

CITY OF COLLEGE PLACE HEARING EXAMINER
GARY MCLEAN
City Council Chambers – 625 S College Ave, College Place WA
December 10, 2019 – 10:00 A.M.

Staff Report – Prepared by Jonathan Rickard, Community Development Director

December 6, 2019, revised December 13, 2019 (all revisions shown in red)

Project: Whispering Creek Subdivision – Preliminary Plat

I. Summary of Proposed Action: Preliminary Plat Approval of an 11 Lot Subdivision

II. General Information:

1. Owner(s): Dan & Marva Preas and Roger & Connie Maidment
2. Applicant(s): Dan & Marva Preas and Roger & Connie Maidment
842 SE Vintage Way, College Place WA 99324
3. Tax Parcel(s) Number: 350736600903 and 350736600904
4. Location: 620 SE 8th Street, College Place WA 99324
5. Land Use Designation: Single Family Residential
6. Zoning: SFR – Single Family Residential
7. Square Footage/Acreage: 4.9 acres
8. Proposed Use: Single Family Residential
9. Number of Lots: 11
10. Density: 2.25 dwelling units per acre
11. Sanitary Sewer: City of College Place
12. Domestic Water Supplier: City of College Place
13. Fire District: City of College Place
14. School District: College Place School District No. 250
15. Source of Electricity: Pacific Power

III. History/Background:

1. Date of Application: August 2, 2019 (exhibit 1)
2. Date Application deemed complete: November 26, 2019 (exhibit 2)
3. General: A new single family residential subdivision on a 4.9 acre site consisting of eleven residential lots with one public access road ending in a cul-de-sac. The existing home a 620 SE 8th Street will be on lot 1. Garrison Creek runs along the rear yards of Lot 3, 5, 6, & 7.

IV. SEPA Threshold Determination: A Determination of Non Significance (DNS) was issued on November 26, 2019 (exhibit 3) after reviewing the SEPA Checklist (exhibit 4) and other documents.

V. Public Hearing Notice: On November 26, 2019, 46 surrounding property owners and parties of interest were notified by mailed (exhibit 5), the property was posted (exhibit 2) and a notice was published in the Walla Walla Union Bulletin (exhibit 6).

VI. Agencies Contacted: All City Departments, Cascade Natural Gas, Columbia Rural Electric Association, Basin Disposal Inc., Charter Digital Cable, Pacificorp, School District #250,

Qwest, NoaNet, PocketiNet, SpectrumNet, Valley Transit, Walla Walla County Public Works, City of Walla Walla, WA State Department of Ecology and SEPA contacts.

VII. Natural Environment

1. Topography: Approximately 1% on the majority of the site.
2. Soils: Silt loam well drained soils.
3. Surface Water: Garrison Creek is located on the site.
4. Vegetation: Tree, shrubs, grasses, native plants, and other types of vegetation cover the site.
5. Wildlife: Existing wildlife consists of hawk, songbirds, quail, wild turkey, pheasant, ducks, and geese. Washington Department of Fish and Wildlife (WDFW) Priority Habitats and Species include neotropical migratory songbirds, ferruginous hawks, steelhead, rainbow trout, instream habitat, and wetlands.

VIII. Neighborhood Characteristics:

1. Land Use: The project site was primarily a private residence with landscaping and a pasture, the primary access to the existing home is off of SE 8th Street. To the east, west, and south, single-family homes have been developed. North of SE 8th Street is low density residential. The neighborhood is primarily single-family residential.
2. Surrounding Streets: SE Larch Ave is 300 ft. to the east of the development and is classified as an urban minor arterial, provides primary access to homes located off SE 8th Street, a local street.
3. Municipal Boundary: This property was recently annexed by the City in anticipation of this development; it was previously a County island.

IX. Subdivision Design Features

1. Lot Pattern and Density: The proposed preliminary plat (exhibit 7) density is low, approximately 2.25 dwelling units per acre. The low density is mostly the result of Garrison Creek flowing through the site and the need to protect critical areas from impacts of the development. The lots will range in size from 7,500 SF to 49,220 SF. The critical area protection buffer from Garrison Creek is 35ft ([Best Available Science Document – Table 2.6-1](#)) and then there is an additional 20ft build setback from the critical area buffer ([CPMC Table 14.60.030 footnote 3](#)). Front yard setbacks are 20ft from garage doors. Because of the design feature as shown in the conceptual engineering plans (exhibit 8) with a separated sidewalk and minimum 5ft planter strip, 15ft reduced setbacks are permitted for front of building, side setbacks will be 5ft, rear yard setbacks may be 16ft ([CPMC Table 14.60.030 footnote 6](#)). Maximum Lot coverage shall not exceed 42% ([CPMC 14.30.180.A](#)). Setbacks are measured from property corners set by a surveyor licensed in the State of Washington.

X. Transportation Plans

1. Half street-plus improvements will be installed on SE 8th Street, including half street reconstruction, and an asphalt overlay on the north side of SE 8th Street which is a chip sealed roadway. Adjacent to the West of the development is existing curb and sidewalk, this curb line and sidewalks will be continued along the entire frontage of the development. A new, 36ft wide Public Street will

provide access to the new residential lots, terminating in a cul-de-sac. There is no public need for this new street to be projected to the south. There is not sufficient right-of-way for the applicant to continue the curb line to SE Larch Ave, east of the development.

2. Traffic Impact Analysis (TIA). The City Engineer as a part of the review did not require a TIA. ~~The number of trips generated by the addition of ten new homes will not affect the existing level of service for SE Larch Ave.~~

XI. Critical Areas

1. Soils in this area are susceptible to liquefaction. A letter was submitted addressing liquefaction concerns (Exhibit 9). The engineer of record finds that the site is not subject to liquefaction.

2.

The presence of Garrison Creek required the submittal of a Critical Area Report (Exhibit 10). Based on the development alternatives, the author cannot identify any significant impact or change in wetland, instream, or riparian habitats from the proposed development. Recommendations include planting native vegetation like white alder, coyote willow, and redosier dogwood whips along the Ordinary High Water Mark between the months of October and March. Control of invasive plants is also recommended. ~~A cedar split rail fence with signage identifying the critical area shall be installed along the northern 35' riparian buffer per City Code, this will facilitate unauthorized activities within the riparian area.~~ Along the common property boundary line of lots, the 35' riparian buffer shall be permanently marked by a set 5/8"x24" rebar with plastic cap stamped by the licensed surveyor of record and shown on the face of the plat. Notice on Title of the riparian buffer shall be included in Covenants, Conditions & Restrictions (CC&Rs) of the Whispering Creek Subdivision. The notice shall "run with the land" and be irrevocable, the notice shall inform the property owner(s) to contact the City of College Place Community Development Department regarding uses and restrictions (CPMC 18.10.125).

XII. Public Services

1. Schools: RCW 58.17.110(2) requires that appropriate provisions be made for the public health, safety, and general welfare including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school. School District #250 operates Davis Elementary School, John Sager Middle School and College Place High School. Two private schools, Rogers Elementary and Walla Walla Valley Academy serve the area as well. Pubic sidewalks will be installed throughout the development and along the frontage of SE 8th Street. Existing SE 8th Street has a patchwork of sidewalks between SE Larch Ave and S College Ave. There are pedestrian facilities on SE Larch Avenue that would get you to the nearest public school, Davis Elementary.
2. Parks and Recreation Space: The City of College Place has adopted a 10 acre per 1,000 resident level of service standard to match the recommendation and

standard set by NRPA. At the City's current population there is a deficit of 70 acres of park, recreation or open space land. Lions Park is within a quarter mile of the proposed development. This area has not been identified as an area where a park should be dedicated. City council has not yet determined how to address the park deficiency.

XIII. Fire Marshal Review – The Fire Marshal has reviewed the preliminary plat request and finds that with the following conditions of approval, the preliminary plat substantially meets the adequacy of the proposed street system and fire protection facilities within the subdivision (exhibit 17).

~~1. The IFC will require additional hydrants be added, one at the entry and one approximately at Lot 4 or 9. All hydrants shall be equipped with Stortz fittings on the steamer port. IFC Section 507.~~

~~2. No parking will be allowed in the cul-de-sac and the curb will need to be painted red with white lettering indicating "No Parking Fire Lane" and signed "No Parking Fire Lane". IFC Section 503.~~

~~3. Cul-de-sac to have 96' diameter for dead-end fire apparatus access road turnaround per Appendix D of the 2018 International Fire code.~~

1. The IFC will require two additional hydrants be added. All hydrants shall be equipped with Stortz fittings on the steamer port. IFC Section 507.

2. The cul-de-sac shall have an unobstructed radius of 35' to the face of curb. No parking will be allowed in the cul-de-sac and the curb will need to be painted red with white lettering indicating "No Parking Fire Lane" and signed "No Parking Fire Lane". IFC Section 503.

XIV. Public Works Director Review – The Public Works Director has reviewed the preliminary plat request and certifies that with the following conditions of approval, the proposed street, sewage disposal and water supply systems, as proposed and developed to city standards and specifications, will be adequate to serve the needs of the proposed subdivision and recommend approval (exhibit 11).

~~1. Street Name – to be submitted to City for approval~~

~~2. Water main shall be 8" DI fully restrained~~

~~3. FH at 8th and entrance to street and at end of cul-de-sac~~

~~4. Water & Sewer to all lots~~

~~5. Sewer main shall be 8"~~

~~6. Manholes would be at tie in on 8th at end of main in cul-de-sac~~

~~7. Street name sign and stop sign following City standard and installed on 3#/ft u-channel post at intersection with new street~~

~~8. 5' additional frontage along SE 8th for a total ½ ROW of 25'~~

~~9. Curb & sidewalk along 8th street frontage and new street~~

~~10. ½ street improvements on SE 8th to City standards with overlay over remaining chip seal~~

1. Street Name – to be submitted to City for approval

2. Water main shall be 8" Diameter fully restrained

3. Fire Hydrant at 8th and entrance to street and at end of cul-de-sac

4. Water & Sewer to all lots
5. Sewer main shall be 8" Diameter
6. Manholes shall be at tie-in on 8th at end of main in cul-de-sac
7. Street name sign and stop sign following City standard and installed on 3#/ft u-channel post at intersection with new street
8. 10' ROW dedication along 8th Street frontage for a total half street ROW of 30'
9. 10' Public Utility Easement behind ROW dedication
10. Curb & sidewalk along 8th street frontage and new street
11. Half street improvements on SE 8th to City standards with overlay over remaining chip seal

XV. City Engineer Review – The City Engineer has reviewed the preliminary plat request and certifies that the proposed street, sewage disposal and water supply systems, as proposed and developed to city standards and specifications, will be adequate to serve the needs of the proposed subdivision and recommend approval (exhibit ~~xx~~18).

1. Final plat approval and configuration (including number of lots and lot layout) subject to City-approved final stormwater design complying with City Stormwater Standards and the current Stormwater Manual for Eastern Washington.
2. Reconfiguration of the proposed cul-de-sac to meet Fire Marshal requirements with minimum radius dedication of 45' (CPMC 16.24.140) with all related public improvements contained within the dedication including street, streetlights, curb, stormwater and pedestrian facilities. Cul-de-sac shall include 6" standard vertical curb (STD Plan 110.14).
3. Addressing Public Works and Fire Marshal comments.
4. Further developing preliminary plans to provide final construction plans meeting City of College Place code and standards and addressing site-specific conditions impacting final design.

XVI. Survey and Plat Standards: The survey and plat standards shall conform to the requirements set forth in CPMC 16.32. The Preliminary Plat Survey has been reviewed by a Licensed third party Surveyor and with corrections meets the plat standards of the municipal code and State of WA requirements. Third party surveyor review (exhibit 12).

XVII. Comprehensive Plan – The Comprehensive Plan Designation is Single Family Residential. The Goals and Policies of the 2018 College Place Comprehensive Plan are applicable to the proposed subdivision:

- A. Goal 8 - Encourage the availability of affordable housing to all economic segments of the community, promote a variety of densities and housing types, and encourage the maintenance and preservation of the existing housing stock.
- B. Goal 9 – To provide a safe and efficient transportation and circulation system for use by vehicles, transit, pedestrians, and bicycles that promotes and supports the desired land use pattern and economic development priorities.
- C. Goal 15 - Protect, improve, and sustain environmental quality through best management practices and the use of best available science.

D. HOUSING POLICY 1: The City shall encourage the maintenance and rehabilitation of the existing housing stock within the City.

XVIII. Cultural Resource Report & Survey. The applicant consulted with the Confederated Tribes of the Umatilla Indian Reservation and ultimately it was decided that a cultural resource report and survey be conducted (exhibit 13). No archaeological sites were identified as a result of the survey and testing of the Preas 4-acre parcel that is planned for the Whispering Creek Subdivision. The materials excavated consisted primarily silt loam and fine silt soils, with later soils consisting of sand and cobble.

XIX. Public Comment – As of the publication of this report the City has received comments from the Department of Archaeology and Historic Preservation – agreeing with the results and recommendations made in the cultural resource survey report and asking that an Inadvertent Discovery Plan be included as part of the construction permit (exhibit 14).

XX. Statutes/Codes: Criteria for approval.

1. 16.24.010 Conformance required. All Subdivisions shall conform to the College Place comprehensive plan and zoning regulations in effect at the time any plat of a subdivision is submitted for approval. Lots shall be of sufficient area, width and length to satisfy zoning requirements.
2. 16.24.020 Improvements. All public improvements shall be designed and constructed in accordance with the design standards as compiled and promulgated by the city engineer and adopted by the council.
3. 16.24.040 Fire protection facilities and water supplies.
 - a. Water sources and facilities adequate for fire protection purposes shall be provided in every subdivision by the developer.
 - b. Fire hydrants must be located as close to an intersection as possible with intermediate hydrants along the street to meet the spacing requirements of the Uniform Fire Code, Washington Administrative Code and Fire Chief. The source of water shall be sufficient to provide the minimum fire flow for at least two hours daily in addition to other consumptive uses. Fire hydrants shall be of a type approved by the city engineer.
 - c. Distribution mains and fire hydrants shall be installed in conformance with standards set forth in this title and of the appropriate fire department or fire protection district prior to the construction of any structure in a subdivision.
 - d. Where fire hazards exist, the council may require the removal of flammable vegetation from an area used as a fire break around or within a subdivision.
4. 16.24.050 Lot—Access.
 - a. Every lot shall be provided with adequate frontage on a public street or a private lane connecting to an existing public street.
5. 16.24.100 Streets. All subdivisions shall be served by one or more public streets providing ingress and egress to and from the subdivision at not less than two points unless approved otherwise by the council.

6. 16.24.130 Intersections. Street intersections shall be nearly at right angles as is practicable and in no event shall be less than seventy-five degrees. Offset street intersections will not be permitted unless approved otherwise by the city engineer.
7. 16.24.200 Streets-Emergency access. Street networks shall provide ready access for fire and other emergency vehicles and equipment and route of escape for inhabitants.
8. 16.24.240 Easements—Drainage and storm sewer.
 - a. Easements for watercourse drainage channels and ways or streams shall be coordinated with existing and applicable floodplain zoning ordinance. Title 17 of this code, and shall be of sufficient width to assure that the same may be maintained and improved.
 - b. Easements for storm sewers shall be provided and shall be of sufficient width and proper location to permit future installation.
9. 16.24.250 Easements—Utilities.
 - a. Easements for electric, telephone, television, water, gas, and similar public utilities shall be a minimum width of ten feet or sufficient additional width to assure future maintenance.
 - b. The installation such facilities shall be underground.
 - c. Easements for the same shall be sufficiently wide and so located as to permit future installation of underground utilities.
 - d. The easements shall be located adjacent to the lot line on one side of the lot line. Easements shall not be located on the lot lines.
10. 16.28.020 Street and side slopes.
 - a. All streets, including alleys, shall be improved by grading the full right-of-way width to the cross section standards as established by the city.
 - b. Street and alleys shall be constructed of asphaltic concrete, portland cement or bituminous surface treatment pavement or equal over base and leveling courses all to the approval of the city engineer.
 - c. Finished side slopes adjacent to the rights-of-way shall not exceed a ratio of width to the height of two to one.
11. 16.28.030 Curbs, sidewalks and storm drainage systems. All streets within a subdivision shall be constructed with curbs and gutters, street lighting, street signs, sidewalks and storm sewers or drywell where applicable, as directed by the city engineer.
12. 16.28.040 Water distribution system. Water supply facilities adequate to provide potable water from a public water supply source to each lot within a subdivision shall be installed in conformity to standards of the city.
13. 16.28.050 Sanitary Sewer. The subdivision shall be provided with a complete sanitary sewer collection system servicing each lot designed for human habitation.
14. 13.86 Stormwater management. The developer will comply with Chapter 13.86 Stormwater Management methods for controlling the introduction of runoff and pollutants into the municipal separate storm sewer system (MS4) in order

to comply with the requirements of the Washington State Department of Ecology-issued National Pollutant Discharge Elimination System (NPDES) and State Waste Discharge General Permit for Discharges from Small Municipal Separate Storm Sewers in Eastern Washington, commonly known as the Eastern Washington NPDES Phase II Municipal Stormwater Permit. A preliminary stormwater memo has been prepared by the applicant (exhibit 15).

XXI. Conclusions: Summary of how project complies with the criteria for approval

1. 16.24.010- The proposed subdivision is in conformance with the College Place Comprehensive Plan and all zoning regulations in effect at the time the subdivision was submitted for approval. Lots are of sufficient area, width and length to satisfy zoning requirements.
2. 16.24.020- All public improvements shall be designed and constructed in accordance with the city design standards.
3. 16.24.040- Fire Protection: College Place Fire Department will provide emergency response.
4. 16.24.050- All lots meet the requirement for access having adequate frontage on a public or private streets. No lots are proposed to be accessed off of a designated arterial.
5. 16.24.060- All of the lots are of sufficient width, area and depth for Single Family Residential zoning.
6. 16.24.100- The ~~PUD-subdivision~~ will be served ~~via~~ by a public streets.
7. 16.24.130- Street intersections are at or nearly at right angles and in no event shall be less than seventy-five degrees.
8. 16.24.200- The proposed street network provides adequate means of ingress-egress for emergency vehicle and equipment and route of escape for inhabitants.
9. 16.24.240- Easements for storm sewers will be provided and shall be of sufficient width and proper location.
10. 16.24.250- 10 foot public utilities easements have been provided along the frontage of all proposed lots which should be sufficient for the installation of utilities such as electric, telephone, television, water, gas, and similar public utilities.
11. 16.28.020- All streets and related structures and facilities shall be constructed in accordance with current standards to the approval of the city engineer. All streets shall be improved by grading the full right-of-way width to the cross section standards established by the city. Streets shall be paved to the cross section standards established by the city.
12. 16.28.030- The subdivision will have the required curbs, gutters, street lighting, street signs, sidewalks and storm sewers or drywells where applicable, as directed by the city engineer. Pedestrian access shall meet ADA requirements.
13. 16.28.040- The subdivision shall be provided with a water distribution system adequate to provide potable water from a public water supply source to each lot within a subdivision and shall be installed in conformity to standards of the city.

14. 16.28.050- The subdivision shall be provided with a complete sanitary sewer collection system servicing each lot to the approval of the city. Sewer extensions and connections will be to City standards, with engineering plans submitted for review and approval.

XXII. Recommendations:

City of College Place staff recommends the Hearing Examiner conditionally approve this preliminary plat.

XXIII. Findings and Conclusions

1. A complete application was received.
2. A Determination of Non-Significance has been proposed for this Planned Unit Development.
3. Existing and surrounding utilities, with proper extensions and connections will handle the utility demands of this project.
4. The proposed development is consistent with the Comprehensive Plan.
5. The development, as proposed, meets the development regulations as set out in the Single Family Residential zoning.
6. Provisions are provided for pedestrian safety.
7. The project provides a choice in housing opportunities.
8. The project, with conditions and compliance with City and State regulations, will provide provisions for sewage collection, storm drainage, streets, fire protection, and adequate walking facilities.

XXIV. Conditions of approval:

1. Setbacks. Front yard setbacks are 20ft from garage doors. Because of the design feature of a separated sidewalk and minimum 5ft planter strip, 15ft reduced setbacks are permitted for front of building, side setbacks will be 5ft, rear yard setbacks may be as close as 16ft ([CPMC Table 14.60.030 footnote 6](#)). Maximum Lot coverage shall not exceed 42% ([CPMC 14.30.180.A](#)). Setbacks are measured from property corners set by a surveyor licensed in the State of Washington.
2. Critical Area Protection. ~~A cedar split rail fence with signage identifying the critical area shall be installed along the northern 35' riparian buffer.~~ Along the common property boundary line of lots, the 35' riparian buffer shall be permanently marked by a set 5/8"x24" rebar with plastic cap stamped by the licensed surveyor of record and shown on the face of the plat. Notice on Title of the riparian buffer shall be included in Covenants, Conditions & Restrictions (CC&Rs) of the Whispering Creek Subdivision. The notice shall "run with the land" and be irrevocable, the notice shall inform the property owner(s) to contact the City of College Place Community Development Department regarding uses and restrictions (CPMC 18.10.125). Plantings within the riparian buffer shall be limited to planting native vegetation like white alder, coyote

willow, and redosier dogwood whips along the Ordinary High Water Mark between the months of October and March. Control of invasive plants is also recommended. While tall fescue is not a native grass species, maintaining the grass would encourage competition with invasive broadleaf weeds and blackberry. Any significant tree or vegetation removal shall only be authorized by written permission of the Community Development Director. Industry nomenclature shall be used to identify the riparian buffer area and ordinary high water mark on the final plat and construction drawings.

3. Fire Department

~~A. The IFC will require additional hydrants be added, one at the entry and one approximately at Lot 4 or 9. All hydrants shall be equipped with Stortz fittings on the steamer port. IFC Section 507.~~

~~B. No parking will be allowed in the cul-de-sac and the curb will need to be painted red with white lettering indicating "No Parking Fire Lane" and signed "No Parking Fire Lane". IFC Section 503.~~

~~C. Cul-de-sac to have 96' diameter for dead-end fire apparatus access road turnaround per Appendix D of the 2018 International Fire code.~~

A. The IFC will require two additional hydrants be added. All hydrants shall be equipped with Stortz fittings on the steamer port. IFC Section 507.

B. The cul-de-sac shall have an unobstructed radius of 35' to the face of curb. No parking will be allowed in the cul-de-sac and the curb will need to be painted red with white lettering indicating "No Parking Fire Lane" and signed "No Parking Fire Lane". IFC Section 503.

4. Sewer and water shall be available to all lots.
5. Sewer and water shall follow City's design requirements.
6. Water shall be sized to meet water demands including fire flow.
7. Water Metering. Each lot shall be serviced by an individual meter.
8. Streets shall be public.
9. Stormwater facilities shall be designed by a registered Washington Professional Engineer in compliance with the Chapter 13.86 – Stormwater Management. The engineer shall certify the design and the construction of the facilities upon completion.
10. Water, sewer, electrical power, gas, telephone, and cable utilities shall be provided to all residential lots within the subdivision. (CPMC 16.08.330, CPMC 16.16.050)
11. All utilities shall be placed underground. (CPMC 16.24.250 C.)
12. Streetlights shall be placed at all intersections of roads, alleys and pedestrian paths. (CPMC 16.28.030)
13. Surveying comments provided by the third party surveyor shall be met.
14. Public Works Director Comments dated November 1, 2019 shall be met (exhibit 11).
15. The survey and plat shall conform to the requirements set forth in Chapter 16.32.

16. The subdivider shall prepare detailed construction plans, profiles and specification for the required improvements in accordance with Chapter 16.24 Design Standards, 16.28 Development Standards and the College Place Standard Specification for approval by the City Engineer as to the specifications and design and any conditions imposed. Upon approval by the city engineer, the subdivider may develop the subdivision's facilities and improvements (CPMC 16.16.170). Conceptual engineering plans have been provided (exhibit 8).

17. Final plat approval and configuration (including number of lots and lot layout) subject to City-approved final stormwater design complying with City Stormwater Standards and the current Stormwater Manual for Eastern Washington.

18. Reconfiguration of the proposed cul-de-sac to meet Fire Marshal requirements with minimum radius dedication of 45' (CPMC 16.24.140) with all related public improvements contained within the dedication including street, streetlights, curb, stormwater and pedestrian facilities. Cul-de-sac shall include 6" standard vertical curb (STD Plan 110.14).

19. Addressing Public Works and Fire Marshal comments.

~~16.20.~~ Further developing preliminary plans to provide final construction plans meeting City of College Place code and standards and addressing site-specific conditions impacting final design.

21. Construction Permits shall include an Inadvertent Discovery Plan.

~~17.22.~~

XXV. Exhibits

1. Application
2. Notice of Application
3. DNS
4. SEPA Checklist
5. Mailing Labels List
6. Ad Proof – Union Bulleting
7. Preliminary Plat – Whispering Creek
8. Conceptual Engineering Plans
9. Liquefaction Report
10. Critical Area Report
11. Public Works Director Comments
12. Survey Review
13. Cultural Resource Report & Survey
14. DAHP Comment Letters
15. Stormwater Report & Supporting Data
16. Ecology
17. Fire
18. Engineering