



# DOUGLAS COUNTY

## TRANSPORTATION & LAND SERVICES

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### STAFF REPORT CHAPACKA EAST MAJOR SUBDIVISION P-2021-04

TO: Douglas County Hearing Examiner  
FROM: Douglas County Land Services Staff  
RE: Chapacka East Subdivision (P-2021-04)  
DATE: November 10, 2021

#### I. GENERAL INFORMATION

Requested Action: An application for a fifty three (53) lot major subdivision. The subject property is approximately 35.3 acres in size. Proposed lots range from approximately .18 acres to .73 acres in size. The subject property is located in the Residential Low Density (R-L) zoning district under the East Wenatchee Municipal Code.

Location: The subject property located north of the intersection of Daniels Dr and Badger Mountain Road in East Wenatchee. The property is further described as being located within Section 36, Township 23N, Range 20W, E.W.M. Douglas County Assessor's Parcel Numbers: 23203630002 and 23203630011.

#### II. SITE INFORMATION

|                     |                                 |
|---------------------|---------------------------------|
| Total Project Size: | 35.3 acres                      |
| No. of lots         | 53                              |
| Domestic Water:     | East Wenatchee Water District   |
| Sewage Disposal:    | Douglas County Sewer District   |
| Power/Electricity:  | Douglas County PUD              |
| Fire Protection:    | Douglas County Fire District #2 |
| Telephone Service:  | Varied                          |

Site Characteristics: The subject property is vacant, and the topography is rolling.

Uses adjacent to the subject properties:

North: Single family homes

South: Single family homes and Badger Mountain Road.

East: Badger Mountain Road

West: Vacant Land and East Wenatchee Water District Reservoir

Access: The subdivision will be accessed via an internal roadway that connects to Badger Mountain Road. All roadway improvements will be the responsibility of the developer; and compliant with the East Wenatchee standards and specifications.

Zoning and Development Standards: The subject property is located within the Residential Low Density (R-L) zoning district which allow for the subdivision of land.

The Growth Management Act identifies that urban growth areas are lands intended for annexation by the adjacent city within 20 years. Based on this, Douglas County has adopted city development regulations within their urban growth areas in order to guide growth according to city standards and ease the transition during future annexations. On March 28, 2007, Douglas County adopted Ordinance 07-01H which adopted sections of Title 17 'Zoning' of the East Wenatchee Municipal Code within the unincorporated portions of the East Wenatchee Urban Growth Boundary.

Major Subdivisions:

The requirements of Title 17, "Subdivisions" Douglas County Code, apply to the design and review requirements for approval of major subdivisions of 10 or more lots, parcels or tracts.

**III. COMPREHENSIVE PLAN:**

The Greater East Wenatchee Area Comprehensive Plan designates this property as Residential Low Density. The Low Residential designation is intended to permit a range of housing options and densities to provide areas desirable for single-family residential use. The primary and preferred land use is residential. The use of innovative housing techniques such as attached single family, zero-lot line housing, averaging lots sizes, and other alternates should be encouraged infilling and variety of housing types and densities. In order for these techniques to be used in a manner that protects the integrity of the surrounding properties, there must be mechanisms to ensure neighborhood compatibility and good design quality.

The following goals and policies set forth in the comprehensive plan are relevant to this development:

URBAN GROWTH

POLICY UG-12: The City and County encourage the use of innovative, high quality infill development and redevelopment strategies such as planned developments, zero-lot line, lot-size averaging, shadow platting, small lot subdivisions, and mixed uses in existing developed areas within the urban growth areas.

LAND USE – RESIDENTIAL:

The quality and integrity of residential neighborhoods defines the character of the community. Ensuring that these neighborhoods remain stable and vital is of primary importance to meet the goals of the Growth Management Act, the Land Use Plan, and the Housing Plan.

POLICY: Urban governmental services and infrastructure must be available at the time of development or there must be a plan in place, with funding, to insure that a full range of urban governmental services is available to serve the development within the planning period.

HOUSING

GOAL: To provide for a sufficient number of safe, attractive and affordable residences for people of all income levels.

GOAL: To provide for a variety of housing types and densities to ensure a range of affordable housing options for all segments of the community.

GOAL: To insure that public facilities and infrastructure are available to support development at urban densities in advance of or concurrent with development.

POLICY H-1: Require residential development at urban densities to locate within urban growth areas consistent with the comprehensive plan.

POLICY H-4: Apply consistent standards in residential development to preserve residential character.

POLICY H-6: Require the construction of sound, safe, and sanitary dwelling units.

POLICY H-12: Development standards must address efficient transportation networks and multi-modal opportunities for new development requiring the extension of existing streets into and through developments and the provision of sidewalks and trails for non-motorized modes of transportation.

POLICY H-13: New residential development in the urban growth area must be concurrently served by a full range of urban governmental services.

POLICY H-25: Ensure that new developments provide adequate street illumination.

## OPEN SPACE AND RECREATION

GOAL: Provide recreational opportunities, facilities, and experiences which will allow all individuals the opportunity to improve the quality of their lives, while preserving and enhancing the existing resources of the area.

POLICY OS-6: Provide adequate access for vehicles and pedestrians to public recreational areas as appropriate.

## UTILITIES

GOAL: Facilitate the development of all utilities at the appropriate levels of service to accommodate growth that is anticipated to occur in the Area, in a fair and timely manner.

POLICY UT 2: A full range of urban services shall be provided within the entire urban growth area by promoting utility extensions to those areas needing urban services.

POLICY UT 3: Encourage development of vacant properties adjacent to established utility systems, according to the appropriate zoning classification and/or land use designation.

POLICY UT 4: Insure that development take into account the timely provision of adequate and efficient utility systems.

POLICY UT 5: The cost of on-site utility improvements or site preparation for developments, such as surface drainage, utilities, and water and sewer systems should be the responsibility of private enterprise.

POLICY UT 7: Facilitate the provision of urban services to all areas in the urban growth area by sizing and locating new services that will efficiently accommodate future service extensions.

POLICY UT 10: Require the under-grounding of utility wires, where feasible.

GOAL 4: Provide sewer service for the East Wenatchee Urban Growth Area.

GOAL 5: Provide an efficient surface and stormwater management system that serves community residences and business in a manner that makes efficient use of limited resources and minimizes damage to public and private property from flooding events.

POLICY UT 23: Design, construct, and maintain stormwater facilities in a manner that minimizes their impact on adjacent neighborhoods and business.

POLICY UT 25: Require new developments locate required stormwater management facilities on-site unless a regional facility benefiting drainage has been constructed with sufficient excess capacity to serve the development.

POLICY UT 29: Stormwater facilities and infrastructure shall be of a type, nature and location to facilitate ease of access for required inspection, maintenance and operation. Stormwater facilities shall be located on a separate tract, where feasible overflow and access is provided from a county or city right-of-way.

## TRANSPORTATION

GOAL: Provide a balanced transportation system that meets the needs of the community by accommodating the movement of people, goods, and services at an optimum level of safety, economy and efficiency.

GOAL: Ensure adequate and safe access to property via a system of public and private roads.

POLICY T-6: As public and private development occurs, ensure that transportation system improvements have adequate streets, sidewalks and walkways; and are consistent with the transportation and adopted system design.

POLICY T-7: Ensure that current and future developments provide proper, adequate and safe access to the transportation system and facilities.

- Provision for adequate parking must be included for all development
- Natural and artificial landscaping should be considered in the design of system facilities

POLICY T-8: Facilitate mobility for all residents within the Greater East Wenatchee Area; including the elderly and persons with disabilities by providing accessible transportation facilities.

POLICY T-16: Design transportation facilities within the Greater East Wenatchee Area that minimize adverse environmental impacts resulting from both their construction and use.

POLICY T-17: Economic and residential growth decisions should be tied to the ability of the existing transportation system to accommodate the increased demand, or new transportation facilities should be provided concurrently with the proposed development.

POLICY T-18: Allow land use changes only when proposals are consistent with the adopted transportation level of service standards of the comprehensive plan.

POLICY T-19: Control the location and spacing of driveways and encourage the development of shared driveways.

POLICY T-23: Institute financing measures for major circulation elements that fairly distribute the cost between private property owners and the public sector.

POLICY T-24: All road construction projects shall be designed and constructed in compliance with locally adopted stormwater management standards.

POLICY T-26: Encourage public transportation-compatible infill development on bypassed vacant parcels in developed areas adjacent to bus routes and stops.

POLICY T-27: All transit related decisions such as roadway access, projects, and pedestrian linkages shall be consistent with the current adopted LINK service area policies.

POLICY T-28: Coordinate with LINK to provide public transportation, which is affordable, safe, convenient, clean, comfortable, accessible, well maintained and reliable.

**POLICY T-34:** 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 the city or county and the applicant must be in place to complete the improvements or strategies within six years.

**POLICY T-40:** Encourage physical activity by providing alternative modes of transportation with more pedestrian and bicycle friendly street standards.

**IV. ENVIRONMENTAL REVIEW**

Douglas County issued a Determination of Non-Significance on November 10, 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.

Agency comments:

| <b>Agency Notified</b>                           | <b>Response Received</b> | <b>Agency Notified</b>  | <b>Response Received</b> |
|--|--------------------------|---|--------------------------|
| Chelan-Douglas Health District                   | 09/21/2021               | Douglas County Treasurer  | 09/01/2021               |
| Douglas County PUD                               | 09/20/2021               | Douglas County GIS/Addressing                                       | 09/03/2020               |
| WA State Dept. of Ecology                        | 09/14/2021               | Douglas County Assessor   | N/R                      |
| Douglas County Fire Marshal                      | 09/17/2021               | East Wenatchee Water District                                       | 09/01/2021               |
| Douglas County Sewer District                    | 09/17/2021               | Douglas County Transportation & Storm Water                         | 09/30/2021               |
| Douglas County Land Services                     | 10/13/2021               | Washington State Department of Archeology and Historic Preservation | N/R                      |
| United States Postal Service                     | N/R                      | Eastmont School District  | 09/02/2021               |
| Washington State Department of Fish and Wildlife | 09/13/2021               | Link Transit  | N/R                      |

\* N/R = No Reply

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

Multiple members of the public provided comment on the proposal. Their concerns about the project include increased traffic, safety, effect on property values, etc. The following parties supplied comment on the proposal:

- Linda and Michael Moye, 2158 Inglewood Drive, East Wenatchee, WA 98802
- Rich Beausoleil, 2126 Inglewood Drive, East Wenatchee, WA 98802
- Mary Peterson, 2137 Inglewood Drive, East Wenatchee, WA 98802
- Clinton & Myra Larama, 2178 Inglewood Drive, East Wenatchee, WA 98802
- Walt & Aylette Ness, 2186 Inglewood Drive, East Wenatchee, WA 98802
- Glen & Jacqueline Schloe, 2110 Inglewood Drive, East Wenatchee, WA 98802
- Diana Hamilton, 2134 Inglewood Drive, East Wenatchee, WA 98802
- Kathryn Moody, 2162 Inglewood Drive, East Wenatchee WA 98802
- Lisa & Mike Davis (Representing Petitioners) , 2170 Inglewood Drive, East Wenatchee, WA 98802

## **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 Greater East Wenatchee Area Comprehensive Plan. The proposed lot sizes meet the density standards for residential lots. Policy H-13 requires that urban development within the urban growth area be served concurrently with urban services. The development will be served by the full range of urban services. The first goal of the transportation chapter strives to provide a balanced transportation system that meets the needs of the community by accommodating the movement of people, goods and services at an optimum level of safety, economy and efficiency. The project will include a balanced transportation system that meets the needs of the community.

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

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

### Consistency with the provisions of the Residential Low Density Zoning District, Chapter 17.24, EWMC as adopted by Douglas County:

As proposed, the subdivision will meet all applicable development standards of the Residential Low Density zoning district including but not limited to minimum lot size, lot width, and lot depth.

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

### Consistency with the provisions of Lot Frontage, Section 17.72.210, EWMC as adopted by Douglas County:

Residential lots shall have not less than 40 feet of frontage on a public or private roadway, except when located within a cul-de-sac or when the lot is accessed from a

joint-use driveway or access easement meeting the requirements of Chapters 12.50 through 12.60 EWMC, comprehensive street standards, and any amendments. A minimum of 20 feet of contiguous frontage is required for lots located on a cul-de-sac (road right-of-way) and lots located on the outside of a road curve with a radius between 50 and 75 feet.

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

Consistency with the provisions of *Open Space Standards*, Chapter 17.73, EWMC, adopted by Douglas County:

RCW 58.17.110 requires that local governments make appropriate provision for the establishment of parks, open space and recreational areas at the time it considers approval of a proposed subdivision. The Greater East Wenatchee Area Comprehensive Plan and EWMC 17.73 establish the level of service and standards in order to mitigate any adverse impacts of new development on neighborhoods without adequate parks, open space and recreational facilities.

The application triggers the requirement to provide parks/open space. East Wenatchee Municipal Code requires 1.77 acres of the gross site area be dedicated for open space/recreation. The applicant has provided open space and stormwater within Tracts C and D totaling approximately 11.65 acres in size. Up to 50 percent of the required open space may consist of areas of native vegetation that are also allowed to fulfill the critical areas buffer requirements ... or stormwater facilities that are designed for active and/or passive recreation opportunities. All open space/recreation areas must include two or more facilities for active and/or passive recreation. Access to the open space/recreation area must be available to all residents of the development through a designed and constructed accessible route throughout the facility. The preliminary plat shows concept, but the application materials do not show final design, integration of stormwater facilities, nor area of required improved open space/recreation pursuant to 17.73.040 for the .89 acre area.

A final design of the recreation spaces or agreed payment must be included with the construction drawings. Design detail such as safety fencing, active and passive recreation areas, access, pedestrian circulation, and landscaping shall be included. The open space plans must comply with EWMC 17.73 *Open Space Standards*.

*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 17 of the East Wenatchee Municipal Code as adopted in Ordinance # 07-01H, Title

17, 19 and 20 of the Douglas County Code and the Greater East Wenatchee Area Comprehensive Plan. Staff recommends approval of P-2021-04 subject to the following findings of fact and conditions:

Suggested Findings of Fact:

1. The applicant is Stephen Skylstad , 49 Sageland Rd, East Wenatchee, WA 98802.
2. General Description: An application for a fifty three (53) lot major subdivision. The subject property is approximately 35.3 acres in size. Proposed lots range from approximately .18 acres to .73 acres in size. The subject property is located in the Residential Low Density (R-L) zoning district under East Wenatchee Municipal Code.
3. Location: The subject property located north of the intersection of Daniels Dr and Badger Mountain Road in East Wenatchee. The property is further described as being located within Section 36, Township 23N, Range 20W, E.W.M. Douglas County Assessor's Parcel Numbers: 23203630002 and 23203630011.
4. Site Information:

|                     |                                 |
|---------------------|---------------------------------|
| Total Project Size: | 35.3 acres                      |
| No. of lots         | 53                              |
| Domestic Water:     | East Wenatchee Water District   |
| Sewage Disposal:    | Douglas County Sewer District   |
| Power/Electricity:  | Douglas County PUD              |
| Fire Protection:    | Douglas County Fire District #2 |
| Telephone Service:  | Varied                          |
5. Site Characteristics: The topography is rolling.
6. Surrounding Property:

|        |  |
|--------|--|
| North: | Single family homes                                  |
| South: | Single family homes, Badger Mountain Road            |
| East:  | Badger Mountain Road                                 |
| West:  | Vacant Land, East Wenatchee Water District Reservoir |
7. The subject property is located within the Greater East Wenatchee Planning Area.
8. The subject property is located within the East Wenatchee Urban Growth Area.
9. The Comprehensive Plan Designation is Residential Low.
10. The subject property is located in the Residential Low Density (R-L) zoning district which allows for subdivisions as a permitted use.
11. On March 28, 2007, Douglas County adopted Ordinance No. 07-01H which adopted portions of Title 17 of the East Wenatchee Municipal Code within the unincorporated portions of the East Wenatchee Urban Growth Area.
12. EWMC 17.72.210 requires residential lots to have not less than 40 feet of frontage on a public or private roadway, except when located within a cul-de-sac, or when the lot is accessed from a joint-use driveway or access easement meeting the requirements of Chapters 12.50 through 12.60 EWMC. A minimum of 20 feet of contiguous frontage is required for lots located on a cul-de-sac (road right-of-way) and lots located on the outside of a road curve with a radius between 50 and 75 feet.
13. EWMC 17.24.050 requires a minimum Lot Area for a single family dwelling; of 5,000 square feet. The smallest proposed lot is 7,589 square feet.
14. EWMC 17.24.050 requires a minimum lot width of 50 feet and a minimum lot depth of 80 feet. The smallest lot is 72 feet, one flag lot, and depth is 78 feet.
15. The application triggers the requirement to provide parks/open space. East Wenatchee Municipal Code requires 1.77 acres of the gross site area be dedicated

for open space/ recreation. The applicant has provided open space and stormwater within Tracts C and D totaling approximately 11.65 acres in size. Up to 50 percent of the required open space may consist of areas of native vegetation that are also allowed to fulfill the critical areas buffer requirements ... or stormwater facilities that are designed for active and/or passive recreation opportunities. All open space/recreation areas must include two or more facilities for active and/or passive recreation. Access to the open space/recreation area must be available to all residents of the development through a designed and constructed accessible route throughout the facility. The preliminary plat shows concept, but the application materials do not show final design, integration of stormwater facilities, nor area of required improved open space/recreation pursuant to 17.73.040 for the .89 acre area.

16. Initial application materials reviewed by Douglas County Transportation and Land Services include:
  - a. Preliminary Plat prepared by 48 Degrees North, received August 26, 2021.
  - b. SEPA Checklist prepared by SCJ Alliance, received August 26, 2021.
  - c. Project Narrative prepared by SCJ Alliance, received August 26, 2021.
  - d. Alternate to Code prepared by SCJ Alliance, received August 26, 2021.
  - e. Preliminary Civil Plans prepared by SCJ Alliance, received August 26, 2021.
  - f. Preliminary Stormwater Report prepared by SCJ Alliance, received August 26, 2021.
  - g. Traffic Impact Analysis prepared by SCJ Alliance, received August 26, 2021.
  - h. Engineering Geologic Hazard Assessment prepared by Nelson Geotechnical Associates, received August 26, 2021.
  - i. Habitat Management and Mitigation Plan prepared by Grette Associates, received November
17. Comments from reviewing agencies have been considered and addressed where appropriate.
18. Douglas County issued a Determination of Non-Significance on November 10, 2021 pursuant to WAC 197-11-355 (Optional DNS).
19. 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.
20. The Washington State Department of Ecology commented on the proposal on January 4, 2021.
21. The Washington State Department of Fish and Wildlife commented on the proposal on September 13, 2021.
22. The Douglas County Assessor did not comment on the proposal.
23. The Douglas County Treasurer commented on the proposal on September 1, 2021.
24. The Chelan Douglas Health District (CDHD) Commented on the proposal on September 22, 2021.
25. Domestic water will be provided by East Wenatchee Water District.
26. Public sewer will be provided by the Douglas County Sewer District.
27. The Douglas County PUD commented on the proposal on September 20, 2021.
28. The Douglas County GIS Department commented on the proposal on September 3, 2021.
29. The Douglas County Fire Marshal commented on the proposal on September 17, 2021.

30. The East Wenatchee Water District commented on the proposal on September 1, 2021.
31. The Douglas County Sewer District commented on the proposal on September 17, 2021.
32. Sewer capacity for a major subdivision, connecting to the existing public sewer collection system as shown on the preliminary engineering drawings, is not available at this time. There are two localized downstream capacity improvements required to serve a major subdivision.
33. DCSD Capital Improvement Projects CS-10 and CS-12 are intended to address these downstream capacity improvements. These projects are tentatively planned for 2023 and 2024, respectively. The Sewer District makes no guarantee that they will be constructed as planned.
34. The Douglas County Transportation Department commented on the proposal on September 30, 2021.
35. A request for an alternate to the East Wenatchee Municipal Code (EWMC) was reviewed and accepted on September 27, 2021. The alternate to code allows the applicant to:
  - a. Construct the internal private roads per standard Figure 3-7b with parking on one side of the road and curb, gutter and sidewalk on both sides of the road. This results in a 32-foot wide road from face of curb to face of curb.
  - b. Construct the internal private road utilizing rolled curb on both sides of the road.
  - c. Construct a dead end road with a cul-de-sac that exceeds 600 feet in length.
36. The civil plans include a proposed dead end private road approximately 1100 feet in length. Five lots will be served by a private access off the end of the cul-de-sac. Stormwater facilities that include infiltration ponds are proposed on tracts A and B. The civil plans also include a proposed right of way dedication of approximately 0.59 acres to accommodate the Douglas County Badger Mountain Road Re-alignment project that is included on the Six Year Transportation Improvement Plan.
37. Badger Mountain Road is a major Urban Arterial. Per Figure 3-8 of the road standards, Major Urban Arterials include a through lane in each direction, a two way left turn lane, bicycle lanes, curb, gutter, and sidewalk. In accordance with EWMC 12.50.150, the final civil plans shall include a left turn lane on Badger Mountain Road for vehicles to queue on Badger Mountain Road to enter the subdivision while allowing through traffic to continue without stopping.
38. The report provided adequately addresses the feasibility of mitigating stormwater runoff generated due to the proposed development. The project proposes the use of two infiltration ponds to retain the SCS Type II 100-year 24-hour storm event. As the ponds will not be able to overflow to the public right of way, the engineer is proposing to oversize the pond to provide 125% of the required volume.
39. The project is located above the Badger Mountain Road slide and is not anticipated to have a negative impact on the slide area. A geotechnical analysis of the proposed stormwater management system shall be included with the construction plan submittal to verify the project will have no adverse impacts on the Badger Mountain Road slide. A letter stamped by a professional geotechnical engineer shall be submitted to Douglas County prior to construction plan approval to confirm that the project will not have adverse impacts on the slide area. This letter shall address both proposed the infiltration ponds along with any lots that are being proposed to retain runoff on the lots in an individual private stormwater facility.

40. The traffic impact analysis (TIA) included a level of service evaluation at key intersections potentially impacted by this 53 lot development. Per the TIA, the 55 PM peak hour trips generated by this development will not decrease the level of service below the accepted threshold of LOS E at any of these key intersections. As noted in the TIA, the private road intersection with Badger Mountain Road will necessitate improvements on Badger Mountain Road. These improvements shall include a left turn lane on Badger Mountain Road for traffic entering this development.
41. The Douglas County Land Services Department commented on the proposal on October 13, 2021.
42. Douglas County GIS maps identify geologically hazardous soils on site.
43. The applicant submitted an Engineering Geologic Risk Assessment for the proposal. The assessment includes recommendations to mitigate geologic hazards in relation to the development.
44. Proper legal requirements were met and surrounding property owners were given the opportunity to comment on the proposal at a public hearing.
45. Multiple members of the public commented on the proposal.
46. The following parties of record provided comment:
  - Linda and Michael Moye, 2158 Inglewood Drive, East Wenatchee, WA 98802
  - Rich Beausoleil, 2126 Inglewood Drive, East Wenatchee, WA 98802
  - Mary Peterson, 2137 Inglewood Drive, East Wenatchee, WA 98802
  - Clinton & Myra Larama, 2178 Inglewood Drive, East Wenatchee, WA 98802
  - Walt & Aylette Ness, 2186 Inglewood Drive, East Wenatchee, WA 98802
  - Glen & Jacqueline Schloe, 2110 Inglewood Drive, East Wenatchee, WA 98802
  - Diana Hamilton, 2134 Inglewood Drive, East Wenatchee, WA 98802
  - Kathryn Moody, 2162 Inglewood Drive, East Wenatchee WA 98802
  - Lisa & Mike Davis (Representing petitioners), 2170 Inglewood Drive, East Wenatchee, WA 98802
47. The applicant has provided a detailed response to the public comments.
48. Purveyors who responded to the project have indicated that adequate utilities/services are or can serve this project.
49. 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 Greater East Wenatchee Area 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 Zoning of the East Wenatchee Municipal Code as adopted by Ordinance # 01-01H.
5. As conditioned, the proposal is consistent with Title 17 "Subdivisions", 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 submitted on 08/26/2021 and 11/01/2021 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 approvals and permits including but not limited to:
  - a. Department of Ecology NPDES Construction Stormwater General Permit
3. A plat certificate showing parties of interest, from a title company, shall 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 and assessments 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 location of existing utilities (i.e. power, sewer, water and irrigation lines, etc.) and utility easements shall be depicted on the face of the final plat.
10. A final design of the recreation spaces must be included with the construction drawings. Design detail such as safety fencing, active and passive recreation areas, access, pedestrian circulation, and landscaping shall be included. The open space plans must comply with EWMC 17.73 Open Space Standards.
11. Within the final recreation plan, the applicant shall identify how much area of the parent parcel is being utilized as usable recreation/ open space. EWMC 17.73.040 requires that the minimum usable open space/recreation area for all divisions of land for residential purposes be at least 5% of the total gross site area. If the applicant is unable to meet the 5% minimum, subject to the standards of EWMC 17.73.040, the applicant may utilize the payment in lieu of option for the remaining amount. Cost estimates for the payment in lieu of option shall be approved by Douglas County and be consistent with EWMC 17.73.090.
12. The applicant shall adhere to the findings, conclusions and recommendations derived from the Engineering Geologic Hazard Assessment prepared by Nelson Geotechnical Associates and dated April 2021. Timing of the grading and earthwork must meet the parameters set forth by these findings, conclusions and recommendations.
13. The project shall abide by the conclusions, recommendations, and mitigation measures identified within the Habitat Management and Mitigation Plan prepared by Grette Associates and received November 2, 2021.
14. The habitat conservation area shall be identified on all plats, maps, plans and documents submitted for the project.
15. The proposed habitat conservation area shall be preserved and protected for the life of the project. No disturbance including, but not limited to, grading, site preparation,

recreation, construction activities, etc. is allowed within the designated conservation area

16. All habitat conservation areas shall be staked, by the surveyor, with highly visible markers to prevent access and protect the designated habitat conservation area. Stakes shall be installed and inspected prior to final plat approval.
17. The applicant shall install signage along the staked habitat conservation area. The signage shall read "Habitat Conservation Area". Proposed signage shall not exceed 2' x 2' in size. Signage shall be installed and inspected prior to final plat approval.
18. The applicant shall submit a plan showing stake and sign locations with the final Plat.
19. All homes must be provided with residential fire sprinklers in accordance to NFPA 13D.
20. Minimum Required Fire Flow is 1000 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. In the absence of an available water district, NFPA 1142 may be utilized in the calculation of Fire Flow and storage. Nesting of domestic water and water utilized for fire flow is allowed. The water system must be automatic in its provision of pressure and flow, must be available for use at all times, and must maintain a minimum quantity of required storage at all times. If a pond is utilized for water storage, the amount of storage must be increased to account for seasonal freezing. Dry hydrants are not allowed. Elements of the 2018 Wildland-Urban Interface code may also be utilized for mitigative purposes.
21. 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 capable of supporting the weight of emergency apparatus in all weather conditions.
22. 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.
23. The applicant shall enter into a Developer Extension Agreement (DEA) with DCSD that includes both the on-site sewer collection system for the subdivision, and construction of the necessary downstream improvements.
24. All sewer improvements must be fully constructed and accepted according to the terms of the DEA, or a performance bond for 125% of the total estimated cost of constructing all sewer improvements must be provided to DCSD.
25. A developer line extension agreement (DEA) will be required prior to plan submittals to the East Wenatchee Water District. Requirements for fire flow will meet the standards of the Douglas County Fire Marshall and all required improvements will be per current District Design Standards and Specifications.
26. The Developer will assume all the District's costs for this proposal including inspections, testing and permits. After construction is completed and accepted by the District, a 2-year Maintenance/Warranty Bond will be required.
27. Final construction plans designed by a Professional Engineer licensed in the State of Washington shall be submitted to and accepted by Douglas County prior to construction. Construction plans shall be prepared in accordance with the requirements of the East Wenatchee Municipal Code and Douglas County Code.

28. Internal private roads shall be constructed in accordance with Urban Local Access standards (Figure 3-7b) modified in accordance with the Alternate to Code accepted by the County Engineer on September 27, 2021. This includes a reduced roadway width for parking on one side only and rolled concrete curb and gutter.
29. During construction plan preparation and review, the applicant's engineer shall coordinate with Douglas County Transportation to ensure the horizontal and vertical alignment design of the internal private road accommodates the planned future Badger Mountain Road Re-alignment project.
30. "NO PARKING" signs shall be installed along one side of the internal private roads. The applicant shall coordinate with the Fire Marshal during the construction plan review process to determine which side is preferred. All signage on the internal private road shall be installed by the applicant.
31. As proposed on the preliminary civil plans, an area of approximately 0.59 acres shall be dedicated to accommodate the Douglas County Badger Mountain Road Re-alignment project that is included on the Six Year Transportation Improvement Plan.
32. Per EWMC 12.50.150 and Road Standard Figure 3-8, the final civil plans shall include a left turn lane on Badger Mountain Road for vehicles to queue on Badger Mountain Road to enter the subdivision while allowing through traffic to continue without stopping.
33. Per EWMC 12.52, the minimum width of the easement or tract serving lots 20 through 24 shall be 30 feet. The minimum width of the all weather surfacing shall be 20 feet. A hammer head turn around shall be installed within 150 feet of lot 24 in accordance with the Fire Marshal requirements.
34. Access to Badger Mountain Road for individual lots or tracts created within this subdivision is prohibited. A 1' non-vehicular easement shall be dedicated along the Badger Mountain Road right of way with exception for the proposed private road.
35. Illumination shall be designed and installed consistent with East Wenatchee Municipal Code, Douglas County Code Section 12.57.100 Roadway Illumination, and meet Douglas County PUD Standards. The applicant shall be responsible for PUD charges for the connection of street lights to the transformer or hand hole. The type of light fixture to be installed shall be coordinated with Douglas County during construction plan review.
36. The location of any cluster mailbox units proposed for the subdivision shall be shown on the construction plans. A pullout / turnout shall be provided if the mailbox cluster is located on Badger Mountain Road. Location to be accepted by the County Engineer and USPS Postmaster prior to plan acceptance. Cluster mailbox units shall be located within the public right of way or covered within an easement dedicated for such use. Additional right of way dedication may be required if the mailbox units are located on Badger Mountain Road.
37. Five-foot utility easements (min.) shall be dedicated 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.
38. All existing and proposed easements shall be clearly delineated with the Auditor's File Number(s) noted as necessary on the final plat.
39. 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.
40. As applicable, a Franchise Agreement for private utility infrastructure within Douglas County right of way shall be executed and recorded prior to issuance of a final

Certificate of Occupancy for any structure. The Franchise Agreement shall be between Douglas County and the Homeowner's Association.

41. Per EWMC/DCC 12.56, prior to final plat acceptance and/or release of financial security, the Engineer of Record shall provide written certification that the frontage improvements, off-site improvements, internal roads, utility infrastructure, stormwater systems, and grading have been constructed/completed in accordance with the Conditions of Approval, applicable codes, and the accepted construction plans. Monitoring shall be required as determined appropriate by the Engineer of Record and in accordance with the Road Standards, with final reports submitted to Douglas County along with the certification.
42. Final acceptance shall be processed in accordance with Douglas County Code (DCC) Section 12.56.110 Final Acceptance and a Warranty Assurance Agreement shall be completed per DCC 12.50.110 prior to final plat acceptance.
43. Per DCC Chapter 12.24, all new or revised accesses onto a County road (including temporary accesses) require an approved access permit.
44. 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.
45. A final site-specific stormwater plan and report prepared by a Professional Engineer (PE) licensed in the State of Washington that conforms to Douglas County Code and the 2019 Stormwater Management Manual for Eastern Washington (SWMMEW) shall be submitted to and accepted by Douglas County prior to construction.
46. Stormwater facilities shall be designed to overflow to the public right of way or oversized by 125% of design capacity plus one-foot of freeboard. The volume used to determine that the system meets 125% of design capacity cannot include volume provided by the one-foot of freeboard. A downstream analysis of potential overflow impacts shall be included within the design report.
47. The proposed lots which include an on-site infiltration facility will require an engineered stormwater site plan and report be submitted with the application for a building permit.
48. Stormwater stubs may be provided to each of the lots which will drain to the facilities on Tracts A and/or B. As applicable, a note shall be included on the face of the final plat which states:

“At the time of building permit submittal for Lots \_ - \_, a stormwater site plan shall be submitted which depicts the on-site stormwater conveyance system. The site plan shall include the following information:

  - a. Pipe size.
  - b. Minimum pipe slope.
  - c. Invert elevation at the connection to the stormwater stub.
  - d. Finished floor elevation of the structure and garage slab.”
50. A geotechnical analysis of the proposed stormwater management system shall be included with the construction plan submittal to verify the project will have no adverse impacts on the Badger Mountain Road slide. A letter stamped by a professional geotechnical engineer shall be submitted to Douglas County prior to construction plan approval to confirm that project will not have adverse impacts on the slide area.

This letter shall address both the proposed infiltration ponds along with any lots that are being proposed to retain runoff on the lots in an individual private stormwater facility. Stormwater facilities shall, as much as is feasible, be above ground and located on a separate tract(s) under the functional control of the Homeowners' Association with each lot having an equal and undivided ownership, interest, and responsibility for the tract(s).

51. Provisions to provide access for inspection and maintenance of the stormwater tract(s) shall be addressed within the design plans, report, and on the final plat as necessary.
52. Prior to any on-site grading occurring or prior to construction plan acceptance (whichever comes first), a Stormwater Pollution Prevention Plan (SWPPP) and a Temporary Erosion and Sediment Control Plan (TESC Plan) shall be submitted to and accepted by Douglas County. The SWPPP and TESC Plan shall be kept on-site at all times and updated as necessary to address and prevent sediment and sediment laden water from leaving the project site.
53. 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.
54. As applicable, registration of facilities that are regulated under the Washington State Department of Ecology's Underground Injection Control Program shall be completed prior to construction.
55. The Engineer of Record shall monitor construction and shall provide as-built drawings and report as necessary along with certification that the improvements have been completed in accordance with the applicable codes, regulations, and accepted plans.
56. Prior to final plat acceptance, 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.
57. Individual lots created within this development are subject to the Douglas County Stormwater Utility annual service charge. This charge is per parcel and is triggered at the time of building permit issuance. The private road will be assessed a fee as well and is based on the total amount of impervious surface.
58. Individual/common plan development for this proposal exceeds 1-acre of disturbed ground. This would meet the threshold by the Washington State Department of Ecology (WSDOE) in administering their general permit to discharge stormwater associated with construction activity. The applicant is responsible for acquisition of all applicable permits prior to beginning ground breaking activities, including but not limited to: Construction Stormwater General Permit, Sand & Gravel Stormwater General Permit, and/or Industrial Stormwater General Permit. Compliance with the Washington State Department of Ecology's regulations is the responsibility of the applicant.
59. Domestic water service shall be by expansion of the East Wenatchee Water District public water system. Written confirmation from the utility agreeing to provide individual service to each lot is required. All water system improvements must be designed, constructed, and placed in accordance with the purveyor's requirements. Completion of the improvements, including necessary easements, must be accepted in writing from the utility prior to final plat approval.

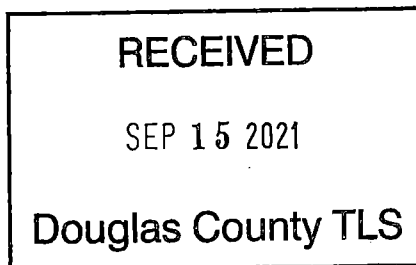
60. Sanitary sewer service shall be by expansion of the Douglas County Sewer District public sewer system. All sewer system improvements must be designed, constructed, and placed in accordance with the purveyor's and the Dept. of Ecology's standards and requirements. Completion of the improvements, including necessary easements, must be accepted in writing from the utility prior to final plat approval.
61. The dedicatory language on the plat shall carry this note:
  - a. "The Health District has not reviewed the legal availability of water to this development."
62. Road sections A and B shall be named in accordance with DCC 12.04.
63. Written approval from the Douglas County PUD is required prior to final plat approval.
64. The following notes shall appear on the face of the final plat:
  - 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."
  - b. "The County, at some undetermined time in the future, intends to construct as part of the Badger Mountain Road Re-alignment project, improvements including, but not limited to pavement, curb, gutter, sidewalk, and illumination. The re-aligned Badger Mountain Road will be located along the south and east limits of this plat."
  - c. "At the time of building permit submittal for Lots \_\_ - \_\_, an engineered site specific stormwater plan 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."
  - d. "Douglas County will not maintain the private stormwater facilities located within this subdivision. Responsibility for the long term maintenance of the private stormwater facilities is described within the Declaration of Stormwater System Maintenance Covenants recorded under AFN \_\_\_\_\_."

Respectfully Submitted,



Tanner Ackley – Senior Planner  
Douglas County Land Services

Attachments: Public/ Agency Comments



From: Lisa and Mike Davis  
2170 Inglewood Dr.  
East Wenatchee, WA 98802  
(509) 699-1762

To: Tanner Ackley, Senior Planner  
Douglas County Transportation and Land Services  
140 19<sup>th</sup> St NW Suite A, East Wenatchee, WA 98802

RE: Application P-2021-04

Dear Tanner Ackley,

I am writing to contact you regarding a proposed development of 53 homes in my neighborhood of East Wenatchee, WA that would not only impact our neighborhood negatively and without regard to our investment our property but also involves a disturbing relationship between the Douglas County Commissioner Kyle Steinburg, and the developer, Stephen Skylstad. I respectfully request that you please review the attached **Petition to Put Douglas County Land Development Application Number P-2021-04 On Hold** that our subdivision has written and signed. Furthermore, I insist that the relationship between our County Commissioner and the developer be investigated in regard to conflict of interest.

We object to the development because we believe that the development is flawed for several reasons.

First of all, I believe that the City of Wenatchee knew when they sold this property to Stephen Skylstads' Company, Chapacka, LLC, that the soil is not conducive to development, as it is common knowledge to residents that the sandy loam structure of the soil has been referred to as "fragile soil" deemed unsuitable for home construction, from at least before 2007. There were posted signs in back of our homes prior to the sale of the land stating such. Those signs are now gone. The County rezoned the land to low residential some years ago and that paved the way for development. Topography doesn't just change. I don't want this development to turn into the whistling ridge situation off of Squilchuck Road in Chelan County where new houses literally sunk into the soil and new homeowners couldn't even move in to the property they had just purchased. This is of grave concern to us all.

Secondly, we were deeply concerned and alarmed to receive the letter from the county sent out 8/27/21 notifying us of a proposed development in back of our home. I of course, knew that it had been purchased, but this is the very first time I have been contacted. I would like to know how did things proceed so quickly? Lastly, I object to the property having been used for development because I believe that the county has not coordinated with the city of East Wenatchee regarding planning, zoning and appropriate use of these two parcels of land. The irony that these parcels were owned by the City of Wenatchee are not lost on us. They made \$700,000.00 on the sale of this land and clearly have no interest or care in how it is now managed. Just a business deal, plain and simple.

Lastly, I object to the entire plan for development based on the involvement of Kyle Steinburg as a Commissioner and believe that it is not only inappropriate but ultimately unethical and likely illegal that a Commissioner for Douglas County has a position of influence for our county as a Commissioner but also that he holds the position of Chair for the Chelan-Douglas Transportation Council, while having business's with Stephen Skylstad.

I implore your office to investigate this situation further because it would appear that Kyle Steinburg is not at all concerned with the best interests of the citizens of East Wenatchee and Douglas County and that he has no regard for how this development will negatively impact not only our neighborhood of Country Ridge, but all of the homes on the hill by lowering our property values, impacting roads, emergency response systems, as well as transportation, not the least of which is the fragile Badger Mountain Road that continues to deteriorate on a regular basis.

I am basing this request on the following WA State Law that applies to the Commissioner and his conflict of interest:

From the Washington State Legislature Website:

Prohibited Uses of Public Office State law, codified at RCW 42.23.070, governs the ethical conduct of county, city, and special purpose district officers and prohibits them from taking four types of action while in office.

Specifically, municipal officers may not:

1. Use their position to secure special privileges or exemptions for themselves or others;
2. Give, receive, or agree to receive, directly or indirectly, any compensation, gift, reward, or gratuity from a source except the employing municipality, for a matter connected with or related to the officer's services as such an officer;
3. Accept employment or engage in business or professional activity that they might reasonably expect would require or induce them by reason of their official position to disclose confidential information acquired by reason of their official position; or
4. Disclose confidential information gained by reason of their position, nor may they otherwise use such information for their personal gain or benefit.

RCW 42.23.020

Definitions.

For the purpose of chapter 268, Laws of 1961:

(1) "Municipality" shall include all counties, cities, towns, districts, and other municipal corporations and quasi municipal corporations organized under the laws of the state of Washington;

(2) "Municipal officer" and "officer" shall each include all elected and appointed officers of a municipality, together with all deputies and assistants of such an officer, and all persons exercising or undertaking to exercise any of the powers or functions of a municipal officer;

(3) "Contract" shall include any contract, sale, lease or purchase;

(4) "Contracting party" shall include any person, partnership, association, cooperative, corporation, or other business entity which is a party to a contract with a municipality.

[ 1961 c 268 § 3.]

Furthermore, with respect to the planning process:

1) I respectfully request a hearing be held by Douglas County so affected homeowners can voice their concerns about code issues as well as non-code issues like property values of existing properties, usability and enjoyment of CRHA properties during and after any potential construction, parking concerns in affected neighborhoods.

2) I respectfully ask that an environmental review be conducted on habitat loss, retention pond issues, water and sewer, and the lack of Douglas County funding for the road.

3) We respectfully request that Douglas County follow all the requirements outlined in, but not limited to, the following;

RCW 36.70B.060

RCW 36.70B.110

RCW 43.21C.110

WAC 197-11-355

WAC 197-11-948

WAC 197-11-355

RCW 36.70B. 110

This law states that if a DNS is issued the county has to tell affected residents about other required items such as application date, project description, and a list of studies and environmental evaluations.

As a homeowner I have serious questions and concerns in addition to those listed above:

1. How was it possible that the City of Wenatchee sold this property to a developer, without intervention from the City of East Wenatchee or even the Douglas County, on behalf of the citizens of Douglas County?
2. How did the County decide to take a prime piece of land, that could have been used as a park for Douglas County, but instead was laid to waste as development?
3. Is the City of East Wenatchee even aware of this property and the impact of this development on its citizens?
4. How can the county possibly make the determination that there will be no impact on the environment when this proposed development would be adding a possible 53, low quality homes and the only entrance and exit looks like it will be onto the Badger Mountain Road, thereby lowering the value of the quality homes directly surrounding the development and creating tremendous traffic congestion? Badger Mountain road is already a mess due to issues with its placement and construction and the volume of vehicles that use it is already problematic in the high traffic times of the day and evening, not to mention the accidents that occur due to speeding and inclement weather.
5. How does the county plan on providing fire, EMS and law enforcement sufficiently to the new development?
6. Will there be a community park installed?(As this area has NEVER had, sadly).
7. Will there be open space or a green belt designated between existing homes and the new development? Or anywhere?
8. How will dust abatement be addressed to avoid destroying our pool filtration system and existing landscaping as well as our exterior of our homes?
9. What would be the determined hours of construction and days?
10. Where is the placement of water tank for the development?
11. Will there be street lights and how will those impact existing dwellings?
12. Will development homeowners be required to put in landscaping?
13. How will the county address the habitat loss to the mammals, birds, and reptiles that use this habitat?
14. How many dogs at each dwelling are allowed?
15. Will there be additional power poles erected?

We are reaching out to your office in the hope that you will take a serious and supportive interest in our cause to stop the development of these parcels. At the very least, I hope that your office will be inspired by our working together to have our voices heard and try to find a solution to an issue before it becomes a disaster.

Thank you for your time and consideration.

I appreciate your effort and support as a citizen of Douglas County.



Lisa Davis

Attachments:

Petition to Put Douglas County Land Development Application P-2021-04 On Hold

Signature pages

Signers comments

Site Plan, Chapacka East

Parcel Map 23203630002

Parcel Map 23203630001

Parcel Description

Chapacka, LLC Entity

Aces UP Leasing, LLC – Steinburg & Skylstad

KTS Development, LLC – Steinburg & Skylstad

# Put Douglas County Land Development Application P-2021-04 On Hold!



**L Davis started this petition to Senior Planner, Douglas County Transportation and Land Services Wa State Tanner Ackley**

To: Douglas County, WA Transportation and Land Services

From: Douglas County Residents

RE: PETITION AGAINST APPLICATION NUMBER P-2021-04

The undersigned Douglas County residents respectfully request that Douglas County Transportation and Land Services place application P-2021-04 on hold until public comment is solicited in a hearing, results of the geological survey can be evaluated, and an investigation be conducted.

As the current residents directly impacted by this development, we specifically object to the statement in the Notice of Application Letter dated 8/27/2021 that states "Douglas County expects to issue a Determination of Non-significance in accordance with WAC 197-11-355."

We the undersigned find the DNS statement arbitrary and capricious as it was made with no results from the evaluation of the geology provided by SCJ Alliance.

We also request a formal hearing be conducted to solicit public input. We have serious concerns regarding the effect this development will have on existing property values, current resident usability and enjoyment, and the likely detriment to existing neighborhoods, property, and landscaping that will result. Approving a development of this size with no public input via a public hearing is unheard of.

We further request that Douglas County follow all requirements outlined in, but not limited to, the following when considering the Environmental Review of this development;

RCW 36.70B.060

RCW 36.70B.110

RCW 43.21C.110

WAC 197-11-355

WAC 197-11-948

Finally, we request an investigation be conducted to evaluate whether County Commissioner Kyle Steinburg influenced Douglas County's Transportation and Land Service's decision for a DNS and no public hearing regarding this proposal. This request is being made because it is well known that Mr. Steinburg has had considerable financial dealings with the land developer Chapacka LLC for this property and his association with its owner, Stephen Skylstad.

We are deeply concerned by all of this and are requesting a response on this petition by October 15, 2021.

Respectfully,

Concerned Residents of Douglas County, WA

| Name               | City           | State | Postal Code | Cour | Signed On |
|--------------------|----------------|-------|-------------|------|-----------|
| Lisa Davis         | East Wenatchee | WA    |             | US   | 9/9/2021  |
| Rich Beauaoleil    | Wenatchee      | WA    | 98802       | US   | 9/10/2021 |
| Diana Hamilton     | East Wenatchee | WA    | 98802       | US   | 9/10/2021 |
| Kathryn Moody      | East Wenatchee | WA    | 98802       | US   | 9/10/2021 |
| Michelle Sanchez   | East Wenatchee | WA    | 98802       | US   | 9/10/2021 |
| Shelly Jewell      | Seattle        | WA    | 98104       | US   | 9/10/2021 |
| Teresa Davis       | East Wenatchee | WA    | 98802       | US   | 9/10/2021 |
| Joan Horner        | East Wenatchee | WA    | 98802       | US   | 9/10/2021 |
| Bogdan Guzikowski  | East Wenatchee | WA    | 98802       | US   | 9/10/2021 |
| Leslie Hand        | East Wenatchee | WA    | 98802       | US   | 9/10/2021 |
| Amanda Marsh       | East Wenatchee | WA    | 98802       | US   | 9/10/2021 |
| Debra Jensen       | East Wenatchee | WA    | 98802       | US   | 9/10/2021 |
| Suzi Graden        | East Wenatchee | WA    | 98802       | US   | 9/10/2021 |
| Myra Larama        | East Wenatchee | WA    | 98802       | US   | 9/10/2021 |
| Susan Brazill      | Wenatchee      | WA    | 98801       | US   | 9/10/2021 |
| Sara Fulbright     | East Wenatchee | WA    | 98802       | US   | 9/10/2021 |
| Brynne Wilcox      | East Wenatchee | WA    | 98802       | US   | 9/10/2021 |
| Corey Fuller       | East Wenatchee | WA    | 98802       | US   | 9/10/2021 |
| Lad Chaze          | East Wenatchee | WA    | 98802       | US   | 9/10/2021 |
| Mariliz Romano     | Orondo         | WA    | 98843       | US   | 9/10/2021 |
| Kelly Chase        | East Wenatchee | WA    | 98802       | US   | 9/10/2021 |
| Todd West          | Wenatchee      | WA    | 98801       | US   | 9/10/2021 |
| Megan Couturier    | East Wenatchee | WA    | 98802       | US   | 9/10/2021 |
| Anna Anderson      | East Wenatchee | WA    | 98802       | US   | 9/10/2021 |
| Derek Bergan       | East Wenatchee | WA    | 98802       | US   | 9/10/2021 |
| Angie Collie       | Wenatchee      | WA    | 98801       | US   | 9/10/2021 |
| Nicole Hart        | Bothell        | WA    | 98011       | US   | 9/10/2021 |
| Tami Gurnard       | East Wenatchee | WA    | 98802       | US   | 9/10/2021 |
| breanna verellen   | East Wenatchee | WA    | 98802       | US   | 9/10/2021 |
| Clayton Verellen   | East Wenatchee | WA    | 98802       | US   | 9/10/2021 |
| David Jackson      | East Wenatchee | WA    | 98802       | US   | 9/10/2021 |
| Nancy Belt         | Wenatchee      | WA    | 98801       | US   | 9/10/2021 |
| Jennifer Curtin    | East Wenatchee |       | 98802       | US   | 9/10/2021 |
| Glen Schloe        | East Wenatchee | WA    | 98802       | US   | 9/10/2021 |
| Mary Ann Shildmyer | East Wenatchee | WA    | 98802       | US   | 9/10/2021 |
| Mindy Moats        | East Wenatchee | WA    | 98802       | US   | 9/10/2021 |
| Sabrina Cary       | East Wenatchee | WA    | 98802       | US   | 9/10/2021 |
| Mike Ellis         | East Wenatchee | WA    | 98802       | US   | 9/10/2021 |
| Donna Johnson      | East Wenatchee | WA    | 98802       | US   | 9/10/2021 |
| Christopher Davis  | East Wenatchee | WA    | 98802       | US   | 9/10/2021 |
| Autumn Potter      | Wenatchee      | WA    | 98801       | US   | 9/10/2021 |
| Kathryn O'Neal     | East Wenatchee | WA    | 98802       | US   | 9/10/2021 |
| Shannon White      | East Wenatchee | WA    | 98802       | US   | 9/10/2021 |
| Jonn DeWitt        | East Wenatchee | WA    | 98802       | US   | 9/10/2021 |
| Kaitlin Ball       | Seattle        | WA    | 98144       | US   | 9/10/2021 |
| Coellen Yeager     | East Wenatchee | WA    | 98802       | US   | 9/10/2021 |

|                    |                 |    |           |           |
|--------------------|-----------------|----|-----------|-----------|
| Kristie Beem       | Seattle         | WA | 98116 US  | 9/10/2021 |
| Robert Mennenga    | East Wenatchee  | WA | 98802 US  | 9/10/2021 |
| Kathy Burge        | East Wenatchee  | WA | 98802 US  | 9/10/2021 |
| Angie Zimmerman    | East Wenatchee  | WA | 98802 US  | 9/10/2021 |
| Todd Zimmerman     | East Wenatchee  | WA | 98802 US  | 9/10/2021 |
| Kristi Mathena     | East Wenatchee  | WA | 98802 US  | 9/10/2021 |
| Scott Calhoun      | East Wenatchee  | WA | 98802 US  | 9/10/2021 |
| Tanya Smith        | East Wenatchee  | WA | 98802 US  | 9/10/2021 |
| Angela Cicchetti   | Wenatchee       | WA | 988001 US | 9/11/2021 |
| Curtis Wilcox      | East Wenatchee  | WA | 98802 US  | 9/11/2021 |
| Ashley Frodsham    | Wenatchee       | WA | 98801 US  | 9/11/2021 |
| Jess Haag          | East Wenatchee  | WA | 98802 US  | 9/11/2021 |
| Silje Bolli        |                 |    | Norw      | 9/11/2021 |
| Anne Larsen        | East Wenatchee  | WA | 98802 US  | 9/11/2021 |
| Alex Kirkpatrick   | East Wenatchee  | WA | 98802 US  | 9/11/2021 |
| Ian Kirkpatrick    | East Wenatchee  | WA | 98802 US  | 9/11/2021 |
| Robin Kirkpatrick  | East Wenatchee  | WA | 98802 US  | 9/11/2021 |
| Melissa West       | East Wenatchee  | WA | 98802 US  | 9/11/2021 |
| Kenneth West       | East Wenatchee  | WA | 98802 US  | 9/11/2021 |
| Andrew Kirkpatrick | East Wenatchee  | WA | 98802 US  | 9/11/2021 |
| jackson haag       | Wenatchee       | WA | 98801 US  | 9/11/2021 |
| Hannah Halverson   | Richland        | WA | 99354 US  | 9/11/2021 |
| Rositsa West       | East Wenatchee  | WA | 98802 US  | 9/11/2021 |
| Cheyenne Casey     | Richland        | WA | 99352 US  | 9/11/2021 |
| Ephraim Marseille  | Deerfield beach |    | 33441 US  | 9/11/2021 |
| Megan Brandenburg  | East Wenatchee  | WA | 98802 US  | 9/11/2021 |
| Carole Chiozza     | Seattle         | WA | 98178 US  | 9/11/2021 |
| Debra Deardorff    | East Wenatchee  | WA | 98802 US  | 9/11/2021 |
| Tiffani Fuller     | East Wenatchee  | WA | 98802 US  | 9/11/2021 |
| Christy Walt       | Seattle         | WA | 98122 US  | 9/11/2021 |
| shannon lone       | Auburn          | WA | 98391 US  | 9/11/2021 |
| Gail Komm          | East Wenatchee  | WA | 98802 US  | 9/11/2021 |
| Sandi Lautensleger | East Wenatchee  | WA | 98802 US  | 9/11/2021 |
| Steve Lautensleger | East Wenatchee  | WA | 98802 US  | 9/11/2021 |
| Gary Schueller     | Athens          |    | 45701 US  | 9/11/2021 |
| David Nicholson    | Seattle         |    | 98166 US  | 9/11/2021 |
| Carol Lautensleger | East Wenatchee  | WA | 98802 US  | 9/11/2021 |
| Theresa Kunz       | East Wenatchee  | WA | 98802 US  | 9/11/2021 |
| Amy Johnson        | East Wenatchee  | WA | 98802 US  | 9/11/2021 |
| Jason Kaye         | Lakewood        |    | 44107 US  | 9/11/2021 |
| Damien Loos        | Portland        |    | 97205 US  | 9/11/2021 |
| Dusti Sutherland   | East Wenatchee  | WA | 98802 US  | 9/12/2021 |
| Aubree Vaughn      | Hubbard         |    | 44425 US  | 9/12/2021 |
| carolyn leason     | malden          |    | 2148 US   | 9/12/2021 |
| Anthony Phillips   | East Waterboro  |    | 4030 US   | 9/12/2021 |
| Leonard Mulholland | East Wenatchee  | WA | 98802 US  | 9/12/2021 |
| Brooke Record      | East Wenatchee  | WA | 98802 US  | 9/13/2021 |

|                       |                |    |            |           |
|-----------------------|----------------|----|------------|-----------|
| Shweta Gupta          | Bridgewater    |    | 8807 US    | 9/13/2021 |
| Patricia Lautensleger | East Wenatchee | WA | 98802 US   | 9/13/2021 |
| Scott Ellis           | Wenatchee      | WA | 98801 US   | 9/13/2021 |
| Christy Mayo          | East Wenatchee | WA | 98802 US   | 9/13/2021 |
| Sophie K              | Pikesville     |    | 21208 US   | 9/13/2021 |
| Cole Jessup           | East Wenatchee | WA | 98802 US   | 9/13/2021 |
| Maylen Jessup         | East Wenatchee | WA | 98802 US   | 9/13/2021 |
| Pamila Reed           | Semmes         |    | 36575 US   | 9/13/2021 |
| Tracy Rieke           | East Wenatchee | WA | 98802 US   | 9/13/2021 |
| Tabitha Evans         | East Wenatchee | WA | 98802 US   | 9/14/2021 |
| yolanda schultes      | Wittenbach     |    | 9300 Brazi | 9/14/2021 |
| Anne Oswald           | East Wenatchee | WA | 98802 US   | 9/14/2021 |
| Gordon Schulze        | East Wenatchee | WA | 98802 US   | 9/14/2021 |
| Stephen Heath         | Secaucus       | NJ | 7094 US    | 9/14/2021 |
| Simone Passarelli     | Rye            |    | 10580 US   | 9/14/2021 |
| Terry Ludeman         | Waterville     | WA | 98858 US   | 9/14/2021 |
| Tara Gh               | New York       |    | 7094 US    | 9/14/2021 |
| Eric Kersting         | East Wenatchee | WA | 98802 US   | 9/14/2021 |
| Kyle Pepple           | Oceanside      | CA | 92056 US   | 9/14/2021 |
| Jacqueline Argo       | Bridgeport     | WA | 98813 US   | 9/14/2021 |
| Lauren Lindemann      | Easton         |    | 18045 US   | 9/14/2021 |
| Vicki Michael         | East Wenatchee | WA | 98802 US   | 9/14/2021 |
| Jan Lutz              | East Wenatchee | WA | 98802 US   | 9/14/2021 |
| Scott Van Doren       | East Wenatchee | WA | 98802 US   | 9/14/2021 |
| Janet Hashberger      | East Wenatchee | WA | 98802 US   | 9/14/2021 |
| Janet A Armes         | East Wenatchee | WA | 98802 US   | 9/14/2021 |
| Tina Clark            | East Wenatchee | WA | 98802 US   | 9/14/2021 |
| Joseph Clark          | East Wenatchee | WA | 98802 US   | 9/14/2021 |
| Dana McCarty          | Wenatchee      | WA | 98801 US   | 9/14/2021 |
| Steven Lutz           | East Wenatchee | WA | 98802 US   | 9/14/2021 |
| Magdalena Reyes       | Columbus       |    | 43228 US   | 9/14/2021 |
| Robin Fowler          | East Wenatchee | WA | 98802 US   | 9/15/2021 |
| Nina Pothier          | East Wenatchee | WA | 98802 US   | 9/15/2021 |
| Cara Stoddard         | Ephrata        |    | 98823 US   | 9/15/2021 |
| Sarah Lyons           | East Wenatchee | WA | 98802 US   | 9/15/2021 |
| Lisa Hatfield         | Wenatchee      | WA | 98801 US   | 9/15/2021 |
| Tenisha Vallery       | Long Beach     |    | 90805 US   | 9/15/2021 |
| John Cary             | East Wenatchee | WA | 98802 US   | 9/15/2021 |
| Penmetsa Sujatha      | Wenatchee      | WA | 98801 US   | 9/15/2021 |
| Maria Cendejas        | East Wenatchee | WA | 98802 US   | 9/15/2021 |
| Lisa Collins          | East Wenatchee | WA | 98802 US   | 9/15/2021 |
| Brayden Cain          | Harrison City  |    | 15644 US   | 9/15/2021 |
| Judy Johnson          | East Wenatchee | WA | 98802 US   | 9/15/2021 |
| Geri Elsensohn        | East Wenatchee | WA | 98802 US   | 9/15/2021 |
| Stevie Quesinberry    | Santa Clara    |    | 95052 US   | 9/15/2021 |
| Kamryn Kitts          | Elkton         |    | 21921 US   | 9/15/2021 |
| Megan Mckelvie        | Wenatchee      | WA | 98801 US   | 9/15/2021 |

|               |                |    |          |           |
|---------------|----------------|----|----------|-----------|
| Minda Bergan  | East Wenatchee | WA | 98802 US | 9/15/2021 |
| Mary Peterson | Wenatchee      | WA | 98801 US | 9/15/2021 |

| Name          | City          | State | Postal Code | Country | Commented Date | Comment  |
|---------------|---------------|-------|-------------|---------|----------------|--|
| Anna Anderson | East Wenatche | WA    | 98802       | US      | 9/10/2021      | "As a current homeowner in this neighborhood, I find the plans for more development concerning, disruptive and damaging to the quality |
| Derek Bergan  | East Wenatche | WA    | 98802       | US      | 9/10/2021      | "I am very concerned about the proposed use of this land due to the soil integrity of this area and the                                |
| Tami Gurnard  | East Wenatche | WA    | 98802       | US      | 9/10/2021      | "I am concerned that the County did not give the public and opportunity to comment on a project this large that                        |
| Christy Mayo  | East Wenatche | WA    | 98802       | US      | 9/13/2021      | "It impacts my community."   |

SEC. 36, T23N., R20W., W.M.

FANCHER HEIGHTS BLVD

BAGGER MOUNTAIN RD

INGLEWOOD DR

A-LINE (PRIVATE)

B-LINE (PRIVATE)

TRACT C  
250 AC

TRACT B  
10.0 AC

TRACT A  
0.1 AC

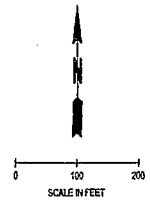
TRACT D  
8.21 AC

**SITE INFORMATION:**

PARCEL NO.: 23203830002 & 23203830011  
 TOTAL SITE AREA: 35.3 AC  
 ZONING: EAST MOUNTAIN LOW RESIDENTIAL (R-1)  
 PROPOSED USE: DETACHED - SINGLE FAMILY  
 NO. OF LOTS: 53  
 SETBACKS:  
 FRONT: 15'  
 GARAGE FACE: 20'  
 REAR: 15'  
 SIDE: 5'

**LEGEND**

- LOT LINE
- - - EASEMENT LINE
- CURB AND GUTTER
- CONCRETE
- ASPHALT ROADWAY
- SETRACK
- PROPERTY LINE



| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |

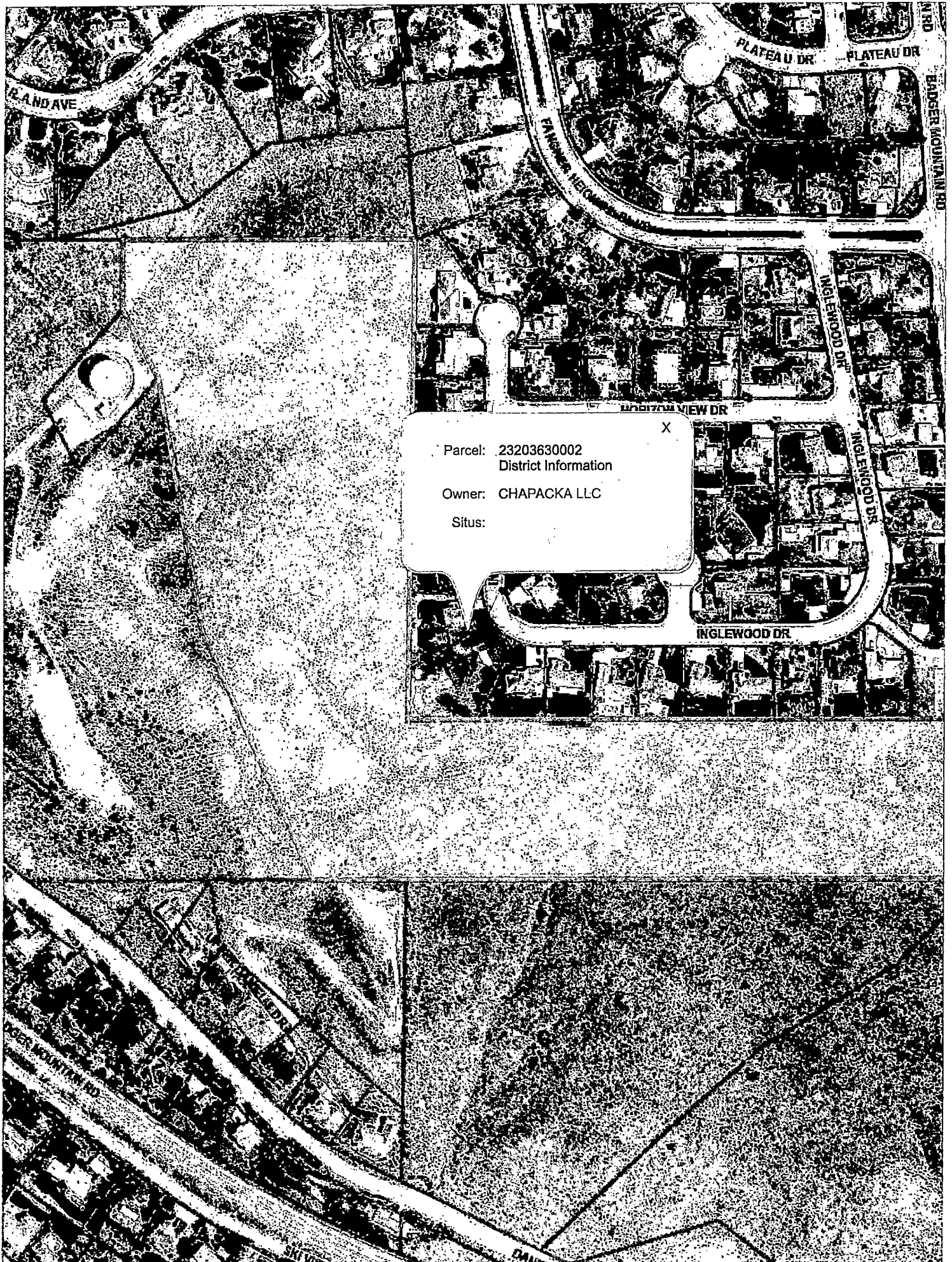
**SCJ ALLIANCE**  
 CONSULTING SERVICES  
 25 N HANCOCK AVE., SUITE 200, BEDFORD, VA 20107  
 P: 540-839-1199  
 F: 540-839-1197  
 WWW.SCJALLIANCE.COM

**OVERALL SITE PLAN**

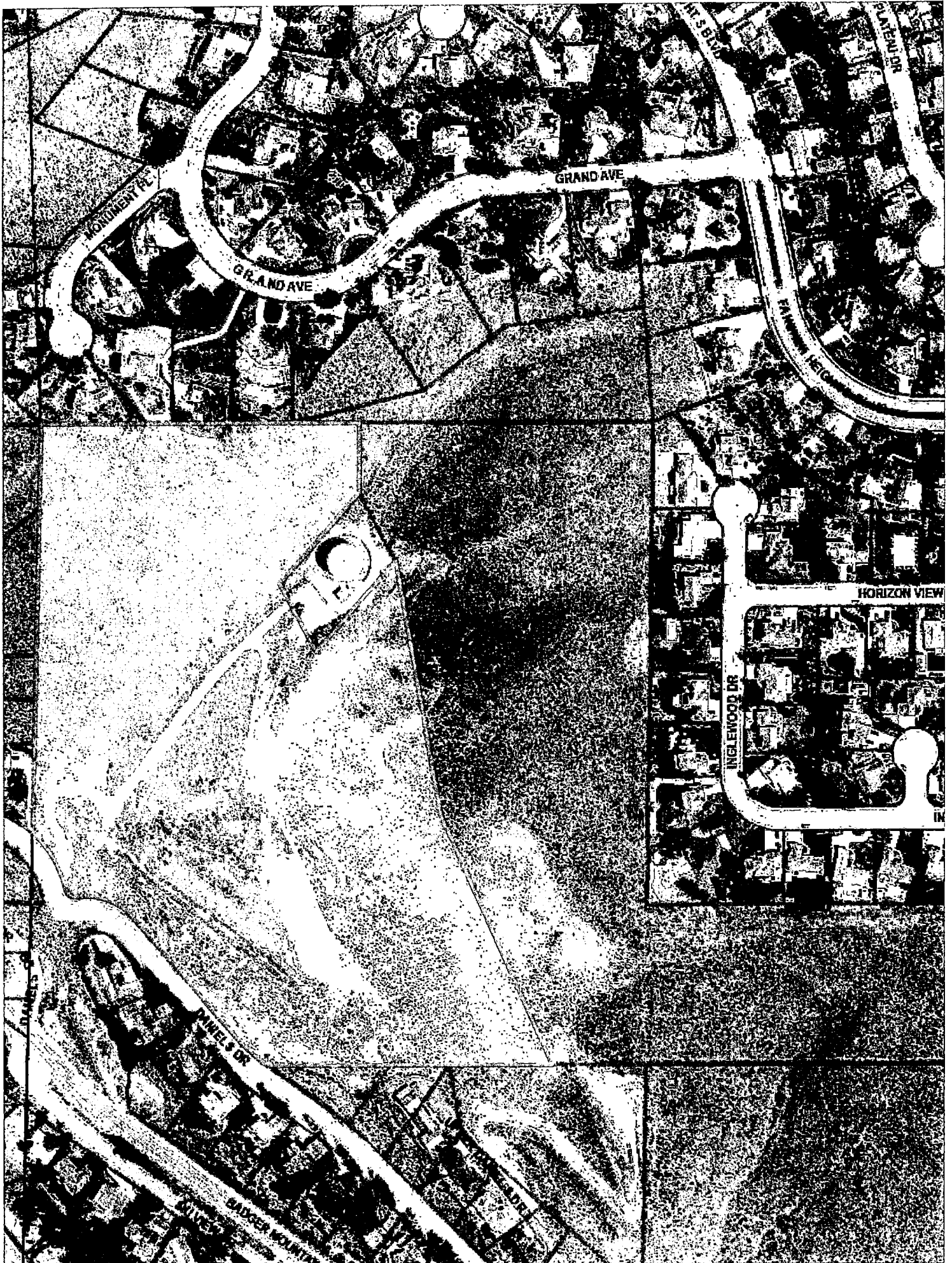
PROJECT NO: **CHAPACKA EAST**  
 48 SMOYER RD.  
 EAST ROANOKE, VA 24062

DESIGNER: D. JONES  
 DRAWN BY: M. HENNINGST  
 APPROVED BY: D. IRELAND  
 DATE: 05/17/2021  
 JOB NO: SA1801  
 DRAWING FILE NO: SA18-01 OVERALL EP-01  
 CHAPACKA EAST  
 SHEET NO: SP-01

ALL IN 2021 AS SHOWN - THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND THE STATE OF VIRGINIA. THE DEVELOPER IS NOT PROVIDING ANY WARRANTIES OR REPRESENTATIONS REGARDING THE ACCURACY OF THIS INFORMATION. THE DEVELOPER IS NOT PROVIDING ANY WARRANTIES OR REPRESENTATIONS REGARDING THE ACCURACY OF THIS INFORMATION.



Parcel: 23203630002  
District Information  
Owner: CHAPACKA LLC  
Situs:





# DOUGLAS COUNTY WASHINGTON



## TAXSIFTER

[SIMPLE SEARCH](#) [SALES SEARCH](#) [REETSIFTER](#) [COUNTY HOME PAGE](#) [CONTACT](#) [DISCLAIMER](#)

[PAYMENT CART\(0\)](#)

Jim Ruud  
Douglas County Assessor P.O. Box 387 Waterville, WA 98858-0609

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

### Parcel

Parcel#: 23203630001 Owner Name: CHAPACKA LLC  
 DOR Code: 91 - Undeveloped - Land Address1:  
 Situs: Address2: 49 SAGELAND RD  
 Map Number: 2320-36-03-000000-000-00000 City, State: EAST WENATCHEE WA  
 Status: Zip: 98802-0000  
 Description: TAX 38 OF SEG#3232667 (AKA PCL A)  
 Comment: APPLICATION FOR 53 LOT MAJOR SUBDIVISION, PCLS 23203630001 & 30002. P-2021-04.

| 2021 Market Value |           | 2021 Taxable Value |           | 2021 Assessment Data         |  |
|-------------------|-----------|--------------------|-----------|------------------------------|--|
| Land:             | \$311,500 | Land:              | \$311,500 | District:                    | 55 - 206-F2-EMPD<br>(ST;CO;PORT;RD;LIB;) |
| Improvements:     | \$0       | Improvements:      | \$0       | Current Use/DFL:             | No                                       |
| Permanent Crop:   | \$0       | Permanent Crop:    | \$0       | Senior/Disability Exemption: | No                                       |
| Total             | \$311,500 | Total              | \$311,500 | Total Acres:                 | 22.25000                                 |

### Ownership

| Owner's Name | Ownership % | Owner Type |
|--------------|-------------|------------|
| CHAPACKA LLC | 100 %       | Owner      |

### Sales History

| Sale Date | Sales Document | # Parcels | Excise # | Grantor           | Grantee        | Price     |
|-----------|----------------|-----------|----------|-------------------|----------------|-----------|
| 04/13/20  | 3229337        | 1         | 106626   | CITY OF WENATCHEE | CHAPACKA LLC   | \$700,000 |
| 02/01/05  | 3081780-       | 1         | 77666    | CITY OF WENATCHEE | DOUGLAS COUNTY | \$0       |

### Building Permits

No Building Permits Available

### Historical Valuation Info

| Year | Billed Owner      | Land      | Impr. | PermCrop Value | Total     | Exempt    | Taxable   |
|------|-------------------|-----------|-------|----------------|-----------|-----------|-----------|
| 2021 | CHAPACKA LLC      | \$311,500 | \$0   | \$0            | \$311,500 | \$0       | \$311,500 |
| 2020 | CHAPACKA LLC      | \$275,800 | \$0   | \$0            | \$275,800 | \$275,800 | \$0       |
| 2019 | CITY OF WENATCHEE | \$275,800 | \$0   | \$0            | \$275,800 | \$275,800 | \$0       |
| 2018 | CITY OF WENATCHEE | \$275,800 | \$0   | \$0            | \$275,800 | \$275,800 | \$0       |
| 2017 | CITY OF WENATCHEE | \$275,800 | \$0   | \$0            | \$275,800 | \$275,800 | \$0       |

[View Taxes](#)

### Parcel Comments

| Date     | Comment   |
|----------|---|
| 08/31/21 | APPLICATION FOR 53 LOT MAJOR SUBDIVISION, PCLS 23203630001 & 30002. P-2021-04.        |
| 07/28/20 | SEG'D 23 AC FROM PCL 23203630001 TO PCL 23203630002 FOR 2021 TAX, PER SEG AFN#3232667 |

## Property Images

No images found.

1.0.7822.19249

Data current as of: 9/8/2021 5:06 PM

TX\_RollYear\_Search: 2021

# CHAPACKA, LLC

**Address:** 49 Sageland, E Wenatchee, WA 98802-0001

CHAPACKA, LLC (UBI# 602556022) is a corporation entity registered with Washington State Secretary of State (<https://opengovwa.com/corporation>). The business incorporation date is *November 8, 2005*.

|                        |        |
|------------------------|--------|
| name, address, officer | Search |
|------------------------|--------|



## 5. Dataset Information

### Business Overview

**Unified Business Identifier (UBI)** 602556022

**Business Name** CHAPACKA, LLC

**Physical Address** 49 Sageland  
 E Wenatchee (<https://opengovwa.com/corporation?city=E+Wenatchee>)  
 WA 98802-0001 (<https://opengovwa.com/corporation?zip=98802>)  
 USA

**Mailing Address** 49 Sageland  
E Wenatchee (<https://opengovwa.com/corporation?city=E+Wenatchee>)  
WA 98802-0001 (<https://opengovwa.com/corporation?zip=98802>)  
USA

**Email Address** stephens(a)flickerorchards.com

**Telephone Number** 5096695135

**Category** Limited Liability Regular (LLC)

**Business Type** PROFIT - WA LIMITED LIABILITY COMPANY

**Incorporation State** WASHINGTON

**Incorporation Date** 2005-11-08

**Expiration Date** 2021-11-30

**Duration** Unavailable

**Record Status** Active

## Registered Agent

**Registered Agent Name** STEPHEN T SKYLSTAD

**Registered Agent Address** 49 Sageland  
East Wenatchee (<https://opengovwa.com/corporation?city=East+Wenatchee>)  
WA 98802-0001 (<https://opengovwa.com/corporation?zip=98802>)

## Governing Persons

| Role     | Name               | Address  |
|----------|--------------------|--|
| Executor | Stephen T Skylstad | 1280 Wheatridge Dr E, East Wenatchee, WA 98802 |
| Governor | Stephen Skylstad   |  |

## Corporation Documents

| Document Type                   | Completed Date   |
|---------------------------------|--|
| Annual Report                   | 2020-10-26, 2019-10-24, 2018-12-26, 2017-11-06, 2016-11-16, 2015-10-19, 2014-10-25, 2013-02-04, 2012-10-31, 2011-11-08, 2010-11-08, 2009-11-18, 2008-11-03, 2007-10-31, 2006-10-25 |
| Delinquent Annual Report Notice | 2018-12-01   |
| Certificate of Formation        | 2005-11-09   |
| Annual Report Due Date Notice   | 2020-10-01, 2019-10-01, 2018-10-01   |
| Initial Report                  | 2006-04-13   |



[Webinar] Fighting Financial Crime: The White Box Company Data Revolution – listen to the recording. [Listen now](#)

# opencorporates

The Open Database Of The Corporate World

Company name or number  Search

Companies  Officers

• [Log in/Sign up](#)

## ACES UP LEASING, LLC

Company Number

604715116

Status

Active

Incorporation Date

11 February 2021 (7 months ago)

Company Type

WA LIMITED LIABILITY COMPANY

Jurisdiction

Washington (US)

Registered Address

- 2140 S MELODY LN
- E WENATCHEE
- 98802-5958
- WA
- UNITED STATES

Agent Name

OVERCAST LAW OFFICES - NCW, PLLC

Agent Address

23 S WENATCHEE AVE STE 320, WENATCHEE, WA, 98801-2263, UNITED STATES

Directors / Officers

- ANDREW FEIL, governor
- KYLE STEINBURG, executor
- KYLE STEINBURG, governor
- OVERCAST LAW OFFICES - NCW, PLLC, agent
- STEVEN SKYLSTAD, governor

Registry Page

<https://www.sos.wa.gov/corps/business...>



## Recent filings for ACES UP LEASING, LLC

11 Feb 2021

CERTIFICATE OF FORMATION

11 Feb 2021

INITIAL REPORT

Source Washington Secretary of State - Corporations Division, <https://ccfs.sos.wa.gov/>, 13 Aug 2021  
(Public Domain)

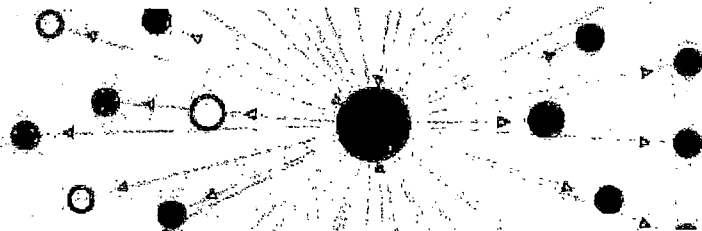
Add data (website, address, etc)

## **Company Addresses**

### Mailing Address

2140 S MELODY LN, E WENATCHEE, WA, 98802-5958, UNITED STATES

## Explore company network



## **Company network**

Not yet available for this company. [Click to find out more](#)

## **Latest Events**

2021-02-11 - 2021-02-24

Addition of officer ANDREW FEIL, governor

2021-02-11 - 2021-02-24

Addition of officer KYLE STEINBURG, executor

2021-02-11 - 2021-02-24

Addition of officer STEVEN SKYLSTAD, governor

[See all events](#)

## **Corporate Grouping User Contributed**

None known. [Add one now?](#)

[See all corporate groupings](#)

\* While we strive to keep this information correct and up-to-date, it is not the primary source, and the company registry ([see source](#), above) should always be referred to for definitive information

Data on this page last changed August 13 2021

**Problem/question about this data? [Click here](#)**

[Webinar] Fighting Financial Crime: The White Box Company Data Revolution – listen to the recording. [Listen now](#)

# opencorporates

The Open Database Of The Corporate World

Company name or number

Search

Companies  Officers

• [Log in/Sign up](#)

## KTS DEVELOPMENT, LLC

Company Number

604634504

Status

Active

Incorporation Date

29 June 2020 (about 1 year ago)

Company Type

WA LIMITED LIABILITY COMPANY

Jurisdiction

[Washington \(US\)](#)

Registered Address

- 2140 S MELODY LN
- E WENATCHEE
- 98802-5958
- WA
- UNITED STATES

Agent Name

OVERCAST LAW OFFICES - NCW, PLLC

Agent Address

23 S WENATCHEE AVE STE 320, WENATCHEE, WA, 98801-2263, UNITED STATES

[Directors / Officers](#)

- [ANDY FEIL](#), governor
- [DAVID VISSER](#), executor
- [KYLE STEINBURG](#), governor
- [OVERCAST LAW OFFICES - NCW, PLLC](#), agent
- [STEPHEN SKYLSTAD](#), governor

Registry Page

<https://www.sos.wa.gov/corps/business...>



## **Recent filings for KTS DEVELOPMENT, LLC**

31 Aug 2021  
**ANNUAL REPORT**

1 Jul 2021  
**DELINQUENT ANNUAL REPORT NOTICE**

1 May 2021  
**ANNUAL REPORT DUE DATE NOTICE**

29 Jun 2020  
**CERTIFICATE OF FORMATION**

29 Jun 2020  
**INITIAL REPORT**

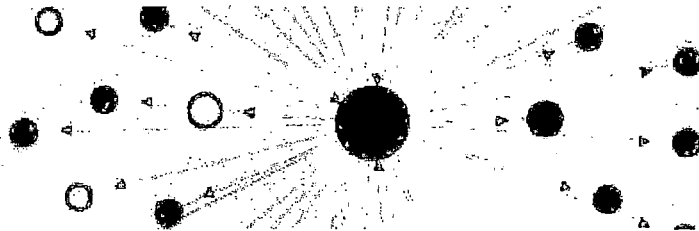
**Source** Washington Secretary of State - Corporations Division, <https://ccfs.sos.wa.gov/>, 1 Sep 2021  
(Public Domain)  
**Add data** (*website, address, etc*)

## **Company Addresses**

### **Mailing Address**

2140 S MELODY LN, E WENATCHEE, WA, 98802-5958, UNITED STATES

## **Explore company network**



## **Company network**

Not yet available for this company. [Click to find out more](#)

## **Latest Events**

2021-08-04 - 2021-09-01

**Addition of officer ANDY FEIL, governor**

2021-08-04 - 2021-09-01

**Addition of officer STEPHEN SKYL STAD, governor**

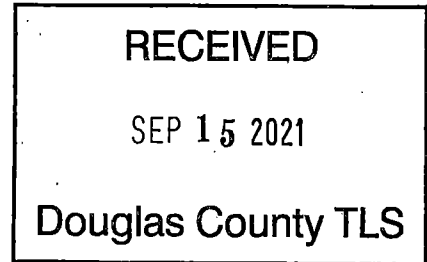
2021-08-04 - 2021-09-01

**Change of status from 'Delinquent' to 'Active'**

[See all events](#)

## **Corporate Grouping User Contributed**

September 14, 2021



Douglas County Transportation and Land Services

Re: Application # P-2021-04

Dear Tanner Ackley:

We own the home at 2322 Grand Avenue East Wenatchee. We are writing to express our concerns about the above identified application. We have reviewed the documents provided to us by Douglas County Land Services as submitted by Chapacka LLC. Our understanding in reading the maps is that between our back property line and the water tower below us there are 5 housing lots proposed. This is a very steep very sandy hill. Hiking down that hill is like skiing as you slide/step down. We would like to see the results of geological or engineering studies specific to this hillside between our property and the water tower.

We are also enclosing a copy of the petition we signed along with many of our neighbors. We agree with the petition in its entirety. As of the time of the printing of this letter 133 of our neighbors have signed this petition.

Thank you,

A handwritten signature in black ink, appearing to read "Suzi and Ben Graden". The signature is fluid and cursive.

Suzi and Ben Graden  
2322 Grand Avenue

To: Douglas County, WA Transportation and Land Services

From: Douglas County Residents

RE: PETITION AGAINST APPLICATION NUMBER P-2021-04

The undersigned Douglas County residents respectfully request that Douglas County Transportation and Land Services place application P-2021-04 on hold until public comment is solicited in a hearing, results of the geological survey can be evaluated, and an investigation be conducted.

As the current residents directly impacted by this development, we specifically object to the statement in the Notice of Application Letter dated 8/27/2021 that states "Douglas County expects to issue a Determination of Non-significance in accordance with WAC 197-11-355."

We the undersigned find the DNS statement arbitrary and capricious as it was made with no results from the evaluation of the geology provided by SCJ Alliance.

We also request a formal hearing be conducted to solicit public input. We have serious concerns regarding the effect this development will have on existing property values, current resident usability and enjoyment, and the likely detriment to existing neighborhoods, property, and landscaping that will result. Approving a development of this size with no public input via a public hearing is unheard of.

We further request that Douglas County follow all requirements outlined in, but not limited to, the following when considering the Environmental Review of this development;

RCW 36.70B.060

RCW 36.70B.110

RCW 43.21C.110

WAC 197-11-355

WAC 197-11-948

Finally, we request an investigation be conducted to evaluate whether County Commissioner Kyle Steinburg influenced Douglas County's Transportation and Land Service's decision for a DNS and no public hearing regarding this proposal. This request is being made because it is well known that Mr. Steinburg has had considerable financial dealings with the land developer Chapacka LLC for this property and his association with its owner, Stephen Skylstad.

We are deeply concerned by all of this and are requesting a response on this petition by October 15, 2021.

Respectfully,

Concerned Residents of Douglas County, WA

RECEIVED

SEP 15 2021

Douglas County TLS

09/08/2021

Kathryn Moody  
2162 Inglewood Drive  
East Wenatchee, WA 98802

To whom it concerns,

It has been brought to my attention that there is a proposal for the land behind my home to be developed.

**I am 100% against this.**

I received my Notice of Application just last week on 09/02/2021 and see that I only have until the 15<sup>th</sup> to dispute. That doesn't leave much time to investigate this.

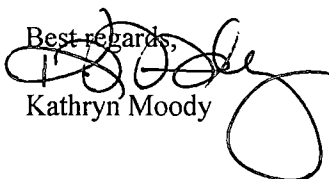
First, I feel no decision should be made until the results of SCJ Alliance's geo survey are completed and provided to Douglas County and CRHA landowners with a minimum of 4 weeks for people to go through it and ask any questions about the findings. I'm extremely concerned this development will turn into the whistling ridge situation off of Squilchuck Road in Chelan County where new houses literally sunk into the soil and new homeowners couldn't even move into the property they had just purchased.

A hearing needs to be held by Douglas County so affected homeowners, such as myself, can voice their concerns about code issues as well as non-code issues like property values of existing properties, usability, and enjoyment of Country Ridge Homeowners Association properties during and after any potential construction, parking concerns in affected neighborhoods, quality of homes, loss of views, etc. Because the builder plans to build 53 homes, I anticipate a "cookie-cutter" community to be built.

I'd like to see that an environmental review be conducted. We could be looking at retention pond issues, habitat loss, water and sewer issues, and lack of Douglas County funding for the road. I am not interested in paying another large tax assessment for road work.

I have legitimate concerns about the hastily push for this application as I understand the Douglas County Commissioner, Kyle Steinburg, more likely than not has a financial gain with this project. This seems completely unethical and extremely questionable. I ask that there be a full investigation that the proper channels were taken for Chapacka LLC to receive their permits (State level – not local).

I ask that this application be rejected by Douglas County.

Best regards,  
  
Kathryn Moody

RECEIVED

SEP 07 2021

September 3, 2021

Douglas County  
Transportation & Land Services

Douglas County Transportation and Land Services  
Att: Tanner Ackley, Senior Planner  
140 19<sup>th</sup> Street NW, Ste. A  
East Wenatchee, WA 98802

Certified Mail

Re: Chapacka, LLC, Application dated 08/26/2021

The property referenced in the about application lies directly behind our home, and the homes proposed would be directly block our view of the mountains, Wenatchee and the canyons to the west, across the canyon by Badger Mountain Road, the hills to the east, and across the Columbia River, nighttime views of the city lights and sky—a 180-degree view. The proposed homes and development are adjacent to our backyard fence, and would impact our privacy, security, quietness of our neighborhood, and wildlife. Construction activity would impact the entire neighborhood with additional traffic, parked cars, heavy equipment, blowing dirt, redirected traffic, and noise from equipment and workers' vehicles. Emergency vehicles must be able to get through. Blowing dirt affects air quality, it filters into homes no matter how well built, including outbuildings, vehicles, gardens, and outdoor activities and would directly affect our quality of life, health, and HVAC systems. Construction activity would impact owners' ability to sell, or to receive full market value for their property.

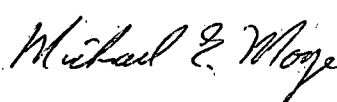
The proposal shows a row of squarely divided lots lined up like a wall behind our home and our neighbors' homes with no consideration for esthetics or views. As homeowners who would be most impacted because the land behind our home is flat, we would lose ALL of our view which ultimately devalues our property. A person's home is usually their largest investment, providing physical and financial security for ourselves and our families. Devaluation caused by the deliberate action of a person or entity is very serious. It is essentially robbing every homeowner affected by such a project, and we should all expect to be fully compensated for our loss. We also should expect to receive a reduction of property tax proportionate to the loss of value of our homes.

If Douglas County approves the construction of homes on this acreage described in your letter, the homeowners of Inglewood Drive and Country Ridge HOA demand to be heard in a meeting with Chapacka LLC, Douglas County Transportation and Land Services, and Douglas County Assessor about the number of homes, placement, green space, utilities, roads, schools, commercial property, emergency services, and other construction details.

Linda S. Moyer

Michael E. Moyer

2158 Inglewood Drive



Tanner Ackley, c/o Douglas County Land Services  
140 19<sup>th</sup> Street NW, Suite A  
East Wenatchee, WA 98802

Rich Beausoleil  
2126 Inglewood Drive  
East Wenatchee, WA 98802

**RE: P-2021-04, Chapacka LLC**

Dear Tanner,

I am writing today to comment on Application Number P-2021-04. I was surprised to get this Notice of Application since I have spoken with you personally 3 times in the past 6 months or so, with the last visit being less than 3 weeks ago. I was told that the pre-application submitted by Chapacka LLC (Stephen Skylstad) had expired and they would need to re-apply and have a pre-hearing, all of which would take time. It seems now, the application was received (26 August) and approved (27 August), in less than a 1 day; what changed? I know you are just doing your job and I respect that, so this is not aimed at you.

In the Notice of Application, there is mention that Douglas County intends to issue a Determination of Non-Significance (DNS). There are several concerns I have with this. First, when I moved here almost 20 years ago, we were told that the area (parcel numbers 232036300002 & 23203630011) was designated as “sensitive soil”, was unbuildable, and the undeveloped access road off Badger Mountain was closed. This sentiment was later repeated by the real estate agency that originally listed the land for sale. So, what has changed that it is now considered buildable? Second, given the numerous repairs that have been required on the Badger Mountain Road (which I partly funded) due to sloughing and sliding, how can a DNS be anticipated? I would hate to see this area result in another Whistling Ridge scenario, off Squilchuck Road in Chelan County, where new houses literally sunk into the soil and new homeowners had to literally abandon the properties they just purchased.

I noticed that other required permits not included in the application were listed as “unknown”. It would seem that RCW 36.70B.110 requires that this permit application include SCJ Alliance’s geological assessment. Where are those results, and does approval hinge on those results? And do they exclude any kind of environmental review by Department of Ecology? We intend to study these results and verify them with an independent organization.

Id also like to respectfully request that Douglas County schedule a hearing, prior to any approval, so existing homeowner’s concerns can be heard about both code issues (some mentioned above) & non-code issues including:

- Loss of habitat to the species of mammals, birds, reptiles, and insects that are currently occupying this habitat
- Decreasing property values of existing view properties,
- Decreasing usability and enjoyment of those properties (the 52 homeowners within Country Ridge Development completed in 2003) both during and after construction
- Parking of equipment and vehicles along the streets including Fancher Blvd, Inglewood Drive, Horizon View, etc.
- The exclusion of the required easements and restriction for building under the PUD electrical transmission lines or over existing sewer lines. What are the required easements for these?
- The potential increases to County Ridge expenses (taxes, sewer, water) because of this development.
- The dustbowl that will occur due to construction that will certainly damage existing homes and landscapes

Finally, I hope Douglas County Land Services will be diligent in following all established laws that are in place that include, but are not limited to, RCWs 36.70B.060, 36.70B.110, 43.21C.110 and WACs 197-11-355, 197-11-948.

Thanks for listening Tanner. You’ve always been respectful and friendly when I’ve come in to talk with you and I really appreciate it. This one just raises so many flags not only because of the speed it is moving, but because there is a well-known business relationship between Skylstad & Commissioner Kyle Steinburg.

Respectfully,



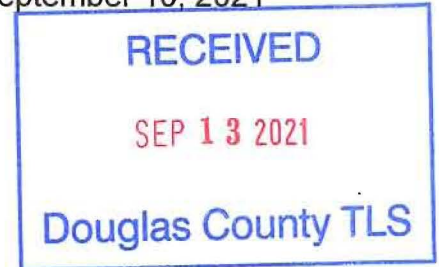
Rich Beausoleil

Sent via Certified Mail September 10, 2021

September 8, 2021

To: Douglas County Transportation and Land Services  
East Wenatchee, WA 98802

From: Diana Hamilton, Lot 34 Country Ridge  
Mailing Address: 2134 Inglewood Drive, E. Wenatchee, WA 98802



Subject: Proposed Subdivision P-2021-04 Major Subdivision – Chapacka, LLC

Please accept this letter as a formal response to the letter dated August 31, 2021 that was sent from Douglas County Transportation and Land Services to Country Ridge residents. Even though I personally did not receive the letter, several owners in Country Ridge did receive the letter and shared with others who did not. My mailing address is listed above and in addition to my concerns listed below, please send any future correspondence on this subject matter to the address above.

The following represents concerns and comments on the Chapacka subdivision.

1. When I bought and built in July 2000, the property located directly in front of my Lot 34 (the proposed Chapacka subdivision property) was considered “**sensitive soil**”. I was told no one was allowed to build on it because it was considered unstable due to the sliding or shifting soil. This was said to me by not only realtors but also by a representative from the county when I purchased property. In addition, signs stating “sensitive soil” were put out in this area by the county or owner of the property to keep people from accessing this area. A few years after, the access road was closed off.

**CONCERN:** What has changed? This is still an unstable area and the idea of building homes on it is unsafe. This property has had 21 years of erosion since this property was deemed sensitive soil. No improvements have been made. Badger Mountain Rd is a good indication as to how much shifting is occurring in this area. In addition, if the geo-survey shows ground stability issues, and the county accepts a plan that allows a developer-based remediation to allow a new development, how will property insurer's view the risk for home insurance rates that may include the Inglewood Dr homes?

**ACTION:** A geo survey should be done, prior to any decisions made or permits issued, that will include samples from these unstable and sensitive soil areas to confirm that this subdivision does not become another Whistling Ridge situation off of Squilchuck Road in Chelan County. This survey should be done by an un-biased entity that has no affiliation with the developer or the County Commissioners. Results of this geo survey must take into account all land sections of the proposed subdivisions and

include where samples were taken. In addition, County should require that no work can be begin on any part of the property until all concerns and issues are resolved.

2. I noticed last week that the following was listed as required by the county on the application to build the subdivision. However as of today they are no longer listed. One of them was the Neighborhood Meeting Documentation. The others were the Cultural Resources Survey, Wetland Management and Mitigation Plan, and Fish and Wildlife Management and Mitigation Plan.

**CONCERN:** Are these requirements still part of the Application Process for Chapacka, LLC?

**ACTION:** Address whether these are still part of the application process for Chapacka and if not, why were they deleted.

3. I would like to request a hearing be held by Douglas County so all homeowners can voice concerns and find resolution from Douglas County, about code issues as well as non-code issues like property values of existing properties, useability, and enjoyment of CRHA properties during and after any potential construction, parking concerns in affected neighborhoods, etc etc etc.

**CONCERN:** protecting views or market values based on impacts to view property and also future taxes, hardships, and impact from additional homes built on Chapacka property. The height restriction, which currently is set at 35' and well above normal height, as well as property size, types and standard of homes to be built on the proposed plans is not typical or in-line with other properties adjacent to proposed subdivision. Adjacent subdivisions have HOA's which protect these values based upon the lot size and proposed plans. This subdivision would drastically reduce the value of adjacent homes.

**ACTION:** define issues regarding property values and impacts to the usability and enjoyment of our properties which focuses on new structure's elevation profiles and their proximities to our backyards. However, an equal concern is the impact of landscaping, such as trees, that can also heavily impact sight lines and views. Address property related expenses to existing rate payers due to traffic generated from new home development that require increased road maintenance. This concern also includes any effective increase to our rates by the sewer and water utilities to cover any costs to buildout the infrastructure to this extended development. The plat map excluded any considerations of required easements and restrictions to building under the PUD transmission lines, or over existing sewer or water mains. What is the required distance away from these easements for a builder to put up a house?

4. **CONCERN:** for other environmental issues to include habitat loss, retention pond issues, water and sewer and funding for the road that was to be improved several years ago. Has the EIS or environment impact statement been assigned to an unbiased agency like the Department of Ecology? Due to the lack of Douglas County funding for Badger Mountain Road improvements, does Douglas

County have an agreement with Chapacka LLC to now pay for the improvements of the road.

**ACTION;** Please address these concerns.

- 5. CONCERN:** That County Commissioner Kyle Steinburg may benefit and be influenced by financial dealings with the land developer, Stephen Skylstad. That because of the business relationship with Kyle Steinburg, Stephen Skylstad (Chabaka LLC major subdivision) may have the opportunity to avoid typical legal requirements or expedited benefits due to this relationship with no regard nor consideration of the health, investment and continued vitality of the residents of Country Ridge or other affected properties.

**ACTION:** Finally, I am requesting an investigation be conducted to evaluate whether County Commissioner Kyle Steinburg influenced Douglas County's Transportation and Land Service's decision for a DNS and no public hearing regarding this proposal as well as any other typical requirements on the application process. This request is being made because it is well known that Mr. Steinburg has had considerable financial dealings with the land developer Chapacka LLC for this property and his association with its owner, Stephen Skylstad.

I am deeply concerned by all of this and are requesting a response to my concerns by October 15, 2021.

Thank you.



Respectfully,  
Diana Hamilton  
2134 Inglewood Drive  
East Wenatchee WA 98802  
509-670-1590

September 8, 2021

RE: Chapacka East development  
Application # P-2021-04

TO: Douglas County Transportation and Land Services  
Attn: Tanner Ackley, Senior Planner  
140 19<sup>th</sup> Street NW, Suite A  
East Wenatchee WA 98802

CC: Douglas County Sewer District  
East Wenatchee Water District  
Douglas County Fire District #2



We are writing to voice our concerns and questions regarding the proposed 53 home development along Badger Mountain Road and bordering Country Ridge 4.

Since we live just across the private access street from our HOA retention pond we have these specific concerns:

- 1) Where will the construction access be? Where will the home owners access be?
- 2) What hours and days of the week do they plan to operate?
- 3) What measures will they take to avoid starting brush fires while working on that extremely dry and tall sage brush and grass? Is the fire department aware and on board to act quickly in the event of fire caused by their vehicles, equipment and tools? Will there be a no smoking rule for workers?
- 4) What measures will they take to keep dust and sand from blowing around, entering our homes and vehicles and generally affecting air quality?
- 5) Our neighborhood does NOT have street lights. Do they plan to have street lights that will impact our ability at night to look at the stars? i.e. contribute to light pollution?
- 6) Are they planning to build "starter" homes or homes of similar quality to those in Fancher Heights in general?
- 7) Will the lots have professionally installed sprinkler systems?
- 8) Is their power underground or aerial lines?
- 9) Will homeowners be allowed to have livestock such as chickens and ducks that are noisy and attract predators?
- 10) Any plans for a green belt or open space?
- 11) Is there only one way in and out of the development or multiple? If only one what is the plan for emergencies such as brush fire?
- 12) How far apart will the fire hydrants be? Are the streets sufficiently big enough for fire trucks?
- 13) Has the soil been professionally tested and approved for stability? If so we would like to see those results. If not why not? If not approved has the development been cancelled? With so much sand below the surface it doesn't seem like the ground would sustain developing and not slide down the hill. If the County can't keep Badger Mountain Road from slipping who is going to keep this development intact?
- 14) Is the County delaying approval on the development until the geo survey is complete and analyzed?

- 15) Is the developer guaranteeing no construction workers and vehicles will be parked anywhere in Country Ridge 4? No cutting through private properties?
- 16) Will the additional traffic on Badger Mountain Road contribute to it's instability? What is the plan to stabilize it to accommodate this increase in traffic both during construction and after?
- 17) Will they have a formal HOA and covenants to help keep property values and appearances up?

Thank-you for your attention to our questions and concerns. We hope you will provide a timely response.

Sincerely,

Two handwritten signatures in blue ink. The top signature is "Clinton Larama" and the bottom signature is "Myra Larama".

Clinton Larama  
Myra Larama  
2178 Inglewood Drive  
East Wenatchee WA 98802

Country Ridge 4 Lot #54

09/09/2021

Tanner Ackley  
Douglas County Transportation and Land Services  
140 19<sup>th</sup> ST NW  
E. Wenatchee, WA 98802



Re: Notice of Application by Chapacka LLC  
Application number: P-2021-04

Dear Mr. Ackley:

We are residents of Country Ridge 4 subdivision on Fancher Heights.

This letter is regarding the proposed subdivision on Fancher Heights located within Section 36, Township 23N, Range 20W, E.W.M.

First off, under WAC197-11-355, we are concerned about how this development can be classified under a Determination of Non-Significance clause, when Badger Mt. Rd in front of the project has been sloughing off and needing repair every year. In fact, it is currently under repair, again and closed until 09/15/2021.

Under RCW36.70B.110 the law states that if a DNS is issued, the county has to tell the residents about all required items. We are most interested in the GEO report. We are under the impression that the land, mentioned in the proposal, is sensitive and unstable. We have fears that houses will be built, and then abandoned because the land is sliding.

We are also concerned that the traffic will be greatly increased with the building of 35 new residences, with a road that is already unstable.

There is also concern that during the construction, the dust and flying debris will negatively impact the existing 52 homes directly behind the proposed subdivision. The sewer and water are also a consideration, with the potential of negatively impacting the existing homes.

Has an Environmental Impact Statement been done on the proposed area? We would really like to see it.

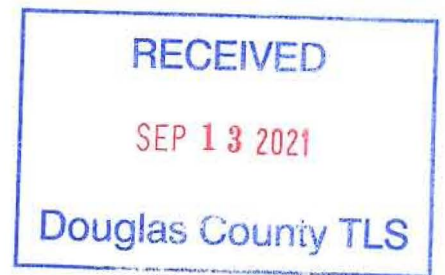
Please notify us and all the other residents up here of all future hearings with place and time.

Thank you for hearing us.

Sincerely,

Walt & Ayllette Ness

Lot 52

Handwritten signatures of Walt and Ayllette Ness in black ink.

RECEIVED

SEP 09 2021

September 9, 2021

DOUGLAS COUNTY TLS

Douglas County Transportation and Land Services  
Attention: Tanner Ackley, Senior Planner  
140 19<sup>th</sup> Street N.W., Suite A  
East Wenatchee, WA 98802

Dear Mr. Ackley:

I am writing this letter in response to the Notice of Application from CHAPACKA LLC for a fifty-three lot major subdivision in Section 36, Township 23N, Range 20W, E.W.M.

Before any decision is made on this application, the results of SCJ Alliance's geo survey must be completed and provided to Douglas County and Country Ridge Homeowners' Association (CRHA) landowners. Homeowners in the CRHA and Douglas County would not want this development to turn into the Whistling Ridge situation off of Squilchuck Road in Chelan County where new houses literally sunk into the soil and new homeowners couldn't even move into the property they had just purchased.

I request a hearing be held by Douglas County so affected homeowners can voice their concerns about code issues as well as non-code issues (such as property values of existing properties, usability, and enjoyment of CRHA properties during and after any potential construction, parking concerns in affected neighborhoods, etc.).

An environmental review must be conducted on habitat loss, retention pond issues, water and sewer, and the lack of adequate Douglas County funding for the roads in the area. This environmental review should be provided for public review and comment prior to any future decision on this Application.

I am also requesting a copy of the decision and any future appeals on the decision as outlined in Title 14 of the Douglas County Code.

Thank you for your attention to my concerns.



MARY H. PETERSON  
2137 Inglewood Drive  
East Wenatchee, WA 98802

RECEIVED

SEP 27 2021

September 24, 2021

Douglas County  
Transportation & Land Services

Douglas County Transportation and Land Services  
Att: Tanner Ackley, Senior Planner  
140 19<sup>th</sup> Street NW, Ste. A  
East Wenatchee, WA 98802

Certified Mail

Re: Chapacka, LLC, Application dated 08/26/2021

The homes in the above referenced application would directly block our view of the mountains and views from our neighbors' homes. Our view includes Wenatchee and the canyons to the west, the Cascades, Mission Ridge, Stemilt hill, the canyon south of Badger Mountain Road, the hills to the east, across the Columbia River, nighttime views of the city lights and sky—for most of us, a 180-degree view. The proposed homes and development are adjacent to our backyard fence, like a 20 foot or greater wall; a row of very small lots with only a 10-foot space between the new homes and between our backyard and the new homes. These small square lots appear to be for 2 or 3 story construction with little or no yard space. We suspect these lots will be used for cheap structures which will lead to low-income residents and rental properties--residents and owners who will not keep the properties in good condition. Perhaps Mr. Skylstad and the commissioners would like to have this row of structures next to their homes. Beyond the "row" houses proposed, there is a 2-lane street on the plan, then several more houses on larger lots. Behind our home alone that is a total of 8 houses. We have previously written to you about the impact to our privacy, security, quietness of our neighborhood, and wildlife.

The application shows a row of squarely divided lots lined up like a wall behind our home and our neighbors' homes with no consideration for esthetics or views. As homeowners who would be most impacted because the land behind our home is flat, we would lose ALL of our view which ultimately devalues our property.

So far there has been no response from the county or developer to consider design changes to the layout of the lots and homes to address esthetics or consideration for existing homes along Inglewood. There could be larger lots with larger space between structures possibly on a slight angle, to allow Inglewood's homeowners to retain some views, privacy, noise reduction, etc. A better designed street might attract better property owners.

Construction activity and reduction of view would impact the entire neighborhood's ability to sell, or to receive today's full market value for their property. We have received comparable market values from an experienced agent, with view and without view.

On page 1 of the application it indicates that the developer wants permission for construction activity from basically 7 am to 7 pm, seven days a week. This is excessive activity, totally disruptive to our neighborhood, and should be reduced.

We have no information from you about how power, water and sewer will be provided to this proposed development.

A person's home is usually their largest investment, providing physical, emotional, and financial security for ourselves and our families. If it is a primary residence, it is not just a monetary investment. The owners' welfare should be fully considered by government entities who have the authority to make decisions that will forever impact their lives.

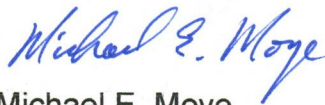
Simply telling us to "buy the lot behind you" or "plant a row of trees", is disrespectful, flippant, and inconsiderate, and signals that Douglas County officials really don't care about its' residents.

Devaluation caused by the deliberate action of a person or entity is very serious. It is essentially robbing every homeowner affected by such a project, and we should all expect to be fully compensated for our loss, and consideration given to our suggestions about redesigning the layout as proposed. We also should expect to receive a reduction of property tax proportionate to the loss of value of our homes.

Sincerely,



Linda S. Moyer  
2158 Inglewood Drive



Michael E. Moyer

**CERTIFIED MAIL®**



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25 SEP 2021 PM 7:11

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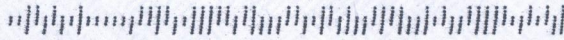
*Douglas County  
Transportation & Land Svcs.  
Att: Tanner Ackley  
140 19th St. NW, Ste. A  
East Wenatchee, WA 98802*

RECEIVED

SEP 27 2021

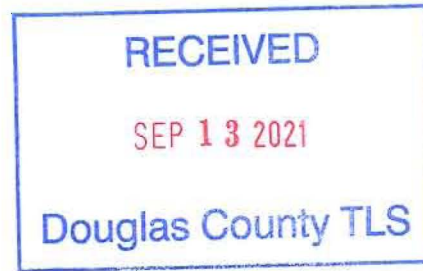
Douglas County  
Transportation & Land Services

98802-419173



September 11, 2021

Glen and Jacqueline Schloe  
2110 Inglewood Drive  
East Wenatchee, WA 99802-8545



Douglas County Transportation and Land Services  
140 19<sup>th</sup> Street NW, Suite A  
East Wenatchee, WA98802

Dear Planners:

We live in Country Ridge subdivision and have learned through our neighbors that you are working on a proposal for a 53 lot major subdivision , Application Number P-2021-04, that would a-butt our area on two sides. We have lived here for over 21 years and are concerned about your plan to issue a DNS without an EIS having been done nor a public hearing held. The soil on the proposed site for P-2021-04 consists of fine sand that blows with even a light wind given any disturbance to the native vegetation. We often have winds in excess of 25 mph from spring through summer that results in our lawn and landscaping downwind being ruined. For instance, where the hole was dug for the geology evaluation behind our lot last month, windborne sand is now strewn over an area much bigger than the original footprint of the backhoe.

There is also the matter of the business relationship between County Commissioner Steinburg and the developer Chapacka LLC that we feel needs to be made completely transparent,

Sincerely,

  
Glen Schloe

  
Jacqueline Schloe

cc: Washington Department of Ecology



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

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

September 13, 2021

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

Re: SEPA Register 202104829, P-2021-04

Dear Tanner Ackley:

Thank you for the opportunity to comment during the Optional Determination of Non Significance process for the Chapacka East subdivision, proposed by Chapacka LLC. We have reviewed the documents and have the following comments.

## **WATER QUALITY**

### Project with Potential to Discharge Off-Site

Ecology concurs that the NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required for this project. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact **Wendy Neet** at the Dept. of Ecology, (509) 454-7277 or email [wendy.neet@ecy.wa.gov](mailto:wendy.neet@ecy.wa.gov) with questions about this permit.

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](mailto:crosepa@ecy.wa.gov)

## Shari Tincher (x6589)

---

**From:** Brandy Fields <fieldsb@eastmont206.org>  
**Sent:** Thursday, September 02, 2021 1:58 PM  
**To:** Shari Tincher (x6589)  
**Subject:** P-2021-04 CHAPACKA LLC

[EXTERNAL MESSAGE]

---

Douglas County TLS Dept Personnel:

For P-2021-04 CHAPACKA LLC, adequate school facilities exist for Eastmont School District.

Sincerely,

*Brandy Fields*

Executive Secretary to Superintendent  
Eastmont School District #206  
Phone (509) 888-4699 Fax (509) 884-4210  
[www.eastmont206.org](http://www.eastmont206.org)  
Facebook: eastmontschools  
Twitter: @EastmontSchools  
Instagram: eastmontschools

*The question is, if you have the potential to be exceptional, why wouldn't you be?*

*"Do all the good you can, by all the means you can."* John Wesley

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party. The information contained in this email is intended only for the use of the individual or entity named in the body of the communication. Any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately delete or destroy all versions, and notify us by telephone at the above listed number. Thank you.

## Annette Jester (x6549)

---

**From:** Carlee Murphy (x6428)  
**Sent:** Tuesday, August 31, 2021 4:52 PM  
**To:** Annette Jester (x6549)  
**Cc:** Shari Tincher (x6589)  
**Subject:** RE: P-2021-04 Notice of Application Packet Comments end September 15, 2021

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Afternoon,

Parcel# 23203630002 owes the full year of 2021 taxes plus any additional interest up to date and parcel# 23203630011 I am unable to find, do you think you would be able to verify that the parcel number sent in this E-Mail is the correct one that will be on the final draft of the subdivision? Please let me know if you have any additional question or concerns.

Have a wonderful day,



*Carlee Murphy*

Deputy Treasurer  
Receptionist – Office Assistant III

Direct Line : 509-888-6428  
Phone : 509-745-8525  
Fax : 509-745-8412  
**Email:** [cmurphy@co.douglas.wa.us](mailto:cmurphy@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:** Annette Jester (x6549) <[ajester@co.douglas.wa.us](mailto:ajester@co.douglas.wa.us)>  
**Sent:** Tuesday, August 31, 2021 3:38 PM  
**To:** CDHD COVID EMAIL ([ehsupport@cdhd.wa.gov](mailto:ehsupport@cdhd.wa.gov)) <[ehsupport@cdhd.wa.gov](mailto:ehsupport@cdhd.wa.gov)>; Kasey Dirks (x6348) <[KDirks@co.douglas.wa.us](mailto:KDirks@co.douglas.wa.us)>; Carlee Murphy (x6428) <[cmurphy@co.douglas.wa.us](mailto:cmurphy@co.douglas.wa.us)>; Mike Neer (x6560) <[mneer@co.douglas.wa.us](mailto:mneer@co.douglas.wa.us)>; Tiffany Prazer (x6558) <[TPrazer@co.douglas.wa.us](mailto:TPrazer@co.douglas.wa.us)>; Zachary Horton (x6584) <[zhorton@co.douglas.wa.us](mailto:zhorton@co.douglas.wa.us)>; Todd Wilson (x6556) <[TWilson@co.douglas.wa.us](mailto:TWilson@co.douglas.wa.us)>; Amanda Taub (x6585) <[ataub@co.douglas.wa.us](mailto:ataub@co.douglas.wa.us)>; Kurt Blanchard (Fire Assistant Chief) ([kblanchard@douglasfire2.org](mailto:kblanchard@douglasfire2.org)) <[kblanchard@douglasfire2.org](mailto:kblanchard@douglasfire2.org)>; 'Dan Day' <[dday@dcpud.org](mailto:dday@dcpud.org)>; 'Colby Thorpe' <[thorpe.colby@gmail.com](mailto:thorpe.colby@gmail.com)>; [BERNI@DOCSEWER.ORG](mailto:BERNI@DOCSEWER.ORG)  
**Subject:** P-2021-04 Notice of Application Packet Comments end September 15, 2021

## REQUEST FOR AGENCY COMMENTS



State of Washington

## Department of Fish and Wildlife

Mailing Address: 1550 Alder St. NW, Ephrata, WA 98823-9651

Main Office Location: Natural Resources Building, 1111 Washington Street SE, Olympia, WA

September 13, 2021

Douglas County Transportation and Land Services  
Attention: Tanner Ackley– Senior Planner  
140 19<sup>th</sup> St., Suite A  
East Wenatchee, WA 98802

**SUBJECT: REQUEST FOR PROJECT REVIEW AND COMMENTS; CHAPAKA EAST 53 LOT MAJOR SUBDIVISION; PARCELS 23203630002 & 23203630011; CHAPAKA LLC - APPLICANT; APPLICATION NUMBER P-2021-04**

Dear Mr. Ackley

On August 31, 2021, the Washington Department of Fish and Wildlife (WDFW) received notice from Douglas County Transportation and Land Services that it is accepting comments to be considered regarding the project referenced above. The Washington Department of Fish and Wildlife (WDFW) interest in this project is based on our agency's mandate to perpetuate fish, wildlife, and their habitat (Regulatory Code of Washington (RCW) 77.04.012). We reviewed the project proposal for potential impacts to fish, wildlife and their habitats, as well as possible impacts to recreational opportunities, according to our mission; we appreciate the opportunity to offer these comments.

WDFW reviewed the Notice of Application Packet that was prepared for the proposed Chapaka East 53 Lot Major Subdivision on parcels 2320363002 & 23203630011 (Project) in Douglas County. From an aerial map review (Douglas Co. Geographic Information System Map, WDFW PHS on the Web Map, and the United States Geological Survey (USGS) GAP/LANDFIRE National Terrestrial Ecosystems map data for Imperiled Habitats) and description of the vegetation and habitat conditions on the property (JARPA, August 26, 2021), parcels 2320363002 & 23203630011 contain shrubsteppe habitat. WDFW designates shrubsteppe habitat as a Washington State Priority Habitat. Regarding Priority Species, part of both project parcels are located within the 'Badger Mountain' WDFW PHS mapped polygon. This area is noted as a regular concentration area for mule deer (*Odocoileus hemionus hemionus*). Finally, areas of parcels 23203630002 & 23203630011, along with adjacent undisturbed areas of the surrounding landscape, have been identified as "State Imperiled"<sup>1</sup> (USGS GAP/Landfire Ecosystems GIS data) in our 2015 State Wildlife Action Plan (SWAP, see attached) and likely contain shrubsteppe habitat, as noted in the provided JARPA.

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<sup>1</sup> *State Imperiled* is defined as rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the state.

WDFW GIS information indicates this area may provide habitat for a variety of PHS-listed species and SWAP-identified Species of Greatest Conservation Need (SGCN). This area is within:

- The observed range of gray wolf (PHS, SGCN)
- The observed range of greater sage grouse (PHS, SGCN)
- The observed range of white-headed woodpecker (PHS, SGCN)
- The observed range of Lewis’s woodpecker (PHS, SGCN)
- The observed range of sage thrasher (PHS, SGCN)
- The observed range of golden eagle (PHS, SGCN)
- The observed range of peregrine falcon (PHS, SGCN)
- The observed range of bald eagle (PHS, SGCN)
- The observed range of night snake (SGCN)
- The observed range of pygmy nuthatch (SGCN)

A site-scale analysis would be required to confirm or refute these indications.

To verify whether the site contains WDFW Priority Habitats and Species, WDFW recommends Douglas County Transportation and Land Services require the proposed Project meets the standards found in the Douglas County Development Code Chapter 19.18C, titled *Critical Areas – Fish and Wildlife Habitat Conservation Areas*. Specifically, WDFW recommends that the County require a *Habitat Boundary Survey (19.18C.03)* be prepared by a “fish or wildlife biologist, as appropriate, who is knowledgeable of wildlife habitat within North Central Washington” prior to development. WDFW recommends a survey for shrubsteppe habitat, as well as mule deer habitat that will be impacted by the Project.

Depending on the results of the Habitat Boundary Survey, the applicant may need to provide a *Fish/wildlife habitat management and mitigation plan (19.18C.037)* that contains, “A plan by the applicant which explains how any adverse impacts created by the proposed development will be mitigated ....” to compensate for unavoidable impacts to shrubsteppe and mule deer habitat identified in the Habitat Boundary Survey.

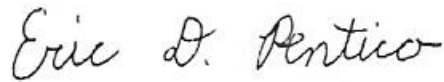
WDFW recommends our published resources to assist the applicant and consultant in developing a fish/wildlife habitat management and mitigation plan (HMMP) including:

- Landscape Planning for Washington's Wildlife: Managing for Biodiversity in Developing Areas (A Priority Habitats and Species Guidance Document)
  - <https://wdfw.wa.gov/sites/default/files/publications/00023/wdfw00023.pdf>
  - This guidance provides information and guidance regarding developing a HMMP for Douglas County.
- WDFW’s Management Recommendations for Washington’s Priority Habitats: Managing Shrub-steppe in Developing Landscapes
  - <https://wdfw.wa.gov/sites/default/files/publications/01333/wdfw01333.pdf>
  - A site-scale analysis is needed following Appendix 9. A protocol for identifying, mapping, and assessing quality of shrub-steppe on individual parcels. This information can then be used to apply mitigation sequencing and site development in the least impactful location.

- Mitigation: If shrubsteppe habitat is identified within a project area, WDFW recommends a consistent application of the mitigation sequence, going in the following order from the most to the least preferred option:
  - 1. avoid impact by not taking a certain action; 2. minimize impacts by limiting the action; 3. remedy the impact by restoring the affected area; 4. reduce the impact over time by preservation or maintenance; 5. compensate for the impact by replacing or substituting resources.
  - WDFW recommends off-site mitigation only as a last resort and after all other options have received serious consideration. When using off-site mitigation, we recommend only using it to develop parcels of lesser quality shrubsteppe (e.g., small, isolated, and/or disturbed vegetation) in return for protecting examples of high-quality shrubsteppe. We also recommend off-site mitigation ratios of no less than two acres of protected shrubsteppe for every acre of lost habitat. Mitigation sites should be as geographically close as possible to the affected habitat.

Thank you for the opportunity to comment on the East Chapaka 53 Lot Major Subdivision proposal. WDFW staff are available to provide technical assistance to you and the applicant. If you have any questions, please call me at (509) 630-2729.

Sincerely,



Eric Pentico

WDFW Habitat Biologist

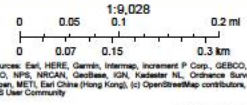
cc: Amanda Barg, WDFW Region 2 Assistant Habitat Program Manager

ALI Imperiled Habitats - Chapaka East 53 Lot Major Subdivision



9/7/2021, 2:21:42 PM

- Override 1
- S1S2 - Current Status Borderline between S1 and S2
- Imperiled Habitats (Gap Ecosystems)
  - S2 - Imperiled
  - S1 - Critically Imperiled
- County Boundaries



County of Killeb, Bureau of Land Management, Esri, Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/ANSA, EPA, USDA | Washington Geological Survey | Northwest Geomatics, LTD | Lince Geosystems, Inc |



## Memorandum

**TO:** Shari Tincher, Douglas County  
**FROM:** Richmond Petty, R.S.  
**DATE:** 9/21/21  
**RE:** Chapacka LLC (P-2021-04) Major Plat Comments

---

I have reviewed the above development proposal to subdivide two parcels totaling 35.3 acres in size into 53 lots. The subject property is located off Badger Mountain Rd. in East Wenatchee, WA (County tax parcels 23203630002 & 23203630011). The proposed lots will range in size from ~0.18 acres to ~0.73 acres. Domestic water will be provided by East Wenatchee Water District. Sanitation will be provided by Douglas County Sewer District. I recommend further approval of the project. Please note that Chelan-Douglas Health District cannot sign the final Mylar until the following conditions are addressed:

### **Expanding, Municipal Public Water Systems**

- Domestic water service shall be by expansion of the **East Wenatchee Water District** public water system. Written confirmation from the utility agreeing to provide individual service to each lot is required. All water system improvements must be designed, constructed, and placed in accordance with the purveyor's requirements. Completion of the improvements, including necessary easements, must be accepted in writing from the utility prior to final plat approval.
- The dedicatory language on the plat shall carry this note:  
*"The Health District has not reviewed the legal availability of water to this development."*

### **Public sewer**

- Sanitary sewer service shall be by expansion of the **Douglas County Sewer District** public sewer system. All sewer system improvements must be designed, constructed, and placed in accordance with the purveyor's and the Dept. of Ecology's standards and requirements. Completion of the improvements, including necessary easements, must be accepted in writing from the utility prior to final plat approval.

Fees for review of land-use applications have been established by the Chelan-Douglas Health District Board of Health. The District will bill the applicant upon receipt of these comments.

| <b>Project</b>  | <b>CDHD 2021 fees</b> |
|---|-----------------------|
| Plats with Municipal sewer and water  | \$53                  |
| Short Plat, BSP < 5 lots Review (\$113 + ½ hour, then \$91/hr)                    | \$113+                |
| Major Plat, BSP > 5-20 lots Review  | \$619                 |
| Major Plat Review, per lot over 20 lots   | \$35                  |
| Pre-Application Review  | \$53                  |
| Other Land Use Review comments (\$91/hour with a ½ hour minimum staff review fee) | \$91                  |


Additional information and forms can be downloaded from the Chelan-Douglas Health District's website at: <http://www.cdhd.wa.gov/FormsandDocuments.htm>

Notes:

| Note Type            | Code | Text  | Begin      | End | Created By |
|----------------------|------|---|------------|-----|------------|
| DEFICIENCY           |      | See notes. <b>DCPUD Comment</b>   | 09/20/2021 |     | DDAY@co.d  |
| APPLICATION COMMENTS |      | Applicant must contact the District and complete an Application for Service. Coordinate with the District's Engineering Department to design electrical/fiber plans for service to the project. | 09/20/2021 |     | DDAY@co.d  |

ADD

Assignments:

|   | AssignmentType | Assignee |
|---|----------------|----------|
|  | User           | DAN DAY  |

### Note Detail



Type: Permit Workflow Step

Id: COMMENTS-GIS

Note Type: \* APPROVAL COMMENTS

Note Code:

Text: \* Road sections A & B will need to be named in accordance with DCC 12.04. I propose that Road C be a continuation of the name given Road A. Feel free to contact this office with road name suggestions prior to blue line submittal. I recommend submitting 2 or 3 road names per road alignment listed in order of preference for us to review and then approve.

Begin Date: \* 09/03/2021

End Date:

Link: [GOTO](#)

Publish on Portal - Private:  Public:

#### Attachments

[SELECT FILES](#)

[CLOSE](#)

File Status

APPROVED

APPROVED

APPROVED

NOT APPLICABLE

NOT APPLICABLE

NOT APPLICABLE

NOT APPLICABLE

Created By

APPROVAL  
COMMENTS

Road sections A & B will need to be named in accordance with DCC 12.04. I propose that Road C be a continuation of the name given Road A. Feel free to contact this office with road name suggestions prior to blue line submittal. I recommend submitting 2 or 3 road names per road alignment listed in...

09/03/2021

TWILSON@co.douglas.wa.us

All homes must be provided with residential fire sprinklers in accordance to NFPA 13D.

Minimum Required Fire Flow is 1000 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. In the absence of an available water district, NFPA 1142 may be utilized in the calculation of Fire Flow and storage. Nesting of domestic water and water utilized for fire flow is allowed. The water system must be automatic in its provision of pressure and flow, must be available for use at all times, and must maintain a minimum quantity of required storage at all times. If a pond is utilized for water storage, the amount of storage must be increased to account for seasonal freezing. Dry hydrants are not allowed. Elements of the 2018 Wildland-Urban Interface code may also be utilized for mitigative purposes.

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 capable of supporting the weight of emergency apparatus in all weather conditions.

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.



**COMMISSIONERS:**

Terry Barnes  
Nick Warner  
Tracy Petersen

Vince Johnston, Manager

# **East Wenatchee Water District**

(509) 884-3569 • Fax (509) 886-0550 • 692 Eastmont Avenue • East Wenatchee, WA 98802

September 1, 2021

Douglas County Transportation & Land Services

RE: CHAPACKA EAST  
P-2021-04

Attention: Nathan Pate, AICP

Water is available per this request. A DEA (developer line extension agreement) will be required prior to plan submittals to the District. Requirements for fire flow will meet the standards of the Douglas County Fire Marshall and all required improvements will be per current District Design Standards and Specifications.

The Developer will assume all the District's costs for this proposal including inspections, testing and permits. After construction is completed and accepted by the District, a 2-year Maintenance/Warranty Bond will be required.

Thank You,

*Jeff Johnston*

East Wenatchee Water District  
692 Eastmont Ave.  
East Wenatchee, WA 98802  
509 884-3569

# DOUGLAS COUNTY SEWER DISTRICT NO. 1

692 Eastmont Avenue

East Wenatchee, WA 98802

(509) 884-2484 ♦ Fax (509) 884-8091

---

September 9, 2021

Douglas County Transportation & Land Services

RE: Douglas County Sewer District No. 1 comments on land use application P-2021-04, Chapacka East subdivision

Developer: Stephen Skylstad

- 1- Sewer capacity for a major subdivision, connecting to the existing public sewer collection system as shown on the preliminary engineering drawings, is not available at this time. There are two localized downstream capacity improvements required to serve a major subdivision.
- 2- DCSD Capital Improvement Projects CS-10 and CS-12 are intended to address these downstream capacity improvements. These projects are tentatively planned for 2023 and 2024, respectively. The District makes no guarantee that they will be constructed as planned.
- 3- Should the applicant move forward with this application at this time, the applicant shall enter into a Developer Extension Agreement (DEA) with DCSD that includes both the on-site sewer collection system for the subdivision, and construction of the necessary downstream improvements.
- 4- As a condition of plat approval, all sewer improvements must be fully constructed and accepted according to the terms of the DEA, **or**;
- 5- A performance bond for 125% of the total estimated cost of constructing all sewer improvements must be provided to DCSD.

Thank you,

Kurt Hosman

Douglas County Sewer District No. 1

692 Eastmont Ave

East Wenatchee, WA 98802

509-884-2484

Note:

All information provided related to existing public sewer infrastructure is for general reference only. The District does not guarantee the accuracy of the material contained herein and is not responsible for its use. The District assumes no liability for damages or costs incurred by the user of this information. The user must independently verify all locations, elevations and condition of sewer infrastructure during the design phase of any project that involves a connection to, modification of, and/or extension of public sewer.

# DOUGLAS COUNTY TRANSPORTATION & LAND SERVICES



## MEMO

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TO: Nathan Pate, AICP

FROM: Mike Neer, PE

DATE: September 30, 2021

RE: P-2021-04 – Chapacka East Subdivision – Preliminary Approval  
Transportation & Stormwater Comments

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### **Suggested Findings of Fact:**

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

- Alternate to Code prepared by SCJ Alliance, received August 26, 2021.
- Preliminary Civil Plans prepared by SCJ Alliance, received August 26, 2021.
- Preliminary Stormwater Report prepared by SCJ Alliance, received August 26, 2021.
- Traffic Impact Analysis prepared by SCJ Alliance, received August 26, 2021.

### **Alternate to Code**

A request for an alternate to the East Wenatchee Municipal Code (EWMC) was reviewed and accepted on September 27, 2021 (see attached). The alternate to code allows the applicant to:

1. Construct the internal private roads per standard Figure 3-7b with parking on one side of the road and curb, gutter and sidewalk on both sides of the road. This results in a 32-foot wide road from face of curb to face of curb.
2. Construct the internal private road utilizing rolled curb on both sides of the road.
3. Construct a dead end road with a cul-de-sac that exceeds 600 feet in length.

### **Preliminary Civil Plans**

The civil plans include a proposed dead end private road approximately 1100 feet in length. Five lots will be served by a private access off the end of the cul-de-sac. Stormwater facilities that include infiltration ponds are proposed on tracts A and B. The civil plans also include a proposed right of way dedication of approximately 0.59 acres to accommodate the Douglas County Badger Mountain Road Re-alignment project that is included on the Six Year Transportation Improvement Plan.

Badger Mountain Road is a major Urban Arterial. Per Figure 3-8 of the road standards, Major Urban Arterials include a through lane in each direction, a two way left turn lane, bicycle lanes, curb, gutter, and sidewalk. In accordance with EWMC 12.50.150, the final civil plans shall include a left turn lane on Badger Mountain Road for vehicles to queue on Badger Mountain Road to enter the subdivision while allowing through traffic to continue without stopping.

### **Preliminary Stormwater Report**

The report provided adequately addresses the feasibility of mitigating stormwater runoff generated due to the proposed development. The project proposes the use of two infiltration ponds to retain the SCS

Type II 100-year 24-hour storm event. As the ponds will not be able to overflow to the public right of way, the engineer is proposing to oversize the pond to provide 125% of the required volume.

The project is located above the Badger Mountain Road slide and is not anticipated to have a negative impact on the slide area. A geotechnical analysis of the proposed stormwater management system shall be included with the construction plan submittal to verify the project will have no adverse impacts on the Badger Mountain Road slide. A letter stamped by a professional geotechnical engineer shall be submitted to Douglas County prior to construction plan approval to confirm that the project will not have adverse impacts on the slide area. This letter shall address both proposed the infiltration ponds along with any lots that are being proposed to retain runoff on the lots in an individual private stormwater facility.

### Traffic Impact Analysis

The traffic impact analysis (TIA) included a level of service evaluation at key intersections potentially impacted by this 53 lot development. Per the TIA, the 55 PM peak hour trips generated by this development will not decrease the level of service below the accepted threshold of LOS E at any of these key intersections. As noted in the TIA, the private road intersection with Badger Mountain Road will necessitate improvements on Badger Mountain Road. These improvements shall include a left turn lane on Badger Mountain Road for traffic entering this development.

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

### **Suggested Conditions of Approval:**

#### Transportation

1. Final construction plans designed by a Professional Engineer licensed in the State of Washington shall be submitted to and accepted by Douglas County prior to construction. Construction plans shall be prepared in accordance with the requirements of the East Wenatchee Municipal Code and Douglas County Code.
2. Internal private roads shall be constructed in accordance with Urban Local Access standards (Figure 3-7b) modified in accordance with the Alternate to Code accepted by the County Engineer on September 27, 2021. This includes a reduced roadway width for parking on one side only and rolled concrete curb and gutter.
3. During construction plan preparation and review, the applicant's engineer shall coordinate with Douglas County Transportation to ensure the horizontal and vertical alignment design of the internal private road accommodates the planned future Badger Mountain Road Re-alignment project.
4. "NO PARKING" signs shall be installed along one side of the internal private roads. The applicant shall coordinate with the Fire Marshal during the construction plan review process to determine which side is preferred. All signage on the internal private road shall be installed by the applicant.
5. As proposed on the preliminary civil plans, an area of approximately 0.59 acres shall be dedicated to accommodate the Douglas County Badger Mountain Road Re-alignment project that is included on the Six Year Transportation Improvement Plan.
6. Per EWMC 12.50.150 and Road Standard Figure 3-8, the final civil plans shall include a left turn lane on Badger Mountain Road for vehicles to queue on Badger Mountain Road to enter the subdivision while allowing through traffic to continue without stopping.
7. Per EWMC 12.52, the minimum width of the easement or tract serving lots 20 through 24 shall be 30 feet. The minimum width of the all weather surfacing shall be 20 feet. A hammer head turn around shall be installed within 150 feet of lot 24 in accordance with the Fire Marshal requirements.

8. Access to Badger Mountain Road for individual lots or tracts created within this subdivision is prohibited. A 1' non-vehicular easement shall be dedicated along the Badger Mountain Road right of way with exception for the proposed private road.
9. Illumination shall be designed and installed consistent with East Wenatchee Municipal Code, Douglas County Code Section 12.57.100 *Roadway Illumination*, and meet Douglas County PUD Standards. The applicant shall be responsible for PUD charges for the connection of street lights to the transformer or hand hole. The type of light fixture to be installed shall be coordinated with Douglas County during construction plan review.
10. The location of any cluster mailbox units proposed for the subdivision shall be shown on the construction plans. A pullout / turnout shall be provided if the mailbox cluster is located on Badger Mountain Road. Location to be accepted by the County Engineer and USPS Postmaster prior to plan acceptance. Cluster mailbox units shall be located within the public right of way or covered within an easement dedicated for such use. Additional right of way dedication may be required if the mailbox units are located on Badger Mountain Road.
11. A note shall be include 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.”
12. A note shall be included on the face of the plat which states:

“The County, at some undetermined time in the future, intends to construct as part of the Badger Mountain Road Re-alignment project, improvements including, but not limited to pavement, curb, gutter, sidewalk, and illumination. The re-aligned Badger Mountain Road will be located along the south and east limits of this plat.”
13. Five-foot utility easements (min.) shall be dedicated 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.
14. All existing and proposed easements shall be clearly delineated with the Auditor’s File Number(s) noted as necessary on the final plat.
15. 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.
16. As applicable, a Franchise Agreement for private utility infrastructure within Douglas County right of way shall be executed and recorded prior to issuance of a final Certificate of Occupancy for any structure. The Franchise Agreement shall be between Douglas County and the Homeowner’s Association.
17. Per EWMC/DCC 12.56, prior to final plat acceptance and/or release of financial security, the Engineer of Record shall provide written certification that the frontage improvements, off-site improvements, internal roads, utility infrastructure, stormwater systems, and grading have been constructed/completed in accordance with the Conditions of Approval, applicable codes, and the accepted construction plans. Monitoring shall be required as determined appropriate by the Engineer of Record and in accordance with the Road Standards, with final reports submitted to Douglas County along with the certification.
18. Final acceptance shall be processed in accordance with Douglas County Code (DCC) Section 12.56.110 *Final Acceptance* and a Warranty Assurance Agreement shall be completed per DCC 12.50.110 prior to final plat acceptance.
19. Per DCC Chapter 12.24, all new or revised accesses onto a County road (including temporary accesses) require an approved access permit.

20. 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. A final site-specific stormwater plan and report prepared by a Professional Engineer (PE) licensed in the State of Washington that conforms to Douglas County Code and the 2019 *Stormwater Management Manual for Eastern Washington* (SWMMEW) shall be submitted to and accepted by Douglas County prior to construction.
2. Stormwater facilities shall be designed to overflow to the public right of way or oversized by 125% of design capacity plus one-foot of freeboard. The volume used to determine that the system meets 125% of design capacity cannot include volume provided by the one-foot of freeboard. A downstream analysis of potential overflow impacts shall be included within the design report.
3. The proposed lots which include an on-site infiltration facility will require an engineered stormwater site plan and report be submitted with the application for a building permit. A note shall be included on the face of the final plat which states:

“At the time of building permit submittal for Lots \_\_ - \_\_, an engineered site specific stormwater plan 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.”

4. Stormwater stubs may be provided to each of the lots which will drain to the facilities on Tracts A and/or B. As applicable, a note shall be included on the face of the final plat which states:

“At the time of building permit submittal for Lots \_\_ - \_\_, a stormwater site plan shall be submitted which depicts the on-site stormwater conveyance system. The site plan shall include the following information:

- a. Pipe size.
  - b. Minimum pipe slope.
  - c. Invert elevation at the connection to the stormwater stub.
  - d. Finished floor elevation of the structure and garage slab.”
5. A geotechnical analysis of the proposed stormwater management system shall be included with the construction plan submittal to verify the project will have no adverse impacts on the Badger Mountain Road slide. A letter stamped by a professional geotechnical engineer shall be submitted to Douglas County prior to construction plan approval to confirm that project will not have adverse impacts on the slide area. This letter shall address both the proposed infiltration ponds along with any lots that are being proposed to retain runoff on the lots in an individual private stormwater facility. Stormwater facilities shall, as much as is feasible, be above ground and located on a separate tract(s) under the functional control of the Homeowners’ Association with each lot having an equal and undivided ownership, interest, and responsibility for the tract(s).
  6. Provisions to provide access for inspection and maintenance of the stormwater tract(s) shall be addressed within the design plans, report, and on the final plat as necessary.

7. Prior to any on-site grading occurring or prior to construction plan acceptance (whichever comes first), a Stormwater Pollution Prevention Plan (SWPPP) and a Temporary Erosion and Sediment Control Plan (TESC Plan) shall be submitted to and accepted by Douglas County. The SWPPP and TESC Plan shall be kept on-site at all times and updated as necessary to address and prevent sediment and sediment laden water from leaving the project site.
8. 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.
9. As applicable, registration of facilities that are regulated under the Washington State Department of Ecology's Underground Injection Control Program shall be completed prior to construction.
10. The Engineer of Record shall monitor construction and shall provide as-built drawings and report as necessary along with certification that the improvements have been completed in accordance with the applicable codes, regulations, and accepted plans.
11. Prior to final plat acceptance, 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. A note shall be included on the face of the final plat which states:  
  
"Douglas County will not maintain the private stormwater facilities located within this subdivision. Responsibility for the long term maintenance of the private stormwater facilities is described within the Declaration of Stormwater System Maintenance Covenants recorded under AFN \_\_\_\_\_."
12. Individual lots created within this development are subject to the Douglas County Stormwater Utility annual service charge. This charge is per parcel and is triggered at the time of building permit issuance. The private road will be assessed a fee as well and is based on the total amount of impervious surface.
13. Individual/common plan development for this proposal exceeds 1-acre of disturbed ground. This would meet the threshold by the Washington State Department of Ecology (WSDOE) in administering their general permit to discharge stormwater associated with construction activity. The applicant is responsible for acquisition of all applicable permits prior to beginning ground breaking activities, including but not limited to: Construction Stormwater General Permit, Sand & Gravel Stormwater General Permit, and/or Industrial Stormwater General Permit. Compliance with the Washington State Department of Ecology's regulations is the responsibility of the applicant.