

STAFF REPORT

LISA BEE'S RECEPTION HALL AND PERMANENT MUSIC STAGE

TO: Douglas County Hearing Examiner
FROM: Douglas County Land Services Staff
RE: CUP-2018-07 (Lisa Bee's Reception Hall and Permanent Music Stage)
DATE: January 4, 2019

I. GENERAL INFORMATION

Requested Action: A Conditional Use Permit (CUP) to locate an event venue (per Douglas County Code Section 18.34.040 Conditional uses – “Reception hall/center”). The event venue includes, but is not limited to:

- 16,000 sq/ft. lawn area for live music, lawn games and entertainment,
- Inside events include: Christmas parties, retirement parties, family parties, reunions, trivia nights, arts and crafts,
- Permanent stage will be approximately 20'x10' with a covered roof to providing shade and protection from the elements wired for electricity to power band equipment and lighting,
- Capacity for approximately 125 guests,
- Supporting infrastructure includes: two wells and on-site septic systems; and two parking areas surfaced with asphalt and gravel.

Location: The subject properties are located at 13023 US 2 – Baker Flats. The two subject properties total approximately 20.39 acres in size and are located in the Commercial Agriculture AC 5 zoning district under Douglas County Code. The properties are further described as being located within Section 11, Township 23N, Range 220E, W.M. The Assessor’s Parcel Numbers are 78000001901 and 78000001902.

II. SITE INFORMATION

Site Characteristics: The property includes the existing Lisa Bee's fruit stand and associated site improvements permitted under BPC-2017-004, BPC-16-002, BPC-15-023, BPC-15-015, BPC-07-010, BPC-04-054, BPC 2004-019 (with FAR-03-02). The lots total approximately 20.4 acres in size. The site is of relatively flat topography with orchards to the west of the proposed event area.

Site Access: The parcel is accessed by vehicles from US 2 which is solely regulated by the Washington State Department of Transportation.

Adjacent Land Uses: Adjacent parcels consist of agricultural and residential uses. The property is bordered to the north, south and west by Commercial Agriculture AC 5 zoning district and to the east by US 2 and General Industrial zoning.

Zoning and Development Standards: The subject properties are located within the Commercial Agriculture AC 5 zoning district under the Douglas County Code. 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.

III. COMPREHENSIVE PLAN:

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

3.4.1 General Land Use Goals & Policies

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.

G-9 Rural developments should only occur where adequate access to transportation systems, rural levels of utilities and facilities are available. Appropriate facilities/services may include domestic water, sewage disposal, fire and police protection, schools, and power, etc. depending on the scale and impact of the development.

G-15 Encourage the operation of rural commercial businesses, natural resource related industries, recreation and tourism activities, cottage industries, small scale business, and home occupations that are consistent with existing and planned land use patterns and are of an appropriate size and scale to maintain rural character.

5.2.4 Agriculture Goals and Policies

GOAL: Agricultural uses will be preserved, enhanced and maintained to the greatest extent possible feasible outside of Urban Growth Areas (UGA).

9.1.1 Economic Development Goals and Policies

GOAL: Preserve the strength of the existing agricultural industry while diversifying the economy by strengthening a wide spectrum of economic activity throughout the County in both rural and urban growth areas and maximize the positive economic impact of tourism and recreational development.

ED-2 Encourage the local agencies and economic development partners to support the County's natural resource based industries and to attract a more diversified base of non-resource industries.

ED-3 Encourage economic development partners to recruit and promote employment opportunities that enhance the existing economy of the county.

ED-10 Provide regulatory incentives to encourage and facilitate economic development opportunities within the County.

ED-14 Promote the development of entertainment and recreational facilities that to attract and capture tourism dollars within the County.

IV. CONDITIONAL USE PERMITS

Pursuant to Douglas County Code 18.34.040, those uses designated in the conditional use permit matrix as conditional uses and approved pursuant to Douglas County Code Chapter 18.80; provided, that the development standards of this chapter are met.

Pursuant to Douglas County Code 18.80.320 Conditional use permit matrix: The following table is a list of conditional uses that may be authorized within the districts established by this title. Application for conditional uses not listed shall be prohibited unless the director determines that an unlisted use is similar to one that is already enumerated in this table and may therefore be allowed, subject to the requirements associated with that use, this chapter and other applicable provisions of the Douglas County Code. "Reception hall/center, wedding chapel" is a listed Conditional Use.

Pursuant to 14.98.654, "Reception hall" means a structure and grounds operated by a private entity for the social or recreational gathering of people.

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 shall 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 Douglas County Code 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. (Refer to Douglas County Code Chapter 20.40, Landscaping standards, for specific requirements.)
- I. Conditional use permits shall comply with the Douglas County Code 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 Douglas County Code Title 17 and RCW Chapter 58.17.

V. ENVIRONMENTAL REVIEW

Douglas County issued a Determination of Non-significance on December 26, 2018 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. The following agencies have been sent copies of the proposal and have commented as indicated below:

- Date of Application: October 17, 2018
- Date Letter of Completeness Issued: November 1, 2018
- Date Notice of Application Issued: November 5, 2018
- Comment Period: November 7, 2018 - November 21, 2018

Agency Notified	Response Received	Agency Notified	Response Received
WA State Dept. of Ecology	11/19/18	Douglas County Fire District	11/6/18
Douglas County Transportation	11/6/18	Douglas County GIS	11/6/18
WA State Dept. of Transportation	11/27/18 & 1/4/19	Douglas County Assessor	N/R
Douglas County Sheriff	N/R	Douglas County PUD	11/06/18
Chelan-Douglas Health District	11/26/18	East Wenatchee Water District	11/13/18

* N/R = No Reply

Agency comments have been included as Attachment A.

No public comments were received at the writing of this staff report.

VII. PROJECT ANALYSIS

Pursuant to Douglas County Code 18.80.020 (A), the hearing examiner is authorized to approve, approve with conditions or deny permits for conditional

uses as specified in this chapter. Uses designated in this title as conditional shall be permitted, enlarged or altered only upon approval of the hearing examiner or zoning adjustor in accordance with the standards and procedures specified in this title and other applicable provisions of the Douglas County Code.

Upon review of the application materials, site plans, agency comments, the Comprehensive Plan, and applicable codes and requirements, planning staff offers the following analysis and recommendations for the subject application.

Comprehensive Plan Consistency:

The project site is within the Commercial Agriculture AC 5 designation; and the proposal is consistent with the Goals and Policies identified above.

Conditional Use Permit Standards:

The application materials include responses to the criteria.

Pursuant to Douglas County Code 18.80.030, each conditional use permit application must be reviewed to ensure compliance with the evaluation criteria established in the DC Code. Below is a review and compliance analysis with the established standards:

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

Analysis: The project as proposed will be in compliance with Douglas County Code. The proposal is for an event venue to serve approximately 125 people per event. This level of use will be harmonious and in accordance with the comprehensive plan and with the existing and intended character of the general vicinity.

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

- 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.

Analysis: The project as proposed will be compatible with the surrounding agricultural and industrial uses and goals of the Comprehensive Plan. The current use on the site is agriculture and the fruit stand (Lisa Bee's). To the north is a single family home and another orchard further to the west. To the south is an old cherry orchard that was torn out and also has a fruit packing warehouse on it. Also to the south but further west of the site is a single family home. The applicant has provided a landscape plan.

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

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

Analysis: The Washington State Department of Transportation has the responsibility to review proposed development and determine the scope of road improvements necessary to mitigate the use so as not to place a burden on the traffic circulation system of the area. The applicant provided a Traffic Impact Study, conducted by Transportation Engineering Northwest (TENW) dated December 9, 2018. The TENW traffic impact analysis states within the Project Mitigation section “A review of turn lane warrants at the existing Lisa Bees site access driveway onto US 2/SR 97 was evaluated due to a proposed Conditional Use Permit to allow special event traffic. Based upon this analysis with known peak event occupancy, observed vehicle occupancy at similar facilities, market distribution of existing customer base, and existing traffic counts factored to 2020 conditions, a separate northbound left-turn only lane is not warranted on US 2/SR 97 to accommodate special events of up to 125 attendees.”

According to Bill Gould, Washington State Department of Transportation, the Department recognizes the attendee values are based on avoidance of a left turn lane based on the chart attached below at the 50 MPH posted speed. Because the TIS assumed the trip distribution and assignment values, the Department recommends actual traffic counts be conducted after the business is in operation to verify their assumed trip distribution and assignment values and, if necessary, they adjust their max attendance values appropriately to continue to avoid the need for a left turn lane based on the chart below. The Department supports Lisa Bee’s normal business hours not extending into the special events hours as noted in the TIS.

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

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

Analysis: No known improvements are required for the proposed project. As proposed, the application will not create excessive additional requirements at public cost for public facilities and services. The applicant is responsible for providing on-site services and maintenance. Affected agencies have stated that adequate facilities and services are or can be available for the proposed project. Agency requirements have been included in the suggested conditions of approval. Specifically, there are two wells on the property that can be seen on

the site plan. One well to the North of the yellow barn is used exclusively for orchard irrigation and irrigation of the 16, 000 sq ft. lawn area. It is a hand dug well approximately 40' deep with a well house built on top of it. This well is a shared well with the neighbor to the north. The second well is to the south of the yellow barn and is used to supply the residence as well as a "frost free" hose bib near the northwest corner of the fruit stand. This water is potable but there is no plan to use this water as drinking water. This water is used for running small auxiliary sprinklers as well as rinsing garbage cans. There are two septic systems related to the proposed area. The first is for the fruit stand and is 1, 000 gallons in the solid waste tank and another 1,000 gallon dose tank this system is for wastewater from sinks in the kitchen and one staff bathroom inside. The second system is for the two patron bathrooms located outside the fruit stand. This system has a 1,000 gallon solid waste tank as well as a 1,000 gallon dose tank.

According to Kathleen Price, MSG REHS, Environmental Health Specialist III, Chelan Douglas Health District, On-Site/Land-Use Program Manager, "This email is in reference to the waste water disposal capacity for Lisa Bee's Reception Hall located on Parcel # 78000001902, 13023 U97 Orondo, Washington. This project should be approved without further remarks from Chelan Douglas Health District concerning the waste water flows. Maximum numbers of 100 guests and 3 employees have been submitted. Onsite septic systems that will accommodate the waste water flow have been installed on the property."

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

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

Analysis: Emergency services were provided an opportunity to comment. See agencies and department comments.

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

- 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.

Analysis: The stage is surrounded by orchard (South and West), a barn, trees, my home and a shop (North) and my store (Southeast). There is a 6 foot fence that also reduces impact to the east. According to the applicant, "We will never go beyond the noise ordinance." There are only 3 homes near us, all of which are blocked by buildings, landscaping, fencing and trees. "Our concerts are generally in the evening ranging from 5:00p.m. to 9:00p.m. I have not estimated

decibel levels during these events. Typically, band set up with anywhere from 2-4 speakers. The area where live music is played is surrounded by orchard on the south and west sides. To the north is a large barn and to the west is highway 2. These barriers do a good job of deadening a lot of the noise created by the live music.” “Our primary measure to reduce impacts is to avoid playing live music past 9:00p.m.” “Our concerts are held before it gets dark. We are putting up a screen of trees in the parking lot for glare facing north. If there was light from a band, it would be blocked by what I have mentioned above, buildings, landscaping, fencing and trees.” “All dirt is covered with at least 4 inches of compacted gravel. “There is no dust” Any light or glare produced would be from parking lot lights. These lights are to ensure customers can safely get to their vehicles when events run into the evening hours or during winter hours when darkness occurs earlier. The parking lot lights remain on throughout the evening to detour theft and vandalism on the property. These lights have been present on the property for 14 years and have never been a safety issue or interfere with views”

According to Jeff Newschwander, Washington State Department of Ecology, Central Region Office, “This email is to confirm the results of my sampling event at your property at 13023 Highway 2 in East Wenatchee. I analyzed multiple soil samples from two areas at your property: the fenced grass area northwest of the Lisa Bees Building, and the grass to the east of the Lisa Bees building. These were the two areas that you indicated would potentially be used for public access during live music events and parties. Lead or arsenic were not detected at either location at concentrations above State cleanup standards. No additional action is required by Ecology.”

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

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

Analysis: The ingress and egress at the site is more than adequate to provide assistance from medical personnel. The large grass area has an 8' wide gate on the north end that allows vehicle access. The South east exit /s 6' wide and is large enough for a stretcher or litter to gain entry if needed.

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

- 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. (Refer to Douglas County Code Chapter 20.40, Landscaping standards, for specific requirements.)

Analysis: The applicant has provided a landscape plan; and controls noise with limiting operations to 9:00pm. The project will provide landscape screening along the boundaries to create a buffer from residential and other uses. The project as proposed will have no materially detrimental effects on the neighboring properties. The developer and subsequent owners will be responsible for dust, odor, and smoke and noise control during construction and through the life of the development. For a grange, community hall, reception hall, wedding chapel, the Douglas County Code requires 1 space for each 75 sf. of gross floor area.

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

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

Analysis: The applicant has provided a detailed site plan, landscape and parking plan that address compliance with zoning code and applicable regulations. The project will follow zoning regulations and comply with requirements of the Douglas County Code. Parking standards will be those established in the Code

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

- 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 Douglas County Code Title 17 and RCW Chapter 58.17

Analysis: The existing lots are approximately 20.4 acres, and no change is being sought.

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 14 and 19 of the Douglas County Code and the Comprehensive Plan. Staff recommends approval of CUP No. 2018-07, subject to the following suggested findings of fact and conditions:

Suggested Findings of Fact:

1. The applicant is Lisa Stanton, 13023 US 2, East Wenatchee, WA 98802.
2. The property owners are Jeff & Kristine Boullioun, 1836 Hwy 7, Oroville, WA 98844.

3. The two subject properties total approximately 20.39 acres in size.
4. The properties are described as being located within Section 11, Township 23N, Range 220E, W.M.
5. The Assessor's Parcel Numbers are 78000001901 and 78000001902.
6. The parcel is accessed by vehicles from US 2. Access via the rocky reach trail is not determined by this Conditional Use Permit.
7. The subject property is zoned Commercial Agriculture AC 5.
8. The Douglas County Comprehensive Plan designation is Commercial Agriculture AC 5.
9. Douglas County Code Title 18.80 establishes minimum review criteria for Conditional Use Permits.
10. Pursuant to Douglas County Code 18.34.040, those uses designated in the conditional use permit matrix as conditional uses and approved pursuant to Douglas County Code Chapter 18.80; provided, that the development standards of this chapter are met.
11. Pursuant to Douglas County Code 18.80.320 Conditional use permit matrix, "Reception hall/center, wedding chapel" is a listed Conditional Use for the Commercial Agriculture AC 5 district.
12. Pursuant to Douglas County Code 14.98.654, "Reception hall" means a structure and grounds operated by a private entity for the social or recreational gathering of people.
13. The applicant and property owner has applied for a Conditional Use Permit to locate an event venue (per Douglas County Code Section 18.34.040 Conditional uses – "Reception hall/center") at 13023 US 2 – Baker Flats.
14. On October 17, 2018, the applicant submitted the Conditional Use Permit application.
15. A Landscape Plan prepared by Chuck Strawn Landscape Design, was received on December 13, 2018.
16. A Parking / Site Plan was received on October 17, 2108.
17. A traffic impact study, prepared by Transportation Engineers Northwest was received December 11, 2017.
18. On November 1, 2018, the Letter of Completeness was issued.
19. On November 5, 2018, the Notice of Application was issued.
20. The public and agency comment period started on November 7, 2018 and concluded on November 21, 2018.
21. Comments from reviewing agencies have been considered and addressed where appropriate.

- Specifically, the Washington State Department of Ecology has conducted an on-site soils investigation and water review; Chelan Douglas Health District evaluated the waste water disposal capacity for Lisa Bee's Reception Hall; Washington State Department of Transportation has evaluated the traffic impact study; and Fire District has indicated review.
22. Douglas County issued an environmental review Determination of Non-significance on December 26, 2018 in accordance with WAC 197-11-355 (Optional DNS).
 23. 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 Douglas County Code Title 14.
 24. Proper legal requirements were met and surrounding property owners were given the opportunity to comment on the proposal at a public hearing.
 25. 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 Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. As conditioned, the proposal is consistent with Douglas County Code Chapter 18.80 conditional use permits general evaluation criteria.
4. Public interests will be served by approval of this proposal.
5. As conditioned, the proposal is consistent with Title 18, Title 14, Title 19 and Title and the Douglas County Comprehensive Plan.

Suggested Conditions of Approval:

1. The project shall proceed in substantial conformance with the plans and application materials on file submitted on October 17, 2018, December 11, 2018 and December 13, 2018 except as amended by the conditions herein.
2. The owners/operators shall be responsible to obtain and comply with any applicable federal, state, and local laws, and must obtain all necessary permits and approvals prior to operation.
3. This Conditional Use Permit is for a "reception hall/center" as defined by Douglas County Code 14.98.654. At no time does any portion or part of the application materials, support information, and/or submitted plans allow the permitted activity and/or use beyond that of a reception hall/center.

4. The total number of people allowed for an event shall not exceed 125 people for the entire property(s) excepting the following:
 - a. The applicant shall provide the Washington State Department of Transportation actual traffic counts after the business is in operation to verify their assumed trip distribution and assignment values and, if necessary, the applicant shall adjust the max attendance values appropriately to continue to avoid the need for a left turn lane based on the traffic impact study (Attachment B –Chart).
5. The development shall comply with the dimensional standards of the Commercial Agriculture AC 5 zoning district, as amended.
6. Prior to operations and as applicable, the applicant shall obtain all appropriate permits and/or approvals from the Washington State Department of Ecology, Douglas County PUD, and Chelan-Douglas Health District.
7. Adequate provisions, verified in writing by the Chelan-Douglas Health District, shall be made for sanitary sewer, domestic water for public use, irrigation water for landscape maintenance, and/or other health and safety related concerns deemed necessary.
8. The applicant shall be responsible for obtaining all appropriate permits and/or approvals from the Washington State Department of Transportation.
 - a. The applicant shall provide the Washington State Department of Transportation actual traffic counts after the business is in operation (on a date determined by the Washington State Department of Transportation on or before the end of 2020) to verify their assumed trip distribution and assignment values and, if necessary, the applicant shall adjust the max attendance values appropriately to continue to avoid the need for a left turn lane based on the traffic impact study (chart).
 - b. Any complaints regarding amounts of traffic, traffic safety, or related vehicular activity surrounding or a part of access via US 2 shall be addressed by the Washington State Department of Transportation.
 - c. Complaints alleging exceedance of the traffic impact study on file with Douglas County shall be directed to and evaluated by the Washington State Department of Transportation.
 - d. Traffic generation beyond the traffic impact study shall be grounds for a new traffic impact study, US 2 improvements, and/or suspension / revocation of this Conditional Use Permit.
 - e. The use of gates or other access control at the US 2 entrance shall be regulated solely by the Washington State Department of Transportation.
 - f. Specific design requirements for access width and type of surface shall be determined by the Washington State Department of Transportation.
9. Landscaping shall be installed and completed by May 31, 2019; and the applicant shall provide Douglas County written verification from the landscape

designer certifying completion in compliance with the approved landscape plans prior to operations. Landscaping shall meet the minimum provision as set forth in Douglas County Code Chapter 20.40, the approved landscape plan dated December 13, 2018, and maintained throughout the life of the project.

10. Any outdoor lighting shall be directed towards the site and/or shielded in accordance with Douglas County Code Chapter 18.16.
11. Provisions shall be made for fire and life safety. All activity shall meet the minimum provisions for fire protection pursuant to International Fire Code and as approved by the fire marshal. Prior to operation, the applicant shall coordinate with the fire marshal, and obtain approval for fire protection devices and equipment to be available during the use.
 - a. An analysis shall be conducted by the applicant for emergency assistance which may include fire, law enforcement and medical services. The analysis shall include conformation that the minimum local and state codes and regulations have been met.
 - b. Prior to operations, the applicant shall provide written verification of the emergency assistance plan approval by the Douglas County Fire Marshal.
 - c. The emergency assistance plan shall be available to all employees and attendees of an event.
 - d. The owner, manager and/or operator of an event shall be responsible for implementation of the emergency assistance plan.
12. The applicant shall be responsible for preventing mud, dirt and debris from leaving the site, including stormwater runoff from being tracked or otherwise discharging onto the public right-of-way or adjacent properties.
13. Adequate off-street parking shall be provided for the expected average use and off-street accommodations shall be made for expected peak use. The number of parking spaces required shall be based on the level of public demand and the number of public seating areas proposed. Parking and loading standards shall be in compliance with the minimum standards set forth in Douglas County Code Chapter 20.42. For a grange, community hall, reception hall, wedding chapel, the Douglas County Code requires 1 space for each 75 sf. of gross floor area.
14. Provisions shall be made for refuse disposal by a licensed commercial hauler approved by the Douglas County department of solid waste or successor agency. All outdoor trash, garbage and refuse storage areas shall be screened from all sides from public view and be designed of such materials which are compatible with the overall architectural theme of the associated structure or use.
15. Development and operation of the conditional use permit shall not disseminate dust, smoke, fumes, or obnoxious odors nor degrade air quality.

16. All signs placed and/or displayed in conjunction with the proposed use shall meet the minimum provisions of Douglas County Code Chapter 20.44.
17. Uses and activities shall not exceed the maximum environmental noise level established by Douglas County Code Chapter 8.04 or WAC 173-60 as administered by the Douglas County Sheriff.
18. Hours of operations shall not exceed 9:00 PM.
19. Prior to construction, the applicant shall obtain a Douglas County Building Permit for the proposed 10'x20' stage.
20. The existing building maximum occupancy shall not be exceeded.
21. This Conditional Use Permit shall not be deemed to grant, endorse for otherwise imply that access to the reception hall or property may be allowed via the rocky reach trail. Any such access must be coordinated with, and the applicant must obtain approval from, the administrator of the trail. Douglas County shall not be obligated to address complaints or require compliance with any access requirements promulgated via the rocky reach trail.
22. In the event cultural sites or isolated finds are identified during operations, work in the immediate vicinity shall be halted until the site or find can be evaluated by a qualified archaeologist and applicable state and tribal entities can be consulted.
23. It shall be the responsibility of the operator and/or proprietor of any permitted use to provide, analyze and make adequate provisions for the protection of groundwater, wetlands, sensitive wildlife species, resource lands and other critical areas in accordance with Douglas County Code Title 19. Development located within the above critical areas shall be evaluated for impacts and may be limited in intensity, location and/or prohibited if found to measurably degrade the integrity of the resource or critical areas.
24. Yard, setback and height regulations for the conditional use permit are the same as those in the zoning district in which the project is proposed.

Respectfully Submitted – Land Services

Attachments