



DOUGLAS COUNTY

TRANSPORTATION & LAND SERVICES

140 19TH STREET NW, SUITE A • EAST WENATCHEE, WA 98802
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WWW.DOUGLASCOUNTYWA.NET

STAFF REPORT MANSFIELD 5 LOT MAJOR SUBDIVISION P-2021-01

TO: Douglas County Hearing Examiner
FROM: Douglas County Land Services Staff
RE: Mansfield 5 Lot Major Subdivision (P-2021-01)
DATE: October 11, 2021

GENERAL INFORMATION

Requested Action: An application for a 5 lot major subdivision (P-2021-01). The subject property is approximately 11.8 acres in size, and proposes lot sizes ranging from 1 acre to 5.9 acres in size. The subject property is located in the Rural Recreation (R-REC) zoning district under Douglas County Code.

Location: The subject property is located at 108 Mansfield Road, Quincy WA 98848. The subject property is further described as being located within Section 14, Township 20N, Range 22E. W. M. Douglas County Assessor's parcel number: 20221410015.

SITE INFORMATION

Total Project Size:	11.8 acres
No. of lots	5
Domestic Water:	Domestic wells
Sewage Disposal:	On-site septic systems
Power/Electricity:	Douglas County PUD
Fire Protection:	Douglas County Fire District #2
Telephone Service:	Varied

1. Site Characteristics: The subject property includes moderate to steep slopes on site. An existing access road, and multiple flat, graded pads are located on site.

Uses adjacent to the subject properties:

North: Vacant land, BNSF Railway, SR-28.

South: Single family home, The Columbia River

East: Single family homes

West: Single family homes, vacant land

Access: The subdivision will be accessed via a private drive connecting to Mansfield Road.

Zoning and Development Standards: The subject property is located within the Rural Recreation (R-REC) zoning district under Douglas County Code. The R-REC district does allow for the subdivision of land subject to certain development requirements.

Mansfield Major Subdivision
P-2021-01

Major Subdivisions:

The requirements of Title 17, "Subdivisions" Douglas County Code, apply to the design and review requirements for approval of major subdivisions of 4 or more lots, parcels or tracts.

COMPREHENSIVE PLAN:

The Douglas County Countywide Comprehensive Plan designates this property as Rural Recreation (R-REC). The purpose of the rural recreation (R-REC) district is to provide the opportunity for the development, redevelopment, and infill of existing intensely developed rural recreational areas for residential, recreation, and tourist-related development consistent with the rural character in the vicinity. These areas provide a distinct rural lifestyle closely associated with the many natural amenities found within Douglas County. These areas are clearly identifiable as existing intensely developed rural recreational developments where a logical boundary can be delineated and as set by the built environment. Such boundary shall not permit or encourage a new pattern of sprawling low density. The predominate parcel size is generally less than one acre in size. Uses may include intensification of existing residential development or new development of residential, small scale recreational or tourist uses, provided uses rely on a rural location and do not encourage urban type development or services. The following goals and policies set forth in the comprehensive plan are relevant 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

RURAL LAND USE:

GOAL: Provide a balance between maintaining the existing, traditional pattern of uses in the rural areas of Douglas County, including agricultural activities, while still providing opportunities for future, compatible development.

POLICY R-3: 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 DEVELOPMENT:

GOAL: Provide opportunities for continued smaller scale developments outside UGAs that will be compatible with and continue to preserve, maintain and enhance the vital agricultural uses in the County

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

GOAL: Provide efficient use of existing and future transportation facilities through a systematic approach of monitoring and maintaining the road system, integrating all types of transportation systems and facilities, by coordinating transportation facilities planning with other elements of the comprehensive plan, and coordination with other federal, state and local agencies.

POLICY T-26: Development shall provide improvements adjacent to their development in accordance with adopted design standards and approved traffic studies. Where deficiencies are present, these issues would have to be addressed prior to development occurring in order to protect the public’s health, safety and general welfare consistent with the policies of the comprehensive plan, standard engineering principals, and adopted standards. Improvements necessary to maintain adopted levels of service shall be in place at the time of development, or a financial commitment agreed to by county and the applicant must be in place to complete the improvements or strategies within six years.

UTILITIES:

GOAL: Development in Douglas County will only occur in conjunction with the availability of adequate, cost effective provision of utilities. The installation and expansion of utilities will be coordinated to minimized cost and disruption of normal activities.

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-10: Promote the continued use, maintenance, development and revitalization of existing utilities whenever possible.

ENVIRONMENTAL REVIEW

Douglas County issued a Determination of Non-Significance on October 5, 2021 in accordance with WAC 197-11-355 (Optional DNS).

VI. AGENCY AND PUBLIC COMMENTS:

Applicable agencies have been given the opportunity to review this proposal. Agency comments have been included as Attachment A.

Agency comments:

Agency Notified	Response Received	Agency Notified	Response Received
Chelan-Douglas Health District	02/22/2021	Douglas County Treasurer	02/09/2021
Douglas County PUD	02/10/2021	Douglas County GIS	02/24/2021
WA State Dept. of Ecology	02/23/2021	Douglas County Assessor	02/09/2021
Douglas County Fire Marshal	02/10/2021		

Dept. of Arch. & Historical Preservation	02/22/2021	Douglas County Transportation & Storm Water	02/23/2021
Douglas County Land Services	10/24/2021	Colville Confederated Tribes	02/19/2021

* N/R = No Reply

Agency comments have been included as suggested conditions of approval, as applicable.

No public comments were received.

VII. PROJECT ANALYSIS

In review of this proposal it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

Comprehensive plan consistency:

The proposal is consistent with the goals and policies of the Douglas County Countywide Comprehensive Plan. The proposed lot sizes meet the density standards for residential lots. Policy G-9 requires that rural development be served by adequate transportation facilities and infrastructure. The development will be served by adequate transportation facilities and infrastructure.

Consistency with the provisions of Title 17, "Subdivisions", DCC:

As conditioned, the proposal is consistent with the provision of this title.

Consistency with the provisions of the R-REC Zoning District, DCC Chapter 18.27:

The R-REC district allows subdivisions as a permitted use. As conditioned, the proposal is consistent with the provisions of this chapter. The lot sizes proposed are greater than the 15,000 square foot minimum required in the R-REC zoning district.

Consistency with the provisions of the DCC 18.18D – Geologically Hazardous Areas

The applicant has provided documentation to address compliance with DCC 18.18D – Geologically Hazardous Areas. The subject property exists on the side of a steep slope and requires specific geologic analysis to demonstrate the project will not result in any geologic hazards, and provide lots which are buildable. The applicant's original submittals included a geologic assessment that was done in 2004 for a previous 7 lot subdivision proposal on the same parcel. This assessment unsatisfactory as the analysis/ recommendations were applicable to the previous 7 lot layout, and not the current 5 lot layout. The applicant subsequently submitted a geologic site assessment, prepared by Stanton Geological Services, that was applicable to the current 5 lot proposal. Within this assessment, Stanton Geologic Services provides analysis and recommendations for the project in relationship to a variety of geologic hazards including landslide hazards, seismic hazards, slope stabilization and more. The assessment demonstrates that each lot is buildable provided the applicant, and future property owners, take precautionary measures (Specific recommendations are identified within the assessment) and engages professional

geotechnical assistance throughout the life of the project. In conjunction with this geologic assessment, and as conditioned, the proposal is consistent with the provisions of this chapter.

Consistency with the provisions of DCC Chapter 20.34, *Stormwater Drainage*

As conditioned, the proposal is consistent with the provisions of this chapter.

Consistency with the provisions of DCC Title 12 *Road Standards*

As conditioned, the proposal is consistent with the provisions of this chapter.

VIII. RECOMMENDATION

As conditioned below, this application 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 Comprehensive Plan. Staff recommends approval of P-2021-01 subject to the following findings of fact and conditions:

Suggested Findings of Fact:

1. The applicants and property owners are Michael Mansfield and Patricia Curren, 2435 Basalt Dr, Quincy, WA 98848.
2. General Description: An application for a 5 lot major subdivision (P-2021-01). The subject property is approximately 11.8 acres in size, and proposes lot sizes ranging from 1 acre to 5.9 acres in size. The subject property is located in the Rural Recreation (R-REC) zoning district under Douglas County Code.
3. Location: The subject property is located at 108 Mansfield Road, Quincy WA 98848. The subject property is further described as being located within Section 14, Township 20N, Range 22E. W. M. Douglas County Assessor's parcel number: 20221410015.
4. Site Information:

Total Project Size:	11.8 acres
No. of lots	5
Domestic Water:	Domestic wells
Sewage Disposal:	On-site septic systems
Power/Electricity:	Douglas County PUD
Fire Protection:	Douglas County Fire District #2
Telephone Service:	Varied
5. Site Characteristics: The subject property includes moderate to steep slopes on site. An existing access road, and multiple flat, graded pads are located on site.
6. Surrounding Property:

<u>North:</u>	Vacant land, BNSF Railway, SR-28.
<u>South:</u>	Single family home, The Columbia River
<u>East:</u>	Single family homes
<u>West:</u>	Single family homes, vacant land
7. The Comprehensive Plan Designation is Rural Recreation.
8. The subject property is located in the Rural Recreation (R-REC) zoning district which allows for subdivisions as a permitted use.
9. The subject property meets the minimum development standards of the Rural Recreation (R-REC) zoning district, including the 15,000 square foot minimum lot size.
10. The application materials reviewed by Douglas County Transportation and Land Services include the following:
 - a) Preliminary Plat prepared by Northwest Geodimensions, received January 22, 2021.
 - b) SEPA Checklist prepared by the applicant, dated January 14, 2021.

- c) Geologic Site Assessment prepared by Stanton Geological Services, dated August 6, 2021.
11. The proposed 5-lot subdivision is accessed via a private drive connecting to Mansfield Road (private). Mansfield Road (private) connects to Mansfield Road (public) approximately 30 feet east of private driveway that serves this subdivision. The existing private driveway serving lots 1, 2, & 3 is paved, approximately 20 feet wide, and has a maximum grade of approximately 11%. The existing driveway to serve lots 4 and 5 is dirt, approximately 12 feet wide and has a maximum grade of approximately 17%. Per the applicants coordination with the Fire Marshal and Douglas County Transportation, the existing fire truck turnaround on lot 2 shall be paved prior to plat approval and the existing driveway serving lots 4 and 5 shall be surfaced with gravel prior to final plat acceptance and paved prior to building permit issuance for lots 4 and 5.
 12. Comments from reviewing agencies have been considered and addressed where appropriate.
 13. Douglas County issued a Determination of Non-Significance on October 5, 2021 pursuant to WAC 197-11-355 (Optional DNS).
 14. Surrounding property owners were given the opportunity to comment on the proposals, can request a copy of the decision, and can appeal the decision subject to the requirements outlined in DCC Title 14.
 15. Proper legal requirements were met and surrounding property owners were given the opportunity to comment on the proposal at a public hearing.
 16. Purveyors who responded to the project have indicated that adequate utilities/services are or can serve this project.
 17. As conditioned, the development will not adversely affect the general public, health, safety and general welfare.

Suggested Conclusions:

1. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Douglas County Countywide Plan Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. Public use and interests will be served by approval of this proposal.
4. As conditioned, the proposal is consistent with Title 17 "Subdivisions", Title 18 "Zoning", Title 19 "Environment", and Title 20 "Development Standards", of the Douglas County Code.

Suggested Conditions of Approval:

1. The project shall proceed in substantial conformance with the plans and application materials of file dated 01/14/2021, 01/22/2021 and 08/06/2021 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 including, but not limited to:
 - a) Washington State Department of Ecology NDPES permit.
3. A plat certificate showing parties of interest, from a title company, must be submitted with the blue-line drawings.
4. The final plat shall be submitted by a land surveyor licensed in the State of Washington, and shall comply with the standards set forth in Title 17 of the Douglas County Code.
5. All parties having an ownership interest in the subject property shall acknowledge the plat.
6. It is the responsibility of the applicant to contact the Douglas County Assessor's and Treasurer's offices to confirm all taxes are current prior to final plat approval.
7. During construction, all work associated with the proposed project shall occur between the hours of 6:00 a.m. to 7:00 p.m., Monday through Friday and 7:00 a.m. to 7:00 p.m.,

Saturday. Construction activities on Sunday shall not commence before 8:00 a.m. and shall conclude by 7:00 p.m.

8. The final plat shall show the location of all easements serving or encumbering the subject property.
9. The following notes shall be placed on the final plat:
 - a) All development activities including site preparation, grading, and construction, shall adhere to the findings, conclusions and recommendations derived from the Geologic Site Assessment prepared by Stanton Geological Services, dated August 6, 2021. Timing of the grading and earthwork must meet the parameters set forth by these findings, conclusions and recommendations.
 - b) Concurrent with a building permit submittal for lots 1-4, the applicant shall submit a geologic risk assessment from a geotechnical engineer. The engineer shall assess the suitability of the proposed building location in relationship to the steep slopes.
 - c) A geotechnical engineer shall be consulted for cut and fill slope preparation recommendations prior to any additional grading conducted on the subject property.
 - d) The existing gravel access serving lots 4 and 5 shall be paved, in accordance with the Fire Marshal's requirements, prior to building permit issuance for lots 4 and 5.
 - e) A fire truck turnaround shall be constructed on lot 4 in accordance with the Fire Marshal requirements prior to building permit issuance on either Lot 4 or Lot 5.
10. Prior to any earth disturbance, the applicant shall prepare and inadvertent discovery plan (IDP). The plan shall be kept on site and utilized in the event cultural resources are discovered.
11. The location of existing utilities (i.e. power and irrigation lines, domestic wells, septic system for the existing residence, etc.) and utility easements shall be depicted on the face of the final plat.
12. The 2018 ICC Wildland Urban Interface Code will be utilized for the purposes of fire protection and for mitigating the extreme slope of the proposed pre-existing access to these lots.
13. All structures will be equipped with residential fire sprinklers in accordance to NFPA 13D.
14. Class I Ignition Resistant Construction is required on all structures in accordance to Section 504 of the ICC 2018 Wildland-Urban Interface Code.
15. The creation of defensible space in accordance to the 2018 Wildland -Urban Interface Code is required around all structures to a distance of 100 feet as measured from the perimeter of all structures. In cases where the lot lines limit this modification due to lineal distance limitations, provisions for this requirement will be made to the lot line in question and as allowed or required by the Fire Marshal. The guide "Fire Resistant Plants for Chelan/Douglas County Washington" published by the Chelan / Douglas County Master Gardner Program may be utilized as a reference.
16. Lots greater than one (1) acre are EXEMPT from fire flow requirements PROVIDED that all structures maintain no less than 50 feet of separation utilizing the closest and most direct path as measured from eave to eave.
17. Maximum grade for any graveled access is 10%. Grades greater than 10% but not greater than 12% must be paved. Grades beyond 12% are typically not allowed unless approved by the Fire Marshal on a case-by-case basis. In this development, The 2018 Wildland-Urban Interface Code will be utilized to mitigate the extreme slopes grades associated with this development. A note shall be included on the face of the plat stating that the driveway serving Lot #5 & 6 shall be paved prior to building permit issuance.
18. All access longer than 150 feet must end in an approved Turn Around. The Turn Around must not be a part of a garage approach, must not counted as parking, must not be counted as a storage area, must account for seasonal snow accumulation, and must be paved and capable of supporting the weight of emergency apparatus in all weather conditions. The turn around must be paved prior to plat approval.

19. Where applicable, all access longer than 150 feet must end in an approved Turnout every 300-450 feet. The turnout must be no less than 20 wide and 50 feet long. The Turnout must not be counted as parking, must not be counted as a storage area, must account for seasonal snow accumulation, and must be capable of supporting the weight of emergency apparatus in all weather conditions.
20. A complete Private Water System Review application (for each well) including copies of:
 - a) Well Log
 - b) Current Nitrate testing
 - c) Current Coliform Bacteria Testing
 - d) Copy of Declaration of Covenant and/or Restrictive Covenants to be recorded
 - e) Pump/drawdown testing (shared well)
 - f) Joint Use Agreement (shared well)
 - g) Water line easements (shared well)
21. A system user agreement for the well must be created if sharing the well between two new lots
22. Any existing or proposed private wells must be shown on the plat drawing including at least a 50' sanitary control radius around the well head. Each well point must have (1) recorded protective covenant(s) with the owners of all properties covered by the 50' sanitary control radius or (2) for well points that the plat developer can't secure protective covenants, a variance granted by the Health District. Any variance granted will require a Notice to be recorded against that lot's title and the reduced sanitary control radius, as it actually exists, shown on the final plat. Please contact the Health District if a well site variance will be necessary.
23. All necessary easements and covenants for access and protection of the water supply must be shown or described on the final plat drawing. The Health District has more information and examples of the following protective covenants and variance notice to title. A Restrictive Covenant is necessary for that part of the 50' sanitary control radius that falls outside the well owner's property and is recorded to the neighboring property owner's parcel. A Declaration of Covenant is necessary for that part of the 50' sanitary control radius that falls completely within the well owner's property and is owned in fee simple by the well owner. Some wells will have both protective covenants. The Health District recommends the plat developer consult an attorney about these covenants. Protective covenants for each well point must be declared in the dedicatory language on the plat as follows:
 - b) "A Restrictive Covenant recorded with [name of county here] as AFN: _____ establishes a sanitary control area with a 50' radius around the domestic well shown [as well tag # _____]. No source of contamination may be constructed, stored, disposed of, or applied within the sanitary control area without the specific recorded permission of the well owner(s)."
 - c) "A Declaration of Covenant recorded as a notice to title with [name of county] as AFN: _____ establishes a sanitary control area with a 50' radius around the domestic well shown [as well tag # _____]. No source of contamination may be constructed, stored, disposed of, or applied within the sanitary control area."
 - d) A variance regarding the Sanitary Control Area around the domestic well shown [as well tag # _____] is described in the Declaration of Covenant recorded as a notice to title with [name of county] as AFN: _____. This variance allows a reduced sanitary control area. No source of contamination may be constructed, stored, disposed of, or applied within the sanitary control area.
24. Operation and maintenance agreements not declared on the plat will require a blank for referencing the document, such as:
 - a) "Well maintenance and operation agreement filed with the County Auditor, No. _____."
25. The dedicatory language on the final plat shall carry these notes:

- a) "The Health District has not reviewed the legal availability of water to this plat development"
 - b) "The combined water use by all the wells in this development may not exceed 5000 gallons per day or be used to irrigate more than ½ acre unless a ground water withdrawal permit is obtained from the Department of Ecology (RCW 90.44.050)."
26. A soil/site evaluation for placement of onsite sewage systems is still needed for each proposed lot as per previous development comments. This requirement can be found in WAC 246- 272A-0320 subsection (2) (c). This evaluation can be completed by the Chelan-Douglas Health District or a state licensed septic system designer or professional engineer. Soil information gleaned from a Geotechnical Report is not acceptable.
27. The dedicatory language on the final plat shall contain this statement:
- a) "Site evaluations may be required at the time of application for individual septic system construction permits."
28. The applicant shall pave the fire truck turnaround on lot 2 in accordance with the Fire Marshal's requirement's prior to final plat acceptance.
29. The applicant shall surface the 12 foot wide driveway serving lots 4 and 5 with 6" CSBC prior to final plat acceptance.
30. A note shall be included on the face of the plat requiring the existing gravel access serving lots 4 and 5 to be paved in accordance with the Fire Marshal's requirements prior to building permit issuance for lots 4 and 5.
31. The minimum access easement width shall be 30' for lots 1, 2, 3, and 5. The minimum access easement width on lot 4 shall be 20 feet. A fire truck turnaround shall be constructed on lot 4 in accordance with the Fire Marshal requirements prior to building permit issuance on either Lot 4 or Lot 5.
32. A Private Access Operation and Maintenance Agreement shall be prepared, executed, and recorded by the applicant; the Auditor's File Number(s) shall be noted on the final plat map. A note shall be included on the face of the plat which states:
- a) "Douglas County shall not be responsible for the maintenance of roadway and appurtenant improvements, including storm drainage structures and pipes located on private property."
33. Per DCC Chapter 12.24, all new or revised accesses (including temporary accesses) require an approved access permit.
34. All existing and proposed easements shall be clearly delineated with the Auditor's File Number(s) noted as necessary on the final plat.
35. Five-foot utility easements (min.) are required along all lots or tracts with County road frontage in accordance with applicable road standards. Utility purveyors may require easements in excess of five feet.
36. Utility installation/replacement/upgrade within the Douglas County right-of-way shall be approved by Douglas County. A permit to perform work in the right-of-way shall be obtained prior to construction. Damage to existing roads resulting from construction activities (including utility extensions required to provide necessary services to the proposed development) shall be repaired to the satisfaction of Douglas County, by the applicant. The extent of repair and/or replacement will be determined during construction plan review and during field inspection of the proposed work within the right-of-way.
37. The applicant is responsible for preventing mud, dirt, debris, and stormwater runoff from being tracked or otherwise discharging onto the public Right of Way or adjacent properties.
38. Site specific stormwater design for the individual lots may be deferred until time of building permit submittal. A note shall be included on the face of the final plat which states:
- a) "At the time of building permit submittal, an engineered site specific stormwater plan and report shall be submitted that conforms to Douglas County Code and the current edition of the Stormwater Management Manual for Eastern Washington. The Engineer of Record shall provide certification that the private on-site stormwater

system has been completed in accordance with the accepted plans. A Private Stormwater Operation and Maintenance Agreement, prepared with standard Douglas County forms, shall be executed and recorded with the Douglas County Auditor.”






Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Tanner Ackley".

Tanner Ackley – Senior Planner

Date: October 11, 2021

Attachments:
Agency Comments

Display Order	Parcel Number	Name	Condition	Agency Comments	Ver Req'd	P
 <input type="text" value="1"/>		DCFD Conditions	Custom	The 2018 ICC Wildland Urban Interface Code will be utilized for the purposes of fire protection and for mitigating the extreme slope of the proposed pre-existing access to these lots.		
 <input type="text" value="2"/>			Custom	All structures will be equipped with residential fire sprinklers in accordance to NFPA 13D.		
 <input type="text" value="3"/>			Custom	Class I Ignition Resistant Construction is required on all structures in accordance to Section 504 of the ICC 2018 Wildland-Urban Interface Code.		
 <input type="text" value="4"/>			Custom	The creation of defensible space in accordance to the 2018 Wildland -Urban Interface Code is required around all structures to a distance of 100 feet as measured from the perimeter of all structures. In cases where the lot lines limit this modification due to lineal distance limitations, provisions for this requirement will be made to the lot line in question and as allowed or required by the Fire Marshal. The guide "Fire Resistant Plants for Chelan/Douglas County Washington" published by the Chelan / Douglas County Master Gardner Program may be utilized as a reference.		
 <input type="text" value="5"/>			Custom	Lots greater than one (1) acre are EXEMPT from fire flow requirements PROVIDED that all structures maintain no less than 50 feet of separation utilizing the closest and most direct path as measured from eave to eave.		



6

Custom

Maximum grade for any graveled access is 10%. Grades greater than 10% but not greater than 12% must be paved. Grades beyond 12% are typically not allowed unless approved by the Fire Marshal on a case-by-case basis. In this development, The 2018 Wildland-Urban Interface Code will be utilized to mitigate the extreme slopes grades associated with this development. A note shall be included on the face of the plat stating that the driveway serving Lot #5 & 6 shall be paved prior to building permit issuance.



7

Custom

All access longer than 150 feet must end in an approved Turn Around. The Turn Around must not be a part of a garage approach, must not counted as parking, must not be counted as a storage area, must account for seasonal snow accumulation, and must be paved and capable of supporting the weight of emergency apparatus in all weather conditions. The turn around must be paved prior to plat approval.



8

Custom

Where applicable, all access longer than 150 feet must end in an approved Turnout every 300-450 feet. The turnout must be no less than 20 wide and 50 feet long. The Turnout must not be counted as parking, must not be counted as a storage area, must account for seasonal snow accumulation, and must be capable of supporting the weight of emergency apparatus in all weather **conditions.**



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

February 22, 2021

Shari Tincher
Permit Center Facilitator
Douglas County
140 19th Street NW
East Wenatchee, WA 98802

In future correspondence please refer to:
Project Tracking Code: 2021-02-01023
Property: Douglas County_Mansfield Subdivision (P-2021-01)
Re: Inadvertent Discovery Plan Requested

Dear Shari Tincher:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. However, due to the project area being steeply sloped, DAHP is not requesting a cultural resources survey at this time. We do ask that you prepare an inadvertent discovery plan (IDP) and prepare construction crews for the possibility of encountering archaeological material during ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project. Should you have any questions, please feel free to contact me.

Sincerely,

Sydney Hanson
Transportation Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov



Shari Tincher (x6589)

From: Rebecca Gordon (HSY) <Rebecca.Gordon.HSY@colvilletribes.com>
Sent: Thursday, February 18, 2021 11:48 AM
To: Shari Tincher (x6589)
Cc: Guy Moura (HSY); sepa@dahp.wa.gov
Subject: RE: P-2021-01 Major Subdivision for review

[EXTERNAL MESSAGE]

Good Morning-

We have completed our review of permit application P-2021-01 for a proposed major subdivision. The proposed project falls within the traditional territory of the Moses-Columbia or Sinqayuse Tribe, a constituent Tribe of the Confederated Tribes of the Colville Reservation.

We concur with the APE as presented.

We do not concur with the statements made in Section 13 of the SEPA Checklist, particularly subpart C, which states "Since there is no visible indication of cultural or historic resources on this site, nothing is proposed." Just because there is "no visible indication" of cultural resources within the proposed APE does not mean that potential cultural resources do not exist under the surface of the site. In fact, a review of DAHP records on WISAARD indicate the presence of at least 4 documented Pre-Contact archaeological sites within less than a half mile of the project area. As the project falls in very high risk for potential cultural resources according to the WA State predictive model, we strongly recommend a cultural survey with shovel probes be conducted by a professional archaeologist prior to any ground disturbing activities. If such a survey is undertaken, we would like to request a copy of the resulting survey report for our review and comment.

Thank you for consulting with the Confederated Tribes of the Colville Reservation. These comments are based on the information as currently presented. Any changes to the project will require additional consultation. We reserve the right to revise our comments as additional information becomes available. If you have any questions, please contact me at the number below, or contact Guy Moura, THPO, at 509-634-2695.

Lamlamt (Thank You),

Rebecca L. Gordon, M.A., RPA

Archaeologist Senior
History/Archaeology Program
Confederated Tribes of the Colville Reservation
P. O. Box 150
21 Colville Street
Nespelem, WA 99155

509-631-1173 cell

Rebecca.Gordon.HSY@colvilletribes.com

Teleworking Hours: Monday-Thursday 0630-1700

From: Shari Tincher (x6589) [stincher@co.douglas.wa.us]
Sent: Monday, February 08, 2021 2:05 PM
To: SEPA-Central Regional Office; SEPA-Ecology; SEPA-DAHP; Rebecca Gordon (HSY); Guy Moura (HSY)
Subject: P-2021-01 Major Subdivision for review

Good Day,

Application Packet for review. Please submit any comments prior to February 24, 2021.

Shari Tincher (x6589)

From: Kasey Dirks (x6348)
Sent: Monday, February 08, 2021 5:05 PM
To: Shari Tincher (x6589)
Subject: RE: P-2021-01 Comment period

Hi Shari,

The Assessor's Office has no comment at this time re: P-2021-01.

Thank you,

Kasey Dirks

Douglas County Assessor's Office
P.O. Box 387
213 S. Rainier Ave.
Waterville, WA 98858
Phone: (509) 745-8521
Direct: (509) 888-6348
Website: www.douglascountywa.net



Please consider the environment before printing this e-mail.

From: Shari Tincher (x6589) <stincher@co.douglas.wa.us>
Sent: Monday, February 8, 2021 2:16 PM
To: Karina.Alcantar@cdhd.wa.gov; EHSsupport@cdhd.wa.gov; Mike Neer (x6560) <mneer@co.douglas.wa.us>; Zachary Horton (x6584) <zhorton@co.douglas.wa.us>; Amanda Taub (x6585) <ataub@co.douglas.wa.us>; Todd Wilson (x6556) <TWilson@co.douglas.wa.us>; Kurt Blanchard <kblanchard@douglasfire2.org>; Dan Day <DanD@dcpud.org>; Tiffany Prazer (x6558) <TPrazer@co.douglas.wa.us>; Carlee Murphy (x6428) <cmurphy@co.douglas.wa.us>; Sarah Goodwin (x6429) <sgoodwin@co.douglas.wa.us>; Kasey Dirks (x6348) <KDirks@co.douglas.wa.us>
Subject: P-2021-01 Comment period

REQUEST FOR AGENCY COMMENTS

APPLICANT: MICHAEL H & PATRICIA L CURRAN MANSFIELD

Date of Application: 01/22/2021

Date Letter of Completeness Issued: 02/04/2021

Date Notice of Application Issued: 2/9/2021

Application Number: P-2021-01

Description of Proposal: An application for a 5 lot major subdivision. Subject property is approximately 11.8 acres in size and is located at 108 Mansfield Rd, Quincy WA 98848. Proposed lot sizes range from 1 acre to 5.9 acres in size. The subject property is located in the Rural Recreation (R-REC) zoning district under Douglas County Code. The subject property is further described as being located within Section 14, Township 20N, Range 22E. W. M. Douglas County Assessor's parcel number: 20221410015.

Respond By: 5:00 p.m., February 24, 2021

Return Comments to: SmartGov

If your comments are not received from your agency by the above date, it will be construed that your agency has no concern with this application.

If you have application related questions, please contact Tanner Ackley (Lead Planner)

Shari Tincher (x6589)

From: Sarah Goodwin (x6429)
Sent: Monday, February 08, 2021 2:32 PM
To: Shari Tincher (x6589)
Subject: RE: P-2021-01 Comment period

Hi Shari,

The parcel, 20221410015, is current on taxes. The only balance owed is 2021, for which statements have not yet been sent. The total for the year is \$1,527.71, first half is \$763.86 and 2nd half is \$763.85. This parcel does not presently have irrigation or storm water assessments.

Have a great day!



Sarah Goodwin

Deputy Treasurer
Accounts Receivable

Direct Line : 509-888-6429
Phone : 509-745-8525
Fax : 509-745-8412
Email: sgoodwin@co.douglas.wa.us

P.O. Box 609
203 S. Rainier Ave.
Waterville, WA 98858

"The opinions expressed here are my own and do not necessarily represent those of Douglas County."

From: Shari Tincher (x6589) <stincher@co.douglas.wa.us>
Sent: Monday, February 8, 2021 2:16 PM
To: Karina.Alcantar@cdhd.wa.gov; EHSsupport@cdhd.wa.gov; Mike Neer (x6560) <mneer@co.douglas.wa.us>; Zachary Horton (x6584) <zhorton@co.douglas.wa.us>; Amanda Taub (x6585) <ataub@co.douglas.wa.us>; Todd Wilson (x6556) <TWilson@co.douglas.wa.us>; Kurt Blanchard <kblanchard@douglasfire2.org>; Dan Day <DanD@dcpud.org>; Tiffany Prazer (x6558) <TPrazer@co.douglas.wa.us>; Carlee Murphy (x6428) <cmurphy@co.douglas.wa.us>; Sarah Goodwin (x6429) <sgoodwin@co.douglas.wa.us>; Kasey Dirks (x6348) <KDirks@co.douglas.wa.us>
Subject: P-2021-01 Comment period

REQUEST FOR AGENCY COMMENTS

Note Detail



Type: Permit Workflow Step

Id: COMMENTS-DC PUD

Note Type: * APPLICATION COMMENTS

Note Code:

Text: * Estimate to provide power to the project has been provided to the developer and must be paid prior to final approval.

Begin Date: * 02/10/2021

End Date:

Link: [GOTO](#)

Publish on Portal - Private: Public:

Attachments

[SELECT FILES](#)

[CLOSE](#)



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 West Alder Street • Union Gap, Washington 98903-0009 • (509) 575-2490

February 22, 2021

Tanner Ackley
Douglas County Transportation and Land Services
140 19th Street N.W.
East Wenatchee, WA 98802

Re: SEPA Register 202100621, P-2021-01

Dear Tanner Ackley:

Thank you for the opportunity to comment during the Optional Determination of Non Significance process for a 5-lot major subdivision, proposed by Michael Mansfield and Patricia Curran. We have reviewed the documents and have the following comments.

WATER QUALITY

Dividing or platting of a piece of property is often the first step in a proposed development. An NPDES Construction Stormwater Permit may be required if a subsequent individual or common plan of development that has potential for stormwater discharge from a construction site with disturbed ground. Ground disturbance includes all utility placements and building or upgrading existing roads. The process requires going through SEPA, developing a stormwater pollution prevention plan, submitting an application and a 30 day public notice process. This may take 45-60 days. A permit and a stormwater plan are required prior to beginning ground-breaking activities. Please contact **Wendy Neet** with the Department of Ecology, (509) 454-7277 or email wendy.neet@ecy.wa.gov, with questions about this permit.

WATER RESOURCES

A water right permit is required for all surface water diversions and for any groundwater withdrawals that will exceed 5,000 gallons per day for domestic supply, exceed 5,000 gallons per day for industrial purpose, for stockwater, or for the irrigation of more than one-half acre of non-commercial lawn or garden. (Chapter 90.03 RCW Surface Water Code and Chapter 90.44 RCW Regulation of Public Ground Waters) If in doubt, check with the Department of Ecology, Water Resources Program.

If you have any questions or would like to respond to these Water Resources comments, please contact **Christopher Kossik** at (509) 454-7872 or email at christopher.kossik@ecy.wa.gov.

Sincerely,

A handwritten signature in blue ink that reads "Gwen Clear".

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepa@ecy.wa.gov

DOUGLAS COUNTY TRANSPORTATION & LAND SERVICES



MEMO

DATE: February 23, 2021
TO: Tanner Ackley
FROM: Mike Neer, PE
CC: Zachary Horton, EIT, Tiffany Prazer CPT
RE: P-2021-01 – Mansfield Short Plat – Preliminary Approval
Transportation & Stormwater Comments

Suggested Findings of Fact:

Initial application materials reviewed by Douglas County Transportation and Stormwater include:

- Preliminary Plat prepared by Northwest Geodimensions, received January 22, 2021.
- SEPA Checklist prepared by the applicant, received March 24, 2019.

Preliminary Plat

The proposed 5-lot subdivision is accessed from Basalt Dive (private). Basalt Drive connects to Mansfield Road (public) approximately 30 feet east of private driveway that serves this subdivision. The existing private driveway serving lots 1, 2, & 3 is paved, approximately 20 feet wide, and has a maximum grade of approximately 11%. The existing driveway to serve lots 4 and 5 is dirt, approximately 12 feet wide and has a maximum grade of approximately 17%. Per the applicants coordination with the Fire Marshal and Douglas County Transportation, the existing fire truck turnaround on lot 2 shall be paved prior to plat approval and the existing driveway serving lots 4 and 5 shall be surfaced with gravel prior to final plat acceptance and paved prior to building permit issuance for lots 4 and 5.

With incorporation of the conditions below, preliminary approval is recommended.

Suggested Conditions of Approval:

Transportation

1. The applicant shall pave the fire truck turnaround on lot 2 in accordance with the Fire Marshal's requirement's prior to final plat acceptance.
2. The applicant shall surface the 12 foot wide driveway serving lots 4 and 5 with 6" CSBC prior to final plat acceptance.
3. A note shall be included on the face of the plat requiring the existing gravel access serving lots 4 and 5 to be paved in accordance with the Fire Marshal's requirements prior to building permit issuance for lots 4 and 5.
4. The minimum access easement width shall be 30' for lots 1, 2, 3, and 5. The minimum access easement width on lot 4 shall be 20 feet. A fire truck turnaround shall be constructed on lot 4 in accordance with the Fire Marshal requirements prior to building permit issuance on either Lot 4 or Lot 5. .

5. A Private Access Operation and Maintenance Agreement shall be prepared, executed, and recorded by the applicant; the Auditor's File Number(s) shall be noted on the final plat map. A note shall be included on the face of the plat which states:
"Douglas County shall not be responsible for the maintenance of roadway and appurtenant improvements, including storm drainage structures and pipes located on private property."
6. Per DCC Chapter 12.24, all new or revised accesses (including temporary accesses) require an approved access permit.
7. All existing and proposed easements shall be clearly delineated with the Auditor's File Number(s) noted as necessary on the final plat.
8. Five-foot utility easements (min.) are required along all lots or tracts with County road frontage in accordance with applicable road standards. Utility purveyors may require easements in excess of five feet.
9. Utility installation/replacement/upgrade within the Douglas County right-of-way shall be approved by Douglas County. A permit to perform work in the right-of-way shall be obtained prior to construction. Damage to existing roads resulting from construction activities (including utility extensions required to provide necessary services to the proposed development) shall be repaired to the satisfaction of Douglas County, by the applicant. The extent of repair and/or replacement will be determined during construction plan review and during field inspection of the proposed work within the right-of-way.

Stormwater

1. The applicant is responsible for preventing mud, dirt, debris, and stormwater runoff from being tracked or otherwise discharging onto the public Right of Way or adjacent properties.
2. Site specific stormwater design for the individual lots may be deferred until time of building permit submittal. A note shall be included on the face of the final plat which states:
"At the time of building permit submittal, an engineered site specific stormwater plan and report shall be submitted that conforms to Douglas County Code and the current edition of the *Stormwater Management Manual for Eastern Washington*. The Engineer of Record shall provide certification that the private on-site stormwater system has been completed in accordance with the accepted plans. A Private Stormwater Operation and Maintenance Agreement, prepared with standard Douglas County forms, shall be executed and recorded with the Douglas County Auditor."