



DOUGLAS COUNTY

TRANSPORTATION & LAND SERVICES

140 19TH STREET NW, SUITE A • EAST WENATCHEE, WA 98802

PHONE: 509/884-7173 • FAX: 509/886-3954

www.douglascountywa.net

STAFF REPORT

NORTHERN FRUIT PROCESSING & STORAGE FACILITY

CUP-2021-03

TO: Douglas County Hearing Examiner
FROM: Douglas County Land Services Staff
RE: Northern Fruit Company, Inc. (CUP-2021-03)
DATE: July 21, 2022

I. GENERAL INFORMATION

Requested Action: A Conditional Use Permit application for the operation of a new fruit packing and refrigerated storage facility including related uses to the agricultural industry. The subject property is approximately 62.14 acres in size, and is located at 13xxx US Hwy 2 & 5020 NW Cascade Ave. The proposal will include four new structures (~704,000 sq.ft. total), site improvements and supporting infrastructure. The main packing building will house the fruit processing, the packing team building will house employee offices, lockers and break/lunch room and restrooms, the headquarters building will house administration and sales functions, the employee wellness building will house fitness and wellbeing for employees. CUP-2018-07 to remain preserved. The property is located in the Commercial Agricultural 5 (AC-5) zoning district under Douglas County Code and is further described as being located within Section 11, Township 23N, Range 20E, W.M. Assessor's Parcel Numbers: 23201130002, 23201130001, 78000001800, 78000001901, 78000001902, 78000001903, and 78000001904.

Location: The subject property is located at 13xxx US Hwy 2 & 5020 NW Cascade Ave, East Wenatchee, WA 98802; The property is located in the Commercial Agricultural 5 (AC-5) zoning district under Douglas County Code and is further described as being located within Section 11, Township 23N, Range 20E, W.M. Assessor's Parcel Numbers: 23201130002, 23201130001, 78000001800, 78000001901, 78000001902, 78000001903, and 78000001904.

II. SITE INFORMATION

Site Characteristics: The subject properties include multiple parcels of land located between US 2 and the Columbia River. The properties were previously used for orchard/ tree fruit production and includes multiple existing structures.

Access: The subject property will be accessed via a private access road connecting to NW Cascade Ave.

Zoning: The subject property is located within the Commercial Agricultural (AC-5) zoning district.

III. COMPREHENSIVE PLAN – GOALS/ POLICIES:

The Douglas County Comprehensive Plan designates this property as *Commercial Agriculture 5*. The following goals and policies set forth in the comprehensive plan are relevant to this development:

GENERAL LAND USE:

GOAL: Maintain and improve the quality of life, attitude, and character of Douglas County by encouraging the long-term public commitment to the stewardship of historical/cultural resources, natural resources, critical areas and the full range of land uses desired by the public.

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

AGRICULTURAL RESOURCE LANDS:

POLICY A-3: Protect agricultural lands and activities from conflicting non-farm uses and influences.

POLICY A-4: Douglas County will encourage continued agricultural activities within areas designated as agricultural and preserve right-to-farm policies as set forth by the County. Ensure that public policies minimize disruption of agricultural activities.

POLICY A-11: Encourage the location and siting of agricultural support activities, such as commercial granaries, storage buildings, packing sheds and chemical fertilizer operations, within agricultural areas, rural service centers and resource industrial areas.

ECONOMIC DEVELOPMENT

POLICY ED-7: Develop and implement land use regulations that are flexible enough to recognize the changing nature of business and industry.

Applicable provisions of DCC 18.80.030 "Evaluation Criteria"

- A. The proposed use will be harmonious and in accordance with the general and specific objectives of the comprehensive plan and all subarea plans.
- B. The proposed use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity of the area.
- C. The traffic generated by the proposed use shall be mitigated so as not to burden the traffic circulation system in the vicinity.
- D. The proposed use will be served adequately by facilities and services such as highways, roads, law enforcement, fire protection, drainage, refuse disposal, domestic water and sanitary sewers, and schools; or that persons or agencies responsible for the establishment of the proposed use will provide adequate services.
- E. The proposed use will not create excessive additional requirements at public cost for public facilities and services.
- F. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or general welfare by reasons of excessive production of traffic, noise, smoke, fumes, vibration, glare, or odors.
- G. Proposed ingress and egress, driveway widths, parking, and road improvements shall be approved pursuant to DCC Title 20 and to the satisfaction of the county engineer.
- H. Adequate buffering devices such as fencing, landscaping, or topographic characteristics shall be in place in order to mitigate, and protect adjacent properties from potential adverse impacts of the proposed use, including visual or auditory effects.
- I. Conditional use permits shall comply with the DCC and all applicable local, state, or federal regulations.
- J. The hearing examiner is the review authority and may approve, conditionally approve or deny a request for changing the minimum lot size of a conditional use. Any waiver of

minimum lot size shall not be construed as an exemption from the requirements of DCC Title 17 and RCW Chapter 58.17.

IV. ENVIRONMENTAL REVIEW

Douglas County issued a Determination of Non-Significance on June 22, 2022 in accordance with WAC 197-11-355 (optional DNS).

V. AGENCY AND PUBLIC COMMENTS:

Applicable agencies have been given the opportunity to review this proposal. These agencies have identified mitigation or project design requirements for the project that have been included as suggested conditions of approval; public comments are attached.

Agency Notified	Response Received	Agency Notified	Response Received
WSDOT	2/24/2021	Douglas County Transportation and Stormwater	05/10/2021
Douglas County Fire District	03/31/2021	Douglas County PUD	02/10/2021
Douglas County Planning	03/02/2021	WA State Dept. of Ecology	02/23/2021
Chelan Douglas Health District	03/30/2021	Douglas County Assessor	N/R
Department of Archaeology and Historic Preservation	02/22/2021	Douglas County GIS	02/16/20021
Douglas County Treasurer	N/R	Confederated Tribes of the Colville Reservation	02/18/2021
Chelan County PUD	7/11/2022	Douglas County Treasurer	N/R
Douglas County Sewer District	02/08/2021	East Wenatchee Water District	05/12/2021
Douglas County Land Services	03/02/2021		
Public Comment			
Molly Iverson, Manager, Stritzel Family, LLC	02/18/2021		
Jeff Sandborn	03/19/2021		

* N/R = No Reply

Public and Agency comments are attached.

VI. 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 project is located within Irrigated Agriculture designation and is consistent with Section 3.24 “Resource Lands” of the Douglas County Comprehensive Plan. The proposal is supported by multiple Agricultural land use policies. Supporting policies can be found in section 5.2.4 *Agricultural Goals and Policies* and in early portions of this staff report.

Consistency with DCC 18.34 AC-5 Commercial Agriculture 5 District:

The AC-5 zoning district allows “Agriculturally Related Industry” as a Conditional Use Permit (CUP), subject to development requirements of DCC. As conditioned, the proposal will be required to meet all applicable development standards of the AC-5 district.

As conditioned, the proposal appears consistent with the requirements of the zoning district.

Consistency with DCC Chapter 18.80.030 “Conditional Uses – Evaluation Criteria”

AC-5 zoning authorizes this land use as a Conditional Use. The required operational conditions will sufficiently mitigate associated impact. The project will not create excessive demands on public services. Noise impacts, dust control, and adequate buffering must fall within the parameters of Douglas County Code, as well as State standards.

As conditioned, the proposal appears consistent with the requirements of this section.

VII. RECOMMENDATION

As conditioned below, this application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 18, 19 and 20 of the Douglas County Code, and the Douglas County Countywide Comprehensive Plan. Staff recommends approval of CUP-2021-03, subject to the following findings of fact and conditions:

Suggested Findings of Fact

1. The applicant is Northern Fruit Company, Inc.
2. General Description: A Conditional Use Permit application for the operation of a new fruit packing and refrigerated storage facility including related uses to the agricultural industry. The subject properties are approximately 62.14 acres in size, and are located at 13xxx US Hwy 2 & 5020 NW Cascade Ave. The proposal will include four new structures (~704,000 sq.ft. total), site improvements and supporting infrastructure. The main packing building will house the fruit processing, the packing team building will house employee offices, lockers and break/lunch room and restrooms, the headquarters building will house administration and sales functions, the employee wellness building will house fitness and wellbeing for employees. CUP-2018-07 to remain preserved.
3. Location: The subject properties are located at 13xxx US Hwy 2 & 5020 NW Cascade Ave, East Wenatchee, WA 98802; The property is located in the Commercial Agricultural 5 (AC-5) zoning district under Douglas County Code and is further described as being located within Section 11, Township 23N, Range 20E, W.M. Assessor’s Parcel Numbers: 23201130002, 23201130001, 78000001800, 78000001901, 78000001902, 78000001903, and 78000001904.
4. The subject properties are designated Commercial Agriculture 5 by the Douglas County Comprehensive Plan
5. The subject property is located in the Commercial Agriculture 5 (AC-5) zoning district.

6. The project is being processed as an “Agriculturally related industry” under Douglas County Code.
7. Douglas County code requires a Conditional Use Permit for Agriculturally Related Industries proposed within the AC-5 zoning district.
8. Douglas County Code Section 18.80.030 establishes minimum criteria for Conditional Use Permits.
9. Surrounding property owners were given the opportunity to comment on the proposal, and can request a copy of the decision, and can appeal the decision subject to the requirements outlined in DCC Title 14.
10. Two members of the public commented on the proposal.
11. Comments from reviewing agencies have been considered and addressed where appropriate.
12. Proper legal requirements were met and surrounding property owners, affected agencies, and interested parties were given the opportunity to comment on the proposal at a public hearing.
13. A Determination of Non-Significance was issued by Douglas County on June 22, 2022.
14. Initial application materials reviewed by Douglas County Transportation and Land Services include:
 - Master Application prepared by the applicant, received January 29, 2021
 - Narrative prepared by the applicant, received January 29, 2021.
 - Site plan prepared the applicant, received January 29, 2021
 - Preliminary civil plans prepared by Pacific Engineering, received January 29, 2021
 - Preliminary storm report prepared by Pacific Engineering, received January 29, 2021
 - Landscaping Plan, prepared by Eco Plan Design, Thom Vetter, received February 2, 2021
 - SEPA Checklist prepared by the applicant, received January 29, 2021
 - Access, Circulation and Parking Plan, prepared by the applicant, received January 29, 2021
 - Water Easement Exhibit, prepared by the Washington State Department of Transportation, Duane Berentson, received on February 26, 2021
 - Letter from Northern Fruit Company, dated May 6, 2021
 - Traffic Impact Analysis prepared by TENW, received May 7, 2021
 - TIA Exhibit prepared by Pacific Engineering, received May 7, 2021.
 - Notice of Additional Information Response prepared by the applicant, received March 18, 2021.
 - Permit Extension Letter prepared by the applicant, received April 1, 2022.
 - Letter to Douglas County Planners prepared by the applicant, received May 6, 2021.
 - Response to DC and WSDOT Information request prepared by the applicant.
15. The preliminary civil plans provided on January 29, 2021 include an access from Cascade Avenue and an access from US 2/97. Per coordination with the Washington State Department of Transportation (WSDOT), the project shall not have direct access to US 2/97 with the exception of a gated emergency vehicle access. The revised site plan labeled as the “TIA Exhibit” submitted on May 7, 2021 illustrates the location of the proposed access to Cascade Avenue along with the proposed emergency vehicle access to US 2/97.
16. The traffic impact analysis (TIA) identifies the intersection of Cascade Avenue and US 2/97 as operating in its existing condition below the level of service thresholds adopted by Douglas County and the Washington State Department of Transportation (WSDOT).

In order to facilitate this development or any other developments that will utilize this intersection, an intersection improvement is required to improve the level of service to meet the minimum adopted standards

17. The TIA notes that a roundabout or traffic signal would improve the level of service of this intersection to an acceptable level. The TIA states that the proportionate share of the traffic being generated by this development as compared to the existing traffic utilizing this intersection to be approximately 13%; neither Douglas County nor WSDOT has validated this proportionate share.
18. The applicant has proposed to contribute \$500,000.00 towards the cost of an intersection improvements. In order to facilitate building permit issuance, and improvement must be identified and funded prior to building permit issuance and the intersection improvements must be constructed within 6 years after issuance of a certificate of occupancy.
19. Douglas County submitted a grant application to the Chelan Douglas Transportation Council (CDTC) on May 13, 2021 in an effort to secure funding for an intersection improvement at Cascade Avenue and US 2/97. The grant application identifies the proposed \$500,000.00 contribution offered by the applicant as a match to help to obtain the funding. The CDTC awarded Douglas County the grant on November 19, 2021. It is anticipated that the project will be constructed in 2024.
20. The traffic impact analysis identifies project access from NW Cascade Avenue with 25 feet of spacing from the existing residential driveway to the west. No direct access to US 2/97 is being proposed with the exception of on gated emergency vehicle access.
21. The existing warehouse at 5020 NW Cascade Avenue currently has unrestricted access along its approximate 450 feet of frontage. The unrestricted access poses a traffic safety concern that is compounded given its proximity to the intersection with US 2/97. In coordination with WSDOT and Douglas County, access to this existing facility shall be limited to a 50-foot wide driveway on NW Cascade Avenue located a minimum of 250 feet from US 2/97 unless otherwise approved in writing by the County Engineer.
22. The preliminary stormwater report adequately demonstrates stormwater management feasibility for the subject property through the use of qualitative analysis, sub-basin delineation, and calculations.

Suggested Conclusions:

1. As conditioned, the development will not adversely affect the general public, health, safety and general welfare.
2. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Douglas County Comprehensive Plan.
3. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
4. Public use and interests will be served by approval of this proposal.
5. As conditioned, the proposal is consistent with Title 18 "Zoning", Title 19 "Environment", and Title 20 "Development Standards" of the Douglas County Code.

Suggested Conditions of Approval

1. The project shall proceed in substantial conformance with the plans and application materials of file except as amended by the conditions herein.
2. The applicant, and site operators are responsible for compliance with all applicable local, state and federal rules and regulations and shall acquire all applicable permits and approvals including but not limited to:
 - Douglas County Commercial Building Permit

3. Submittal of an Inadvertent Discovery Plan to Douglas County prior to any ground disturbing activities, including demolition and siting of equipment and supplies.
4. A professional archaeologist shall be on-site to monitor ground disturbance taking place within 100 feet of 45DO1322 for the entirety of the project.
5. Proposed landscaping shall be consistent with the plans on file and be maintained for the life of the project. A final landscape plan shall be submitted with the commercial building permit (s). Plans shall be consistent with DCC 20.40 – *Landscaping Standards*.
6. Proposed off-street parking shall be consistent with the plans on file and be maintained for the life of the project.
7. The applicant shall confirm the legal right to utilize water for dust suppression.
8. A Washington State Department of Ecology water right permit is required for surface water diversions and for any groundwater withdrawals that will exceed 5,000 gallons per day for domestic supply, exceeds 5,000 gallons per day for industrial purpose, for stock water, or for the irrigation of more than one-half acre of non-commercial lawn or garden.
9. Submittal for engineering approval for the wastewater handling components of the facility to the Washington State Department of Ecology. Upon approval of the engineering portion of the wastewater handling components, the facilities will need a public comment on the coverage before issuance of documents.
10. The applicant shall submit an address request application with the first building permit.
11. A fire hydrant shall be located within 225 feet of the nearest frontage access point and approved by the Fire Marshal; maximum hydrant spacing is 450 feet. The large-diameter port of all hydrants shall be equipped, by the developer, with a 4-inch diameter Storz quarter-turn fitting.
12. The entire facility shall be sprinklered as per NFPA 13; fire flow shall be established at 2000 GPM at a minimum of 20psi for a duration of 4 hours.
13. The developer shall assume all the East Wenatchee Water District's costs for the proposed project including inspections, testing, and permits. After construction is completed and accepted by the District, a 2-year Maintenance/Warranty Bond will be required.
14. Final construction plans designed by a Professional Engineer licensed in the State of Washington shall be submitted to Douglas County at the time of building permit submittal. Construction plans shall be prepared in accordance with the requirements of the Douglas County Code.
15. NW Cascade Avenue is classified as a Rural Collector. Half-street transportation improvements shall be constructed along the frontage of parcel 78000001800 per Figure 3-6. Half-street improvements include but are not limited to widening, ditch, and illumination.
16. Access to the property is proposed from NW Cascade Avenue via an access easement. An access easement of sufficient width to accommodate the proposed access shall be recorded prior to building permit issuance.
17. Access shall be designed in accordance with the private road standards in Douglas County Code 12.52.020.B.
18. Access to the existing facility/buildings on parcel 78000001800 shall be revised to meet Douglas County Code requirements per Figure 4-1. This includes a maximum 50 foot wide driveway unless otherwise approved in writing by the County Engineer. In accordance with the Washington State Department of Transportation requirements, as coordinated during the CUP review process, the access shall be located a minimum of 250 feet from the intersection of NW Cascade Avenue and US 2/97 unless otherwise approved in writing by the Washington State Department of Transportation.
19. US 2/97 access limitations, permitting, design, and construction shall be coordinated by the applicant with the Washington State Department of Transportation. Provide written

- verification from the Washington State Department of Transportation that the revised access control is acceptable prior to issuance of the certificate of occupancy.
20. The intersection of US 2/97 and NW Cascade Avenue shall be improved to meet the Washington State Department of Transportation and Douglas County adopted minimum level of service thresholds within 6 years of issuance of the certificate of occupancy. Douglas County was awarded a grant that, in combination with \$500,000.00 proposed by Northern Fruit to go towards the intersection improvement, has secured full funding for the intersection improvement. Douglas County will design and administer the construction of the intersection improvement to be completed within 6 years of occupancy of the Northern Fruit facility.
 21. As proposed by the applicant, \$500,000.00 of the construction cost shall be provided to Douglas County to be used as a match for the grant to design and construct the intersection improvement at US 2/97 and NW Cascade Avenue. Douglas County will send an invoice to the applicant for the \$500,000.00. The invoice shall be paid in accordance with the terms on the invoice.
 22. 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 current edition of the *Stormwater Management Manual for Eastern Washington* (SWMMEW) shall be submitted to and accepted by Douglas County prior to building permit issuance.
 23. Prior to any on-site grading occurring or prior to building permit issuance (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.
 24. 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. UIC registration shall be provided as applicable.
 25. Prior to occupancy, a Private 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. Douglas County staff then prepares the agreement for signature and recording by the applicant.
 26. Individual/common plan development for this proposal may exceed 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.
 27. The 26' access road along the west boundary line appears to be adjacent to Chelan County PUD transmission poles. A minimum of 5' of clearance is required between the edge of traveled way and the poles, or other means to protect the poles from damage be installed. Pole protection measures, if any, shall be approved by Chelan County PUD.
 28. No fill shall be placed around the base of the transmission structures (poles) without written permission from the Chelan County PUD. Grading around the poles shall promote drainage away from the structure.

29. It appears that proposed fill will preclude the Chelan County PUD from maintenance or structure replacement. Provisions for year round access and adequate space to perform maintenance will be required, as determined by the Chelan County PUD.
30. Chelan County PUD request that no fill be placed beneath the transmission conductors; however, if there are no alternatives the applicant shall provide additional information for evaluation of required clearances. Placement of fill in the vicinity of the transmission line will be at the discretion of the District.
31. Structure RR-M 1/12 is shown between SWA Pond 3 and SWB Pond 4. The guy wires for this structure are not shown on the plans and it appears that they will fall within the 2 stormwater ponds. There shall be no excavation within 20' of the guy wire anchors and the stormwater facilities may not be developed so that the anchors are in the stormwater facilities. If the stormwater ponds cannot be modified to ensure these requirements, modifications to the transmission structure may be possible to relocate or remove the guys. All costs of the modifications will be the responsibility of the proponent.
32. The applicant shall not have snow storage in the vicinity of the transmission structures.
33. The applicant shall provide the Chelan County PUD with year round access to the Transmission Infrastructure. The applicant will be required to install gates and other provisions for the District's access.
34. All site improvements shall meet the requirements of the National Electric Safety Code.
35. The applicant shall coordinate with the Douglas County PUD for site requirements for power and fiber optic service.
36. If roadway improvements impact existing facilities along SR2/97 or NW Cascade Ave., relocation of those lines will be required by the developer.
37. The applicant shall include utility easements for all on-site primary power lines and 10' utility easements adjacent to SR2/97 and NW Cascade Ave.
38. An agreement between Northern Fruit Company and the East Wenatchee Water District has been presented to the developer. The local facilities charge and land ownership transfer as outlined in the agreement must be fulfilled and the agreement signed prior to any connection to the East Wenatchee Water District system. The applicant shall provide the Water District with the latest sets of plans showing proposed connection points and sizes of domestic water and fire lines.
39. Requirements for fire flow will meet the standards of the Douglas County Fire Marshal and all required improvements will be per current District Design Standards and Specifications.
40. The developer will assume all of the Water District's costs for the proposal including inspections, testing, and permits. After construction is completed and accepted by the District, a 2-year Maintenance/ Warranty Bond will be required.
41. Domestic water source will be provided by East Wenatchee Water District. A letter of availability will be required from East Wenatchee Water District.
42. Individual private water reviews will be required for any existing well that is planned on providing domestic water.
43. Individual on-site septic systems will serve the facilities. Soil/site evaluations will be required followed by a new construction septic permit application(s) through the Chelan Douglas Health District.
44. Wastewater from packing processes will need to be properly disposed of through approved treatment and disposal methods. WA Department of Ecology will need to review and approve these methods.
45. Dust control shall be maintained during any earth disturbing activities during construction and installation.
46. Written approval from the Washington State Department of transportation (WSDOT) is required prior to building permit issuance.

Respectfully Submitted,

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

Tanner Ackley
Douglas County Land Services - Principal Planner

Attachments – Agency/ Public Comments

RECEIVED

FEB 18 2021

Douglas County
Transportation & Land Services

Douglas County Transportation and Land Services
140 19th Street NW, Suite A
E. Wenatchee, WA 98802

To Whom it may concern:

This letter is in response to the notice of application CUP-22021-03 by Northern Fruit Company on Baker Flats. Our family has the adjoining land to Northern Fruit Company's newly purchased parcels.

It has prompted me to ask this question. Why is Baker Flats on the west side of the road still designated AG-5 when now almost the entire Flat has commercially run businesses?

We understand the Growth Management Act has allowed land owners to have conditional/accessory usages in AG-5 zones. Owners are lawfully entitled to numerous business privileges. Maybe it's time for a zoning change?

In closing,
Molly Iverson, Manager
Stritzel Family LLC
222 Main Street North
Montesano, WA 98563

Molly Iverson
#360 249-5374

Shari Tincher (x6589)

From: Nathan Pate (x6563)
Sent: Monday, March 22, 2021 6:58 AM
To: Shari Tincher (x6589)
Subject: FW: CUP-2021-03 Request for Information

[Please upload to SmartGov.](#)

From: Jeff Sanborn [mailto:jeffs@microsoft.com]
Sent: Friday, March 19, 2021 2:17 PM
To: Nathan Pate (x6563) <npate@co.douglas.wa.us>
Cc: Mik Ballard (x6543) <mballard@co.douglas.wa.us>
Subject: RE: CUP-2021-03 Request for Information

[EXTERNAL MESSAGE]

Nathan,
Again thank you for your time and patience in our phone chat earlier this week.

Per our conversation would to put into the record following items we'll be looking to have visibility to as part of the go forward plan with the Northern Fruit project in Baker Flats..

List includes but not limited to:

- Traffic studies and how projected increase in commercial and private vehicles are will impact NW Cascade Avenue.
- Checklist for SEPA and or other Washington State Dept of Ecology rules related to dust control/air pollution control in particular during earthmoving phase of the project. (Per your suggestion I have reached out to the Dept of Ecology looking for guidance on how to navigate their website for spefic documents)
- Timelines/prioritization of creating visual blocks/vegetation/earth berms or other along our property lines. In particular after review of the PDF sent, flexibility to increase the distance between the south property line (our common property line), and their parking areas with goal to increase space for planting of trees and or earth berms to create visual/noise barrier. As well as consideration to move access road to the east to provide space for vegetation/earthwork buffer along our east property line.
- Clear understand that if in the process we are asked to change modify our easements to access our property, assurance on easement processes, and clear path on cost that may be related to any change or modification to how we access our property in the event of any change.
- Studies on anticipated noise and light pollution post completion of the project. (Understand they are locating the most noise/vehicle activity to the NE corner but what should we expect as ambient or typical when all said and done.) Light in particular form the plant and proposed office buildings but parking lot and other.
- Disposition on location of the proposed access drive relative to WA DOT and where we have opportunity to mitigate not putting the access road directly next to our property line.
- Clear definition of what days of the week construction is allowed and times of day, noting we chatted about 7:00 to 7:00 typical 5 days a week with exceptions allowed.
- Remedies afforded to myself/family in the event during their construction, they damage, encroach or otherwise disrupt our property or livestock. (We have horses).
- Remedies to property owners if construction period is delayed or scope changed such that we have to deal with nuisance of construction for longer than originally communicated.

Recognize that this is a general communication and that actual response to these items will be accountability of Northern Fruit to address.

As discussed we have an ongoing dialog with Doug Pauly, and will provide same/similar to him as well now that we're having time to read the details and become better educated.

Much Thanks

JS

From: Nathan Pate (x6563) <npate@co.douglas.wa.us>
Sent: Wednesday, March 17, 2021 3:43 PM
To: Jeff Sanborn <jeffs@microsoft.com>
Cc: Mik Ballard (x6543) <mballard@co.douglas.wa.us>
Subject: [EXTERNAL] CUP-2021-03 Request for Information

Jeff, good afternoon. Douglas County is in receipt of the below:

Morning, looking to find out current development status of Northern Fruits acquisition and plans to put a fruit processing/packing and cold storage facility & office buildings on a combination of APN's 2320113001, 2320113002, 78000001901 1902 + 78000001800. In particular how this fits in with intended use of RCA5 zoning. We own that shares common property line to their south. Believe hearing date is still TBD, but would like to understand what current plan of records is for this project. Much Thanks JS

Attached is one piece of the plans for development. This site plan provides overall information. If you would like more materials, please stop by the office and staff can assist you in reviewing the file.

The Hearing date has yet been set, and is awaiting resolution to the Notice of Additional Information (NOAI). This NOAI is a part of the Conditional Use Permit (CUP) process and allows agencies with authority a venue to request information.

Basically, the Northern Fruit Processing & Storage Project and its CUP fits within the Zoning District (AC-5) pursuant to DCC 18.34.040 Conditional uses, "Those uses designated in the conditional use permit matrix as conditional uses and approved pursuant to DCC Chapter 18.80; provided, that the development standards of this chapter are met." According to DCC 18.80.320 Conditional use permit matrix, "Agriculturally related industry" is a listed conditional use for this District. According to DCC 14.98.035 Agriculturally related industry, "Agriculturally related industry" means those industrial uses directly related to the packaging, processing, storage, or physical or chemical alteration of the agricultural product. Such industries include, but are not limited to: cold storage plants, controlled atmosphere, produce packing and processing facilities, wineries and their accessory uses such as tasting and sales rooms.

In summary, the Northern Fruit Processing & Storage Project meets the DCC definition for agriculturally related industry; and the applicant has applied for a CUP pursuant to DCC.

The staff report will include a detailed analysis and additional information to determine compliance, such report will be prepared prior hearing and transmitted to the Hearing Examiner. You are welcome to request a copy to review the details of analysis.

Nate

Nathan Pate, AICP

Principal Planner – Land Services

Douglas County Transportation & Land Services
140 19th St NW

East Wenatchee WA 98802
(509)884-7173

This email may be subject to disclosure as a public record under the Public Records Act, RCW Chapter 42.56

Shari Tincher (x6589)

From: Nathan Pate (x6563)
Sent: Thursday, March 18, 2021 7:12 AM
To: Shari Tincher (x6589)
Subject: FW: CUP-2021-03 Request for Information

Shari, please upload to SmartGov. Public comment. thanks

From: Jeff Sanborn [<mailto:jeffs@microsoft.com>]
Sent: Wednesday, March 17, 2021 4:29 PM
To: Nathan Pate (x6563) <npate@co.douglas.wa.us>
Cc: Mik Ballard (x6543) <mballard@co.douglas.wa.us>
Subject: RE: CUP-2021-03 Request for Information

[EXTERNAL MESSAGE]

Thanks Nathan for the timely follow up most appreciated...
As I get my head wrapped around all of this.. Thoughts on the following if you could?

How should I think about in particular the bold underline.. IE as the adjoining neighbor the plan of record is not a buffer or transition, but for us a hard step to full on industrial.

18.34.010 Purpose.

The purpose of the AC-5 commercial agriculture district is to provide a variety of lifestyles, including hobby farms, while protecting the commercial agricultural activities in the vicinity. This district provides an opportunity for a variety of lifestyles to intermingle, but strives to protect the primary activity, agriculture. **The district is intended to provide a buffer and transition area between the urban growth boundary and more intense commercial agricultural districts.** (Ord. TLS 03-01-01B Exh. B (part); Ord. TLS 97-10-71B Exh. F (part))

As I read

18.34.060 Development standards

Lot Coverage. ***Maximum lot coverage of buildings and structures shall be calculated at the rate of thirty-five percent for the first one acre of the lot and twenty percent for the remainder of the lot area***, except agriculturally related industries shall be determined by compliance with all applicable provisions of county code, including without limitation landscaping, parking, stormwater, setbacks, and building/fire and life safety requirements;

Quick math suggests: at 50.9** total acres using the 35% of acre 1 and 25% of acres 2-49.9 I come up with 12.825 Acres of allow structure cover.. Don't see in the PDF you sent but when I look at the concept 3 PDF from last fall. (Family member sent it to me). It suggest the packing plant/CA storage is aprox 950' x 700" or 15.26 Acres not including the planned for buildings B,C,D. Or does the agriculturally related industries imply the packing operation CA storage + Office buildings, IE they bound by including without limitation landscaping, parking, stormwater, setbacks, and building/fire and life safety requirements and zero limit on actual amount of land that can be under a roof?

** Noting part of that number is the proposed access drive adjacent to me east property line. So that would round the total acreage down a bit.

My goal is to understand and get up to speed on the details of the program having spoken with Doug Pauly a number of times.

Thanks for the time, Trying to process what will be an 2x aircraft carriers plus parking + roads next door to what was a very quiet AC5 set of properties.

Js

From: Nathan Pate (x6563) <npate@co.douglas.wa.us>
Sent: Wednesday, March 17, 2021 3:43 PM
To: Jeff Sanborn <jeffs@microsoft.com>
Cc: Mik Ballard (x6543) <mballard@co.douglas.wa.us>
Subject: [EXTERNAL] CUP-2021-03 Request for Information

Jeff, good afternoon. Douglas County is in receipt of the below:

Morning, looking to find out current development status of Northern Fruits acquisition and plans to put a fruit processing/packing and cold storage facility & office buildings on a combination of APN's 2320113001,2320113002, 78000001901 1902 + 78000001800. In particular how this fits in with intended us of RCA5 zoning. We own shat shares common property line to their south. Believe hearing date is still TBD, but would like to understand what current plan of records is for this project. Much Thanks JS

Attached is one piece of the plans for development. This site plan provides overall information. If you would like more materials, please stop by the office and staff can assist you in reviewing the file.

The Hearing date has yet been set, and is awaiting resolution to the Notice of Additional Information (NOAI). This NOAI is a part of the Conditional Use Permit (CUP) process and allows agencies with authority a venue to request information.

Basically, the Northern Fruit Processing & Storage Project and it's CUP fits within the Zoning District (AC-5) pursuant to DCC 18.34.040 Conditional uses, "Those uses designated in the conditional use permit matrix as conditional uses and approved pursuant to DCC Chapter 18.80; provided, that the development standards of this chapter are met." According to DCC 18.80.320 Conditional use permit matrix, "Agriculturally related industry" is a listed conditional use for this District. According to DCC 14.98.035 Agriculturally related industry, "Agriculturally related industry" means those industrial uses directly related to the packaging, processing, storage, or physical or chemical alteration of the agricultural product. Such industries include, but are not limited to: cold storage plants, controlled atmosphere, produce packing and processing facilities, wineries and their accessory uses such as tasting and sales rooms.

In summary, the Northern Fruit Processing & Storage Project meets the DCC definition for agriculturally related industry; and the applicant has applied for a CUP pursuant to DCC.

The staff report will include a detailed analysis and additional information to determine compliance, such report will be prepared prior hearing and transmitted to the Hearing Examiner. You are welcome to request a copy to review the details of analysis.

Nate

Nathan Pate, AICP
Principal Planner – Land Services

Douglas County Transportation & Land Services
140 19th St NW
East Wenatchee WA 98802
(509)884-7173

This email may be subject to disclosure as a public record under the Public Records Act, RCW Chapter 42.56



March 15, 2021

Justin Roozen
Douglas County
140 19th Street NW, Suite A
East Wenatchee, WA 98802

In future correspondence please refer to:
Project Tracking Code: 2020-12-07853
Property: Northern Fruit Processing and Storage Facility Project
Re: Concur with Survey

Dear Justin Roozen:

Thank you for contacting the State Historic Preservation Officer (SHPO) and the Department of Archaeology and Historic Preservation (DAHP) with documentation regarding the above referenced project. Please review our comments below:

Built Environment Comments:

- We agree that the following historic resources are not eligible for listing in the National Register of Historic Places:
 - Property ID: 723771 Residence 13051 US-2, East Wenatchee, Washington, 98802
 - Property ID: 723772 Residence 13025 US-2, East Wenatchee, Washington, 98802
 - Property ID: 723773 Residence 13047 US-2, East Wenatchee, Washington, 98802
- Please note for future consultations, per DAHP's Standards for Cultural Resource Reporting, individual buildings most likely should be recorded individually; the primary exception to this guidance is for garages. The three buildings that appear to be recorded for Property ID: 723771, Residence, 13051 US-2, East Wenatchee, Washington, 98802, appear to represent individual buildings that should have been recorded separately. Due to our limited role in the SEPA process, we are not requesting this be corrected at this time.

Archaeology Comments:

- We agree that any ground disturbance taking place within 100 feet of 45DO1322 should be monitored by a professional archaeologist. All other project activities should proceed under an Inadvertent Discovery Plan (IDP).

We appreciate receiving any correspondence or comments from concerned tribes and other parties that you receive as you consult for this project.



These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should the project scope of work and/or location change significantly, please contact DAHP for further review.

Thank you for the opportunity to review and comment. Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Sydney Hanson". The signature is fluid and cursive, with a long horizontal line extending to the right.

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



Shari Tincher (x6589)

From: Tanner Ackley (x6544)
Sent: Monday, July 11, 2022 8:51 AM
To: Shari Tincher (x6589)
Subject: FW: Updated comments on CUP-2021-03, Northern Fruit

Please upload the following comments to CCPUD workflow step on CUP-2021-03 as revised comments. Thank you.

-Tanner

From: Lisa Graves [<mailto:lisa.graves@chelanpud.org>]
Sent: Monday, July 11, 2022 8:48 AM
To: Tanner Ackley (x6544) <tackley@co.douglas.wa.us>
Subject: Updated comments on CUP-2021-03, Northern Fruit

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Tanner,

I coordinated with Jim Caldwell to revise our comments so they may better translate into conditions.

- The 26' access road along the west boundary line appears to be adjacent to the transmission poles. The District requests a minimum of 5' of clearance between the edge of traveled way and the poles, or other means to protect the poles from damage be installed. Pole protection measures, if any, shall be approved by the District.
- No fill shall be placed around the base of transmission structures (poles) without written permission from the District. Grading around the poles shall promote drainage away from the structure.
- It appears that the proposed fill will preclude the District from maintenance or structure replacement. Provisions for year around access and adequate space to perform maintenance will be necessary, as determined by the District.
- The District requests that that no fill be placed beneath the transmission conductors; however, if there are no alternatives the applicant shall provide additional information for evaluation of required clearances. Placement of fill in the vicinity of the transmission line will be at the discretion of the District.
- Structure RR-M 1/12 is shown between SWA Pond 3 and SWB Pond 4. The guy wires for this structure are not shown on the plans and it appears that they will fall within the 2 stormwater ponds. There shall be no excavation within 20' of the guy anchors and the storm water facilities may not be developed so that the anchors are in stormwater facilities. If the stormwater ponds cannot be modified to ensure these requirements, modifications to the transmission structure **may** be possible to relocate or remove the guys, however all costs for modifications will be the responsibility of the proponent.
- The applicant shall not have snow storage in the vicinity of the transmission structures.
- The District requires 24/7 365 access to its transmission infrastructure. If the applicant will be installing gates, provisions for the District's access will be required.
- All site improvements shall meet the requirements of the National Electric Safety Code.

You may reach out to me or Jim if you have questions. Thank you.

Lisa

Lisa Graves
Real Estate Specialist

PUD No. 1 of Chelan County | Wenatchee, Washington

(509) 661-4196 | lisa.graves@chelanpud.org



Type: Permit Workflow Step

Id: COMMENTS-DC PUD

Note Type:* APPLICATION COMMENTS

Note Code:

Text:* Coordinate with District Engineer for site requirements for power and fiber optic service. If roadway improvements impact existing facilities along SR2/97 or NW Cascade Ave., relocation of those lines will be required by the developer. **Include utility easements for all on-site primary power lines and 10' utility easements adjacent to SR2/97 and NW Cascade Ave.** All fees/estimates must be paid prior to final approval.

Begin Date:* 02/10/2021

End Date:

Link: [Goto](#)

Publish on Portal - Private: Public:

Attachments

[Select Files](#)

[Close](#)

Note Detail ✕

Type: Permit Workflow Step

Id: COMMENTS-COLVILLE

Note Type:* GENERAL

Note Code:

Text:* Good Morning- We have completed our review of permit application CUP-2021-03 by the Northern Fruit Company. The project falls within the traditional territory of the Wenatchi Tribe, a constituent Tribe of the Confederated Tribes of the Colville Reservation. We concur with the APE as presented. We concur with the statements made in Section 13 of the SEPA Checklist regarding the hiring of a cultural resource consultant to assess the proposed project location. We would like to request a copy of the cultural assessment and background research upon its completion for our review and comment. Thank you for consulting with the Confederated Tribes of the Colville Reservation. These comments are based on the information as currently presented. Any changes to the project will require additional consultation. We reserve the right to revise our comments as additional information becomes available. If you have any questions, please contact me at the number below, or contact Guy Moura, THPO, at 509-634-2695. Lamlamt (Thank You), Rebecca L. Gordon, M.A., RPA Archaeologist Senior History/Archaeology Program Confederated Tribes of the Colville Reservation P. O. Box 150 21 Colville Street Nespelem, WA 99155 509-631-1173 cell

Begin Date:* 02/18/2021

End Date:

Link: [Goto](#)

Publish on Portal - Private: Public:

Attachments
 [Select Files](#)

Good Morning- We have completed our review of permit application CUP-2021-03 by the Northern Fruit Company. The project falls w



Memorandum

To: Shari Tincher, Douglas County
From: Richmond Petty, R.S.
Date: 2/24/2021
Re: Northern Fruit Company (CUP 2021-03) CUP Comments

I have reviewed the above development proposal for the operation of a new state-of-the art fruit packing and refrigerated storage facility including related uses to the agricultural industry. The subject property is ~62.14 acres in size and is located at 13xxx US Hwy 2 & 5020 NW Cascade Ave., East Wenatchee, WA 98802 (county tax parcels: 23201130002, 23201130001, 7800000180). The proposal will include four new structures, site improvements and supporting infrastructure. The main building packing building will house the fruit processing, the packing team building will house employee offices, lockers and break/lunchroom and restroom, the headquarters building will house administration and sales functions, the employee well building will house fitness and wellbeing for employees.

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

- Domestic water source will be provided by East Wenatchee Water District. A letter of availability will be required from East Wenatchee Water District.
- However, a number of wells are located on the properties and may be used for domestic water purposes. Individual private water reviews would be required for each well that is planned on providing domestic water.
- Individual on-site septic systems will serve the facilities. Soil/site evaluations will be required followed by a new construction septic permit application(s) through our office.
- Wastewater from packing processes will need to be properly disposed of through approved treatment and disposal methods. WA Department of Ecology will need to review and approve these methods.

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 our comments (attached).

Project	CDHD 2021 fees
Other Land Use review (CUPs, Zone Changes, etc.) per hour with 1 hour minimum (then 15 min increments if necessary) staff review fee	\$91/hr



Memorandum

TO: Shari Tincher, Douglas County
From: Richmond Petty, R.S.
Date: 2/24/2021
Re: Northern Fruit Company (CUP 2021-03) CUP Comments

I have reviewed the SEPA checklist and other documents submitted for the above development proposal for the operation of a new state-of-the art fruit packing and refrigerated storage facility including related uses to the agricultural industry. The subject property is ~62.14 acres in size and is located at 13xxx US Hwy 2 & 5020 NW Cascade Ave., East Wenatchee, WA 98802 (county tax parcels: 23201130002, 23201130001, 7800000180). The proposal will include four new structures, site improvements and supporting infrastructure. The main building packing building will house the fruit processing, the packing team building will house employee offices, lockers and break/lunchroom and restroom, the headquarters building will house administration and sales functions, the employee well building will house fitness and wellbeing for employees.

Based on this information, I have the following recommendations since this site is a historic and current orchard:

- This orchard may contain area wide or localized contaminated soils from lead arsenate and other pesticides and/or petroleum. The presence of these contaminants may affect the health of on-site construction workers and neighbors when the soil is disturbed by either equipment or weather. Dust control must be maintained during any earth disturbing activities during construction and installation. We recommend dust control, including mulching, hydroseeding, gravel, sod and/or other ground cover for any bare earth left after construction including landscaped areas, paths, unpaved parking areas and roads.
- Also, a couple of fuel tanks (used for storing petroleum products to refuel orchard-related machinery), and a garage/shop (used for routine repair and maintenance of orchard-related machinery) are present in non-orchard areas of the property. A potential contamination issue exists for petroleum impacts in soil from these point-sources on the property.

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.

Project	CDHD 2021 fees
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>

Condition

Ver Req'd Passed Verifi

An Address Request Application needs to be completed and submitted with the first building permit. A complete site plan showing current and future planned buildings needs to be submitted.

(

DC GIS Condition



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

February 22, 2021

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

Re: SEPA Register 202100618, CUP-2021-03

Dear Nathan Pate:

Thank you for the opportunity to comment during the Optional Determination of Non Significance process for the operation of a new fruit packing and refrigerated storage facility, proposed by Northern Fruit Company and Esperanza Ridge LLC. We have reviewed the documents and have the following comments.

WATER QUALITY

Please contact **Marcia Porter** at (509) 406-6624 (cell) or marcia.porter@ecy.wa.gov for information on submitting needed documents for engineering approval for the wastewater handling components of your new facility. Upon approval of the engineering portion of the wastewater handling components, this facility will need a public comment on the coverage before issuance of documents. The whole permitting action takes several months to complete. Please start the process 180 days before anticipated first discharge.

For more information contact Marcia, or go to the Fruit Packing General Permit web page in the greater Ecology website. <https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Fresh-fruit-packing-general-permit>

WATER RESOURCES

If you plan to use water for dust suppression at your project site, be sure that you have a legal right. In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, industrial purposes, stock watering or for the irrigation of up to one-half acre of lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and

Nathan Pate
February 22, 2021
Page 2 of 2

regulations as a water right permit or certificate obtained directly from Ecology. Temporary permits may be obtainable in a short time-period. The concern of Water Resources is for existing water rights. In some instances water may need to be obtained from a different area and hauled in or from an existing water right holder.

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

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

Sincerely,



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

Assuming that the entire facility will be sprinklered as per NFPA 13, Fire Flow is established at 2000 GPM at a minimum of 20psi for a duration of 4 hours.

A hydrant will be located within 225 feet of the nearest frontage access of each lot access point and as approved by the Fire Marshal. Maximum hydrant spacing is 450 feet. The large-diameter port of all hydrants shall be equipped, by the developer, with a 4-inch diameter Storz quarter-turn fitting.

DCFD Conditions



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

May 12, 2022

Douglas County Transportation & Land Services

RE: Northern Fruit Company Processing & Storage
CUP-2021-03

Attention: Douglas County, AICP

Water is available per this request. An agreement between Northern Fruit Company and the East Wenatchee Water District has been presented to the developer. The local facilities charge and land ownership transfer as outlined in the agreement must be fulfilled and the agreement signed prior to any connection to the East Wenatchee Water District's system. Please provide the Water District with the latest set of plans that shows proposed connection points and sizes of the domestic water and fire lines.

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.

Please reach out to myself or Vince Johnston if there are any questions regarding the agreement or any of the above comments.

Thank You,

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

DOUGLAS COUNTY TRANSPORTATION & LAND SERVICES



MEMO

DATE: June 28, 2022
TO: Tanner Ackley
FROM: Mike Neer, PE
RE: CUP-2021-03 – Northern Fruit Processing and Storage- Preliminary Approval
Transportation & Stormwater Comments

Suggested Findings of Fact:

1. Initial application materials reviewed by Douglas County Transportation and Stormwater include:
 - Preliminary Civil Plans prepared by Pacific Engineering, received January 29, 2021.
 - Preliminary Storm Report prepared by Pacific Engineering, received January 29, 2021.
 - Letter from Northern Fruit Company, dated May 6, 2021.
 - TIA Exhibit, prepared by Pacific Engineering, received May 7, 2021.
 - Traffic Impact Analysis prepared by TENW, received May 7, 2021.
2. The preliminary civil plans provided on January 29, 2021 include an access from Cascade Avenue and an access from US 2/97. Per coordination with the Washington State Department of Transportation (WSDOT), the project shall not have direct access to US 2/97 with the exception of a gated emergency vehicle access. The revised site plan labeled as the "TIA Exhibit" submitted on May 7, 2021 illustrates the location of the proposed access to Cascade Avenue along with the proposed emergency vehicle access to US 2/97.
3. The traffic impact analysis (TIA) identifies the intersection of Cascade Avenue and US 2/97 as operating in its existing condition below the level of service thresholds adopted by Douglas County and the Washington State Department of Transportation (WSDOT). In order to facilitate this development or any other developments that will utilize this intersection, an intersection improvement is required to improve the level of service to meet the minimum adopted standards.
4. The TIA notes that a roundabout or traffic signal would improve the level of service of this intersection to an acceptable level. The TIA states that the proportionate share of the traffic being generated by this development as compared to the existing traffic utilizing this intersection to be approximately 13%; neither Douglas County nor WSDOT has validated this proportionate share.
5. The applicant has proposed to contribute \$500,000.00 towards the cost of an intersection improvement. In order to facilitate building permit issuance, an improvement must be identified and funded prior to building permit issuance and the intersection improvements must be constructed within 6 years after issuance of a certificate of occupancy.
6. Douglas County submitted a grant application to the Chelan Douglas Transportation Council (CDTC) on May 13, 2021 in an effort to secure funding for an intersection improvement at Cascade Avenue and US 2/97. The grant application identifies the proposed \$500,000.00 contribution offered by the applicant as a match to help to obtain the funding. The CDTC awarded Douglas County the grant on November 19, 2021. It is anticipated that the project will be constructed in 2024.
7. The TIA identifies project access from NW Cascade Avenue with 25 feet of spacing from the existing residential driveway to the west. No direct access to US 2/97 is being proposed with the exception of one gated emergency vehicle access.

8. The existing warehouse at 5020 NW Cascade Avenue currently has unrestricted access along its approximate 450 feet of frontage. The unrestricted access poses a traffic safety concern that is compounded given its proximity to the intersection with US 2/97. In coordination with WSDOT and Douglas County, access to this existing facility shall be limited to a 50-foot wide driveway on NW Cascade Avenue located a minimum of 250 feet from US 2/97 unless otherwise approved in writing by the County Engineer.
9. The preliminary stormwater report adequately demonstrates stormwater management feasibility for the subject property through the use of qualitative analysis, sub-basin delineation, and calculations.

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

Suggested Conditions of Approval:

Transportation / Stormwater

1. Final construction plans designed by a Professional Engineer licensed in the State of Washington shall be submitted to Douglas County at the time of building permit submittal. Construction plans shall be prepared in accordance with the requirements of the Douglas County Code.
2. NW Cascade Avenue is classified as a Rural Collector. Half-street transportation improvements shall be constructed along the frontage of parcel 78000001800 per Figure 3-6. Half-street improvements include but are not limited to widening, ditch, and illumination.
3. Access to the property is proposed from NW Cascade Avenue via an access easement. An access easement of sufficient width to accommodate the proposed access shall be recorded prior to building permit issuance.
4. Access shall be designed in accordance with the private road standards in Douglas County Code 12.52.020.B.
5. Access to the existing facility/buildings on parcel 78000001800 shall be revised to meet Douglas County Code requirements per Figure 4-1. This includes a maximum 50 foot wide driveway unless otherwise approved in writing by the County Engineer. In accordance with the Washington State Department of Transportation (WSDOT) requirements, as coordinated during the CUP review process, the access shall be located a minimum of 250 feet from the intersection of NW Cascade Avenue and US 2/97 unless otherwise approved in writing by WSDOT.
6. US 2/97 access limitations, permitting, design, and construction shall be coordinated by the applicant with the Washington State Department of Transportation. Provide written verification from WSDOT that the revised access control is acceptable prior to issuance of the certificate of occupancy.
7. The intersection of US 2/97 and NW Cascade Avenue shall be improved to meet WSDOT and Douglas County adopted minimum level of service thresholds within 6 years of issuance of the certificate of occupancy. Douglas County was awarded a grant that, in combination with \$500,000 proposed by Northern Fruit to go towards the intersection improvement, has secured full funding for the intersection improvement. Douglas County will design and administer the construction of the intersection improvement to be completed within 6 years of occupancy of the Northern Fruit facility.
8. As proposed by the applicant, \$500,000.00 of the construction cost shall be provided to Douglas County to be used as a match for the grant to design and construct the intersection improvement at US 2/97 and NW Cascade Avenue. Douglas County will send an invoice to the applicant for the \$500,000. The invoice shall be paid in accordance with the terms on the invoice.
9. 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 current edition of the

Stormwater Management Manual for Eastern Washington (SWMMEW) shall be submitted to and accepted by Douglas County prior to building permit issuance.

10. Prior to any on-site grading occurring or prior to building permit issuance (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.
11. 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. UIC registration shall be provided as applicable.
12. Prior to occupancy, a Private Stormwater Operation and Maintenance Agreement shall be executed on standard Douglas County forms. The site plan, details, certification, and operation and maintenance recommendations are provided to the County. County staff then prepares the agreement for signature and recording by the applicant.
13. Individual/common plan development for this proposal may exceed 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.