



# DOUGLAS COUNTY

## TRANSPORTATION & LAND SERVICES

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### STAFF REPORT

## CUP-2024-03A: ROCKY POND HOSPITALITY VENTURES LLC – POOL AND SPA – LANDSCAPING AND PARKING AMENDMENT

TO: Douglas County Hearing Examiner  
FROM: Douglas County Land Services Staff  
RE: CUP-2024-03A – Rocky Pond Pool and Spa – Landscaping and Parking Amendment  
DATE: August 18, 2025

### A. GENERAL INFORMATION:

REQUEST: This is an application requesting to amend the parking and landscaping plan for a pool, and spa approved through a Douglas County Conditional Use Permit # CUP-2024-03. The pool and spa were approved to serve the residents of Rocky Pond Residences Subdivision (Douglas County Project P-2022-08) only. The site is zoned Rural Service Center and is approximately 29 acres in size. The following is a summary of the changes proposed to the parking and landscaping plans:

#### Parking Plan:

The Parking Plan was approved to provide a total of 57 parking spaces.

1. Of the total parking spaces, 42 parking spaces are proposed to be located with the subdivision project (Rocky Pond Resort Residences, Project No. P-2022-08) to the south of the pool and spa site. No changes are proposed to this. Additionally, the applicant has provided a parking agreement with the owner of the adjacent subdivision.
2. Of the total parking spaces, 10 spaces were proposed to be located adjacent to the pool and spa on the subject site. No changes are proposed to this.
3. Of the total parking spaces, 5 parking spaces that were approved to be located on Douglas County Parcel No. 26211210035 (through Douglas County Project No. CUP-2024-03) are now proposed to be relocated to the subject site identified as Parcel Nos. 6610000002 and 26211230026.
4. Other minor amendments are proposed to the road layout. See parking plan.

#### Landscaping Plan:

1. The Landscape Plan previously approved (with Project No. CUP-2024-03) provided for vineyard landscaping between the pool and spa facility and the Tumbled Granite Way (Private Road). The applicant is now proposed to modify this part of the landscaping by replacing the majority of the vineyard with native grasses along with providing a row of vineyard planting shielding the pool and spa view from the road.

2. The Landscape Plan continues providing for surrounding the pool and spa facility with ornamental trees and shrubs. No amendments are proposed to this landscaping.
3. The Landscape Plan continues providing for surrounding the parking areas with ornamental trees and shrubs. No amendments are proposed to this landscaping.
4. Other minor amendments proposed to the types of trees, shrubs or grasses noted in the plan.

## **B. SITE INFORMATION:**

**LOCATION:** The subject property is described as Douglas County Assessor's Parcel Numbers: 6610000002 and 26211230026. The site is located within Section 12, Township 26 North, Range 21 East, Willamette Meridian, Washington.

**SITE CHARACTERISTICS:** A small portion of the site fronts on Columbia River and is located within Rural Conservancy Shoreline Environmental Designation. The proposed project is located outside of the shoreline portion of the site. The site seems to contain slopes of over 40% grade along the shoreline. The non-shoreline property contains a maximum slope of nearly 39% grade with a series of intermittent benches.

**CONTEXT:** The subject site was approved for a resort hotel and spa through Douglas County Conditional Use Permit application CUP-2022-02 on November 28, 2022. The project is now under construction. Additionally, the site was approved for a swimming pool and spa through Douglas County Conditional Use Permit application CUP-2024-03 on October 25, 2024.

The uses existing on the adjacent parcels are as follows:

- East: An outdoor event venue on Parcel No. 26211230027, permitted through Douglas County application CUP-16-02 (subsequently amended through permit no. CUP-16-02A), an airstrip permitted through Douglas County application CUP-16-02 (subsequently amended through permit no. CUP-16-02A)
- West: An active orchard
- North: A residential subdivision fronting Columbia River
- South: Rocky Pond Residences Subdivision, Douglas County Project No. P-2022-08.

**ACCESS:** The submitted site plan shows access to the site from Edgewater Drive Loop, a public right-of-way.

**LAND USE DESIGNATION AND ZONING:** The subject property has a land use designation of Rural Service Center with a zoning designation of Rural Service Center (RSC).

## **C. APPLICABLE COMPREHENSIVE PLAN GOALS AND POLICIES:**

The Douglas County Comprehensive Plan designates this property as Rural Service Center. The following goals and policies set forth in the comprehensive plan are applicable to this development:

**GENERAL LAND USE:**

- POLICY G-9: Rural developments should only occur where adequate access to transportation systems, rural levels of utilities and facilities are available. Appropriate facilities/services may include domestic water, sewage disposal, fire and police protection, schools, and power, etc. depending on the scale and impact of the development.
- 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-15: Encourage the operation of rural commercial businesses, natural resource related industries, recreation and tourism activities, cottage industries, small scale business, and home occupations that are consistent with existing and planned land use patterns and are of an appropriate size and scale to maintain rural character.

**RURAL LANDS:**

- POLICY R-3: Establish land use designations that represent rural character and that protect the integrity of rural areas.
- POLICY R-6: Encourage development in rural areas to be served by rural levels of service.

**RURAL SERVICE CENTER:**

- POLICY RSC-1: Encourage mixed land use patterns that currently exist within the rural service centers by clearly establishing what kinds of uses will be permitted and which will be prohibited.
- POLICY RSC-3: Small retail and/or service oriented commercial uses, tourist, agriculturally related commercial uses, recreation, cottage industry, and resource industries will be encouraged within the rural service centers to serve the surrounding residents and the traveling public.

**RURAL DEVELOPMENT:**

- POLICY RD-3: Development and recreational opportunities in rural shoreline and other rural areas shall minimize potential adverse impacts to water quality, slope stability, vegetation, wildlife and aquatic life.
- POLICY RD-4: Rural developments will not impact existing public facilities/services to the extent that the level of service for that facility is reduced below the adopted threshold and/or an acceptable operation capacity.
- POLICY RD-5: The costs associated with implementing a rural development and providing the necessary utilities, facilities and/or services will be borne by the developer.

- POLICY RD-6: Rural developments should consider and comply with the spirit, intent and requirements of all the chapters and sections of this comprehensive plan, including but not limited to the Resource Lands Element and Resource and Critical Areas Conservation Element.

**TRANSPORTATION:**

- POLICY T-13: Ensure that transportation planning and implementation considers and is respectful of the rural and historic character found throughout the county.
- POLICY T-15: As development occurs it shall comply with the applicable road standards, and off-site improvements to existing County roads may be required where those existing roads do not currently meet the adopted road standards.

**UTILITIES:**

- POLICY U-4: Require that development take into account the timely and concurrent provision of adequate and efficient utility systems.
- POLICY U-9: The cost of on-site utility improvements or site preparation for developments will be the responsibility of the development benefiting from the improvement.
- POLICY U-13: Encourage State agencies to review applications and issue permits concurrent with local permit requirements and timelines.

**D. APPLICABLE PROVISIONS OF DCC 18.80.030 "EVALUATION CRITERIA":**

- A. The proposed use will be harmonious and in accordance with the general and specific objectives of the comprehensive plan and all subarea plans.
- B. The proposed use will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity of the area.
- C. The traffic generated by the proposed use shall be mitigated so as not to burden the traffic circulation system in the vicinity.
- D. The proposed use will be served adequately by facilities and services such as highways, roads, law enforcement, fire protection, drainage, refuse disposal, domestic water and sanitary sewers, and schools; or that persons or agencies responsible for the establishment of the proposed use will provide adequate services.
- E. The proposed use will not create excessive additional requirements at public cost for public facilities and services.
- F. The proposed use will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property or general welfare by reasons of excessive production of traffic, noise, smoke, fumes, vibration, glare, or odors.

- G. Proposed ingress and egress, driveway widths, parking, and road improvements shall be approved pursuant to DCC Title 20 and to the satisfaction of the county engineer.
- H. Adequate buffering devices such as fencing, landscaping, or topographic characteristics shall be in place in order to mitigate and protect adjacent properties from potential adverse impacts of the proposed use, including visual or auditory effects.
- I. Conditional use permits shall comply with the DCC and all applicable local, state, or federal regulations.
- J. The hearing examiner is the review authority and may approve, conditionally approve, or deny a request for changing the minimum lot size of a conditional use. Any waiver of minimum lot size shall not be construed as an exemption from the requirements of DCC Title 17 and RCW Chapter 58.17.

**E. ENVIRONMENTAL REVIEW:**

Douglas County issued a Determination of Non-Significance (Optional) on August 14, 2025, in accordance with WAC 197-11-355.

**F. AGENCY AND PUBLIC COMMENTS:**

The following agencies were given an opportunity to review this proposal. These agencies have identified mitigation measures or project design requirements (see attached) that have been included as conditions of approval where appropriate.

<b>Agency Notified</b>	<b>Response Date</b>
Douglas County Transportation Department	8/4/2025
Douglas County Fire Marshal	8/13/2025
Douglas County Public Utility District	N/R
Upper Columbia Irrigation District	N/R
Washington State Department of Ecology	7/31/2025
Wenatchee Reclamation District	N/R

\*N/R = No Reply

No public comments were received on this proposal till the date of this staff report.

All agency/ public comments received on this proposal have been included as an attachment to this staff report.

**G. PROJECT ANALYSIS:**

This analysis below considers the Douglas County Comprehensive Plan, the Douglas County Code, public and agency comments as well as any identified environmental concerns or state and federal requirements in the review of this project.

## **PROJECT CONSISTENCY WITH THE COMPREHENSIVE PLAN:**

The project is designated Rural Service Center by the Douglas County Comprehensive Plan. According to the Comprehensive Plan, *"Rural Service Centers are those areas where historic, unincorporated communities or older recreationally oriented subdivisions are characterized by compact rural type densities and may offer some urban services such as roads, community water systems, and limited commercial uses."* The Plan further states, *"These areas will also be accommodating needed agriculturally related commercial, cottage industries, tourist related uses, recreation and/or light industrial uses."*

This applicant does not request any changes to the previously approved pool and spa use of the site through this request for amendment. Only approved landscaping and parking plans are requested to be amended with this application.

Since no changes are requested to the permitted use, the request continues meeting the goals and policies of the comprehensive plan as noted below, subject to the Conditions of Approval noted in this report.

## **CONSISTENCY WITH DCC CHAPTER 18.80.030 "CONDITIONAL USES – EVALUATION CRITERIA"**

This request for Conditional Use Permit amendment is processed through a quasi-judicial process in accordance with DCC 18.80.060 Revisions to Permits, Section (A). The requested changes affect the Conditions of Approval of Permit #CUP-2024-03A.

This request for amendment to landscaping and parking is unlikely to create excessive demands for public services. Noise impacts, dust control, and adequate buffering must fall within the parameters of Douglas County Code, as well as the State standards.

### **DCC 18.80.030 CUP EVALUATION CRITERIA:**

- A. The proposed use will be harmonious and in accordance with the general and specific objectives of the comprehensive plan and all subarea plans.

**Analysis:** No changes are requested to the approved use. The amendment to landscaping and parking, as requested, will continue to be harmonious and in accordance with the general and specific objectives of the comprehensive plan and all subarea plans.

- B. The proposed use will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity of the area.

**Analysis:** No changes are proposed to the approved use of pool and spa. The proposed amendments to parking and landscaping plan remain harmonious and appropriate in appearance with the existing or intended character of the general vicinity of the area. Of the total parking spaces, 5 parking spaces that were approved to be located on Douglas County Parcel No. 26211210035 (through Douglas County Project No. CUP-2024-03) are now proposed to be relocated to the subject site identified as Parcel Nos. 66100000002 and 26211230026.

- C. The traffic generated by the proposed use shall be mitigated so as not to burden the traffic circulation system in the vicinity.

**Analysis:** This amendment to landscaping and parking is unlikely to alter the traffic generation impact of the project at all.

- D. The proposed use will be served adequately by facilities and services such as highways, roads, law enforcement, fire protection, drainage, refuse disposal, domestic water and sanitary sewers, and schools; or that persons or agencies responsible for the establishment of the proposed use shall provide adequate services.

**Analysis:** This amendment to landscaping and parking is unlikely to affect any services provided to the project. Any potential impacts of these changes have been reviewed by the concerned agencies.

- E. The proposed use will not create excessive additional requirements at public cost for public facilities and services.

**Analysis:** This amendment to landscaping and parking is driven by the developer at their own cost. These changes will not create excessive additional requirements at public cost for public facilities and services.

- F. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or general welfare by reasons of excessive production of traffic, noise, smoke, fumes, vibration, glare, or odors.

**Analysis:** The proposed amendment to landscaping and parking are unlikely to produce any excessive impacts to the general public as they relate to traffic, noise, smoke, fumes, vibration, glare, or odors.

- G. Proposed ingress and egress, driveway widths, parking, and road improvements shall be approved pursuant to DCC Title 20 and to the satisfaction of the county engineer.

**Analysis:** Re-location of the parking spaces and minor re-alignment of the roads have been reviewed to the satisfaction of the county engineer. See suggested Conditions of Approval.

- H. Adequate buffering devices such as fencing, landscaping, or topographic characteristics shall be in place to mitigate and protect adjacent properties from potential adverse impacts of the proposed use, including visual or auditory effects. (Refer to DCC Chapter 20.40, Landscaping standards, for specific requirements.

**Analysis:**

The applicant proposes the following changes to the landscape plan:

- The Landscape Plan previously approved (with Project No. CUP-2024-03) provided for vineyard landscaping between the pool and spa facility and the Tumbled Granite Way (Private Road). The applicant is now proposed to modify this part of the landscaping by replacing the majority of the vineyard with native grasses along with providing a row of vineyard planting shielding the pool and spa view from the road.

- The Landscape Plan continues providing for surrounding the pool and spa facility with ornamental trees and shrubs. No amendments are proposed to this landscaping.
- The Landscape Plan continues providing for surrounding the parking areas with ornamental trees and shrubs. No amendments are proposed to this landscaping.
- Other minor amendments proposed to the types of trees, shrubs or grasses noted in the plan.

The Landscape Plan continues meeting the requirements of adequate buffering devices for mitigation of visual and auditory effects.

- I. Conditional use permits shall comply with the DCC and all applicable local, state, or federal regulations.

**Analysis:** The proposal will meet applicable local, state, and federal regulations, subject to the suggested Conditions of Approval as noted in this staff report.

**CONSISTENCY WITH DCC 18.32 RSC:**

The purpose of the RSC district is to preserve the multiuse function and mixed land use pattern in the historic and unincorporated communities in Douglas County, as identified in the comprehensive plan. The RSC district is significant in that it provides support to the surrounding area by offering limited commercial services, lands for resource-based commercial and industrial activities, housing options which help support persons employed in resource-based industries and services for the traveling public. Rural service centers also provide limited services such as rest areas, fuel, emergency services and convenience goods to the general public traveling on rural, federal, state and county roads between urban areas. Rural levels of service provide limits to the density and intensity of uses and constrain the size of rural service centers so that they do not adversely impact surrounding resource-based uses, transportation systems or the natural environment.

**Analysis:**

- The project proposes no amendments to the previously approved uses of pool and spa, intended to serve only the residents of the subdivision Rocky Pond Resort Residences (Douglas County Project No. P-2022-08). Therefore, the project continues meeting the purpose of RSC district as noted in the review of the project CUP-2024-03.
- The following is a summary of the changes proposed to the landscaping and parking plans:

**Parking Plan:**

The Parking Plan was approved to provide a total of 57 parking spaces.

1. Of the total parking spaces, 42 parking spaces are proposed to be located with the subdivision project (Rocky Pond Resort Residences, Project No. P-2022-08) to the south of the pool and spa site. No changes are proposed to this. Additionally, the applicant has provided a parking agreement with the owner of the adjacent subdivision.

2. Of the total parking spaces, 10 spaces were proposed to be located adjacent to the pool and spa on the subject site. No changes are proposed to this.
3. Of the total parking spaces, 5 parking spaces that were approved to be located on Douglas County Parcel No. 26211210035 (through Project No. CUP-2024-03) are now proposed to be relocated to the subject site identified as Parcel Nos. 6610000002 and 26211230026.
4. Other minor amendments are proposed to the road layout. See parking plan.

**Landscaping Plan:**

1. The Landscape Plan previously approved (with Project No. CUP-2024-03) provided for vineyard landscaping between the pool and spa facility and the Tumbled Granite Way (Private Road). The applicant is now proposed to modify this part of the landscaping by replacing the majority of the vineyard with native grasses along with providing a row of vineyard planting shielding the pool and spa view from the road.
2. The Landscape Plan continues providing for surrounding the pool and spa facility with ornamental trees and shrubs. No amendments are proposed to this landscaping.
3. The Landscape Plan continues providing for surrounding the parking areas with ornamental trees and shrubs. No amendments are proposed to this landscaping.
4. Other minor amendments proposed to the types of trees, shrubs or grasses noted in the plan.

**H. 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, and the Douglas County Countywide Comprehensive Plan, subject to the suggested Conditions of Approval in this staff report. Staff recommends approval of CUP-2024-03A, based on the following suggested Findings of Facts and subject to the suggested Conditions of Approval, noted below.

**I. SUGGESTED FINDINGS OF FACTS:**

1. PROJECT DESCRIPTION: This is an application requesting to amend the parking and landscaping plan for a pool, and spa approved through a Douglas County Conditional Use Permit # CUP-2024-03. The pool and spa were approved to serve the residents of Rocky Pond Residences Subdivision (Douglas County Project P-2022-08) only. The site is zoned Rural Service Center and is approximately 29 acres in size.
2. The following is a summary of the changes proposed to the parking and landscaping plans:

Parking Plan:

The Parking Plan was approved to provide a total of 57 parking spaces.

- a) Of the total parking spaces, 42 parking spaces are proposed to be located with the subdivision project (Rocky Pond Resort Residences, Project No. P-2022-08) to the south of the pool and spa site. No changes are proposed to this. Additionally, the applicant has provided a parking agreement with the owner of the adjacent subdivision.
- b) Of the total parking spaces, 10 spaces were proposed to be located adjacent to the pool and spa on the subject site. No changes are proposed to this.
- c) Of the total parking spaces, 5 parking spaces that were approved to be located on Douglas County Parcel No. 26211210035 (through Project No. CUP-2024-03) are now proposed to be relocated to the subject site identified as Parcel Nos. 66100000002 and 26211230026.
- d) Other minor amendments are proposed to the road layout. See parking plan.

Landscaping Plan:

- a) The Landscape Plan previously approved (with Project No. CUP-2024-03) provided for vineyard landscaping between the pool and spa facility and the Tumbled Granite Way (Private Road). The applicant is now proposed to modify this part of the landscaping by replacing the majority of the vineyard with native grasses along with providing a row of vineyard planting shielding the pool and spa view from the road.
  - b) The Landscape Plan continues providing for surrounding the pool and spa facility with ornamental trees and shrubs. No amendments are proposed to this landscaping.
  - c) The Landscape Plan continues providing for surrounding the parking areas with ornamental trees and shrubs. No amendments are proposed to this landscaping.
  - d) Other minor amendments proposed to the types of trees, shrubs or grasses noted in the plan.
3. **PROJECT LOCATION:** The subject property is described as Douglas County Assessor's Parcel Numbers: 66100000002 and 26211230026. The site is located within Section 12, Township 26 North, Range 21 East, Willamette Meridian, Washington.
  4. **SITE CHARACTERISTICS:** A small portion of the site fronts on Columbia River and is located within Rural Conservancy Shoreline Environmental Designation. The proposed project is located outside of the shoreline portion of the site. The site seems to contain slopes of over 40% grade along the shoreline. The non-shoreline property contains a maximum slope of nearly 39% grade with a series of intermittent benches.
  5. **PROJECT CONTEXT:** The subject site was approved for a resort hotel and spa through Douglas County Conditional Use Permit application CUP-2022-02 on November 28, 2022. The project is now under construction. Additionally, the site was approved for a swimming pool and spa through Douglas County Conditional Use Permit application CUP-2024-03 on October 25, 2024.
  6. **ACCESS:** The submitted site plan shows access to the site from Edgewater Drive Loop, a public right-of-way.

7. LAND USE DESIGNATION AND ZONING: The subject property has a land use designation of Rural Service Center with a zoning designation of Rural Service Center (RSC).
8. Douglas County Code Section 18.80.030 establishes evaluation criteria for Conditional Use Permits. The project meets the evaluation criteria, subject to the Conditions of Approval.
9. A Determination of Non-Significance was issued for this proposal by Douglas County on August 14, 2025.
10. The application materials reviewed by Douglas County Transportation and Land Services include:
  - Master land use application.
  - SEPA Checklist.
  - Landscape Plan
  - Parking Plan
  - Project Narrative
11. Surrounding property owners were given the opportunity to comment on the proposal and the public notice requirements were met in accordance with Douglas County Code Title 14. No public comments were received by Douglas County till the date of this staff report.
12. Comments from reviewing agencies have been considered and addressed where appropriate.
13. Douglas County Fire Marshal reviewed the project and provided comments on the project on August 13, 2025. The comment states, "Proposed impact does not affect approved CUP."
14. Douglas County Transportation Department reviewed the project and provided comments on the project on August 4, 2025. See suggested Conditions of Approval.
15. Washington State Department of Ecology reviewed the project and provided the following comments on the project'

*"Thank you for the opportunity to comment during the Optional Determination of Nonsignificance process for the Rocky Pond Hospitality Ventures LLC proposal. We have reviewed the documents and have the following comments.*

*Water Quality Program*

*The answer to SEPA Checklist question B.3.b.2 on page 6 of the PDF document was not adequate. Please answer the question more fully on what waste material will discharge to the ground to include the pool and spa water as well as the effluent from septic tanks.*

*Please contact the Chelan Douglas Health District regarding pool and spa water discharging to septic drain fields. pH adjustment and removal of Cl, F, or salts needs to be included in the SEPA design plan documents.*

*Please reach out to Kevin Dolan at [Kevin.Dolan@ecy.wa.gov](mailto:Kevin.Dolan@ecy.wa.gov) if you have questions.*

*Toxics Cleanup Program*

*Our records indicate we have not received soil sampling results for this property to show if lead and/or arsenic is present at concentrations above Washington State cleanup standards under the Model Toxics Control Act (Chapter 173-340 WAC). Please send soil sampling results to Ecology at FormerOrchards@ecy.wa.gov and cc: Hector.Casique@ecy.wa.gov.*

*If sampling indicates elevated levels of lead and/or arsenic, cleanup will be required prior to occupancy. Ecology has pre-approved cleanup methods, or Model Remedies for lead and arsenic soil contamination available on our website.*

*Compliance with a Model Remedy ensures your project meets the minimum standards of the Model Toxics Control Act, and if implemented as described, your property will be successfully cleaned up to Washington State standards.*

*Please contact Hector Casique, Project Manager, at (509) 208-1288 or email Hector.Casique@ecy.wa.gov, for additional questions.*

*Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.*

*If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above."*

## **J. SUGGESTED CONCLUSIONS OF LAW:**

1. The proposal meets the applicable goals, policies and implementation recommendations as set forth in the Douglas County Comprehensive Plan, subject to the Conditions of Approval.
2. The proposal meets the applicable standards of the Douglas County Code including the evaluation criteria noted in DCC 18.80.030, subject to the Conditions of Approval.
3. The proposal meets the applicable federal and state laws and regulations, subject to the Conditions of Approval.
4. The development will not affect the general public, health, safety and general welfare, adversely, subject to the conditions of approval.

## **K. SUGGESTED CONDITIONS OF APPROVAL:**

Staff recommends updating/ amending the Conditions of Approval of Permit #CUP-2024-03A as follows. All suggested changes are highlighted in **red ink**. The text that is ~~struck through~~ is recommended to be removed.

- (1) The project shall proceed in substantial conformance with the plans and application materials on file with Douglas County except to comply with the Conditions of Approval of this permit.
- (2) The applicants, and site operators, are responsible for compliance with all applicable local, state and federal rules and regulations and shall acquire the following permits, if applicable to the project, as determined by the relevant public agency.

a) Commercial Building Permit(s)

(3) Pursuant to DCC 18.32.060, all proposed development in Rural Service Center zoning district is required to comply with the development standards noted in this section of the Douglas County Code.

~~(4) The applicant for the project proposes joint parking of 42 spots with an adjacent 17-lot subdivision and of 5 spots with an adjacent parcel to the east owned by Double D Vineyards. Pursuant to DCC 20.42.090 (B) (3), the applicant shall enter into a legal agreement with the other parties participating in the joint parking use. Such an instrument, when approved as conforming to the provisions of DCC, shall be recorded in the office of the county auditor and copies thereof filed with the director.~~

(4) The Parking Plan was approved to provide a total of 57 parking spaces. The Plan is approved with the following modifications:

- a. Of the total parking spaces, 42 parking spaces are proposed to be located with the subdivision project (Rocky Pond Resort Residences, Project No. P-2022-08) to the south of the pool and spa site. No changes are proposed to this. Additionally, the applicant has provided a parking agreement with the owner of the adjacent subdivision.
- b. Of the total parking spaces, 10 spaces were proposed to be located adjacent to the pool and spa on the subject site. No changes are proposed to this.
- c. Of the total parking spaces, 5 parking spaces that were approved to be located on Douglas County Parcel No. 26211210035 (through Project No. CUP-2024-03) are now proposed to be relocated to the subject site identified as Parcel Nos. 6610000002 and 26211230026.

~~(5) The applicant submitted a landscape plan with the application for this Conditional Use Permit. The rear and side yards of the project appear to be located adjacent to residential uses. Pursuant to DCC 20.40.040 (A) (1) and DCC 20.40.040 (A) (3), the proposed landscape plan shall be updated and submitted to Douglas County Land Service Department to meet the requirements of the code during the submission of building permit application after obtaining approval of this Conditional Use Permit.~~

(5) The Landscaping Plan is approved with the following modifications:

- a. The Landscape Plan previously approved (with Project No. CUP-2024-03) provided for vineyard landscaping between the pool and spa facility and the Tumbled Granite Way (Private Road). The applicant is now proposed to modify this part of the landscaping by replacing the majority of the vineyard with native grasses along with providing a row of vineyard planting shielding the pool and spa view from the road.
- b. The Landscape Plan continues providing for surrounding the pool and spa facility with ornamental trees and shrubs. No amendments are proposed to this landscaping.
- c. The Landscape Plan continues providing for surrounding the parking areas with ornamental trees and shrubs. No amendments are proposed to this landscaping.

- (6) Chelan Douglas Health District reviewed the project and provided comments on June 8, 2024. The agency recommends further approval subject to conditions noted in the agency's letter. The project is required to comply with the conditions noted in the agency's letter.

*"I have reviewed the above development proposal to construct a commercial pool and spa, with the following amenities: covered seating/lounging areas, restrooms/Storage building, bocce ball/ sports court, parking areas, landscaping, vineyards/orchards. The subject property is located in Orondo, WA (county tax parcel: 26211230026)*

*I recommend further approval of the project with the following conditions:*

- *Commercial pool and spa construction will require DOH – Water Recreation Program application and approval. Consult with state, Contacts for Water Recreation | Washington State Department of Health*
- *Once pool and spa construction approved by the state, the applicant will need to contact Chelan-Douglas Health District at 509-886-6400 for permitting requirements.*
- *Restrooms will require an individual onsite septic system or connected to community sewer system. Please consult with Onsite Program at CDHD for septic system permit application or the municipality for sewer connection.*

*Any changes to the project may require additional Health District review."*

- (7) Douglas County Fire Marshal reviewed the project and offered comments on September 16, 2024. The project is required to comply with the conditions noted in the Fire Marshal's comments.

*"Commercial Building permit required. Commercial and residential structures are required to meet IFC and Building Code requirements and will be reviewed at building permit submittal. Fire Access roads are required to meet IFC Chapter 5 and Appendix B. Minimum Required Fire Flow is 1500 GPM at a minimum of 20 PSI for no less than a 2-Hour duration. A hydrant must be located no more than 250 feet from the nearest frontage access to each lot. Maximum hydrant spacing is 500 feet and as approved or required by the Fire Marshal. The large-diameter port of all hydrants must be equipped with a 4-inch diameter Storz quarter-turn fitting as approved by the Fire Marshal."*

- (8) Douglas County Public Utility District reviewed the project and offered comments on September 16, 2024. The project is required to comply with the conditions noted in the Fire Marshal's comments.

*"A ten foot 10' utility easement will be required for all primary power installations. Cost estimate to provide electrical service to the project must be paid prior to final approval."*

- (9) The applicant is required to comply with the Conditions of Approval as noted by the Douglas County Transportation Department in the comment letter dated April 09, 2024. The project is required to comply with all comments noted in the letter.

1. *"Final construction plans designed by a Professional Engineer (PE) licensed in Washington shall be submitted to Douglas County with the Building Permit application.*

2. *The private access roads shall be designed in accordance with the private road standards in Douglas County Code 12.52.020.B.*
3. *A final site-specific stormwater plan and report prepared by a Professional Engineer (PE) licensed in Washington that conforms to Douglas County Code and the latest edition of the Stormwater Management Manual for Eastern Washington (SWMMEW) shall be submitted to and accepted by Douglas County prior to construction.*
4. *Prior to any on-site grading occurring, a Temporary Erosion and Sediment Control Plan (TESC Plan) shall be submitted to and accepted by Douglas County. The TESC Plan shall be kept on-site and updated as necessary to address and prevent sediment and sediment laden water from leaving the project site.*
5. *The Engineer of Record (EOR) shall monitor construction and upon completion shall provide as-built drawings, final report, and certification that the stormwater improvements have been completed in accordance with the applicable codes, regulations, and accepted plans. As applicable for infiltration, UIC registration shall be completed prior to construction and included with the engineer's certification.*
6. *Prior to occupancy, a Private Stormwater Operation and Maintenance Agreement shall be executed on standard Douglas County forms. The site plan, details, certification, and operation and maintenance recommendations are provided to the County. County staff then prepares the agreement for signature and recording by the applicant.*
7. *The pool facility shall only be used as a private amenity for resort guests and the surrounding Rocky Pond Resort Subdivision residents and their guests. An amendment to the CUP shall be processed and approved prior to the pool being open to the general public for the purpose of addressing potential traffic impacts.*
8. *Construction plans that were previously approved under CUP-2022-02 for private roads Milestone Ln and Tumbled Granite Wy will be revised. Refer to CUP-2022-02."*

(10)Any amendments to this Conditional Use Permit shall be processed in accordance with DCC 18.80.060 Revisions to Permits.

- a. Minor revisions to an approved conditional use may be approved by the director when the revisions may affect the precise placement or dimensions of buildings but do not change approved uses, affect the basic building character or arrangement, increase the site area, increase the total floor area or required off-street parking spaces by more than five percent, increase the density or intensity of residential or recreational uses or alter specific conditions of approval. Requests for minor revisions shall be considered through the process for full administrative review pursuant to DCC Chapter 14.10 of the DCC.
- b. Requests for revisions determined by the director not to be minor in nature shall be processed for quasi-judicial review pursuant to DCC Chapter 14.10 and this chapter.

(11)The Conditional Use Permit, CUP-2024-03, permitted the pool and spa on the subject site for the exclusive benefit of the subdivision Rocky Pond Resort Residences LLC, located to the south of

the subject site. Any changes in this functional intent of the approved Conditional Use Permit in the future requires the applicant to amend the CUP prior to the implementation of that intent.

(12) The applicant for the project entered into a shared parking agreement (recorded at Douglas County AFN # 3277142) with the landowner of Rocky Pond Residences subdivision (Douglas County Project No. P-2022-08). This parking agreement shall not be terminated or modified in any circumstance without the written consent of the Douglas County Land Services Director.

Respectfully Submitted,

**Swati Rastogi, Principal Planner**

Land Services Department,  
Douglas County, WA

Attachments:

- Agency/ Public Comments

All Departments

Workspace

Dashboard

SMARTQueue

Cycle List

User To Do

Adhoc Repor

Map

Favorites

Permitting

Code Enforce

Licensing

Recurring Ins

Common

Accounts

Receipts

Administratio

Recent

Main Notes Submittals Details Contacts Fees Parcels Contractors W

Permit #: CUP-2024-03A Status: PENDING HEARING

Type: CUP

Note List

Display Worklist

Note Detail



Type: Permit Workflow Step

Id: COMMENTS-DC FIRE MARSHAL

Note Type:\* GENERAL

Note Code:

Text:\* Proposed impact does not affect previous approved CUP.

Begin Date:\* 08/13/2025

End Date:

Link:

Goto

Publish on Portal - Private:  Public:

Attachments

Select Files

Close

Audit

Step Maintenance

Save

Reset

Back

Reports

All Departments

Main Notes Submittals Details Contacts Fees Parcels Contractors

Workspace

Permit #: CUP-2024-03A Status: PENDING HEARING

### Note Detail



**Type:** Permit Workflow Step

**Id:** TRANS & SW

**Note Type:\*** APPROVAL COMMENTS

**Note Code:**

**Text:\*** Construction plans that were previously approved under CUP-2022-02 for private roads Milestone Ln and Tumbled Granite Wy will be revised. Refer to CUP-2022-02.

**Begin Date:\*** 08/04/2025

**End Date:**

**Link:** [Goto](#)

**Publish on Portal - Private:**  **Public:**

#### Attachments

[Select Files](#)

[Close](#)

[Audit](#)

Step Maintenance

Save

Reset

Back

Reports



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Central Region Office  
1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

July 31, 2025

Shari Tincher  
Douglas County Transportation and Land Services  
140 19th Street NW, Suite A  
East Wenatchee, WA 98802

**RE: SEPA 202503026; CUP-2024-03A**

Dear Shari Tincher:

Thank you for the opportunity to comment during the Optional Determination of Nonsignificance process for the Rocky Pond Hospitality Ventures LLC proposal. We have reviewed the documents and have the following comments.

**Water Quality Program**

The answer to SEPA Checklist question B.3.b.2 on page 6 of the PDF document was not adequate. Please answer the question more fully on what waste material will discharge to the ground to include the pool and spa water as well as the effluent from septic tanks.

Please contact the Chelan Douglas Health District regarding pool and spa water discharging to septic drain fields. pH adjustment and removal of Cl, F, or salts needs to be included in the SEPA design plan documents.

Please reach out to Kevin Dolan at [Kevin.Dolan@ecy.wa.gov](mailto:Kevin.Dolan@ecy.wa.gov) if you have questions.

**Toxics Cleanup Program**

Our records indicate we have not received soil sampling results for this property to show if lead and/or arsenic is present at concentrations above Washington State cleanup standards under the Model Toxics Control Act (Chapter 173-340 WAC). Please send soil sampling results to Ecology at [FormerOrchards@ecy.wa.gov](mailto:FormerOrchards@ecy.wa.gov) and cc: [Hector.Casique@ecy.wa.gov](mailto:Hector.Casique@ecy.wa.gov).

If sampling indicates elevated levels of lead and/or arsenic, **cleanup will be required prior to occupancy**. Ecology has pre-approved cleanup methods, or [Model Remedies](#) for lead and arsenic soil contamination available on our website.

Compliance with a Model Remedy ensures your project meets the minimum standards of the Model Toxics Control Act, and if implemented as described, your property will be successfully cleaned up to Washington State standards.

Please contact Hector Casique, Project Manager, at (509) 208-1288 or email [Hector.Casique@ecy.wa.gov](mailto:Hector.Casique@ecy.wa.gov), for additional questions.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Sincerely,



Amber Johnson  
SEPA Coordinator  
Central Region Office  
509-723-5677  
[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)