



# DOUGLAS COUNTY

## TRANSPORTATION & LAND SERVICES

140 19TH STREET NW, SUITE A • EAST WENATCHEE, WA 98802  
PHONE: 509/884-7173 • FAX: 509/886-3954  
www.douglascountywa.net

---

### PROJECT SCUP-2025-01 – STAFF REPORT FOR HEARING EXAMINER ROCK ISLAND DAM MAINTENANCE STORAGE STRUCTURE FOR PUBLIC UTILITY DISTRICT NO. 1 OF CHELAN COUNTY

**TO:** Douglas County Hearing Examiner  
**FROM:** Douglas County Land Services Staff  
**RE:** SCUP-2025-01 – Storage Structure for Public Utility District No. 1 of Chelan County  
**DATE:** May 22, 2025

#### A. GENERAL INFORMATION

**Requested Action:** An application for a Shoreline Conditional Use Permit (SCUP) proposing to construct a 700 square foot equipment storage membrane structure proposed to be tied down by ecology blocks. The structure is proposed to be used as covered storage for parts and supplies that are needed for turbine repairs in Powerhouse #1 of Rock Island Dam.

**Location:** The site is identified as Douglas County Parcel No. 2223220002. It is located in Section 32, Township 22 North, Range 22 East, Willamette Meridian, Douglas County, Washington.

**Site Characteristics:** The site is currently completely paved, with no existing vegetation, and used as a parking lot by Chelan County Public Utility District.

**Access:** The subject property is accessed via River View Drive.

**Zoning and Environmental Designation:** The site is zoned Rural Resource 20 (RR-20) and is located in the Shoreline Environmental Designation "Natural" per the Douglas County Shoreline Master Program.

#### B. COMPREHENSIVE PLAN:

The Douglas County Comprehensive Plan designates this property as Rural Resource 20 (RR-20). The following goals and policies set forth in the comprehensive plan are relevant to this development:

##### General Land Use:

POLICY G-10: Impacts to fire and police protection, school(s) and other public services/utilities should be considered during the development review process for proposals within urban growth, rural, and agricultural areas.

Policy G-11: Establish siting and design criteria to provide buffering or other mechanisms that will protect adjacent land uses from potential conflicts between incompatible uses.

#### C. ENVIRONMENTAL REVIEW:

Public Utility District No. 1 of Chelan County has assumed the role of lead agency for this project. The agency issued a Determination of Non-Significance on April 11, 2025.

---

**D. AGENCY AND PUBLIC COMMENTS:**

Applicable agencies have been given the opportunity to review this proposal. These agencies have identified mitigation measures or project design requirements for the project (attached, if any) that have been included as conditions of approval where appropriate.

| <b>Agency Notified</b>                             | <b>Response Received</b> | <b>Agency Notified</b>                        | <b>Response Received</b> |
|--|--------------------------|---|--------------------------|
| Bonneville Power Administration                    | N/R                      | Department of Fish and Wildlife               | N/R                      |
| Chelan County Public Utility District              | N/R                      | Department of Natural Resources               | N/R                      |
| City of Rock Island                                | N/R                      | Douglas County Public Utility District        | N/R                      |
| Colville Confederated Tribes                       | N/R                      | US Army Corps of Engineers                    | N/R                      |
| Department of Archeology and Historic Preservation | N/R                      | United States Fish and Wildlife               | N/R                      |
| Department of Ecology, SEPA Register               | N/R                      | Washington State Department of Transportation | N/R                      |
| Department of Ecology, Shoreline Reviewer          | N/R                      |   |                          |

\* N/R = No Reply

Douglas County did not receive any public comments on the proposed project till the date of this staff report.

**E. PROJECT ANALYSIS:**

The review of this proposal considers the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements applicable to this project. Staff has completed an analysis of the project, verifying that its components are consistent with the applicable regulations, as detailed below.

**Consistency with Douglas County Comprehensive Plan:**

The project is designated Rural Resource 20 (RR-20) by the Douglas County Comprehensive Plan. The proposal is supported by multiple policies related to land use. The Comprehensive Plan puts emphasis on considering impacts to fire and police protection, school(s) and other public services/utilities should be considered during the development review process for proposals within urban growth, rural, and agricultural areas. This project proposes a storage structure for a Public Utility District that will be located on a site that is already paved and is currently used as parking for the district. The site is also buffered from the shoreline riparian buffer by a state highway. The proposal seeks to enhance the current functions of the utility district with minimal impacts on the environment and shoreline, if any.

**Consistency with Douglas County Shoreline Master Program:**

The subject property is located in the Shoreline "Natural" Environmental Designation. The purpose of this environmental designation is to protect or restore shoreline areas that are relatively free of human influence or that include intact or minimally degraded shoreline functions that are intolerant of human use. These systems require that only very low intensity uses be allowed in order to maintain the ecological functions and ecosystem-wide processes. Future uses should be compatible with the natural characteristics that make these areas unique and valuable.

---

**Consistency with RCW 90.58.020:**

- (1) Recognize and protect the statewide interest over local interest.

Neither statewide nor local interests will be affected by this project. The project will be implemented on privately owned property owned land. The proposed project would allow the existing use to continue more efficiently without degrading any natural functions of the shoreline. This would not result in an increase or change of use from the existing conditions.

- (2) Preserve the natural character of the shoreline.

The project is proposed on a parcel that is already paved, has no existing vegetation and is separated from the riparian area of the shoreline by a state owned and maintained right-of-way. The proposed project will continue preserving the natural character of the shoreline.

- (3) Result in long term over short term benefit.

The proposal will result in more efficient use of the existing parcels, creating long-term benefits.

- (4) Protect the resources and ecology of the shoreline.

The project is proposed on a parcel that is already paved, has no existing vegetation and is separated from the riparian area of the shoreline by a state owned and maintained right-of-way. The resources and ecology of the shoreline remain protected with this project.

- (5) Increase public access to publicly owned areas of the shoreline.

This project will not affect public access to publicly owned area of the shoreline. The subject site has no direct access to the shoreline. The parcel is separated from the shoreline from a stated owned and maintained highway.

- (6) Increase recreational opportunities for the public in the shoreline.

This project will not affect public recreational opportunities in the shoreline.

- (7) Provide for any other element as defined in RCW 90.58.100 deemed appropriate or necessary.

RCW 90.58.100 addresses the establishment of local Shoreline Master Programs. The project is consistent with the Douglas County Shoreline Master Program.

**F. RECOMMENDATION**

The proposal does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 18, 19 and 20 of the Douglas County Code, the Douglas County Shoreline Master Program and the Douglas County Countywide Comprehensive Plan, subject to the suggested Conditions of Approval. Staff recommends approval of SCUP-2025-01 subject to the following findings of fact and conditions of approval.

**Suggested Findings of Fact:**

1. The applicant and landowner for this proposal is Public Utility District No. 1 of Chelan County.
2. General Description: An application for a Shoreline Conditional Use Permit (SCUP) proposing to construct a 700 square foot equipment storage membrane structure proposed to be tied down by ecology blocks. The structure is proposed to be used as covered storage for parts and supplies that are needed for turbine repairs in Powerhouse #1 of Rock Island Dam.
3. Location: The site is identified as Douglas County Parcel No. 22223220002. It is located in Section 32, Township 22 North, Range 22 East, Willamette Meridian, Douglas County, Washington.

4. Site Characteristics: The site is currently completely paved, with no existing vegetation, and used as a parking lot by Chelan County Public Utility District.
5. The zoning designation for the subject property is Rural Resource 20 (RR-20).
6. The shoreline environmental designation of the site is "Natural."
7. Public Utility District No. 1 of Chelan County has assumed the role of lead agency for this project. The agency issued a Determination of Non-Significance on April 11, 2025.
8. The application materials submitted to Douglas County Land Services Department on April 14, 2025:
  - a) JARPA prepared by the applicant, submitted on April 14, 2025.
  - b) Project Narrative/ WAC response prepared by the applicant and submitted on April 14, 2025.
  - c) SEPA Checklist prepared by the applicant, submitted on April 14, 2025.
  - d) SEPA DNS by applicant, submitted on April 14, 2-25.
9. The following agencies were requested to review the project. No comments were received from any of the agencies notified of this proposal.

| <b>Agency Notified</b>                             | <b>Agency Notified</b>                        |
|--|---|
| Bonneville Power Administration                    | Department of Fish and Wildlife               |
| Chelan County Public Utility District              | Department of Natural Resources               |
| City of Rock Island                                | Douglas County Public Utility District        |
| Colville Confederated Tribes                       | US Army Corps of Engineers                    |
| Department of Archeology and Historic Preservation | United States Fish and Wildlife               |
| Department of Ecology, SEPA Register               | Washington State Department of Transportation |
| Department of Ecology, Shoreline Reviewer          |   |

10. No public comments were received on this proposal.
11. Proper legal requirements were met and surrounding property owners, affected agencies, and interested parties were given the opportunity to comment on the proposal at a public hearing.
12. The proposed development will not adversely affect the general public, health, safety and general welfare, subject to the suggested Conditions of Approval.

**Suggested Conclusions of Law:**

1. The development meets the goals, policies and implementation recommendations as set forth in the Douglas County Comprehensive Plan and Douglas County Shoreline Master Program, and Shoreline Management Act, subject to the suggested Conditions of Approval.
2. This proposal is consistent with applicable federal and state laws and regulations, subject to the suggested Conditions of Approval.
3. Public use and interests will be served by approval of this proposal.
4. The proposal is consistent with Title 18 "Zoning", Title 19 "Environment", and Title 20 "Development Standards" of the Douglas County Code, subject to the suggested Conditions of Approval.

**Suggested Conditions of Approval:**

1. The project shall proceed in substantial conformance with the plans and application materials on file except as amended by the conditions herein.
2. The applicant, and site operators, are responsible for compliance with all applicable local, state and federal rules and regulations and shall acquire all applicable permits.

- 
3. All future modifications to the project shall be reviewed by Douglas County Land Services Department.
  4. A copy of this permit and the attached conditions shall be kept on-site and be provided to the contractor and all others always working within the shoreline area.
  5. All activities shall be consistent with the policies and provisions of the Shoreline Management Act, and the Douglas County Regional Master Program.
  6. Best Management Practices will be employed to reduce the potential for construction-related impacts on critically protected areas such as the shoreline of the Columbia River, as applicable.

Respectfully Submitted,



---

Swati Rastogi  
Principal Planner