



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 INN AND SPA AT ROCKY POND CUP-2022-02

TO: Douglas County Hearing Examiner
FROM: Douglas County Land Services Staff
RE: Inn and Spa at Rocky Pond – CUP-2022-02
DATE: November 17, 2022

I. GENERAL INFORMATION

Requested Action: An application for a Conditional Use Permit (CUP) to allow for development of resort/ tourist facilities and accommodations. The resort area within the project boundary will include up to 80,000 square feet of construction. The CUP will incorporate a main lodge, a restaurant with a bar and lounge, a meeting center, fitness area, pool, spa, river club and barn. The subject property is approximately 34.72 acres in size. The subject property is located in the Rural Service Center (RSC) zoning district under Douglas County Code.

Location: The subject property is located off of Edgewater Dr, Orondo WA. The subject property is further described as being located within Section 12, Township 26N, Range 21E, W.M. Douglas County Assessor's Parcel Number: 26211230026.

SITE INFORMATION

Site Characteristics: The subject property is currently vacant with existing access roads traversing through the site. The property includes a gentle slope leading to the Columbia River

Access: The subject property will be accessed via a private extension of Edgewater Drive. The resort will include an interconnected, private, internal road system

Zoning: The subject property is located within the Rural Service Center (RSC) zoning district.

II. COMPREHENSIVE PLAN:

The Douglas County Comprehensive Plan designates this property as Rural Service Center and is zoned Rural Service Center (RSC) under Douglas County Code. The following goals and policies set forth in the comprehensive plan are relevant to this development:

GENERAL LAND USE:

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

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.

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

RURAL LANDS:

POLICY R-3: Establish land use designations that represent rural character and that protect the integrity of rural areas.

POLICY R-4: Concentrations of development will be encouraged in designated Master Planned Resorts (MPRs), fully contained communities, cluster developments and/or in designated rural service centers.

POLICY R-6: Encourage development in rural areas to be served by rural levels of service.

RURAL SERVICE CENTER:

POLICY RSC-4: Encourage agriculturally related commercial and/or industrial uses to locate in established rural service centers

RURAL DEVELOPMENT:

POLICY RD-4: Rural developments will not impact existing public facilities/services to the extent that the level of service for that facility is reduced below the adopted threshold and/or an acceptable operation capacity.

POLICY RD-5: The costs associated with implementing a rural development and providing the necessary utilities, facilities and/or services will be borne by the developer.

ECONOMIC DEVELOPMENT

POLICY ED-1: Support the retention and expansion of existing business and the recruitment of new businesses that provide family-wage jobs.

POLICY 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.

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

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

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

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.

III. ENVIRONMENTAL REVIEW

Douglas County issued a Determination of Non-Significance on August 5, 2022 in accordance with WAC 197-11-340(2).

IV. 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 (Attached) that have been included as conditions of approval where appropriate.

Agency Notified	Response Received	Agency Notified	Response Received
WSDOT	11/07/2022	Douglas County Transportation	11/07/2022
Douglas County Fire Marshal	08/08/2022	Douglas County PUD	08/12/2022
Douglas County Planning	08/20/2022	WA State Dept. of Ecology	10/24/2022
Chelan Douglas Health District	08/09/2022	Douglas County Assessor	N/R
Douglas County Treasurer	N/R	Douglas County GIS	08/12/2022

* N/R = No Reply

One public comment was received by Speidel Bentsen, legal counsel representing Lake Entiat Lodge, Associated (Sun cove). The comment included concerns related to access, increased traffic, and deficiencies in the traffic impact analysis.

Agency/ public comments have been included as an attachment.

V. 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 designated *Rural Service Center* by the Douglas County Comprehensive Plan. The proposal is supported by multiple policies related to general land use, rural development, and economic development. The proposal is consistent with Section 4.2 Rural Service Centers, section 4.3 "Rural Development", and section 9.1 "Economic Development" of the Douglas County Comprehensive Plan.

Consistency with DCC Chapter 18.80.030 "Conditional Uses – Evaluation Criteria"

Proposed land uses, within the RSC, are either outright permitted or permitted via conditional use permit. 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.

DCC 18.80.030 CUP Evaluation Criteria:

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

The proposed hotel, dining, meeting center, spa, cottages, and barn – referred to collectively as the "resort" – are designed with a focus around the area's agricultural legacy. With the combined aspect of economic development, tourist/ recreation activity, and agricultural basis, the proposal is supported by a number of policies out of the Douglas County Comprehensive Plan. A full list of applicable policies can be found within this staff report.

- 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.

Project design respects the site's natural features and integrates them, both in building placement and construction materiality, to emphasize the resort's connection to its surroundings. The resort is also located at the edge of the RSC designation, forming a suitable transition between the more intensely developed or planned land to its west and the working agricultural land to the east.

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

A traffic study completed by TENW analyzed anticipated traffic generated by the resort and found the existing transportation infrastructure (including Sun Cove Road, Edgewater Drive, and US Highway 97) are adequate to accommodate the resort's traffic. The study's recommendations for on-site access and circulation are also incorporated in the resort master plan, assuring safety on site and an organized interface between on-site access and connection to the surrounding road and highway network. All road improvements/ design will meet the

standards of the Douglas County Transportation Department and the Washington State Department of Transportation.

- 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.

The project will be served by a private road extending from US 97/ Edgewater Drive. All road improvements will meet the standards of the Douglas County Transportation Department and the Washington State Department of Transportation. Stormwater design will meet the standards of the Douglas County Code and Douglas County Shoreline Master Program. Fire protection will be provided by Douglas County Fire District #4. Domestic Water is provided by an independent water district, with a system and water storage designed specifically to serve the resort and its potential to increase its room count over time. Sanitary Sewer will be addressed through the use of on-site septic systems. Septic system design shall be consistent with the requirements of the Chelan Douglas Health District. Refuse disposal will be coordinated with Waste Management.

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

All development requirements/ costs will be borne by the developer and will not create excessive additional requirements at public cost for public facilities and services. The resort is intended to contribute to the community's fiscal resilience, creating a significant value-added element to the surrounding vineyards and farming activities and increasing local employment and tax revenues.

- 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.

The resort's design centers on site compatibility, minimizing the resort's uphill visual impact and working with the existing contours to manage and minimize area wide impacts from light, glare, and noise. Resort activities are those normally associated with a project of this nature, with little to no production of smoke or vibration. Any odors emanating from the resort will likely be confined to those from the kitchens and the limited farming activity conducted on site as part of the project's demonstration and farm-to-table operations.

- 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.

Resort accesses and roadways will be designed consistent with the standards of Douglas County Code. Proposed access off of US Hwy 97 will be required to meet the standards of the Washington State Department of Transportation. Proposed parking is consistent with the requirements of DCC 20.42.

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

The resort's conceptual grading, landscape and lighting plans illustrate the resort's approach to working the site's activity areas and various buildings into the site's natural landforms. Topography and the natural landscape will assist in providing a buffer between neighboring uses. Proposed landscaping will also provide buffers in conformance with the requirements of Douglas County Code.

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

The proposed resort CUP has been conceived and designed to conform to local, state and federal regulations. Proposed development will meet applicable local, state, and federal regulations.

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

Consistency with DCC 18.32 RSC:

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

The Rural Service Center (RSC) zoning district allows a variety of the proposed uses via a Conditional Use Permit (CUP). Uses that do not require a CUP are permitted outright in the RSC zoning district. All structures, permitted outright or via CUP, will be required to obtain commercial building permits and meet all applicable codes and regulations.

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

Douglas County Transportation Department has evaluated the proposal and recommended approval of the project with applicable conditions.

Douglas County Land Services: The application materials demonstrate compliance with adopted codes, standards, and specifications applicable to this project. As conditioned, the proposal is consistent with the provisions of Douglas County Code.

VI. 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-2022-02 subject to the following findings of fact and conditions:

Suggested Findings of Fact

1. The applicant is Rocky Pond Hospitality Ventures, LLC/ David Dufenhorst.
2. General Description: An application for a Conditional Use Permit (CUP) to allow for development of resort/ tourist facilities and accommodations. The resort area within the project boundary will include up to 80,000 square feet of construction. The CUP will incorporate a main lodge, a restaurant with a bar and lounge, a meeting center, fitness area, pool, spa, river club and barn. The subject property is approximately 34.72 acres in size. The subject property is located in the Rural Service Center (RSC) zoning district under Douglas County Code.
3. Location: The subject property is located off of Edgewater Dr, Orondo WA. The subject property is further described as being located within Section 12, Township 26N, Range 21E, W.M. Douglas County Assessor's Parcel Number: 26211230026.
4. The Comprehensive Plan Designation for the subject property is Rural Service Center
5. The subject property is a part of the Rural Service Center (RSC) zoning district.
6. Douglas County Code Section 18.80.030 establishes minimum criteria for Conditional Use Permits.
7. A Determination of Non-Significance was issued by Douglas County on August 5, 2022.
8. Initial application materials reviewed by Douglas County Transportation and Land Services include:
 - Master application, prepared by the applicant submitted on June 20, 2022
 - SEPA Checklist prepared by SCJ Alliance, submitted on June 20, 2022
 - Project Narrative prepared by SCJ Alliance, submitted on June 20, 2022
 - Project Site Plan prepared by SCJ Alliance, submitted
 - Rock Pond Resort Traffic Impact Analysis prepared by Transportation Engineering Northwest (TENW), submitted July 12 2022
 - TIA Memorandum prepared by TENW, submitted November 1, 2022
 - Preliminary Civil Plans prepared by Pacific Engineering, dated February 2022.
 - Preliminary Storm Report prepared by SCJ Alliance, dated February 10, 2022.
 - Preliminary Storm Drainage Concept Plan prepared by SCJ Alliance, dated February 2022
 - Geotechnical Evaluation prepared by Nelson Geotechnical Associates, submitted June 20, 2022
 - Conceptual Wastewater Plan prepared by the applicant, submitted June 20, 2022
 - Conceptual Water Design prepared by the applicant, submitted June 20, 2022
9. Domestic water will be by expansion of the Double D Water District Water System.
10. Surrounding property owners were given the opportunity to comment on the proposal, can request a copy of the decision, and can appeal the decision subject to the requirements outlined in DCC Title 14.
11. One public comment was received by Speidel Bentsen, legal counsel representing Lake Entiat Lodge, Associated. The comment included concerns related to access, increased traffic, and deficiencies in the traffic impact analysis.
12. Comments from reviewing agencies have been considered and addressed where appropriate.
13. The Washington State Department of Ecology has indicated the subject property has potential for high lead and arsenic levels due to historical agricultural use of the site.
14. 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.
15. As conditioned, the development will not adversely affect the general public, health, safety and general welfare.
16. The preliminary civil plans include a layout and conceptual grading for a network of private roads to provide access from Edgewater Drive (public) to the proposed parking

areas and features in the resort. The public portion of Edgewater Drive currently terminates in a cul-de-sac. The cul-de-sac is not adequate to accommodate the number of proposed private roads to serve this development and the existing adjacent properties. A public intersection improvement to construct a roundabout (or equivalent) and dedicate additional right of way at this location is proposed in the traffic study.

17. The internal network of private roads is proposed to connect to the adjacent property to the north. The connection will be gated and serve as an emergency egress and for access to the parking lot for the adjacent Rocky Pond Event Venue. The Rocky Pond Event Venue was originally permitted in 2016 via Conditional Use Permit (CUP 16-02). The property owner applied for an amendment to CUP-16-02 to increase the number of attendees to 500 for special events at the Rocky Pond Event Venue. This amendment was approved with conditions by the Hearing Examiner on August 23, 2022. The following condition (#14) was included in the CUP-16-02A Hearing Examiner decision:
 14. Unless otherwise approved in writing by WSDOT and Douglas County, up to 150 attendees may enter the event venue from Sandy Shores Drive. All other attendees are to access the venue from Sun Cove Road/Edgewater Drive/new private access road. Attendees shall exit the event venue generally through Edgewater Drive/Sun Cove Road with the traffic being metered by staff from the event venue parking area. Unless otherwise approved in writing by Douglas County, the applicant shall submit a Permit Application for an event on County Roads to Douglas County prior to each event that exceeds 150 attendees. The permit application shall include a transportation management plan. The event permit will require written approval from both WSDOT and Douglas County. Should the event require any traffic management on the State Highway, the applicant shall obtain the appropriate permits from WSDOT.
18. The Traffic Impact Analysis associated with CUP-16-02A, dated July 12, 2022 was submitted with the application for CUP-2022-02-Rocky Pond Resort as it was originally prepared with the intent to be a comprehensive analysis that included the Rocky Pond Resort uses. It was determined through staff's review of this TIA and Site Plan/Narrative submitted with the application materials for CUP-2022-02 that an additional event venue with an event barn and amphitheater was added to the Rocky Pond Resort. The event venue on the Rocky Pond Resort was not included in the July 12, 2022 TIA. Staff requested the TIA be updated to include this use and to address how the Resort event venue will be managed in coordination with the CUP-16-02A Rocky Pond Event Venue.
19. The TIA, dated November 1, 2022, was updated to include the Rocky Pond Resort Event Venue, evaluate existing traffic conditions on the weekend, and to address comments provided by the Washington State Department of Transportation (WSDOT). WSDOT requested the percent of trucks in the traffic counts be increased from 2% to 8%, perform a safety analysis at the intersection of Sun Cove Road and SR 97, and provide clarifications on how future traffic counts were derived. The applicant confirmed their intention to construct a left turn lane on SR 97 at Sandy Shores Drive. WSDOT is not requiring the Sandy Shores Drive left turn lane to be a condition on the conditional use permit as the left turn lane warrants are not met. The TIA also states that the total combined number of attendees will not exceed 500 if events are held simultaneously at the Rocky Pond Event Venue (CUP-16-02A) and the Rocky Pond Resort event venue (CUP-2022-02). This will be included as a recommended condition on this CUP along with requiring an agreement be created and recorded to bind both event venues to this condition.
20. The applicant proposes to allow up to 150 attendees for an event at the resort to enter from Sandy Shores Drive. All other attendees are to access the resort from Sun Cove Road/Edgewater Drive/new private access road. Attendees for these special events will

exit generally through Edgewater Drive/Sun Cove Road with the traffic being metered by resort staff from the parking areas. Unless otherwise approved in writing by the County, the applicant shall submit a permit application for an event on county roads to Douglas County prior to each event that exceeds 150 attendees. The event permit application shall include a transportation management plan as is proposed in the TIA. The permit application will require written approval from both WSDOT and Douglas County Transportation. Should the event require any traffic management on the state highway, the applicant shall obtain the appropriate permits from WSDOT in accordance with Chapter 7 of the WSDOT Traffic Manual or Chapter 1130.12 of the WSDOT Design Manual.

21. The TIA includes analysis of the cumulative impacts of the expansion of the Rocky Pond Event Venue, the full build out of the proposed resort hotel with a spa and restaurant, resort event venue, single family residential homes/recreational homes, and a convenience store. The study includes pipeline traffic from planned developments and assumes full build out of the Sun Cove Development.
22. Edgewater Drive currently terminates in a cul-de-sac. As noted in the TIA, the existing cul-de-sac will not sufficiently serve the multiple roadway connections. As such, an intersection improvement to create a roundabout (or equivalent) and removal of the cul-de-sac is proposed. This will require dedication of additional right of way north of the existing cul-de-sac. This intersection improvement, dedication of right of way, and construction of the access road to the site shall be completed prior to the resort hotel, spa, event venue, and convenience store occupancy.
23. 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 meets the goals, policies and implementation recommendations as set forth in the Douglas County Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. Public use and interests will be served by approval of this proposal.
4. As conditioned, the proposal is consistent with Title 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 including but not limited to:
 - Commercial Building Permit(s)
 - NPDES Construction Stormwater General Permit
3. The applicant shall abide by all recommended noise mitigation measures as outlined in the Rocky Pond Inn and Spa Event Lawn Property Line Noise Report prepared by SSA Acoustics.
4. The applicant, vendors, guests, and any outside entity utilizing the resort facilities shall comply with all policies, procedures, and plans identified within the Special Event Emergency Plan (SEEP) prepared by SCJ Alliance. A copy of the plan shall be kept on site at all times. The plan shall be provided to any outside vendors/ entities utilizing the resort facilities.

5. The applicant shall abide by the conclusions, recommendations, and mitigation measures identified within the Geotechnical Evaluation prepared by Nelson Geotechnical Associates, dated August 19, 2021. All grading, earthwork, and construction shall meet the parameters set fourth within the evaluation.
6. Concurrent with the submittal of a commercial building permit, the applicant shall provide a letter from a licensed geotechnical professional stating that the construction is consistent with the recommendations of the original Geotechnical Evaluation prepared by Nelson Geotechnical, dated August 19, 2021.
7. The applicant shall submit commercial building permit(s) for all structures.
8. No disturbance is allowed within the established riparian buffer, except with an approved shoreline permit.
9. Any element(s) of the project that occurs within Douglas County shoreline jurisdiction will require the submittal of a shoreline substantial development permit.
10. Concurrent with the submittal of a commercial building permit(s), the applicant shall provide a final landscaping plan. The plan shall be proportionate to the building being applied for. The plan(s) shall be consistent with DCC 20.40 - Landscaping Standards.
11. Concurrent with the submittal of a commercial building permit(s), the applicant shall provide a final parking plan. The plan shall be proportionate to the building being applied for. The plan(s) shall be consistent with DCC 20.42 - Off Street Parking and Loading.
12. The applicant shall acquire approval of the water system from the Washington State Department of Health – Drinking Water.
13. The applicant shall coordinate with the Douglas County GIS Department to address the proposed structures as they are developed.
14. Minimum Required Fire Flow is 1500 GPM at a minimum of 20 PSI for no less than a 2-Hour duration. A hydrant must be located no more than 250 feet from the nearest frontage access to each lot. Maximum hydrant spacing is 500 feet and as approved or required by the Fire Marshal. The large-diameter port of all hydrants must be equipped with a 4-inch diameter Storz quarter-turn fitting with the approval of the AHJ and / or Fire Marshal.
15. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet exclusive of shoulders.
16. Per DCC 17.10.040.c, an all-weather access road approved by the fire marshal shall be provided to within one hundred fifty feet of every linear foot of the exterior wall on the first floor of each building prior to any construction.
17. Buildings or facilities exceeding 30 feet or three stories in height shall have not fewer than two (2) means of fire apparatus access for each structure.
18. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial access roads shall be provided. The highest roof surface shall be determined by the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of the parapet wall, whichever is greater.
19. The applicant shall coordinate with the Washington Department of Ecology to address soil testing/ remediation in relation to the historical agricultural use of the site. If clean-up/ remediation is required by Ecology, the remediation shall take place prior to issuance of any commercial building permits.
20. The applicant shall coordinate with the Washington State Department of Ecology to ensure appropriate water resources are available to supply the project.
21. The applicant shall coordinate with the Douglas County PUD to address electrical/ fiber design for the project.
22. Final construction plans designed by a Professional Engineer licensed in the State of Washington shall be submitted to Douglas County.

23. Edgewater Drive is classified as a Rural Local Access. Transportation improvements within the public right of way shall be designed and constructed in accordance with Standard Figure 3-3. The existing cul-de-sac shall be removed and replaced with an intersection, such as a roundabout, that can accommodate the projected traffic associated with the existing and proposed residential uses, the proposed resort hotel, spa, restaurant, convenience store, and event venue(s). The applicant shall coordinate this design with Douglas County Transportation staff. The design shall be completed and accepted for construction by Douglas County prior to construction. Construction of the improvements shall be completed prior to occupancy. Right of way dedication shall be completed via a statutory warranty deed prior to occupancy.
24. The private access shall be designed in accordance with the private road standards in Douglas County Code 12.52.020.B.
25. The total combined number of attendees shall not exceed 500 if events are held simultaneously at the Rocky Pond Event Venue (CUP-16-02A) and the Rocky Pond Resort event venue (CUP-2022-02). A reciprocal access easement agreement shall be created, executed, and recorded prior to any events being held at the Resort event venue. This agreement shall include language to limit the number of attendees to 500 total for events being held simultaneously.
26. Unless otherwise approved in writing by WSDOT and Douglas County, up to 150 attendees may enter the Resort event venue from Sandy Shores Drive. All other attendees are to access the venue from Sun Cove Road/Edgewater Drive/new private access road. Attendees shall exit the event venue generally through Edgewater Drive/Sun Cove Road with the traffic being metered by staff from the event venue parking area. Unless otherwise approved in writing by Douglas County, the applicant shall submit a Permit Application for an event on County Roads to Douglas County prior to each event that exceeds 150 attendees. The permit application shall include a transportation management plan. The event permit will require written approval from both WSDOT and Douglas County. Should the event require any traffic management on the State Highway, the applicant shall obtain the appropriate permits from WSDOT.
27. 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 construction.
28. Prior to any on-site grading occurring, 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.
29. The Engineer of Record shall monitor construction and shall provide as-built drawings and report as necessary along with certification that the transportation and stormwater improvements have been completed in accordance with the applicable codes, regulations, and accepted plans. UIC registration shall be provided as applicable.
30. 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.
31. 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.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Tanner Ackley". The signature is fluid and cursive, written over a light blue horizontal line.

Tanner Ackley
Principal Planner

Attachments

Agency/ Public Comments

AUG 22 2022

Douglas County TLS


SPEIDEL BENTSEN LLP
ATTORNEYS AT LAW | EST. 1986

RUSSELL J. SPEIDEL
russ@speidelbentsen.com

DAVID J. BENTSEN
david@speidelbentsen.com

7 NORTH WENATCHEE AVENUE, SUITE 600
P. O. BOX 881

WENATCHEE, WASHINGTON 98807-0881
WWW.SPEIDELBENTSEN.COM

TELEPHONE (509) 662-1211
FACSIMILE (509) 662-3311

August 19, 2022

Douglas County Transportation & Land Services
140 19th Street NW A
East Wenatchee, WA 98802

Re: Conditional Use Permit 2022-02

Ladies and Gentlemen:

Public Comment

This letter is submitted to provide public comment regarding the Conditional Use Permit Application 2022-02 for the Rocky Pond Resort Hotel & Spa (the "Development").

Legal Representation

Our law firm represents Lake Entiat Lodge, Associated, which is commonly referred to as "Sun Cove." Sun Cove consists of approximately 440 residential lots, many of which are used primarily as secondary residences. Sun Cove is located westerly from the Development. The sole access to Sun Cove is over and across Sun Cove Drive to U.S. 97. The Development will use portions of Sun Cove Drive for primary access to U.S. 97.

Increase in Traffic

The sole concern of Sun Cove in connection with the Development is the anticipated increase in traffic over Sun Cove Drive, especially on weekends and holidays. While Sun Cove does not oppose development of Rocky Pond Resort Hotel & Spa, it is essential that the new development fully comply with all elements of the Douglas County Code, including Douglas County Code Section 18.80.030(C) and (D) to ensure that adequate mitigation is in place to not burden traffic circulation in the vicinity and the ensure the new development is adequately served by existing roads.

As proposed, the development will utilize Edgewater Drive and Sun Cove Road for primary access. Edgewater Drive does not have direct access to U.S. 97. Rather, Edgewater Drive connects to U.S. 97 through use of a portion of Sun Cove Drive. Since Sun Cove Drive is the sole means of access for ingress and egress from Sun Cove, there will be a direct impact on residents of Sun Cove due to increased traffic on the portion of Sun Cove Drive which connects Edgewater Drive with U.S. 97. The extent of this impact has not been demonstrated by Applicant.

Douglas County Transportation & Land Services
August 19, 2022
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Traffic Impact Analysis is Deficient

Sun Cove anticipates the increased burden on traffic circulation will be most applicable on weekends and holidays. Many of the residences within Sun Cove are secondary residences used primarily on weekends and holidays. Sun Cove understands residences within the Rocky Pond Development will also be secondary residences. Furthermore, Sun Cove anticipates that the hotel and related event facilities within the Development will see greater use for weekend events rather than midweek events.

However, the Traffic Impact Analysis prepared by the applicant consists of data collected on Wednesday evenings. Since it is foreseeable based on the applicant's intended uses that peak traffic and use of the road system will occur on weekends rather than midweek, the Traffic Impact Analysis should consider data collected during weekend hours, specifically Friday and Sunday evenings.

Very truly yours,



David J. Bentsen

DJB/tmn

cc: Lake Entiat Lodge, Associated

00101790.000



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office

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

October 24, 2022

David Dufenhorst
Rocky Pond Hospitality Ventures LLC
116 Orchard Place
Orondo, WA 98843

RE: Required Soil Sampling for Rocky Pond Resort Hotel Inn & Spa

Dear David Dufenhorst:

On August 17, 2022, Ecology submitted a State Environmental Policy Act (SEPA) comment letter (see enclosed) to 202203935 about the potential for high lead and arsenic levels in the soil, and the requirements for soil sampling prior to project completion. **Our records indicate we have not received the sample results for this project.** If sampling was completed, please send those results to Ecology so we may update our records.

Ecology does offer the required soil sampling at no cost. If interested, please contact Hector Casique at Hector.Casique@ecy.wa.gov or 509-208-1288 to schedule a site visit.

For information on how lead and arsenic came to be so widespread in the soil throughout central Washington, we encourage you to read our blog series, Legacies of Lead and Arsenic,¹ to learn. Our Dirt Alert² and Former Orchard Lands³ websites also have information about lead and arsenic contamination.

If you have additional questions, please feel free to contact me at 509-901-7107.

Sincerely,

Valerie Bound
Section Manager
Toxics Cleanup Program

Enclosure: SEPA Comment Letter

cc: **Douglas County Transportation and Land Services**

¹ <https://ecology.wa.gov/Search-Results?searchtext=legacies+of+lead+and+arsenic&searchmode=allwords>

² <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Dirt-Alert-program>

³ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-sites/Former-orchard-lands>



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office

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

August 17, 2022

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

Re: 202203935, CUP-2022-02

Dear Shari Tincher:

Thank you for the opportunity to comment on the Determination of Non Significance for the Rocky Pond Resort Hotel Inn & Spa. We have reviewed the documents and have the following comments.

WATER QUALITY

Project with Potential to Discharge Off-Site

The NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required if there is a potential for stormwater discharge from a construction site with disturbed ground. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

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

If you decide that your project does not need to acquire an NPDES Construction Stormwater General Permit, and the project has a discharge to waters of the state. There is a potential that this could result in a RCW 90.48 violation. This violation carries the potential of a penalty of up to \$10,000 per day, per violation.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact Wendy Neet at the Dept. of Ecology, (509) 571-6733, with questions about this permit.

TOXIC CLEAN-UP

Thank you for the opportunity to comment on your proposed project.

Historical aerial photos indicate a portion of your property was occupied by orchard during the time period when lead arsenate was applied as a pesticide, often resulting in shallow soil contamination from lead and/or arsenic. Because your project is converting agricultural, commercial, industrial, or vacant property to a new land

Shari Tincher
August 17, 2022
Page 2

use that increases exposure risk, this project will be required to conduct soil sampling. Results should be submitted to Ecology at: formerorchards@ecy.wa.gov.

Ecology can provide sampling services at no cost. If sampling indicates elevated levels of lead and arsenic, there are simple steps that can be taken to reduce exposure prior to occupancy and Ecology can provide free technical assistance.

Additionally, Ecology uses Model Remedies to guide cleanup for lead and arsenic pesticide contamination in historical orchards of Central Washington. The Model Remedy document is an excellent source of technical guidance, and is available at <https://apps.ecology.wa.gov/publications/documents/2109006.pdf>

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

Additional information, including precautions you can take to reduce exposure, is available at: <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Dirt-Alert-program>

Please contact Hector Casique, Project Manager, at (509) 208-1288 or email hector.casique@ecy.wa.gov, for further information or to schedule your initial sampling.

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, up to 5,000 gallons per day used for industrial purposes, stock watering, and for the irrigation of up to one-half acre of non-commercial 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 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.

If you have any questions or would like to respond to these Water Resources comments, please contact **Christopher Kossik** at (509) 379-1826 or email at christopher.kossik@ecy.wa.gov.

Sincerely,

Tricia Sawyer

Tricia Sawyer, on behalf of
Lucila Cornejo, SEPA Coordinator
Central Regional Office
(509)575-2490
crosepacoordinator@ecy.wa.gov

Note Detail



Type: Permit Workflow Step

Id: COMMENTS-DC PUD

Note Type:* APPLICATION COMMENTS

Note Code:

Text:* Contact Mike Snyder, 509-881-2201 to coordinate electrical/fiber designs for project.

Begin Date:* 08/12/2022

End Date:

Link:

Goto

Publish on Portal - Private: Public:

Attachments

Select Files

Close

Begin

Karina Alcantar

From: Richmond Petty
Sent: Wednesday, September 9, 2020 11:34 AM
To: zhorton@co.douglas.wa.us
Cc: Karina Alcantar
Subject: Edgewater Estates Division 1& 2 Construction Plan Review (EHP 8330)

Good morning,

In lieu of a formal memo, I will just provide an email comment. The water distribution layout will need a formal review by DOH-Drinking water due to the water system required to be a Group A Water System. Contact is Jeff Johnson, 509-329-2110 or jeff.johnson@doh.wa.gov, he is out of the Spokane Office.

I did not see any septic system plans in the proposal. My initial review required individual on-site septic systems for each lot. A separate permit will be required for each lot.

Thanks,



Richmond Petty, R.S.

Environmental Health Specialist III

Chelan Douglas Health District

200 Valley Mall Parkway

East Wenatchee, WA 98802

E. richmond.petty@cdhd.wa.gov

P. 509.886.6468 **F.** 509.886.6449

DCFD Conditions

Minimum Required Fire Flow is 1500 GPM at a minimum of 20 PSI for no less than a 2-Hour duration. A hydrant must be located no more than 250 feet from the nearest frontage access to each lot. Maximum hydrant spacing is 500 feet and as approved or required by the Fire Marshal. The large-diameter port of all hydrants must be equipped with a 4-inch diameter Storz quarter-turn fitting with the approval of the AHJ and / or Fire Marshal.

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet exclusive of shoulders.

Per DCC 17.10.040.c, an all-weather access road approved by the fire marshal shall be provided to within one hundred fifty feet of every linear foot of the exterior wall on the first floor of each building prior to any construction.

Buildings or facilities exceeding 30 feet or three stories in height shall have not fewer than two (2) means of fire apparatus access for each structure.

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial access roads shall be provided. The highest roof surface shall be determined by the eave of a pitched roof, the intersection of the roof to the exterior wall or the top of the parapet wall

DOUGLAS COUNTY TRANSPORTATION & LAND SERVICES



MEMO

DATE: November 9, 2022
TO: Tanner Ackley
FROM: Mike Neer, PE
RE: CUP-2022-02 - Rocky Pond Resort

Suggested Findings of Fact:

1. Application materials reviewed by Douglas County Transportation and Stormwater include:
 - Preliminary Civil Plans prepared by Pacific Engineering, dated February 2022.
 - Preliminary Storm Report prepared by SCJ Alliance, dated February 10, 2022.
 - Preliminary Storm Drainage Concept Plan prepared by SCJ Alliance, dated February 2022
 - Preliminary Conceptual Site Plan prepared by GCH, dated June 16, 2022.
 - Project Narrative received June 20, 2022
 - Traffic Impact Analysis (TIA) prepared by TENW, dated November 1, 2022
2. The preliminary civil plans include a layout and conceptual grading for a network of private roads to provide access from Edgewater Drive (public) to the proposed parking areas and features in the resort. The public portion of Edgewater Drive currently terminates in a cul-de-sac. The cul-de-sac is not adequate to accommodate the number of proposed private roads to serve this development and the existing adjacent properties. A public intersection improvement to construct a roundabout (or equivalent) and dedicate additional right of way at this location is proposed in the traffic study.
3. The internal network of private roads is proposed to connect to the adjacent property to the north. The connection will be gated and serve as an emergency egress and for access to the parking lot for the adjacent Rocky Pond Event Venue. The Rocky Pond Event Venue was originally permitted in 2016 via Conditional Use Permit (CUP 16-02). The property owner applied for an amendment to CUP-16-02 to increase the number of attendees to 500 for special events at the Rocky Pond Event Venue. This amendment was approved with conditions by the Hearing Examiner on August 23, 2022. The following condition (#14) was included in the CUP-16-02A Hearing Examiner decision:
 14. Unless otherwise approved in writing by WSDOT and Douglas County, up to 150 attendees may enter the event venue from Sandy Shores Drive. All other attendees are to access the venue from Sun Cove Road/Edgewater Drive/new private access road. Attendees shall exit the event venue generally through Edgewater Drive/Sun Cove Road with the traffic being metered by staff from the event venue parking area. Unless otherwise approved in writing by Douglas County, the applicant shall submit a Permit Application for an event on County Roads to Douglas County prior to each event that exceeds 150 attendees. The permit application shall include a transportation management plan. The event permit will require written approval from both WSDOT and Douglas County. Should the event require any traffic management on the State Highway, the applicant shall obtain the appropriate permits from WSDOT.
4. The Traffic Impact Analysis associated with CUP-16-02A, dated July 12, 2022 was submitted with the application for CUP-2022-02-Rocky Pond Resort as it was originally prepared with the intent to be a comprehensive analysis that included the Rocky Pond Resort uses. It was determined through staff's review of this TIA and Site Plan/Narrative submitted with the application materials for CUP-2022-02 that an additional event venue with an event barn and amphitheater was added to the Rocky Pond Resort. The event venue on the Rocky Pond Resort was not included in the July 12,

2022 TIA. Staff requested the TIA be updated to include this use and to address how the Resort event venue will be managed in coordination with the CUP-16-02A Rocky Pond Event Venue.

5. The TIA, dated November 1, 2022, was updated to include the Rocky Pond Resort Event Venue, evaluate existing traffic conditions on the weekend, and to address comments provided by the Washington State Department of Transportation (WSDOT). WSDOT requested the percent of trucks in the traffic counts be increased from 2% to 8%, perform a safety analysis at the intersection of Sun Cove Road and SR 97, and provide clarifications on how future traffic counts were derived. The applicant confirmed their intention to construct a left turn lane on SR 97 at Sandy Shores Drive. WSDOT is not requiring the Sandy Shores Drive left turn lane to be a condition on the conditional use permit as the left turn lane warrants are not met. The TIA also states that the total combined number of attendees will not exceed 500 if events are held simultaneously at the Rocky Pond Event Venue (CUP-16-02A) and the Rocky Pond Resort event venue (CUP-2022-02). This will be included as a recommended condition on this CUP along with requiring an agreement be created and recorded to bind both event venues to this condition.
6. The applicant proposes to allow up to 150 attendees for an event at the resort to enter from Sandy Shores Drive. All other attendees are to access the resort from Sun Cove Road/Edgewater Drive/new private access road. Attendees for these special events will exit generally through Edgewater Drive/Sun Cove Road with the traffic being metered by resort staff from the parking areas. Unless otherwise approved in writing by the County, the applicant shall submit a permit application for an event on county roads to Douglas County prior to each event that exceeds 150 attendees. The event permit application shall include a transportation management plan as is proposed in the TIA. The permit application will require written approval from both WSDOT and Douglas County Transportation. Should the event require any traffic management on the state highway, the applicant shall obtain the appropriate permits from WSDOT in accordance with Chapter 7 of the WSDOT Traffic Manual or Chapter 1130.12 of the WSDOT Design Manual.
7. The TIA includes analysis of the cumulative impacts of the expansion of the Rocky Pond Event Venue, the full build out of the proposed resort hotel with a spa and restaurant, resort event venue, single family residential homes/recreational homes, and a convenience store. The study includes pipeline traffic from planned developments and assumes full build out of the Sun Cove Development.
8. Edgewater Drive currently terminates in a cul-de-sac. As noted in the TIA, the existing cul-de-sac will not sufficiently serve the multiple roadway connections. As such, an intersection improvement to create a roundabout (or equivalent) and removal of the cul-de-sac is proposed. This will require dedication of additional right of way north of the existing cul-de-sac. This intersection improvement, dedication of right of way, and construction of the access road to the site shall be completed prior to the resort hotel, spa, event venue, and convenience store occupancy.
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.
2. Edgewater Drive is classified as a Rural Local Access. Transportation improvements within the public right of way shall be designed and constructed in accordance with Standard Figure 3-3. The

existing cul-de-sac shall be removed and replaced with an intersection, such as a roundabout, that can accommodate the projected traffic associated with the existing and proposed residential uses, the proposed resort hotel, spa, restaurant, convenience store, and event venue(s). The applicant shall coordinate this design with Douglas County Transportation staff. The design shall be completed and accepted for construction by Douglas County prior to construction. Construction of the improvements shall be completed prior to occupancy. Right of way dedication shall be completed via a statutory warranty deed prior to occupancy.

3. The private access shall be designed in accordance with the private road standards in Douglas County Code 12.52.020.B.
4. The total combined number of attendees shall not exceed 500 if events are held simultaneously at the Rocky Pond Event Venue (CUP-16-02A) and the Rocky Pond Resort event venue (CUP-2022-02). A reciprocal access easement agreement shall be created, executed, and recorded prior to any events being held at the Resort event venue. This agreement shall include language to limit the number of attendees to 500 total for events being held simultaneously.
5. Unless otherwise approved in writing by WSDOT and Douglas County, up to 150 attendees may enter the Resort event venue from Sandy Shores Drive. All other attendees are to access the venue from Sun Cove Road/Edgewater Drive/new private access road. Attendees shall exit the event venue generally through Edgewater Drive/Sun Cove Road with the traffic being metered by staff from the event venue parking area. Unless otherwise approved in writing by Douglas County, the applicant shall submit a Permit Application for an event on County Roads to Douglas County prior to each event that exceeds 150 attendees. The permit application shall include a transportation management plan. The event permit will require written approval from both WSDOT and Douglas County. Should the event require any traffic management on the State Highway, the applicant shall obtain the appropriate permits from WSDOT.
6. 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 construction.
7. Prior to any on-site grading occurring, a Stormwater Pollution Prevention Plan (SWPPP) and a Temporary Erosion and Sediment Control Plan (TESC Plan) shall be submitted to and accepted by Douglas County. The SWPPP and TESC Plan shall be kept on-site at all times and updated as necessary to address and prevent sediment and sediment laden water from leaving the project site.
8. The Engineer of Record shall monitor construction and shall provide as-built drawings and report as necessary along with certification that the transportation and stormwater improvements have been completed in accordance with the applicable codes, regulations, and accepted plans. UIC registration shall be provided as applicable.
9. 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.
10. 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.