

STAFF REPORT
UNIT LOT SUBDIVISION FOR RIVERFRONT PLACE TOWNHOMES
(P-21-04)

TO: City of Wenatchee Hearing Examiner
FROM: City of Wenatchee Community Development Department
RE: Public hearing for P-21-04
DATE: February 22, 2022

1. REQUESTED ACTION

Conduct a public hearing on an application for a Unit Lot Subdivision, Riverfront Place Townhomes (P-21-04), to allow for the subdivision of 31 townhouse units, located at 316 River Park Avenue and identified by APN 23-20-34-823-070.

2. PROJECT INFORMATION

Applicant/Owner: Marc Angelillo, Creek II Wenatchee, LLC
Location: 316 River Park Avenue and identified by APN 23-20-34-823-070
Zoning District: Waterfront Mixed Use (WMU) and Waterfront
Recreational/Residential Overlay (RRO)
Comp. Plan Designation: WMU and RRO

Project Description and Background: The City of Wenatchee received a Major Subdivision application for a Unit Lot Subdivision on December 27, 2021, to subdivide the subject property into 31 unit lots. The subdivision will allow for the individual sale and ownership of the Riverfront Place Townhomes, approved under building permits BPC-21-197 - 203. The subdivision will create two tracts in addition to the unit lots, for the internal drive aisle and common open space and landscaping. Application materials are included as Attachment A.

Total Project Size: Approximately 1.65 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 is currently vacant and previously had a single-family residence constructed in 1930, based on Chelan County Assessor's office records. A demolition permit was issued for the structures in August 2019.

Surrounding Properties:

North: Hotel (Residence Inn by Marriott) use, within the WMU district.

East: Managed open space (Wenatchee Riverfront Park) use, within the WMU district.

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

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

Figure 1. Zoning Map



Access: Primary vehicular access to the site is provided by a shared internal drive aisle from River Park Avenue. A sidewalk from the individual unit entrances, connecting to a sidewalk along the property frontage, provides pedestrian access to River Park Avenue.

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 to allow the construction of 31 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:

Waterfront	Primary Uses: <ul style="list-style-type: none">▪ Development varies by node▪ Ground floor retail, food and beverage, entertainment▪ Residential Secondary Uses: <ul style="list-style-type: none">▪ Limit industrial activity to active areas▪ Upper floor offices▪ Upper floor residential	<ul style="list-style-type: none">▪ Land use controls applicable to land along Columbia Riverfront▪ Architectural design controls▪ Emphasis on connection with waterfront▪ <u>Height:</u> 90 feet
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Project compliance: The Riverfront Place 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 42 feet and three stories, less than the allowed maximum height of 60 feet in the Waterfront Recreational/Residential Overlay. A sidewalk connection to the public street, allowing for pedestrian access to River Park Avenue, encourages pedestrian activity. There is also a connection on the north side of the project to a pedestrian path shared with the Residence Inn by Marriott out to the Wenatchee Riverfront Park.

Wenatchee Waterfront Sub-Area Plan

The 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 Title 10, Zoning

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

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
Residential		
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.

Wenatchee City Code Title 11, Subdivisions

Major Subdivisions, WCC Chapter 11.16

This section outlines the procedural and regulatory requirements of the submittal of a preliminary and final plat and the role of the hearing examiner.

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.

Project compliance: A complete application for a preliminary plat in the standard format, and with fees, was received and reviewed by City staff in preparation of this staff report. Review of the application included providing notice of the application to City departments, utilities, and public agencies for comment. Appropriate provisions have been made for all services and facilities as established in the Comprehensive Plan. As proposed and conditioned, the development appears to meet the provisions of WCC Chapter 11.16, Major Subdivisions.

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 31 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 approved, 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 shared internal drive aisle and common open space and landscaped areas, Tracts A and B, as shown on the preliminary plat (Attachment A).

Wenatchee City Code Title 12, Environmental Protection

Project compliance: The subject site is outside of the 200' shoreline jurisdiction. The site is within an area 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 approval.

4. ENVIRONMENTAL REVIEW

The proposed development is subject to 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 exceeds 20 units. On January 12, 2022, the City adopted the existing determination of non-significance (DNS) for the Riverfront Place Townhomes, issued on August 20, 2021 (Attachment B). The City has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This DNS was issued under WAC 197-11-340(2) and there was a comment period open from January 12 – 26, 2022.

5. PUBLIC NOTICE

Table 1. Procedural steps and dates

Application Submitted:	December 27, 2021
Determination of Completeness:	January 3, 2022
Notice of Application:	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 January 12, 2022.
Notice of Public Hearing:	Notice was mailed to property owners/taxpayers within 350 feet of the subject property on January 12, 2022 and published in the Wenatchee World newspaper on February 17, 2022.
Public Hearing:	The public hearing is scheduled for March 1, 2022 at 3:00p.m. at Wenatchee City Hall, Council Chambers, 301 Yakima Street, Wenatchee, WA.

The public, staff, and relevant agencies have been given an opportunity to comment on the proposal. All comments have been provided to the applicant. Comments received may be reviewed in detail in Attachment C to this report:

- Chelan County Public Utility District – Parks Department email, dated January 20, 2022. The email provides comments on the development's potential impacts to the adjacent park facilities and indicates that communication will continue as construction progresses.

- Chelan County Public Utility District – Real Estate Services email, dated January 20, 2022. The comments recommend specific mitigations to prevent potential impacts to the adjacent park facilities.
- Engineering Division report, dated February 9, 2022. Analysis and suggested conditions of approval have been included in this report. Suggested conditions of approval are in regards to subdivision improvements, adequacy and installation of planned water, sewer, stormwater infrastructure, and requirements for easements to be shown on the plat.

6. RECOMMENDATION

As conditioned below, this application for a proposed 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-21-04 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 Marc Angelillo, of Creek II Wenatchee, LLC, on December 27, 2021, for a unit lot subdivision for 31 townhouse units on property located at 316 River Park Avenue and identified by APN 23-20-34-823-070.
2. The property owner is Creek II Wenatchee, LLC.
3. 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 March 1, 2022.
4. The application was determined complete on January 3, 2022 and notice of application and public hearing was issued on January 12, 2022.
5. The Wenatchee World published a notice of public hearing on February 17, 2022.
6. The subject property is located within the Waterfront Mixed Use (WMU) zoning district and the Recreational / Residential Overlay (RRO) district.
7. The Wenatchee Urban Area Comprehensive Plan land use designations are WMU and RRO.
8. 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.
9. 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 townhouse 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.
10. The proposal is consistent with the provisions of Wenatchee City Code Title 11, Subdivisions.
 - a. The unit lot subdivision proposed is for 31 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.
11. 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.
12. The City of Wenatchee approved building permits (BPC-21-197 - 203) for the construction of the townhouse development, which was reviewed for conformance with applicable provisions of Wenatchee City Code Titles 10, 11, and 12.
13. Public, staff and agency comments received have been considered in the review of this application.
 - a. Chelan County Public Utility District – Parks Department, email dated January 20, 2022

- b. Chelan County Public Utility District – Real Estate Services, email dated January 20, 2022
 - c. Engineering Division report, dated February 9, 2022
14. On January 12, 2022, the City adopted the existing determination of non-significance (DNS) for the Riverfront Place Townhomes, issued on August 20, 2021 (Attachment B). The City has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This DNS was issued under WAC 197-11-340(2) and there was a comment period open from January 12 – 26, 2022.
 15. 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.
 16. 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 provided in Attachment A, 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. A plat certificate showing parties of interest from a title company must accompany the final plat in accordance with RCW 58.17.165. All parties having ownership interest in the subject property shall acknowledge the short plat.
6. It is the responsibility of the applicant to contact the Chelan County Assessor's and Treasurer's offices to confirm all taxes are current prior to recording of the final plat mylar.
7. 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
8. 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.
9. All common areas, including drainage ways, shall be established in tracts and required to be maintained by a homeowners association. Proposed landscaping shall be maintained by a homeowners association.
10. Prior to final plat approval, the approved Declaration of Covenants, Conditions, and Restrictions must be recorded and referenced on the face of the plat.
11. 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 February 9, 2022, is required prior to approval and recordation of the final plat.
12. 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 27, 2021
- B. Determination of Nonsignificance (Adoption of Existing Document)
- C. Staff and agency comment letters

Attachment A

Application materials, dated December 27, 2021



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	N/A
<input checked="" type="checkbox"/>	Pre-application meeting date and file no. <u>APRIL 15, 2021</u>		<input checked="" type="checkbox"/>		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Completed master application (signed and all parcel #'s included)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/>	SEPA checklist (signed)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
<input checked="" type="checkbox"/>	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 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/>	Road and Drainage Plans - 2 copies	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Water, Sewer, and Utility Plans - 2 copies	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Stormwater report – 2 copies	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Project narrative including description and code consistency	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Geotechnical, Flood Hazard, and/or Wildland-Urban Interface Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of all application materials in a digital PDF format	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Landscape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
<input type="checkbox"/>	Application Fees Paid	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date Accepted: 11-17-2021 Accepted By: [Signature] File No. P-21-04

CITY OF WENATCHEE

NOV 15 2021



Department of Community Development

Planning Division

1350 McKittrick Street, Suite A
Wenatchee, WA 98801
(509) 888-3200

CITY OF WENATCHEE

LAND DEVELOPMENT PERMIT APPLICATION

NOV 15 2021

Date Stamp

Accepted By: [Signature] Receipt No. File No. 1-21-04

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: Creek II Wenatchee, LLC C/O Marc Angelillo

Mailing Address: 4616 25th Avenue NE #773 Seattle, WA 98105

Contact No.: 206-979-3597 E-mail Address: Marc@streamre.com

Property Owner(s): _____

*If different than applicant

Mailing Address: _____

Contact No.: _____ E-mail Address: _____

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: _____

Mailing Address: _____

Contact No.: _____ E-mail Address: _____

Surveyor: Wes Potridge Washington Registration #: 22964

Contact No.: 509-884-2562 E-mail Address: wesp@erlandsen.com

Engineer: Martin Davy Washington Registration #: 34085

Contact No.: 509-662-1161 E-mail Address: martin@pacificengineering.net

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

PROPERTY INFORMATION

Street Address(es): 308-316 River Park Avenue

Parcel No(s): 232034823-085,075,080,070

Abbreviated Legal Description: Parcel A BLA-2021-009WE

Total site size in acres: 1.65

Zoning District Designation: Waterfront Mixed Use (WMU)

Overlay District: Waterfront recreational/residential (RRO)

Comprehensive Plan Designation: _____

Shoreline Environmental Designation: _____

Wildland-Urban Interface: _____


Critical Areas: _____

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: 11/12/2021

Applicant Signature: 

CITY OF WENATCHEE

Date: _____

Agent Signature: _____

Date: _____

Owner Signature: _____

NOV 15 2021

PROJECT NARRATIVE

Subdivision of lot of 31 new townhouse units. Applicable codes include IBC 2018, IRC 2018, IFC 2018, WSEC-R 2018, IMC 2018 UPC and City of Wenatchee Municipal Code and Development Standards (WCC).

CITY OF WENATCHEE

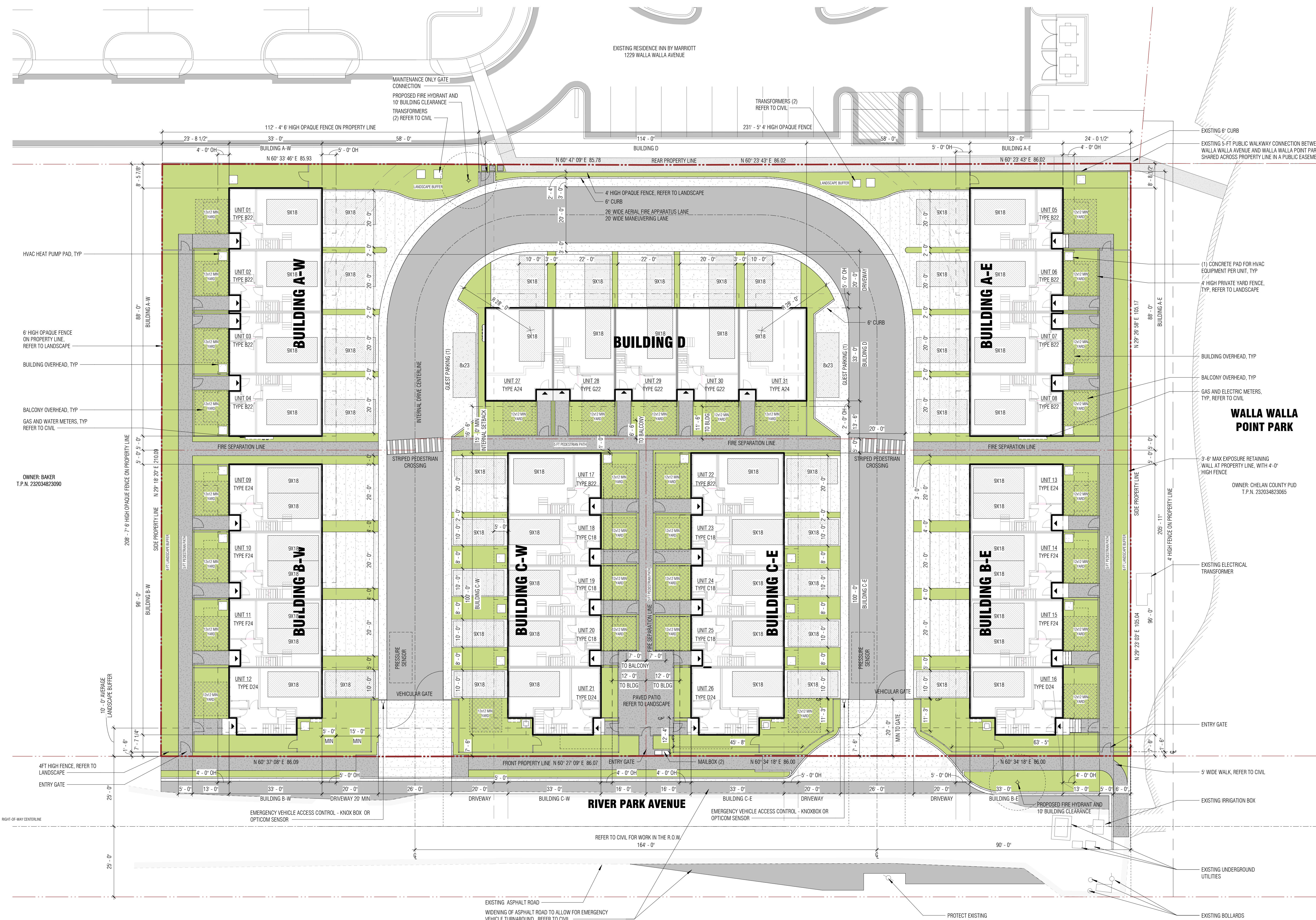
NOV 15 2021

GENERAL NOTES - SITE PLAN

- SITE INFORMATION CONTAINED HEREIN IS BASED ON A SURVEY BY ERLANDSEN, DATED 08/29/2019.
- THE FOUR (4) PARCELS P.N. 232034823090, 232034823091, 232034823092, AND 232034823093, ARE SUBJECT TO CONSULTATION. THE T.P.N. OF THE CONSIDERED LOT SHALL BE 232034823070.
- BUILDINGS ARE LOCATED IN REFERENCE TO EAST AND SOUTH PROPERTY LINE.
- ALL SITE LIGHTING TO BE SCHEDULED.
- INSTALLATION OF EROSION CONTROL MEASURES IS REQUIRED PRIOR TO ANY GROUND DISTURBANCE.
- REFER TO CIVIL FOR EROSION PREVENTION AND SITE DRAINAGE.
- REFER TO CIVIL FOR ALL EXISTING AND PROPOSED UTILITY LOCATION CONNECTIONS.
- REFER TO CIVIL FOR SITE GRADING AND FINISH SLOPE OF DRIVEWAYS.
- REFER TO LANDSCAPE FOR SITE FENCING & GATE DETAILS.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A "FIRST GROUND DISTURBANCE INSPECTION" AFTER THE BUILDING PERMIT IS ISSUED TO MEET WITH THE SITE INSPECTOR.
- PLANNING FOR REUSE AND RECYCLING HAS BEEN COORDINATED WITH CURT RAZEN OF WASTE MANAGEMENT. REFUSE, RECYCLING AND HAZARDOUS WASTE ARE TO BE STORED IN THE TOWNHOUSE UNIT GARAGES, AND SET UP AT THE END OF EACH TOWNHOUSE DRIVEWAY FOR COLLECTION ON REFUSE COLLECTION DAYS.

SITE PLAN KEY

- PEDESTRIAN WALKS
- PLANTING AREAS PER LANDSCAPE
- CONCRETE SCORED DRIVEWAYS PER LANDSCAPE
- ASPHALT DRIVEWAY
- SPECIALTY PAVEMENT PER LANDSCAPE
- ROOF ABOVE
- BUILDING FOOTPRINT
- PROPERTY LINE
- LINE OF SETBACK
- MINIMUM GROUND LEVEL OPEN SPACE DIMENSIONS
- 9' x 19' PARKING STALL 8' x 23' PARALLEL STALL
- TO BE DEMOLISHED



WALLA WALLA POINT PARK

RIVER PARK AVENUE

REVISION	DATE	DESCRIPTION
1	TBD	BP REVISIONS 01

ISSUANCES

DATE	DESCRIPTION
2021.06.18	SCHEMATIC DESIGN
2021.07.27	BUILDING PERMIT
2021.10.25	UNIT LOT SUBDIVISION APP

RIVERFRONT PLACE TOWNHOMES

CITY OF WENATCHEE UNIT LOT SUBDIVISION NO.
PARCEL 232034823070

EQUIPMENT & PROCEDURES

EQUIPMENT: TOPCON GPS AND ROBOTIC TOTAL STATION.
PROCEDURES: INITIAL CONTROL ESTABLISHED BY RAPID-STATIC GPS OBSERVATIONS, WITH A PRECISION OF ±2CM. CONVENTIONAL TRAVERSES WERE PERFORMED BETWEEN THIS CONTROL TO OBTAIN ADDITIONAL SITE SPECIFIC DATA AND FOR CORNER MONUMENTATION. POSITIONAL ERROR ADJUSTMENTS WERE MADE USING LEAST SQUARES ANALYSIS. PROCEDURES MEET OR EXCEED W.A.C. 332-130-090.
DATES OF SURVEY: INITIAL CONTROL PERFORMED: SEPTEMBER 2021.

BASIS OF BEARINGS:

WASHINGTON STATE PLANE GRID NORTH ZONE BASED ON STATIC OR RAPID STATIC GPS MEASUREMENTS

THE MEASURED DISTANCES SHOWN ON THIS MAP HAVE BEEN ADJUSTED TO THE WASHINGTON STATE PLANE COORDINATE GRID. MULTIPLY THE MEASURED DISTANCES SHOWN BY A FACTOR OF 1.0000156 TO OBTAIN THE ACTUAL GROUND DISTANCE.

REFERENCE PLATS/SURVEYS

- PLAT OF RIVER PARK, CHELAN COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 13.
- BLA 2015-012WE RECORDED UNDER A.F.N. 2551495.

SUBDIVISION PROSPECTUS

OWNER: CREEK II WENATCHEE, LLC C/O MARK ANGELO 206-979-3597
4616 25TH AVE NE #773
SEATTLE, WA 98105

NO. OF LOTS 31
LARGEST 2076.55 SQ FT
SMALLEST 1175.37 SQ FT
AVERAGE 1547.59 SQ FT
TRACT A 13434.26 SQ FT
TRACT B 11189.34 SQ FT

WATER AND SEWER TO BE PROVIDED BY THE CITY OF WENATCHEE

DEDICATION

KNOW BY ALL MEN BY THESE PRESENT THAT RIVER WENATCHEE I, LLC OWNERS OF THE REAL PROPERTY DESCRIBED HEREIN, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES; ALSO THE RIGHT TO MAKE ANY AND ALL NECESSARY CUTS AND FILLS ON THESE LOTS SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL STREETS SHOWN HEREON; ALSO, WE AND OUR SUCCESSOR'S DO HEREBY WAIVER ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF PUBLIC ROADS.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR SIGNATURE.

THIS _____ DAY OF _____, 2019.

CREEK II WENATCHEE, LLC

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF _____) ss

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED:

TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED, WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT _____
MY COMMISSION EXPIRES _____

DESCRIPTION:

LOT 15, PLAT OF RIVER PARK, CHELAN COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 13.

TOGETHER WITH LOT 16, PLAT OF RIVER PARK, CHELAN COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 13.

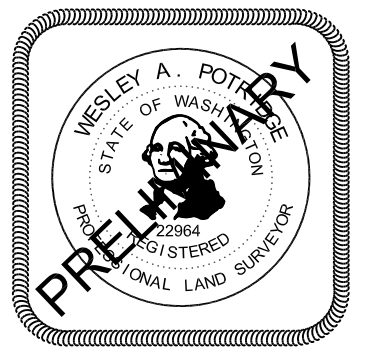
ALSO TOGETHER WITH LOT 17, PLAT OF RIVER PARK, CHELAN COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 13.

AND ALSO TOGETHER WITH LOT 18, PLAT OF RIVER PARK, CHELAN COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 13.

AND ALSO TOGETHER WITH THAT PORTION OF THE ALLEY ADJACENT TO AN ABUTTING UPON SAID PREMISES, AS VACATED BY THE BOARD OF CHELAN COUNTY COMMISSIONERS, APRIL 10, 1933 IN VOLUME 238 COMMISSIONER'S JOURNAL, PAGE 8, WHICH WOULD ATTACH BY OPERATION OF LAW.

SURVEYOR'S CERTIFICATE

I, WESLEY A. POTRIDGE, PLS. REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS BINDING SITE PLAN IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT THE MONUMENTS OTHER THAN THOSE MONUMENTS APPROVED FOR SETTING AT A LATER DATE, HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE BINDING SITE PLAN.



CERTIFICATE NO. 22964

EXAMINED AND APPROVED

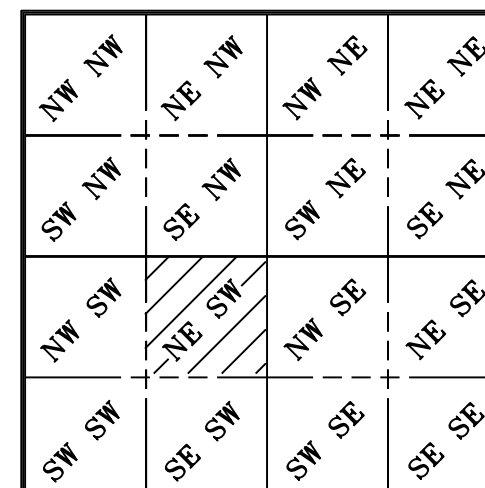
CITY OF WENATCHEE.

MAYOR _____ DATE _____

SUBDIVISION ADMINISTRATOR _____ DATE _____

CITY ENGINEER _____ DATE _____

AUDITOR'S INDEX SKETCH SECTION 34



TOWNSHIP 22 N. RANGE 20 E. W.M.
CHELAN COUNTY, WA

AUDITOR'S CERTIFICATE A.F.#

FILED FOR RECORD THIS _____ DAY OF _____, 20____
AT _____ M, IN BOOK _____ OF SURVEYS AT PAGE _____
AT THE REQUEST OF _____ WES POTRIDGE

DEPUTY _____ COUNTY AUDITOR _____

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS WHICH HAVE BEEN LEVIED AND BECOME CHARGEABLE AGAINST THE ABOVE DESCRIBED PROPERTY FOR 2016 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 _____, 2016.

CHELAN COUNTY TREASURER _____

CREEK 1 WENATCHEE, LLC

SUBDIVISION OF
LOTS 15 THROUGH 18
PLAT OF RIVER PARK

CHELAN COUNTY, WASHINGTON

Erlandsen
SURVEYING | PLANNING | ENGINEERING | GIS

DRAWN BY: wap LAYOUT: Unit Lot 1
DATE: 9/29/2021 FILE NO: 20210209.0000_Unit Lot.dwg
SCALE: N/A JOB NO: 20210209.0000

SHEET 1 OF 2

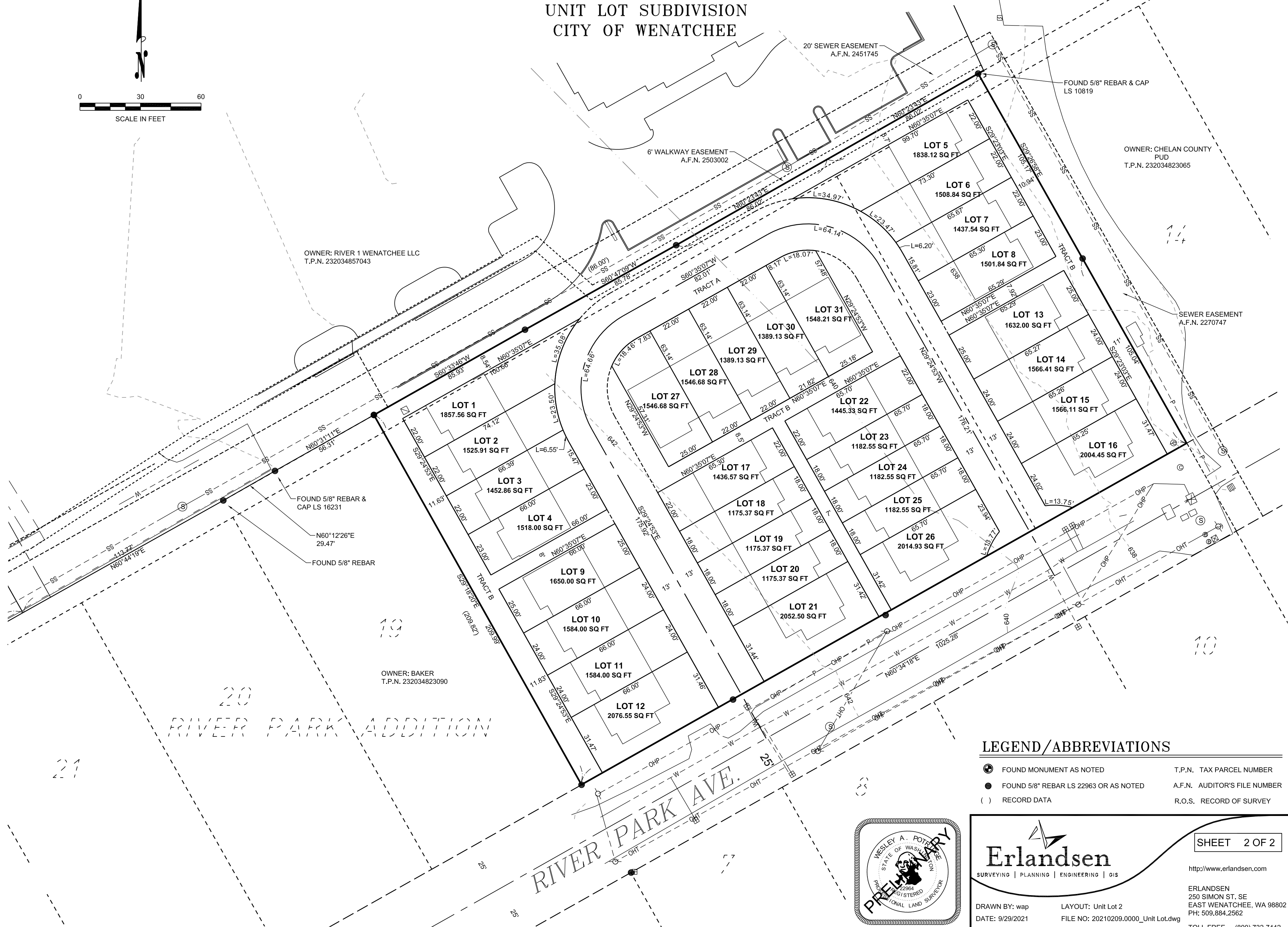
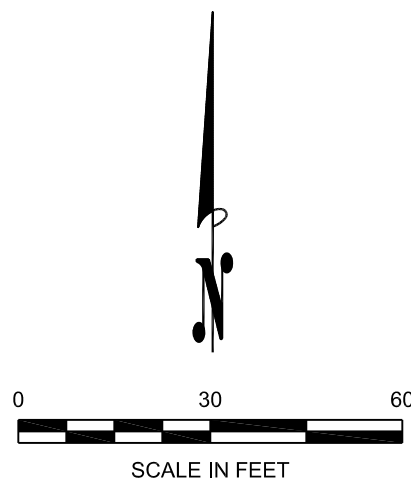
http://www.erlandsen.com

ERLANDSEN
250 SIMON ST. SE
EAST WENATCHEE, WA 98802
PH: 509.884.2562

TOLL FREE (800) 732-7442

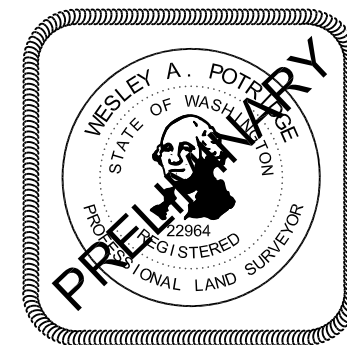
RIVERFRONT PLACE TOWNHOMES

UNIT LOT SUBDIVISION
CITY OF WENATCHEE



LEGEND/ABBREVIATIONS

- ⊙ FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR LS 22963 OR AS NOTED
- () RECORD DATA
- T.P.N. TAX PARCEL NUMBER
- A.F.N. AUDITOR'S FILE NUMBER
- R.O.S. RECORD OF SURVEY



Erlandsen
SURVEYING | PLANNING | ENGINEERING | GIS

SHEET 2 OF 2

<http://www.erlandsen.com>
 ERLANDSEN
 250 SIMON ST. SE
 EAST WENATCHEE, WA 98802
 PH: 509.884.2562
 TOLL FREE (800) 732-7442

WesP_10/12/21_10c04am
 M:\Jobs\2021\20210209.000001\Working\20210209_PRELIM PLAT.dwg, Layout: Unit Lot 2

Attachment B

Determination of Nonsignificance (Adoption of Existing Document)

STATE ENVIRONMENTAL POLICY ACT**DETERMINATION OF NONSIGNIFICANCE
ADOPTION of EXISTING DOCUMENT**

January 12, 2022

Lead agency: City of Wenatchee

Agency Contact: *Ruth Traxler*, rtraxler@wenatcheewa.gov, (509) 888-3254

Agency File Number: P-21-04

The City of Wenatchee received a Major Subdivision application for a unit lot subdivision of the subject property. The building permits for the Riverfront Place Townhomes were submitted on August 2, 2021 and are currently under review. The application noticed herein proposes a unit lot subdivision of the future townhomes to allow for individual sale and ownership of the units. The property is located within the Waterfront Mixed Use (WMU) zoning district and Waterfront Recreational / Residential Overlay (RRO) overlay district, which allow townhouses by right.

Project Location: 316 River Park Avenue (APN 23-20-34-823-070)

Applicant / Owner: Marc Angelillo, Creek II Wenatchee, LLC

Title of document being adopted: Determination of Nonsignificance for Riverfront Place Townhomes (BPR-21-197 – 203)

Date adopted document was prepared: August 20, 2021

Description of document (or portion thereof) being adopted: The adopted document is attached herein. The lead agency was the City of Wenatchee and the document was not appealed.

We have identified and adopted this document as being appropriate for this proposal after independent review. The document meets our environmental review needs for the current proposal and will accompany the proposal to the decision maker.

The City of Wenatchee has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This determination is based on the following findings and conclusions: *This application does not increase the number of residential units as were approved under BPR-21-197 – 203, and retains the same site plan.*

This DNS is issued under WAC 197-11-340(2) and the comment period will end on January 26, 2022.

Ruth Traxler, PO Box 519, Wenatchee WA 98801, (509) 888-3254, rtraxler@wenatcheewa.gov:

Signature  _____ Date January 12, 2022 _____

Appeal process: The threshold determination may be appealed as provided for in WCC Section 13.11.035.

**DETERMINATION OF NONSIGNIFICANCE
ISSUED BY
CITY OF WENATCHEE
COMMUNITY DEVELOPMENT DEPARTMENT**

Description of proposal: The proposal is a residential development of 31 townhouse units in five building structures. Each townhouse unit will be three stories and unit sizes range between 1500 to 2000 square feet. The development will provide a total of 66 parking spaces and landscaping as required by the Wenatchee City Code. The existing site is vacant and the property is located in the Waterfront Mixed Use (WMU) zoning district and Waterfront Recreational / Residential Overlay (RRO) district.

Proponent: Creek I, LLC

Location of proposal: 308 – 316 River Park Avenue (identified by Assessor's Parcel Numbers 23-20-34-823-085, 23-20-34-823-075, 23-20-34-823-080, and 23-20-34-823-070)

Lead Agency: City of Wenatchee, Community Development Department

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by **September 3, 2021**.

Responsible Official: Glen DeVries, AICP **Phone:** (509) 888-3252
Position Title: Community Development Director
Contact Person: Ruth Traxler **Phone:** (509) 888-3254
Position Title: Senior Planner
Address: 1350 McKittrick St., Suite A, Wenatchee, WA 98801

Date: August 20, 2021

Signature: _____



Attachment C

Staff and agency comment letters

From: [Alicia Hankins](#)
To: [Ruth Traxler](#)
Subject: FW: City of Wenatchee - agency comment request
Date: Thursday, January 20, 2022 1:10:47 PM

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.

Hi, Ruth:

Below are comments for this project from our Parks department. Additional comments from our Real Estate and Customer Service departments will be submitted prior to the deadline.

Thanks,

Alicia Hankins | Support Specialist

Fleet Services | M-Th 8-11 am, Fri 8 am-noon

Real Estate Services | M-Th 11 am-4:30 pm, Fri 12:30-4:30 pm

Chelan County Public Utility District No. 1

Direct: 509.661.4220

From: Ryan Baker <Ryan.Baker@chelanpud.org>
Sent: Wednesday, January 12, 2022 3:50 PM
To: Alicia Hankins <Alicia.Hankins@chelanpud.org>; Lisa Juchmes <Lisa.Juchmes@chelanpud.org>; Edrie Risdon <Edrie.Risdon@chelanpud.org>; Tammy Fisher <Tammy.Fisher@chelanpud.org>
Cc: Ray Heit <ray.heit@chelanpud.org>
Subject: RE: City of Wenatchee - agency comment request

Thanks Alicia much appreciated. Nothing specific on this one more of some of the same comments with recent developments along the park.

- Ensure we are on the same page with the builder
- Access/ path connections to the park
- Fence/ stays or goes? Gate?
- Path into the park?
- Parking?
- Construction/ any temporary permits needed
- Any impacts to the park?
- Clear property line for maintenance

Thank you,
RB

From: Alicia Hankins <Alicia.Hankins@chelanpud.org>
Sent: Wednesday, January 12, 2022 11:46 AM

From: [Lisa Juchmes](#)
To: [Ruth Traxler](#)
Cc: [Alicia Hankins](#)
Subject: RE: City of Wenatchee - agency comment request
Date: Thursday, January 20, 2022 2:12:49 PM

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.

Hello Ruth,

Thank you for the opportunity to comment on the proposed Riverfront Place Townhomes located adjacent to Chelan County PUD's (District) Walla Walla Point park. The District has reviewed the preliminary plat and would like to offer the following comments:

- Ensure adequate parking is designated for residents as well as visitors with no exemptions.
- PUD park parking facilities should not be counted in parking requirements. PUD park parking is for park patrons only.
- If facility is "pet friendly", pet stations with garbage cans need to be provided on site.
- If any walkways, fencing, gates, or other facilities are proposed to access or be located on District parcels, prior written approval is required by the District and, if approved, all costs shall be the responsibility of the property owner. Please contact the PUD Real Estate department for further information.
- Upon completion, please provide the District with an onsite contact for ongoing communication.
- Electrical service is available at the subject property.
- A Line Extension or Facility Modification will be necessary.
- Utility easements will be required for all primary power and fiber sited on the parcel or secondary power that crosses one or more parcels to serve another parcel.

Thank you,

Lisa Juchmes
Chelan County PUD
Real Estate Services
509-661-4613

From: Alicia Hankins <Alicia.Hankins@chelanpud.org>
Sent: Wednesday, January 12, 2022 11:46 AM
To: Lisa Juchmes <Lisa.Juchmes@chelanpud.org>; Edrie Risdon <Edrie.Risdon@chelanpud.org>;

Major Subdivision REFERRAL

NAME OF DEVELOPMENT: P-21-04 a creation of 31 lots according to a Unit Lot Subdivision for residential housing.

ADDRESS OF DEVELOPMENT: at 308 - 316 River Park Avenue and located west of Walla Walla Point Park; all within the city limits.

Legal Description: abbreviated as: a portion of NE ¼ of SE ¼ of Section 34, Township 22 North, Range 20 East WM, Chelan County Washington. Lot 15 together with Lot 16, together with Lot 17, together with Lot 18 of Plat of River Park recorded in Volume 4 of Plats, Page 13 Records of Chelan County, Washington. Also, together with that portion of the alley adjacent as vacated which would attach by operation of law.

DATE: February 09, 2022

ENGINEER'S REPORT

Comment: the documents presented for review were a plat map by Erlandsen dated 9/29/2021, fifteen sheets of an Engineer's drawing from Pacific Engineering, other application materials on file at the city, a Traffic Impact Analysis by TENW, a project narrative and SEPA Checklist. Review by the Engineering Office is based on information available to the City Engineering Division of Public Works Department.

Recommended Conditions of Approval

- 1) For improvements required under provisions of WCC Chapter 11:
Subdivision improvements with approval by City Engineer
 - a) Improvements shall be constructed substantially as shown on the Approved Drawings for City issued permits BPC-Site Plan-21-002 and E-Civil Plan-21-002.
 - b) The improvements shall be substantially complete prior to any occupancy within the plat.
- 2) For adequacy of water supply for domestic purposes:
 - a) Construct a domestic water main and water services to each lot substantially as shown on the Approved Drawings for City issued permits BPC-Site Plan-21-002 and E-Civil Plan-21-002.
 - b) Fire hydrants are required to be installed substantially as shown on the Approved Drawings for City issued permits BPC-Site Plan-21-002 and E-Civil Plan-21-002.
- 3) For any easements required:
 - a) Utility easements shall be throughout the development to the satisfaction of the utility purveyor(s).
 - b) A Sewer easement 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.
 - c) A Storm Sewer easement 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.
 - d) Public access, turnaround and pedestrian easements to be shown on the face of the plat.
- 4) For adequacy of drainage in the general area and the adequacy of methods of handling drainage and storm water run-off:

- a) Storm drainage system shall provide connections for all lots internal to the subdivision.
 - b) Storm drainage system shall meet DOE water quality criteria per WCC 9.20.
 - c) Storm drainage system shall provide water quality facilities to be maintained by the Homeowners Association.
- 5) For other public improvements under the jurisdiction of the city engineer:
- a) Construct the off-site pedestrian improvements substantially as shown on the Approved Drawings for City issued permits BPC-Site Plan-21-002 and E-Civil Plan-21-002.
 - b) Provide for the Shared maintenance by the Homeowners Association for the Public walks adjacent to the development, both north and south of the property to be included in CCRs.
- 6) The accuracy of the technical information submitted on the Plat (survey data, mathematical data, and computations):
- a) The plat drawing will need to be submitted to be verified by the City Engineer.
 - b) Common areas to be depicted on the face of the plat.
 - c) Stormwater sample text to be 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
City Engineer's
Recommended Conditions of Approval


Date 2/9/2022
By Donald Nelson / Development Review Engineer


Date 2/9/2022
By Gary Owen / City Engineer