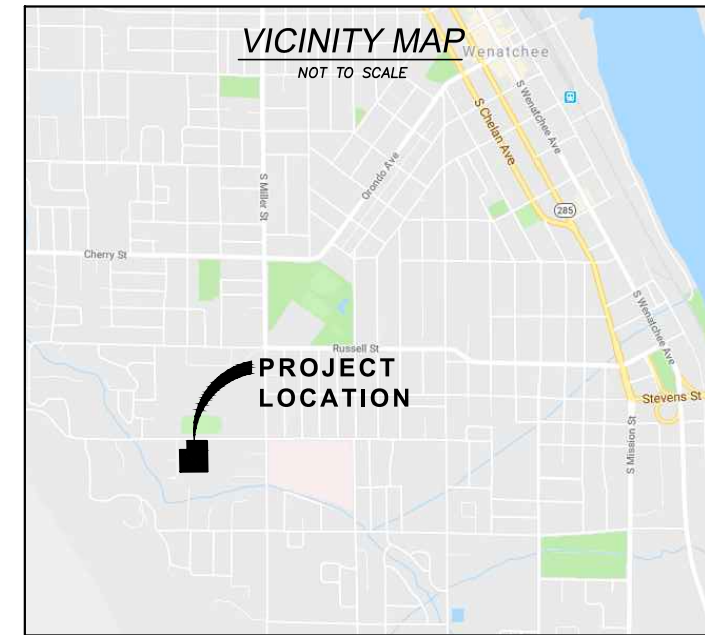
Maintenance Agreement A.F.N. \_\_\_\_\_”

End of Additional Information Comments

# RASH SUBDIVISION

## PRELIMINARY ENGINEERING

### CITY OF WENATCHEE, WASHINGTON



CALL  
TWO WORKING DAYS  
BEFORE YOU DIG  
1-800-424-5555

UTILITIES ARE KNOWN TO EXIST AND NOT ALL ARE SHOWN. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

**CONTACT INFORMATION**

DEVELOPER: RASH

SURVEYOR: NORTHWEST GEODIMENSIONS  
15 NORTH CHELAN AVE.  
WENATCHEE, WA 98801  
(509) 548-5290

ENGINEER: TORRENCE ENGINEERING, LLC  
117 VOILA LANE  
CASHMERE, WA 98815  
(509) 663-8660

**UTILITY PROVIDERS**

WATER: CHELAN COUNTY PUD #1  
327 NORTH CHELAN AVE  
WENATCHEE, WA 98801  
(509) 663-8121

SEWER: CITY OF WENATCHEE  
1350 MCKITTRICK STREET  
WENATCHEE, WA 98801  
(509) 888-3200

POWER: CHELAN COUNTY PUD #1  
327 NORTH CHELAN AVE  
WENATCHEE, WA 98801  
(509) 663-8121

**SHEET INDEX**

- COVER SHEET
- RED APPLE ROAD - PLAN AND PROFILE
- PRIVATE ROAD - PLAN AND PROFILE

**TORRENCE Engineering, LLC**  
CIVIL ENGINEERING & LAND DEVELOPMENT

**JOHN A. TORRENCE**  
REGISTERED PROFESSIONAL ENGINEER  
NO. 10711

6/25/2020

117 VOILA LANE - CASHMERE, WA 98815 - TEL: (509) 762-1897 - FAX: (509) 762-3436

RASH SUBDIVISION  
PRELIMINARY ENGINEERING  
COVER SHEET

CITY OF WENATCHEE, WASHINGTON

REV	DATE	BY	DESCRIPTION

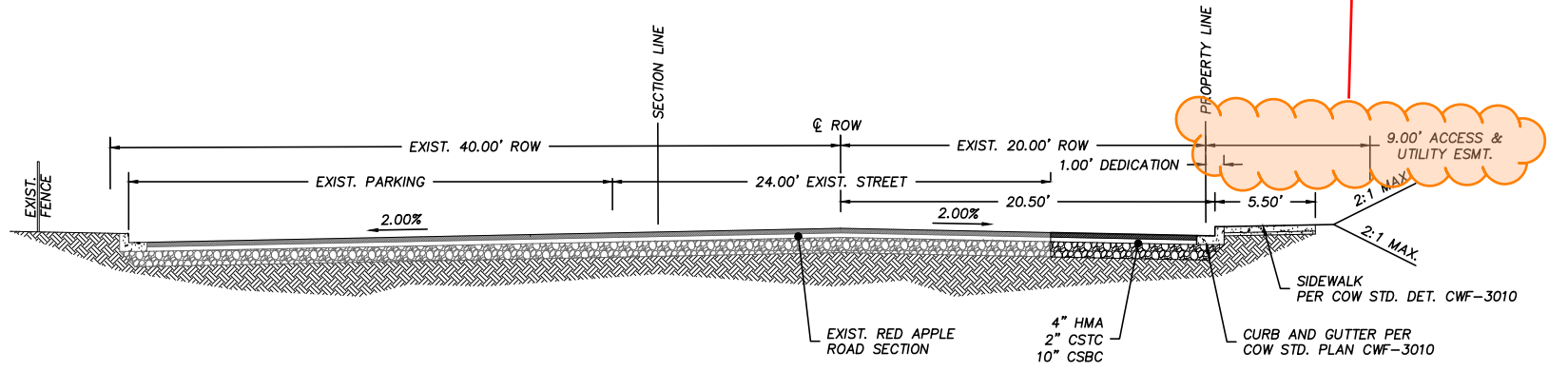
PROJECT NUMBER: 2019022

DESIGNED/DRAWN BY: EJC

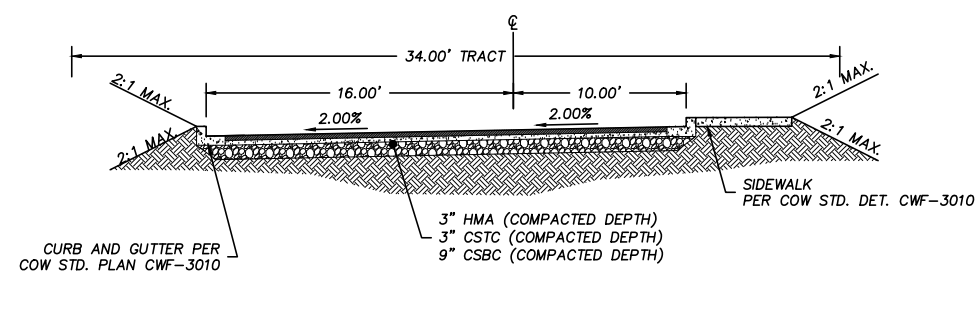
CHECKED BY: JAT

ISSUE DATE: 6/25/2020

1 OF 3



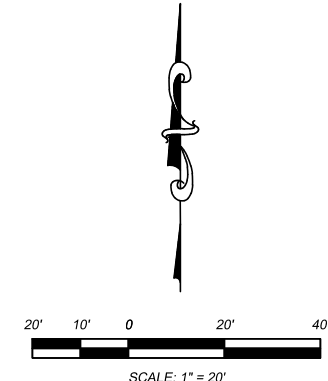
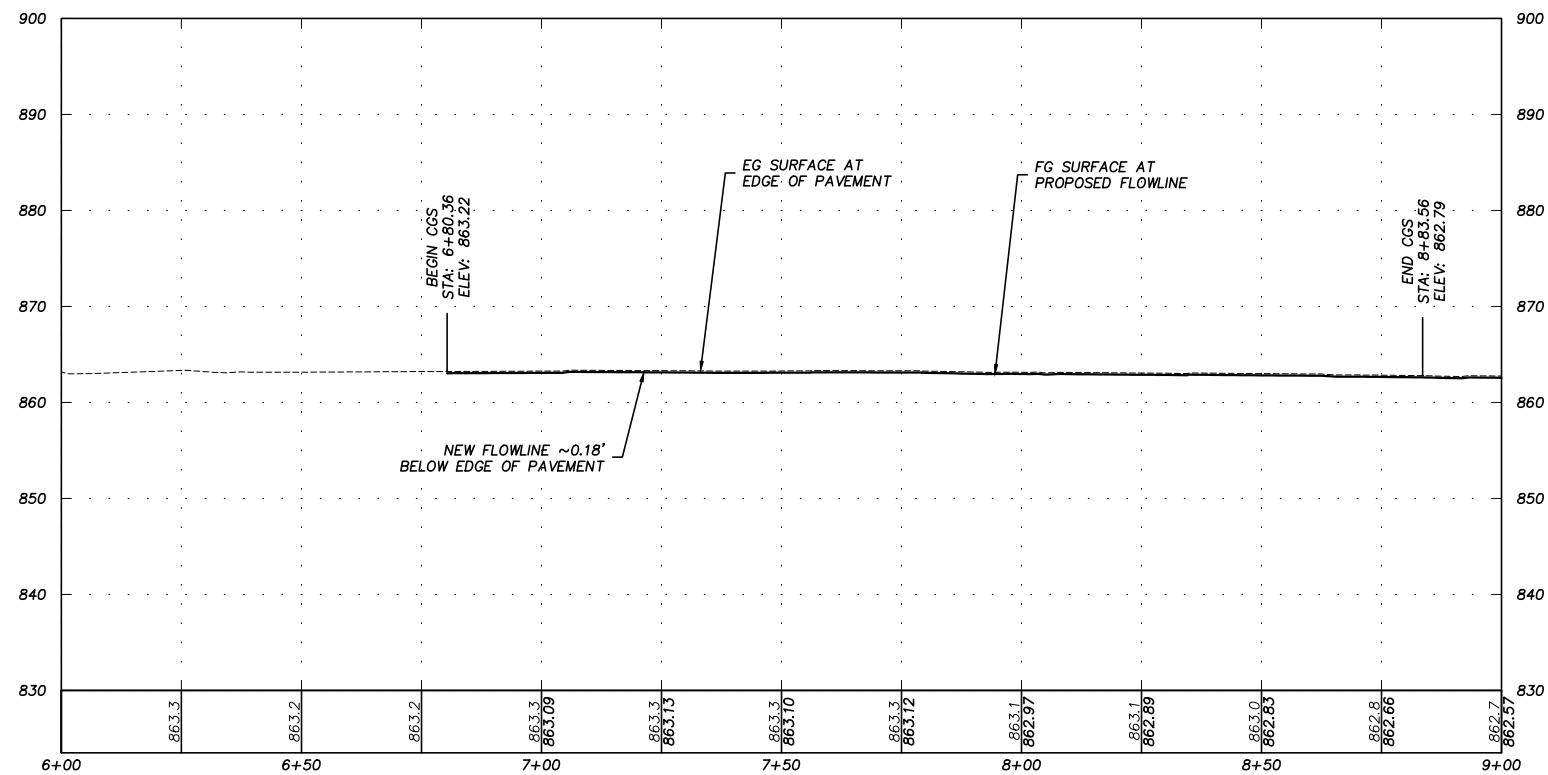
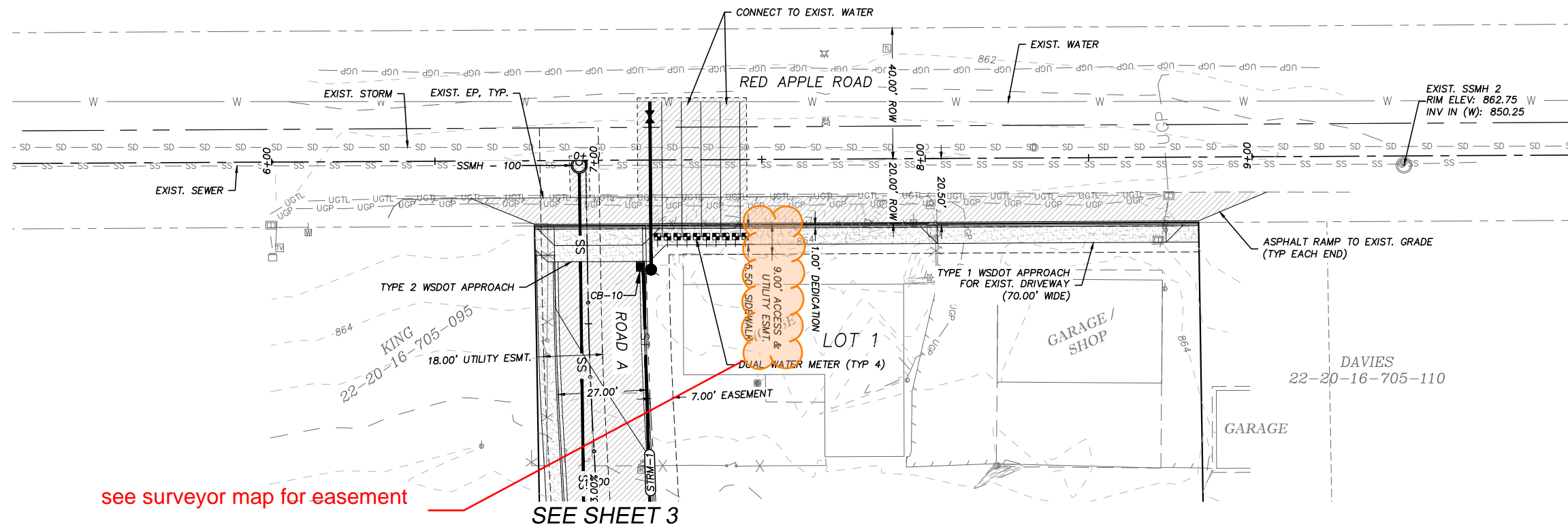
TYPICAL SECTION - RED APPLE ROAD  
NTS



TYPICAL SECTION - PRIVATE ROAD A  
NTS

F:\mycadd\Engineering Projects\2019\2019022\_Rash subdivision\WORKING DWG\PRELIMINARY ENGINEERING\20200625\_RASH-PE.dwg Jun 25, 2020 - 1:16pm

**RASH SUBDIVISION  
PRELIMINARY ENGINEERING  
RED APPLE ROAD - PLAN AND PROFILE  
CITY OF WENATCHEE, WASHINGTON**



CALL  
TWO WORKING DAYS  
BEFORE YOU DIG  
1-800-424-5555

UTILITIES ARE KNOWN TO EXIST AND NOT ALL ARE SHOWN. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

REV	DATE	BY	DESCRIPTION

PROJECT NUMBER:  
2019022  
DESIGNED/DRAWN BY:  
EJC  
CHECKED BY:  
JAT  
ISSUE DATE:  
6/25/2020

F:\vynickler\Engineering\Projects\2019\2019022\_Rash\_subdivision\WORKING\_DWG\PRELIMINARY\_ENGINEERING.LIC\_20200625\_WASH-PE.dwg Jun 25, 2020 - 1:16pm



**From:** [Donald Nelson](#)  
**To:** [Lexine Long](#)  
**Cc:** [Gary Owen](#)  
**Subject:** Rash Plat - additional information  
**Date:** Monday, May 18, 2020 1:04:08 PM  
**Attachments:** [image001.png](#)

---

Greetings,

Public Works requests additional information, due to inconsistencies of the documents provided.

Provide consistency for dedication of Right-of-way and easements on the Plat prepared by the Surveyor and on the Preliminary Engineered Drawings.

Provide consistency for the lot id numbers ... (looks like 11 lots)

Provide consistency on the preliminary Engineering drawings, align the section view for Red Apple and the plan view for Red Apple.

Provide consistency for the preliminary storm water report for the number of lots proposed for this development vs. previous short plat (include attachment pages)

Here is the comment that was sent for the previous application Short Plat SS-19-02 for the same property:

Provide consistency of RW and easements on the Engineered drawings and the plat map for the preliminary plat (dedicate 1-ft additional RW for Red Apple Road, dedicate 9-ft beyond that for access and utility easement, rather than what was proposed by Civil plans).

INFO: [City Stormwater code 9.20 on-site retention 10-year rain event , water quality for 6 month rain event, direct discharge for events larger than 10-year rain event]

Regards,

***Donald M. Nelson, P.E.***  
**Development Review Engineer**  
**Engineering Division,**  
**Public Works Department**



1350 McKittrick St • Wenatchee, WA 98801

Telephone: (509) 888-3255 • Fax: (509) 888-3201

Email: [DNelson@WenatcheeWA.gov](mailto:DNelson@WenatcheeWA.gov) Web: [www.wenatcheewa.gov](http://www.wenatcheewa.gov)

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**From:** Cliff Burdick  
**Sent:** Monday, August 5, 2019 8:27 AM  
**To:** Lexine Long  
**Subject:** RE: City of Wenatchee - Agency Comment Request for 9 Lot Short Subdivision - SS-19-02WE

Lexine,

Below are comments related to this project:

Install a fire hydrant adjacent to the fire department turnaround in the C-4 vicinity as shown on the proposed plat map.

Sincerely,

Cliff

---

**From:** Lexine Long <[LLong@WenatcheeWA.Gov](mailto:LLong@WenatcheeWA.Gov)>  
**Sent:** Friday, August 2, 2019 2:40 PM  
**To:** Alice Meyer <[ameyer@wrhd2o.com](mailto:ameyer@wrhd2o.com)>; Amanda Barg <[amanda.barg@dfw.wa.gov](mailto:amanda.barg@dfw.wa.gov)>; [andrea.jedel@ecy.wa.gov](mailto:andrea.jedel@ecy.wa.gov); Bill Gould <[GouldW@wsdot.wa.gov](mailto:GouldW@wsdot.wa.gov)>; Chelan-Douglas Transportation Council <[jeff@chelan-douglas.org](mailto:jeff@chelan-douglas.org)>; Chris Hanson <[CHanson@WenatcheeWA.Gov](mailto:CHanson@WenatcheeWA.Gov)>; Cindy Blaufuss (<[cblaufuss@chelancountyfire.com](mailto:cblaufuss@chelancountyfire.com)>) <[cblaufuss@chelancountyfire.com](mailto:cblaufuss@chelancountyfire.com)>; Cindy Grubb - Chelan County PW <[cindy.grubb@co.chelan.wa.us](mailto:cindy.grubb@co.chelan.wa.us)>; City of East Wenatchee <[LBarnett@east-wenatchee.com](mailto:LBarnett@east-wenatchee.com)>; Cliff Burdick <[CBurdick@WenatcheeWA.Gov](mailto:CBurdick@WenatcheeWA.Gov)>; Constance Iten - DFW <[constance.iten@dfw.wa.gov](mailto:constance.iten@dfw.wa.gov)>; Cynthia McGlothorn - WSDOT <[McGlotC@wsdot.wa.gov](mailto:McGlotC@wsdot.wa.gov)>; Dave Woody - Cultural Resources Program Archaeologist <[dwevh5150@yahoo.com](mailto:dwevh5150@yahoo.com)>; Donald Nelson <[DNelson@WenatcheeWA.Gov](mailto:DNelson@WenatcheeWA.Gov)>; Douglas County Land Services <[mkulaas@co.douglas.wa.us](mailto:mkulaas@co.douglas.wa.us)>; Gary D. Graff - Ecology <[gagr461@ecy.wa.gov](mailto:gagr461@ecy.wa.gov)>; Gary Owen <[GOwen@WenatcheeWA.Gov](mailto:GOwen@WenatcheeWA.Gov)>; Glen DeVries <[GDeVries@WenatcheeWA.Gov](mailto:GDeVries@WenatcheeWA.Gov)>; Graham Simon <[graham.simon@dfw.wa.gov](mailto:graham.simon@dfw.wa.gov)>; Grant Randall - WVC <[grandall@wvc.edu](mailto:grandall@wvc.edu)>; Gregg Herkenrath <[herkenrath.gregg@wenatcheeschools.org](mailto:herkenrath.gregg@wenatcheeschools.org)>; Gwen Clear - Ecology <[crosepacoordinator@ecy.wa.gov](mailto:crosepacoordinator@ecy.wa.gov)>; Jessica Shaw <[JShaw@WenatcheeWA.Gov](mailto:JShaw@WenatcheeWA.Gov)>; 'jessica@yakama.com'; John Goodwill - Chelan County PUD <[John.Goodwill@chelanpud.org](mailto:John.Goodwill@chelanpud.org)>; Justen Harkness - Charter <[Justen.Harkness@charter.com](mailto:Justen.Harkness@charter.com)>; Karen Capuder - Colville <[karen.capuder@colvilletribes.com](mailto:karen.capuder@colvilletribes.com)>; 'Kirsten Larsen' <[Kirsten.Larsen@CO.CHELAN.WA.US](mailto:Kirsten.Larsen@CO.CHELAN.WA.US)>; Lisa Juchmes - CCPUD <[Lisa.Juchmes@chelanpud.org](mailto:Lisa.Juchmes@chelanpud.org)>; Rik Spraggins <[Rik.Spraggins@charter.com](mailto:Rik.Spraggins@charter.com)>; Ron Andrus - USPS <[ronald.g.andrus@email.usps.gov](mailto:ronald.g.andrus@email.usps.gov)>; Scott Macdonald <[Scott.Macdonald@BNSF.com](mailto:Scott.Macdonald@BNSF.com)>; SEPA - DAHP <[SEPA@dahp.wa.gov](mailto:SEPA@dahp.wa.gov)>; SEPA Register <[separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov)>; SEPA Unit - Ecology <[SEPAUNIT@ECY.WA.GOV](mailto:SEPAUNIT@ECY.WA.GOV)>; Steve King <[SKing@WenatcheeWA.Gov](mailto:SKing@WenatcheeWA.Gov)>; Tammy Fisher <[Tammy.Fisher@chelanpud.org](mailto:Tammy.Fisher@chelanpud.org)>; Ty Marshall-Charter <[ty.marshall@charter.com](mailto:ty.marshall@charter.com)>  
**Subject:** City of Wenatchee - Agency Comment Request for 9 Lot Short Subdivision - SS-19-02WE

**Agency Comment Request for SS-19-02WE (9 lot short subdivision)**

**Project File No.:** SS-19-02WE

**Project Location:** 1075 Red Apple Road, Wenatchee, WA 98801

**Applicant:** Northwest GeoDimensions / Doug and Linda Rash



**From:** [Karen Capuder \(HSY\)](#)  
**To:** [Lexine Long](#)  
**Cc:** [Guy Moura \(HSY\)](#); [Stephanie.Jolivet@dahp.wa.gov](mailto:Stephanie.Jolivet@dahp.wa.gov)  
**Subject:** RE: City of Wenatchee - Agency Comment Request for P-20-01 (Rash 11 lot subdivision)  
**Date:** Wednesday, May 6, 2020 8:52:47 AM  
**Attachments:** [image001.png](#)

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Good morning, Ms. Long -

We've received the City of Wenatchee's Agency Comment Request regarding P-20-01 (Rash 11 lot subdivision). Please be advised that the proposed subdivision is within the traditional territories of the Wenatchi Tribe, one of twelve constituent tribes of the Confederated Tribes of the Colville Reservation (Colville Confederated Tribes [CCT]), which is governed by the Colville Business Council (CBC). The CBC has delegated to the Tribal Historic Preservation Officer (THPO) the responsibility of representing the CCT with regard to cultural resources management issues throughout the traditional territories of all of the constituent tribes under Resolution 1996-29. This area includes parts of eastern Washington, northeastern Oregon, the Palus (Palouse) territory in Idaho, and south central British Columbia.

Please note that that, due to the CoVid-19 Pandemic, many CCT staff are working remotely. The CCT THPO, Guy Moura, is cc'd on this email, being sent to you in lieu of a signed consultation letter. The following are the comments of the CCT THPO:

WAC 197-11-080 specifies if information on significant impacts is not known, agencies, including the City of Wenatchee, shall obtain and include the information in the environmental documents if the costs are not exorbitant. When there are gaps in relevant information or scientific uncertainty concerning significant impacts, agencies must state such information is lacking or that substantial uncertainty exists. If the agency proceeds, it shall indicate in environmental documents its worst case analysis and the likelihood of occurrence.

We would like to direct your attention to the following section of RCW 43.21C.020:

(2) In order to carry out the policy set forth in this chapter, it is the continuing responsibility of the state of Washington and all agencies of the state to use all practicable means, consistent with other essential considerations of state policy, to improve and coordinate plans, functions, programs, and resources to the end that the state and its citizens may: ... (d) ***Preserve important historic, cultural, and natural aspects of our national heritage*** [emphasis added];

As the project area does not appear to have been previously surveyed for the presence of cultural resources, we request that a cultural resources survey, inclusive of subsurface testing, be undertaken prior to the approval of the preliminary plat application.

Thank you for consulting with the Confederated Tribes of the Colville Reservation. Please note that these comments are based on information available to us at the time of the project review. We reserve the right to revise our comments as information becomes available. If you have any questions or concerns, please contact Dr. Karen Capuder at (509) 634-2876 or [karen.capuder@colvilletribes.com](mailto:karen.capuder@colvilletribes.com). If you wish to speak with the THPO, please contact Guy Moura at [guy.moura@colvilletribes.com](mailto:guy.moura@colvilletribes.com) or at (509) 634-2695.

Sincerely,

Karen Capuder, Ph.D, Archaeologist Senior  
on behalf of  
Guy Moura, Tribal Historic Preservation Officer

**From:** [Karen Capuder \(HSY\)](#)  
**To:** [Lexine Long](#)  
**Cc:** [Guy Moura \(HSY\)](#)  
**Subject:** RE: Rash P20-01  
**Date:** Thursday, June 4, 2020 3:05:31 PM  
**Attachments:** [image001.png](#)

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Hello Lexine -

As indicated to Michelle Taylor in an e-mail dated May 22, 2020, after discussing with her the extent of prior disturbance of the property and further review of the project vicinity, the CCT would not object to the project moving forward under the Department of Ecology Inadvertent Discovery Plan. Please let me know whether this email suffices for your records.

Thank you for consulting with the Confederated Tribes of the Colville Reservation.

Sincerely,  
Karen Capuder, Ph.D.  
on behalf of  
Guy Moura, Tribal Historic Preservation Officer

---

From: Lexine Long [LLong@WenatcheeWA.Gov]  
Sent: Thursday, June 04, 2020 1:59 PM  
To: Karen Capuder (HSY)  
Subject: FW: Rash P20-01

Hello Dr. Capuder,

Michelle Taylor forwarded me your response about the Rash Subdivision P-20-01 in Wenatchee. Would you mind sending me the response directly as a separate email or attached pdf letter so that we have it for our records in this application?

Please let me know if you have any questions.

Best,

Lexine Long  
Associate Planner  
Department of Community Development  
[cid:image003.png@01D2E5B9.EF71D190]  
1350 McKittrick St, P.O. Box 519  
Wenatchee, WA 98807-0519  
Phone: (509)- 888-3249  
Email: LLong@WenatcheeWA.gov<<mailto:LLong@WenatcheeWA.gov>> • Web:  
[www.wenatcheeva.gov](http://www.wenatcheeva.gov/)<<http://www.wenatcheeva.gov/>>

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From: Michelle Taylor <mtaylor@nwgsurveys.com<<mailto:mtaylor@nwgsurveys.com>>>  
Sent: Friday, May 22, 2020 9:03 AM  
To: Lexine Long <LLong@WenatcheeWA.Gov<<mailto:LLong@WenatcheeWA.Gov>>>  
Subject: FW: Rash P20-01

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I am sending you this because in the email they didn't include you.

From: Karen Capuder (HSY) <Karen.Capuder@colvilletribes.com<<mailto:Karen.Capuder@colvilletribes.com>>>  
Sent: Friday, May 22, 2020 7:09 AM  
To: Michelle Taylor <mtaylor@nwgsurveys.com<<mailto:mtaylor@nwgsurveys.com>>>; Guy Moura (HSY) <Guy.Moura@colvilletribes.com<<mailto:Guy.Moura@colvilletribes.com>>>  
Cc: Stephanie.Jolivet@dahp.wa.gov<<mailto:Stephanie.Jolivet@dahp.wa.gov>>; sydney.hanson@dahp.wa.gov<<mailto:sydney.hanson@dahp.wa.gov>>  
Subject: RE: Rash P20-01

Good morning, Michelle -

Thank you for your phone call yesterday afternoon and following up by email. The Confederated Tribes of the Colville Reservation (CCT) Tribal Historic Preservation Officer (THPO), is cc'd on this email as the CCT remains on partial government shutdown with many employees working remotely.

After speaking with you regarding previous disturbance of the property, and further reviewing the project vicinity, despite the lack of prior cultural resource surveys within and proximal to the project area, the CCT would not object to the project moving forward under the Department of Ecology Inadvertent Discovery Plan.

Thank you for consulting with the Confederated Tribes of the Colville Reservation.

Sincerely,  
Karen Capuder, Ph.D.  
on behalf of  
Guy Moura, Tribal Historic Preservation Officer

---

From: Michelle Taylor [mtaylor@nwgsurveys.com]  
Sent: Thursday, May 21, 2020 3:36 PM  
To: Karen Capuder (HSY); Guy Moura (HSY)  
Cc: Stephanie.Jolivet@dahp.wa.gov<<mailto:Stephanie.Jolivet@dahp.wa.gov>>; sydney.hanson@dahp.wa.gov<<mailto:sydney.hanson@dahp.wa.gov>>  
Subject: Rash P20-01

We received your email to Lexine Long, City of Wenatchee Planning Department regarding the need for a cultural resource survey for this property that will be developed into an eleven (11) lot subdivision. We feel this study is unnecessary since the area has been extensively disturbed. The site was an active orchard prior to 1980, all trees were removed approximately 3-4 years ago. The year after the orchard was removed, most, if not all of the site was tilled/cultivated and planted as a vegetable garden.

So you can get a better understanding of the project site and surrounding area, I have attached an 2017 aerial from GoogleEarth that shows the surrounding developments. The vacant area on the west side of our proposed development, a preliminary residential subdivision, was submitted to the City of Wenatchee in 2019. To the best of our knowledge the property to the south has no development plans at this time. The short plat to the east was developed in 2003.

We would like you to consider in lieu of a cultural resource survey, that we implement the Department of Ecology, Inadvertent Discovery Plan.

**From:** [Fisher, Tammy](#)  
**To:** [Lexine Long](#)  
**Subject:** RE: City of Wenatchee - Agency Comment Request for P-20-01 (Rash 11 lot subdivision)  
**Date:** Monday, May 4, 2020 4:15:28 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)

---

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Customer will need to make application with Chelan County PUD to start power design layout.

Sincerely,

**Tammy Fisher**  
**Customer Service Engineer**



**Public Utility District No.1 of Chelan County**  
**PO Box 1231**  
**Wenatchee, WA 98807**  
**(509) 661-4617 Office**  
**(509) 668-4900 Cell**

---

**From:** Lexine Long <LLong@WenatcheeWA.Gov>  
**Sent:** Monday, May 4, 2020 3:51 PM  
**To:** Alice Meyer <ameyer@wrhd20.com>; Hankins, Alicia <Alicia.Hankins@chelanpud.org>; Amanda Barg <amanda.barg@dfw.wa.gov>; andrea.jedel@ecy.wa.gov; Bill Gould <GouldW@wsdot.wa.gov>; Chelan-Douglas Transportation Council <jeff@chelan-douglas.org>; Chris Hanson <CHanson@WenatcheeWA.Gov>; Cindy Blaufuss (cblaufuss@chelancountyfire.com) <cblaufuss@chelancountyfire.com>; Cindy Grubb - Chelan County PW <cindy.grubb@co.chelan.wa.us>; City of East Wenatchee <LBarnett@east-wenatchee.com>; Cliff Burdick <CBurdick@WenatcheeWA.Gov>; Constance Iten - DFW <constance.iten@dfw.wa.gov>; Curt Kazen <ckazen@wm.com>; Dave Woody - Cultural Resources Program Archaeologist <dwevh5150@yahoo.com>; Donald Nelson <DNelson@WenatcheeWA.Gov>; Douglas County Land Services <mkulaas@co.douglas.wa.us>; Gary D. Graff - Ecology <gagr461@ecy.wa.gov>; Gary Owen <GOwen@WenatcheeWA.Gov>; Glen DeVries <GDeVries@WenatcheeWA.Gov>; Graham Simon <graham.simon@dfw.wa.gov>; Greg Thompson <thompson.m@wenatcheeschools.org>; Gwen Clear - Ecology <crosepacoordinator@ecy.wa.gov>; Jessica Shaw <JShaw@WenatcheeWA.Gov>; 'jessica@yakama.com'; Goodwill, John <John.Goodwill@chelanpud.org>; Justen Harkness - Charter <Justen.Harkness@charter.com>; Karen Capuder - Colville <karen.capuder@colvilletribes.com>; Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>; Maxwell Nelson <nelsonm@wsdot.wa.gov>; Rich Peters <RPeters@wvc.edu>; Rik Spraggins <Rik.Spraggins@charter.com>; Ron Andrus - USPS



WENATCHEE RECLAMATION DISTRICT  
514 EASY STREET  
WENATCHEE WA 98801-9652  
(509) 663-0002  
FAX (509) 665-0341

May 5, 2020

Lexine Long  
City of Wenatchee Community Development  
1350 McKittrick Street  
Wenatchee WA 98801

RE: SS-19-02WE  
1075 Red Apple Road  
Parcel number 22 20 16 705 096

Dear Lexine,

Please consider the following comments:

RCW 58.17.310 prohibits any city, town or county from approving a short plat or final plat for property in the District unless the entity has provided an irrigation water right-of-way for each parcel of land. Rights-of-way must be shown on the plat submitted for final approval.

Prior to final approval of this development, applicant must obtain a release from Wenatchee Reclamation District which states that irrigation shares have been segregated.

Sincerely,

A handwritten signature in blue ink that reads "Alice M. Meyer". The signature is written in a cursive style.

Alice M. Meyer  
Secretary

**From:** [Cindy Grubb](#)  
**To:** [Lexine Long](#)  
**Subject:** RE: [Kirsten Larsen] City of Wenatchee - Agency Comment Request for P-20-01 (Rash 11 lot subdivision)  
**Date:** Tuesday, May 5, 2020 8:28:22 AM  
**Attachments:** [image001.png](#)

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

Chelan County Public Works has no comments.

Thank you

Cindy Grubb  
Development Review Tech  
Chelan County Public Works

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**From:** Lexine Long <LLong@WenatcheeWA.Gov>  
**Sent:** Monday, May 4, 2020 3:51 PM  
**To:** Alice Meyer <ameyer@wrh2o.com>; Alicia Hankins <Alicia.Hankins@chelanpud.org>; Amanda Barg <amanda.barg@dfw.wa.gov>; andrea.jedel@ecy.wa.gov; Bill Gould <GouldW@wsdot.wa.gov>; Chelan-Douglas Transportation Council <jeff@chelan-douglas.org>; Chris Hanson <CHanson@WenatcheeWA.Gov>; Cindy Blaufuss (cblaufuss@chelancountyfire.com) <cblaufuss@chelancountyfire.com>; Cindy Grubb <Cindy.Grubb@CO.CHELAN.WA.US>; City of East Wenatchee <LBarnett@east-wenatchee.com>; Cliff Burdick <CBurdick@WenatcheeWA.Gov>; Constance Iten - DFW <constance.iten@dfw.wa.gov>; Curt Kazen <ckazen@wm.com>; Dave Woody - Cultural Resources Program Archaeologist <dwevh5150@yahoo.com>; Donald Nelson <DNelson@WenatcheeWA.Gov>; Douglas County Land Services <mkulaas@co.douglas.wa.us>; Gary D. Graff - Ecology <gagr461@ecy.wa.gov>; Gary Owen <GOwen@WenatcheeWA.Gov>; Glen DeVries <GDeVries@WenatcheeWA.Gov>; Graham Simon <graham.simon@dfw.wa.gov>; Greg Thompson <thompson.m@wenatcheeschools.org>; Gwen Clear - Ecology <crosepacoordinator@ecy.wa.gov>; Jessica Shaw <JShaw@WenatcheeWA.Gov>; 'jessica@yakama.com'; John Goodwill - Chelan County PUD <John.Goodwill@chelanpud.org>; Justen Harkness - Charter <Justen.Harkness@charter.com>; Karen Capuder - Colville <karen.capuder@colvilletribes.com>; CD Director <CD.Director@CO.CHELAN.WA.US>; Maxwell Nelson <nelsonm@wsdot.wa.gov>; Rich Peters <RPeters@wvc.edu>; Rik Spraggins <Rik.Spraggins@charter.com>; Ron Andrus - USPS <ronald.g.andrus@email.usps.gov>; Scott Macdonald <Scott.Macdonald@BNSF.com>; SEPA - DAHP <SEPA@dahp.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit - Ecology <SEPAUNIT@ECY.WA.GOV>; Steve King <SKing@WenatcheeWA.Gov>; Tammy Fisher <Tammy.Fisher@chelanpud.org>; Ty Marshall-Charter <ty.marshall@charter.com>  
**Subject:** [Kirsten Larsen] City of Wenatchee - Agency Comment Request for P-20-01 (Rash 11 lot subdivision)

**External Email Warning!** This email originated from outside of Chelan County.

Public comment submitted by phone from:

Claudia Holcomb, 1218 Gossman Lane, Wenatchee, WA 98801

Property owners live nearby and are concerned about the added density along Red Apple Road and subsequent traffic impacts. Would like to know what City will do to mitigate increased traffic along Red Apple Road. The property owners are also concerned about pedestrian safety and lack of pedestrian infrastructure along Red Apple Road.