



# 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 BEDOLLA SUBDIVISION P-2022-05

TO: Douglas County Hearing Examiner  
FROM: Douglas County Land Services Staff  
RE: Bedolla Subdivision (P-2022-05)  
DATE: February 24, 2023

### GENERAL INFORMATION

Requested Action: An application for a 7 lot major subdivision. Proposed lots range from .48 to 1.55 acres in size. A portion of the subject property is located within the Residential Low Density (Rock Island) zoning district and a portion is located within the Rural Resource 2 (Douglas County) zoning district.

Location: The subject property is located off of Riverside Drive in Rock Island and is further described as being located within Section 26, Township 22N, Range 21E, W.M. Douglas County Assessor's Parcel Number is 41600001801.

### SITE INFORMATION

Total Project Size:	5.4
Proposed No. of lots	7
Domestic Water:	City of Rock Island
Sewage Disposal:	On-site Septic Systems
Power/Electricity:	Douglas County PUD
Fire Protection:	Wenatchee Valley Fire Department
Telephone Service:	Varied

Site Characteristics: The subject property is vacant with existing agricultural activity on site.

Uses adjacent to the subject properties:

North: Single family dwellings

South: SR 28

East: Single family dwellings

West: Single family dwellings

Access: The subdivision will be accessed via Riverside Drive. All roadway improvements would be the responsibility of the developer; and compliant with applicable road standards and specifications.

Zoning and Development Standards: A portion of the subject property is located within the Low Residential (R-L) Zoning District under Rock Island Municipal Code (RIMC),

while a portion of the property is located in the Rural Resource 2 (RR-2) zoning district under Douglas County Code.

Major Subdivisions:

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

**COMPREHENSIVE PLAN:**

The Rock Island Comprehensive Plan designates this property as Low Residential. The R-L district is intended to preserve residential neighborhoods, promote efficient use of land within such neighborhoods, protect the community water system and to encourage development of land areas in accordance with the comprehensive plan and any subsequent sub-area plans.

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

Urban Growth Policies:

POLICY 16: Ensure that those utilities and services necessary to support development will be adequate at the time development is available for occupancy or as otherwise specified in the comprehensive plan.

Residential Policies:

POLICY 1: Encourage residential development to locate within the urban growth area consistent with the comprehensive plan.

POLICY 3: Future residential development will be guided by criteria that promotes high quality neighborhoods.

POLICY 6: Determine the density of all types of residential development that are compatible with surrounding residential uses.

Utility Policies:

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

POLICY 5: The cost of on-site utility improvements or site preparation for developments, will be the responsibility of private enterprise.

POLICY 9: Promote multi-jurisdictional cooperation for utility planning and implementation.

The Douglas County Comprehensive Plan designates this property as Rural Resource 2. The purpose of the RR-2 rural resource district is to provide an area for low density, rural residential lifestyles that require only rural levels of service for utilities and infrastructure. This district may accommodate some agricultural activities, however the more intensive agricultural support activities, such as large-scale warehousing and/or processing or packaging facilities would not be allowed due to the potential for inclusion into an urban growth area at a future date.

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

Rural Land Use:

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

Policy R-9: Rural lands adjacent to urban growth areas already characterized by urban growth, which would have access to a full range of urban governmental services, should be considered as rural transitional areas for future urban growth.

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.

**ENVIRONMENTAL REVIEW**

Douglas County issued a Determination of Non-Significance on 08/30/2022 in accordance with WAC 197-11-340.

**AGENCY AND PUBLIC COMMENTS:**

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

Agency comments:

<b>Agency Notified</b>	<b>Response Received</b>	<b>Agency Notified</b>	<b>Response Received</b>
<b>Chelan-Douglas Health District</b>	<b>9/13/2022</b>	<b>WSDOT</b>	<b>09/13/2022</b>
<b>Douglas County PUD</b>	<b>8/30/2022</b>	<b>Douglas County GIS/Addressing</b>	<b>8/29/2022</b>
<b>WA State Dept. of Ecology</b>	<b>9/12/2022</b>	<b>Douglas County Assessor</b>	<b>N/R</b>
<b>Douglas County Fire Marshal</b>	<b>9/12/2022</b>	<b>City of Rock Island</b>	<b>9/12/2022</b>
<b>Wenatchee Reclamation Irrigation District</b>	<b>08/29/2022</b>	<b>Douglas County Transportation &amp; Stormwater</b>	<b>9/13/2022</b>
<b>Douglas County Land Services</b>	<b>10/10/2022</b>	<b>Douglas County Treasurer</b>	<b>N/R</b>

\* N/R = No Reply

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

Multiple members of the public commented on the proposal. Comments included concerns related to an existing well located on the subject property that feeds neighboring properties. The comments also raised concerns related to additional traffic and transportation issues that may arise as a result of the development.

## **PROJECT ANALYSIS**

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

### Comprehensive Plan consistency:

The proposal is consistent with the goals and policies of the Rock Island Comprehensive Plan. The proposed lot sizes meet the density standards for residential lots. The project is also supported by a number of policies out of the Douglas County Comprehensive Plan.

Consistency with the provisions of Title 17, "Subdivisions", Douglas County Code  
As conditioned, the proposed subdivision is consistent with the provision of this title.

Consistency with the provisions of the R-L Zoning District, Chapter 17.20, RIMC as adopted by Douglas County  
The subdivision will meet all applicable development standards of the Low Residential zoning district including but not limited to minimum lot size and dimension.

Consistency with DCC 18.28 – Rural Resource 2 (RR-2) zoning district  
The portion of the property that falls within the RR-2 zoning district will meet all applicable development standards including lot size and dimension.

Consistency with the provisions of DCC Chapter 20.34, Stormwater Drainage  
As conditioned, the proposal is consistent with the provisions of this chapter.

Consistency with the provisions of DCC Title 12 Road Standards  
As conditioned, the proposal is consistent with the provisions of this chapter.

## **RECOMMENDATION**

As conditioned below, this application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 17 of the Rock Island Municipal Code as adopted, Title 17, 19 and 20 of the Douglas County Code and the Rock Island Comprehensive Plan. Staff recommends approval of P-2022-05 subject to the following findings of fact and conditions:

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

1. The applicant is Humberto Bedolla, 5627 4<sup>th</sup> St SE, East Wenatchee, WA 98802.
2. General Description: An application for an 7 lot major subdivision. Proposed lots range from .48 to 1.55 acres in size. A portion of the subject property is located within the Residential Low Density (Rock Island) zoning district and a portion is located within the Rural Resource 2 (Douglas County) zoning district.
3. The applicant has submitted the following:
  - a. SEPA Checklist prepared by the applicant
  - b. Preliminary Plat prepared by Fitzpatrick Surveying, PLLC, dated June 2, 2022.
  - c. Preliminary Civil Engineering Plans prepared by Torrence Engineering LLC, dated June 6, 2022
  - d. Project Narrative prepared by the applicant, dated June 6, 2022
4. Location: The subject property is located off of Riverside Drive in Rock Island and is further described as being located within Section 26, Township 22N, Range 21E, W.M. Douglas County Assessor's Parcel Number is 41600001801.
5. Site Information:

Total Project Size:	5.4
Proposed No. of lots	7
Domestic Water:	City of Rock Island
Sewage Disposal:	On-site Septic Systems
Power/Electricity:	Douglas County PUD
Fire Protection:	Wenatchee Valley Fire Department
Telephone Service:	Varied
6. Site Characteristics: The topography is relatively flat with existing agricultural activities on site.
7. Surrounding Property:

North: Single family dwellings  
South: SR 28  
East: Single family dwellings  
West: Single family dwellings
8. The subject property is located within the Rock Island Urban Growth Area.
9. The subject property is designated Low Residential by the Rock Island Comprehensive Plan.
10. A portion of the subject property is located in the Low Residential (R-L) zoning district which allows for subdivisions as permitted uses.
11. A portion of the subject property is designated Rural Resource 2 by the Douglas County Comprehensive Plan.
12. A portion of the subject property is located in the Rural Resource 2 zoning district which allows for subdivisions as a permitted use.
13. Douglas County issued a Determination of Non-Significance on 08/30/2022 in accordance with WAC 197-11-350.
14. Riverside Drive is classified as a rural local access that does not meet current County road standards. A minimum 10-foot right of way dedication and widening to meet County road standards as defined in Figure 3-3 shall be installed along the project frontage.
15. The preliminary civil engineering plan submitted with the preliminary materials generally indicates that stormwater management will be provided for Riverside Drive via the full dispersion BMP in the 2019 SWMMEW. This concept may be viable. Roadside ditches to convey runoff to a stormwater facility located in a

- tract is also viable solution. A final stormwater report stamped by a professional civil engineer shall be submitted with the civil engineering plans.
16. Access to the proposed lots will consist of direct access to Riverside Drive. No access easements are proposed.
  17. Proper legal requirements were met and surrounding property owners were given the opportunity to comment on the proposal at a public hearing.
  18. Purveyors who responded to the project have indicated that adequate utilities/services are or can serve this project.
  19. 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 Rock Island Comprehensive Plan and 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 17 "Subdivision", Title 19 "Environment", and Title 20 "Development Standards", of the Douglas County Code and Title 17 "Zoning of Rock Island Municipal 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 is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
3. A plat certificate showing parties of interest from a title company must be submitted with the blueline drawings.
4. The final plat shall be submitted by a land surveyor licensed in the State of Washington, and shall comply with the standards set forth in Title 17 of the Douglas County Code.
5. All parties having an ownership interest in the subject property shall acknowledge the plat.
6. It is the responsibility of the applicant to contact the Douglas County Assessor's and Treasurer's offices to confirm all taxes are current prior to final plat approval.
7. During construction, all work associated with the proposed project shall occur between the hours of 6:00 a.m. to 7:00 p.m., Monday through Friday and 7:00 a.m. to 7:00 p.m., Saturday. Construction activities on Sunday shall not commence before 8:00 a.m. and shall conclude by 7:00 p.m.
8. The final plat shall show the location of all easements serving or encumbering the subject property.
9. The location of existing utilities (i.e. power, sewer, water and irrigation lines, etc.) and utility easements shall be depicted on the face of the final plat.
10. Final construction plans designed by a Professional Civil Engineer licensed in the State of Washington shall be submitted to and accepted by Douglas County prior to construction. Construction plans shall be prepared in accordance with the requirements of the Douglas County Code and Road Standards. The construction plans shall include the design for Riverside Drive per Road Standard Figure 3-3.

11. Include the designation "P-2022-05" on each sheet of the final civil engineering plans.
12. Five (5) foot utility easements are required along all lots or tracts with County road frontage in accordance with Douglas County Road Standards. Utility purveyors may require easements in excess of five feet.
13. Prior to final plat acceptance and/or release of financial security, the Engineer of Record shall provide written certification that the frontage improvements, off-site improvements, internal roads, utility infrastructure, stormwater systems, and grading have been constructed/completed in accordance with the Conditions of Approval, applicable codes, and the accepted construction plans. Monitoring shall be required as determined appropriate by the Engineer of Record and in accordance with the Road Standards, with final reports submitted to Douglas County along with the certification.
14. Final acceptance shall be processed in accordance with Douglas County Code (DCC) Section 12.56.110 Final Acceptance and a Warranty Assurance Agreement shall be completed per DCC 12.50.110 prior to final plat acceptance.
15. Per DCC Chapter 12.24, all new or revised driveways and accesses onto a county road (including temporary accesses) require an approved access permit. This will be processed at the time of building permit submittal for the lots after the plat is recorded.
16. Utility installation/replacement/upgrade within the Douglas County right-of-way shall be approved by Douglas County. A permit to perform work in the right-of-way shall be obtained prior to construction. Damage to existing roads resulting from construction activities (including utility extensions required to provide necessary services to the proposed development) shall be repaired to the satisfaction of Douglas County, by the applicant. The extent of repair and/or replacement will be determined during construction plan review and during field inspection of the proposed work within the right-of-way.
17. A final site-specific stormwater plan and report prepared by a Professional Civil Engineer (PE) licensed in the State of Washington that conforms to Douglas County Code and the 2019 Stormwater Management Manual for Eastern Washington (SWMMEW) shall be submitted to and accepted by Douglas County prior to construction.
18. Include the designation "P-2022-05" on the cover sheet of the final stormwater report.
19. Stormwater facilities for Riverside Drive shall be located in the public right of way or a tract dedicated to Douglas County and maintained by Douglas County if the facilities are only mitigating runoff from the public right of way. Stormwater facilities mitigating a combination of public and private runoff shall be located on separate tract(s) under the functional control of the Homeowners' Association with each lot having an undivided ownership, interest, and responsibility for the tract(s).
20. Provisions to provide access for inspection and maintenance of the stormwater facilities shall be addressed within the design plans, report, and on the face of the final plat.
21. Prior to any on-site grading occurring or prior to construction plan acceptance (whichever comes first), a Stormwater Pollution Prevention Plan (SWPPP) and a Temporary Erosion and Sediment Control Plan (TESC Plan) shall be submitted to and accepted by Douglas County. The SWPPP and TESC Plan shall be kept on-site at all times and updated as necessary to address and prevent sediment and sediment laden water from leaving the project site.

22. The applicant is responsible for preventing mud, dirt, debris, and stormwater runoff from being tracked or otherwise discharging onto the public Right of Way or adjacent properties.
23. The Engineer of Record shall monitor construction and shall provide as-built drawings and report as necessary along with certification that the improvements have been completed in accordance with the applicable codes, regulations, and accepted plans. UIC registration shall provided as applicable.
24. As applicable, prior to final plat acceptance, a Private Stormwater Operation and Maintenance Agreement shall be executed on standard Douglas County forms. The site plan, details, certification, and operation and maintenance recommendations are provided to the County. County staff then prepares the agreement for signature and recording by the applicant. A note shall be included on the face of the final plat which states:
  - a. "Douglas County will not maintain the private stormwater facilities located within this subdivision. Responsibility for the long term maintenance of the private stormwater facilities is described within the Declaration of Stormwater System Maintenance Covenants recorded under AFN \_\_\_\_\_."
25. Site specific stormwater design for the individual lots may be deferred until time of building permit submittal. A note shall be included on the face of the final plat which states:
  - a. "At the time of building permit submittal, an engineered site specific stormwater plan and report shall be submitted that conforms to Douglas County Code and the current edition of the Stormwater Management Manual for Eastern Washington. The Engineer of Record shall provide certification that the private on-site stormwater system has been completed in accordance with the accepted plans. A Declaration of Stormwater System Maintenance Covenants, prepared with standard Douglas County forms, shall be executed and recorded with the Douglas County Auditor."
26. Individual lots created within this development are subject to the Douglas County Stormwater Utility annual service charge. This charge is per parcel and is triggered at the time of building permit issuance.
27. Individual/common plan development for this proposal exceeds 1-acre of disturbed ground. This would meet the threshold by the Washington State Department of Ecology (WSDOE) in administering their general permit to discharge stormwater associated with construction activity. The applicant is responsible for acquisition of all applicable permits prior to beginning ground breaking activities, including but not limited to: Construction Stormwater General Permit, Sand & Gravel Stormwater General Permit, and/or Industrial Stormwater General Permit. Compliance with the Washington State Department of Ecology's regulations is the responsibility of the applicant.
28. The applicant shall complete a Request for Service and coordinate with the Douglas County PUD to design a power/fiber plan. Frontage improvements that might impact the existing pole line need to be determined.
29. A ten foot 10' utility easement adjacent to county right of way will be required on the final plat. The cost estimate to provide electrical service to the project must be paid prior to final approval (DC PUD).
30. The Washington State Department of Ecology has indicated sampling results for your property indicate lead and/or arsenic contamination are above Washington

State cleanup standards. Any soil remediation that is required by Ecology shall be conducted prior to occupancy. Soil remediation shall meet Department of Ecology clean-up standards.

31. The applicant shall maintain adequate dust abatement during construction.
32. Prior to construction, the applicant shall submit a Hydrant Plan to the Douglas County Fire Marshal. The hydrant plan shall be approved prior to construction.
33. Minimum Required Fire Flow is 1000 GPM at a minimum of 20 PSI for no less than a 2-Hour duration. A hydrant must be located no more than 250 feet from the nearest frontage access to each lot that is less than one (1) acre in size.. 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. The Storz fitting must meet the specified requirements of the Fire District as per the discretion of the Fire Marshal.
34. Maximum grade for any graveled access is 10%. Grades greater than 10% but not greater than 12% must be paved. Grades beyond 12% are typically not allowed unless approved by the Fire Marshal on a case-by-case basis.
35. All access longer than 150 feet must end in an approved Turn Around. The Turn Around must not be a part of a garage approach, must not counted as parking, must not be counted as a storage area, must account for seasonal snow accumulation, and must be capable of supporting the weight of emergency apparatus in all weather conditions.
36. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet exclusive of shoulders.
37. The applicant shall receive approval from the City of Rock Island confirming water availability. Any infrastructure improvements required by the City shall meet all applicable standards.
38. The applicant shall remove access on SR 28 MP 7.12 LT and upgrade the guardrail to meet applicable WSDOT standards.
39. The applicant shall close out the lease agreement with region real estate service (WSDOT Comment).
40. The applicant shall complete soil remediation within the WSDOT right of way, as applicable.



Respectfully Submitted,

Tanner Ackley – Principal Planner  
Douglas County Land Services

Attachments: Agency/ Public Comments

11 September 2022

Douglas County Transportation and Land Services,

This memorandum is with regard to application number P-2022-05 for the proposed 8 lot major subdivision on parcel number 41600001801. Our domestic well is located on this parcel, and there exists a domestic well agreement with reciprocal easement. A copy of the domestic well agreement, Douglas County File number 3022943, is appended to this document. We are seeking verification that our current domestic well agreement with reciprocal easement is incorporated into the plans for this subdivision. Our goal is to ensure that our household water supply isn't compromised and that we continue to have unrestricted access to conduct maintenance on the domestic well as necessary.

The domestic well has four shares and currently supplies water for three single family dwellings. The three parcels affected are 41600001303, 41600001401, and 41600001403. According to our domestic well agreement, "Each share shall be limited to use for one single family dwelling." Therefore, we want to ensure that no more than one single-family dwelling is added to our domestic well as outlined in the agreement. Furthermore, as described in the agreement, the encompassing 100-foot radius from the well must be protected from contaminants to include septic tanks and drain fields. In addition, the entire water line that runs North through parcel 41600001801 must be protected within 10 feet laterally. The current location of the water line must be clearly depicted on the planning documents for the proposed subdivision to ensure compliance with the easement and prevent accidental rupture of the water line during construction. Moreover, the location of the electrical conduit and corresponding electrical meter which powers the well pump must also be protected and clearly depicted on planning documents.

Finally, the planning must also account for the reciprocal easement that requires unrestricted access to the well, and this access must be wide enough to allow for a service vehicle to conduct routine maintenance and repair any catastrophic failures. The current location of the well is described in the domestic well agreement: "The domestic water well which is the source of the water for the system subject to this Agreement, is located 65 feet Northerly of the Southerly line and 731 feet Westerly of the Easterly line of Douglas County tax parcel no. 416-000018-01." It can also be located at these latitude / longitude coordinates: N47.3727 W120.1598.

In summary, we want to ensure that our domestic well agreement and reciprocal easement is upheld if this subdivision is approved. Our expectation is that someone from the Douglas County Transportation and Land Services provides us with documentation that our domestic well reciprocal easement has been incorporated into the subdivision design plans. Thank you in advance for your assistance and coordination. We look forward to hearing from you.

Regards,



Ryan McGahern and Mikel McGahern

5411 Riverside Dr, Rock Island, 98850.

(530) 209-3123.

mikel.mechelle37@hotmail.com  
(509) 630-2173  
ryan.mcghern@outlook.com



3022943  
Page: 1 of 10  
07/14/1999 01:53P

AFTER RECORDING MAIL TO:

Name Land Title Company


Address \_\_\_\_\_

City/State \_\_\_\_\_

67547 / 67093 CB

Document Title(s): (or transactions contained therein)

1. Agreement for Domestic Well Use & Maintenance
- 2.
- 3.
- 4.



*First American Title Insurance Company*

*(this space for title company use only)*

Reference Number(s) of Documents assigned or released:

Additional numbers on page \_\_\_\_\_ of document

Grantor(s): (Last name first, then first name and initials)

1. Vaughn, Gary S.
2. Vaughn, Venita A.
- 3.
- 4.
5.  Additional names on page \_\_\_\_\_ of document

Grantee(s): (Last name first, then first name and initials)

1. Betancourt, Alejandro
2. Betancourt, Nancy J.
- 3.
- 4.
5.  Additional names on page \_\_\_\_\_ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

Portion of Lot 14, East Wenatchee Land Company's Plat of Sec 26, Twn 22N Range 21, EWM, Douglas County, WA

Complete legal description is on page 7 & 8 of document

Assessor's Property Tax Parcel / Account Number(s):

- 416 000013-03
- 416 000013-01
- 416 000 014 01
- 416 000 014 03

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.



69547 AGREEMENT FOR DOMESTIC WELL USE AND MAINTENANCE

THIS AGREEMENT is made this 12<sup>th</sup> day of ~~June~~ July, 1999, for the purpose of documenting the ownership, use, maintenance and operation of a domestic well and system located on Douglas County tax parcel no. 416-000018-01, and is made with regard to the following facts.

A. The parties hereto own real property in Lot 14, East Wenatchee Land Company's Plat of Section 26, Township 22 North Range 21 E.W.M., Douglas County, Washington the legal descriptions to which are attached as exhibits hereto.

B. The real properties of the parties hereto are presently serviced by domestic water from an existing water well located on Douglas County tax parcel no. 416-000018-01, attached Exhibit "C" and a distribution system to their respective properties.

C. The parties hereto desire to document their respective interests in said well and document the use, operation and maintenance of said system.

NOW, THEREFORE,

1. Parties.

a. GARY S. VAUGHN and VENITA A. VAUGHN, husband and wife, are owners of property in Douglas County, Washington identified as tax parcel no. 416-000013-03 and 416-000013-01, attached Exhibit "A".

b. ALEJANDRO BETANCOURT and NANCY J. BETANCOURT, husband and wife, are owners of property in Douglas County, Washington identified as tax parcel no. 416 000 014 01 and 416 000 014 03, attached Exhibit "B".

2. Ownership Interests.

a. There shall be a total of four shares interest in the well, common delivery system, pump, and right to draw water.

b. BETANCOURT has two ownership interests, one each for tax parcel 416 000 014 01 and 416 000 014 03.

c. VAUGHN has two ownership shares allocated one each to tax parcels nos. 416-000018-01 and 416-000013-03.

d. Each of the interests in the proceeding paragraphs shall be appurtenant and run with the land identified as to each tax parcel.

e. The interests acquired by the parties hereto is in a domestic water system consisting of a well, well casing, pump, and common deliver system to a point of divergence. The point of divergence is where the line serving the properties owned by BETANCOURT and served by the domestic water system diverge from the common supply line.

3. Individual Delivery Systems.

Each of the water users shall be responsible for the construction, maintenance and repair of their independent delivery systems from the point of common divergence from the common distribution system.

4. Individual Pressure Systems.

Each of the owners is responsible for installation, maintenance, upkeep and replacement of their own pressure tanks and pressure systems in the event of installation of the same.

5. Covenants.

Each share shall be limited to use for one single family dwelling.

The parties declare and agree that the covenants, restrictions, rights and obligations herein set forth shall run with the land and shall be binding upon the successor's in interest of the whole or any part of the property subject to and described in this agreement until the year 2015 and shall automatically renew thereafter for successive five (5) year periods unless terminated by a writing executed and recorded by the then owners of the property subject to this Agreement.



6. Common Expense.

Each of the parties, or their successors in interest as to the parcel numbers identified in paragraph 2a, shall pay a proportionate share of the cost of maintaining the well casing, pump and common delivery system to the top of the well casing, to the point of divergence, and the electrical costs in operating the system.

7. Individual Expense.

Each of the parties to this Agreement is responsible for all costs related to maintenance, replacement and repair of their individual delivery system from the point of common divergence to the point of their individual use. In the event that one or more of the parties, and or users, share a distribution line or a portion of a distribution line, they shall share jointly in the cost of repairing, replacing and maintaining the distribution line of joint use to the point of and including the segregation of their respective individual lines.

8. Reciprocal Easements.

To the extent necessary, each of the owners acknowledges and grants to the other owners, or their successors in interest, an easement of sufficient width, on either side of the existing water distribution line for the purpose of maintenance, repair and replacement of water lines.

9. Water Systems/Maintenance and Service.

a. The parties hereto agree that the water system consisting of the well, well casing, pump and common delivery system to the point of divergence shall be maintained in such a manner to assure continued water supply to the users to the best degree possible.

b. The cost of the pumping system and electrical supply shall be at cost and shared equally between the parties in accordance with their shares of ownership.

c. Until otherwise mutually agreed, VAUGHN shall have the responsibility for maintaining the well, pump, and common delivery system to the point of divergence. VAUGHN shall bill annually for the costs of the electrical service to the pump based upon the shares of ownership. The cost of maintenance and repair shall be billed upon



completion of work performed, including any water analysis required by the responsible governmental agency. May maintenance, repair, changes to the well or common delivery system other than routine maintenance and repairs will only be undertaken after notice and consultation between the parties having ownership interests.

d. Should a parcel owner fail to pay an assessment within thirty (30) days written notice of the assessment, the other owner or owners may file a lien against the real property so served and foreclose the lien like a mortgage or bring an action for monies owed.

10. Well Radius Restrictive Covenant.

The domestic water well which is the source of the water for the system subject to this Agreement, is located 65 feet Northerly of the Southerly line and 731 feet Westerly of the Easterly line of Douglas County tax parcel no. 416-000018-01.

The owners of said property have agreed to restrictive use and the parties hereto adopt and agree to a covenant of restrictive use that the Grantors and the parties hereto, their heirs, successors and assigns will not construct, maintain, or suffer to be constructed or maintained upon the land described in this Agreement located within 100 feet of the well above described, so long as the same is operated to furnish water for public consumption and consumption of the owners, any potential source of contamination such as cesspools, sewers, privies, septic tanks, drainfields, manure piles, garbage of any kind or description, barns, chicken houses, rabbit hutches pig pens, or other enclosures or structures for the keeping or maintenance of fowls or animals, or storage of liquid or dry chemical herbicides or insecticides without the permission of the Chelan-Douglas Health District.

11. Insurance.

Each of the parties to this Agreement and the owners of the property described herein is responsible for obtaining its own insurance for acts or omissions with regard to this Agreement.

12. Attorney Fees and Venue.

In the event any of the owners of the real property described herein must contact an attorney to settle a dispute involving this Agreement or for the protection of the domestic



water system, the prevailing party shall be entitled to collect all reasonable costs and expenses including, but not limited to, reasonable attorney fees., The venue for any action taken to enforce any part of this Agreement shall be in Douglas County.

13. Successors and Assigns.

This Agreement shall run with the land and be binding upon the owners, their heirs, successors and assigns and shall inure to the benefit of each owner within the real property described above.

16. Controlling Law.

This Agreement shall be construed under the laws of the State of Washington.

DATED the day and year first above mentioned.

Gary S. Vaughn  
GARY S. VAUGHN

Alejandro Betancourt  
ALEJANDRO BETANCOURT

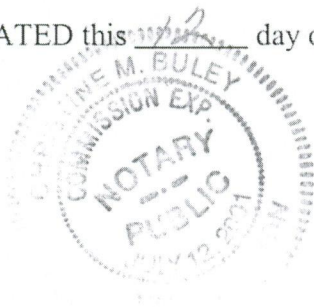
Venita A. Vaughn  
VENITA A. VAUGHN

Nancy J. Betancourt  
NANCY J. BETANCOURT

STATE OF WASHINGTON )  
County of Chelan ) ss.

I certify that I know or have satisfactory evidence that GARY S. VAUGHN and VENITA A. VAUGHN, husband and wife, signed this instrument and acknowledged it to be their free and voluntary act and deed for the uses and purposes mentioned in the instrument.

DATED this 14 day of July, 1999.



Christine M. Buley  
NOTARY PUBLIC in and for the State of  
Washington, residing at Wenatchee  
Commission Expires: 7-12-2001

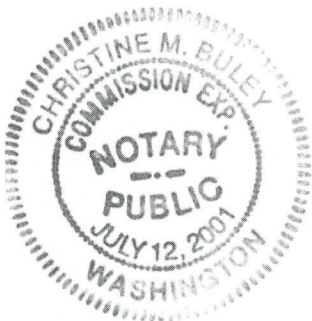


3022943  
Page: 7 of 10  
07/14/1999 01:53P

STATE OF WASHINGTON )  
 ) ss.  
County of Chelan )

I certify that I know or have satisfactory evidence that ALEJANDRO BETANCOURT and NANCY J. BETANCOURT, husband and wife, signed this instrument and acknowledged it to be their free and voluntary act and deed for the uses and purposes mentioned in the instrument.

DATED this 12 day of July, 1999.



Christine M. Buley

NOTARY PUBLIC in and for the State of  
Washington, residing at Wenatchee  
Commission Expires: 7-12-2001



**3022943**  
Page: 8 of 10  
07/14/1999 01:53P  
Douglas County

EXHIBIT A  
VAUGHN

The East 163' of South 211' of East one-half of Lot 13, East Wenatchee Land Co. Plat of Section 26, Township 22 North, Range 21, E.W.M. according to the recorded Plat thereof, Douglas Co. Washington.  
Parcel No. 41600001303

The East one-half of Lot 13 Except the East 163' of South 211', East Wenatchee Land Co. Plat of Section 26, Township 22 North, Range 21, E.W.M. according to the recorded plat thereof, Douglas Co., Washington.  
Parcel No. 41600001301

EXHIBIT A  
VAUGHN



EXHIBIT B  
BETANCOURT

TAX PARCEL No. 416 000014 01

The East half of Lot 14, East Wenatchee Land Company's Plat of Section 26, Township 22 North, Range 21, E.W.M., Douglas County Washington, according to the plat thereof recorded in Volume A of Plats, Page 30.

TAX PARCEL No. 416 000014 03

That portion of the West half of lot 14, East Wenatchee Land Company's plat of Section 26, Township 22 North, Range 21, E.W.M., Douglas County, Washington, according to the plat thereof recorded in Volume A of Plats, Pages 230, described as follows:

Beginning at the center of the county road on the East line of said West half, extended Southerly and run thence North approximately 114 feet to an iron pipe set in the ground; thence approximately 126 feet West to an iron pipe set in the ground; thence approximately 114 feet due South to the center of the county road; thence due East, approximately 126 feet, to the Point of Beginning.

EXCEPT that portion lying within the right-of-way for the county road.



**3022943**  
Page: 10 of 10  
07/14/1999 01:53P  
Douglas County

EXHIBIT C  
WELL

The description for the parcel where the domestic well is located;

Lot 18 and East one-half of Lot 19, lying North of highway; East Wenatchee Land Company's Plat of Section 26, Township 22 North, Range 21, E.W.M., according to the recorded plat thereof, Douglas Co., Washington.  
Parcel No. 41600001801

EXHIBIT C  
WELL

## Annette Jester (x6549)

---

**From:** Tanner Ackley (x6544)  
**Sent:** Tuesday, September 13, 2022 1:07 PM  
**To:** Annette Jester (x6549)  
**Subject:** FW: Statement of Public Comment, re. Application number: P-2022-05 submitted by Humberto Bedolla

Please upload to P-2022-05, thank you!

---

**From:** Alisa Cash [mailto:red98850@gmail.com]  
**Sent:** Tuesday, September 13, 2022 11:12 AM  
**To:** Tanner Ackley (x6544) <tackley@co.douglas.wa.us>  
**Subject:** Statement of Public Comment, re. Application number: P-2022-05 submitted by Humberto Bedolla

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

I have concerns regarding this construction project impacting property value of Joe Weglowski Trust estate at 5541 Riverside Drive, Rock Island Wa.

- 1) obstruction of river view due to housing.
- 2) I am concerned of dust and noise factor from construction

I personally do not have good faith that Mr. Bedolla's actions during construction would protect the surrounding community from any negative impacts. The evidence is that he has allowed the cherry orchard on his property to die, and has never mowed. There is high fire risk to my property due to waist high dead weeds, and dead trees (see attached picture)

Thank you for your time and consideration on this matter,  
Alisa Cash, trustee for estate (509)2648672



## **Annette Jester (x6549)**

---

**From:** Tanner Ackley (x6544)  
**Sent:** Tuesday, September 13, 2022 2:46 PM  
**To:** Annette Jester (x6549)  
**Subject:** FW: Concerns over lot application P-2022-05

Please upload to P-2022-05. Thanks!

---

**From:** Rebecca Harris [mailto:harrisrebecca272@gmail.com]  
**Sent:** Tuesday, September 13, 2022 2:39 PM  
**To:** Tanner Ackley (x6544) <tackley@co.douglas.wa.us>  
**Subject:** Concerns over lot application P-2022-05

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

Hi I'm Rebecca Harris, a current resident on Riverside drive, directly across from the proposed development. I have some serious concerns I share alongside my sister Alisa Cash whom you've likely already heard from.

My main concern I have about this development is the fact that I and many others on the street have been annexed by the city of Rock Island already. We have been promised city utilities like water and sewer hookup, which we have yet to see either of materialize. We are deeply concerned that if this development goes on without being either annexed, or hooked onto city utilities, that there will never be an expansion of city utilities on our street for our family and families to hookup to.

Another concern I have, is the fact that the proposed development, which most likely will *not* be hooked onto city of Rock Island utilities, is neighboring (right beside) a well-known contaminated well. That means that any new wells drilled or existing wells used may end up being contaminated too.

Like my sister Alisa Cash, I am also concerned about the mass of dead, bone-dry weeds and fruit trees which pose a massive fire hazard for the entirety of Riverside Drive.

My street address is

5555 Riverside Dr.  
Rock Island, WA, 98850

RECEIVED

SEP 12 2022

Douglas County TLS

12 September 2022

Douglas County Transportation and Land Services,

RE: Application number P-2022-05 for the proposed 8 lot major subdivision on parcel number 41600001801.

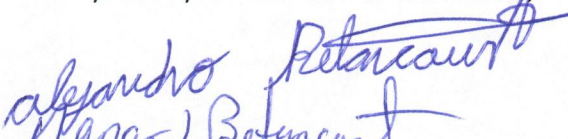
Our domestic well is located on this parcel, and there exists a domestic well agreement with reciprocal easement. A copy of the domestic well agreement, Douglas County File number 3022943, is included for reference. We are seeking verification that our current domestic well agreement with reciprocal easement is incorporated into these plans for this subdivision. Our goal is to ensure that our household water supply isn't compromised and that we continue to have unrestricted access to conduct maintenance on the domestic well as necessary.

The domestic well currently supplies water for three single family dwellings. The three parcels affected are 41600001303, 41600001401, and 41600001403. All 3 parcels are North of the parcel, and North of the Riverside Drive road. As described in the agreement, the encompassing 100-foot radius from the well must be protected from contaminants to include septic tanks and drain fields. In addition, the entire water line that runs North through parcel 41600001801 must be protected within 10 feet laterally. The current location of the water line must be clearly depicted on the planning documents for the proposed subdivision to ensure compliance with the easement and prevent accidental rupture of the water line during construction. Moreover, the location of the electrical conduit and corresponding electrical meter which powers the well pump must also be protected and clearly depicted on planning documents.

Finally, the planning must also account for the reciprocal easement that requires unrestricted access to the well, and this access must be wide enough to allow for a service vehicle to conduct routine maintenance and repair any catastrophic failures. The current location of the well is described in the domestic well agreement: "The domestic water well which is the source of the water for the system subject to this Agreement, is located 65 feet Northerly of the Southerly line and 731 feet Westerly of the Easterly line of Douglas County tax parcel no. 416-000018-01." It can also be located at these latitude / longitude coordinates: N47.3727 W120.1598.

In summary, we are seeking resolution on our domestic well reciprocal easement to ensure that the household water supply to the three homes, isn't compromised. Our expectation is that someone from the Douglas County Transportation and Land Services provides us with documentation that our domestic well reciprocal easement has been incorporated into the subdivision design plans. Thank you in advance for your assistance and coordination. We look forward to hearing from you.

Thank you for your attention to this matter.

  
Alejandro & Nancy Betancourt,

5390 Rock Island Rd, Rock Island WA 98850.

509-884-8426



3022943  
Page: 1 of 10  
07/14/1999 01:53P  
Douglas County

AFTER RECORDING MAIL TO:

Name Land Title Company


Address \_\_\_\_\_

City/State \_\_\_\_\_

67547 / 67093 CB

Document Title(s): (or transactions contained therein)

- 1. Agreement for Domestic Well Use & Maintenance
- 2.
- 3.
- 4.



*First American Title Insurance Company*

*(this space for title company use only)*

Reference Number(s) of Documents assigned or released:

Additional numbers on page \_\_\_\_\_ of document

Grantor(s): (Last name first, then first name and initials)

- 1. Vaughn, Gary S.
- 2. Vaughn, Venita A.
- 3.
- 4.

5.  Additional names on page \_\_\_\_\_ of document

Grantee(s): (Last name first, then first name and initials)

- 1. Betancourt, Alejandro
- 2. Betancourt, Nancy J.
- 3.
- 4.

5.  Additional names on page \_\_\_\_\_ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

Portion of Lot 14, East Wenatchee Land Company's Plat of Sec 26, Twn 22N Range 21, EWM, Douglas County, WA

Complete legal description is on page 7 & 8 of document

Assessor's Property Tax Parcel / Account Number(s):

- 416 000013-03
- 416 000013-01
- 416 000 014 01
- 416 000 014 03

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.



67547 AGREEMENT FOR DOMESTIC WELL USE AND MAINTENANCE

THIS AGREEMENT is made this 12<sup>th</sup> day of July, 1999, for the purpose of documenting the ownership, use, maintenance and operation of a domestic well and system located on Douglas County tax parcel no. 416-000018-01, and is made with regard to the following facts.

A. The parties hereto own real property in Lot 14, East Wenatchee Land Company's Plat of Section 26, Township 22 North Range 21 E.W.M., Douglas County, Washington the legal descriptions to which are attached as exhibits hereto.

B. The real properties of the parties hereto are presently serviced by domestic water from an existing water well located on Douglas County tax parcel no. 416-000018-01, attached Exhibit "C" and a distribution system to their respective properties.

C. The parties hereto desire to document their respective interests in said well and document the use, operation and maintenance of said system.

NOW, THEREFORE,

1. Parties.

a. GARY S. VAUGHN and VENITA A. VAUGHN, husband and wife, are owners of property in Douglas County, Washington identified as tax parcel no. 416-000013-03 and 416-000013-01, attached Exhibit "A".

b. ALEJANDRO BETANCOURT and NANCY J. BETANCOURT, husband and wife, are owners of property in Douglas County, Washington identified as tax parcel no. 416 000 014 01 and 416 000 014 03, attached Exhibit "B".

2. Ownership Interests.

a. There shall be a total of four shares interest in the well, common delivery system, pump, and right to draw water.



b. BETANCOURT has two ownership interests, one each for tax parcel 416 000 014 01 and 416 000 014 03.

c. VAUGHN has two ownership shares allocated one each to tax parcels nos. 416-000018-01 and 416-000013-03.

d. Each of the interests in the proceeding paragraphs shall be appurtenant and run with the land identified as to each tax parcel.

e. The interests acquired by the parties hereto is in a domestic water system consisting of a well, well casing, pump, and common deliver system to a point of divergence. The point of divergence is where the line serving the properties owned by BETANCOURT and served by the domestic water system diverge from the common supply line.

3. Individual Delivery Systems.

Each of the water users shall be responsible for the construction, maintenance and repair of their independent delivery systems from the point of common divergence from the common distribution system.

4. Individual Pressure Systems.

Each of the owners is responsible for installation, maintenance, upkeep and replacement of their own pressure tanks and pressure systems in the event of installation of the same.

5. Covenants.

Each share shall be limited to use for one single family dwelling.

The parties declare and agree that the covenants, restrictions, rights and obligations herein set forth shall run with the land and shall be binding upon the successor's in interest of the whole or any part of the property subject to and described in this agreement until the year 2015 and shall automatically renew thereafter for successive five (5) year periods unless terminated by a writing executed and recorded by the then owners of the property subject to this Agreement.



6. Common Expense.

Each of the parties, or their successors in interest as to the parcel numbers identified in paragraph 2a, shall pay a proportionate share of the cost of maintaining the well casing, pump and common delivery system to the top of the well casing, to the point of divergence, and the electrical costs in operating the system.

7. Individual Expense.

Each of the parties to this Agreement is responsible for all costs related to maintenance, replacement and repair of their individual delivery system from the point of common divergence to the point of their individual use. In the event that one or more of the parties, and or users, share a distribution line or a portion of a distribution line, they shall share jointly in the cost of repairing, replacing and maintaining the distribution line of joint use to the point of and including the segregation of their respective individual lines.

8. Reciprocal Easements.

To the extent necessary, each of the owners acknowledges and grants to the other owners, or their successors in interest, an easement of sufficient width, on either side of the existing water distribution line for the purpose of maintenance, repair and replacement of water lines.

9. Water Systems/Maintenance and Service.

a. The parties hereto agree that the water system consisting of the well, well casing, pump and common delivery system to the point of divergence shall be maintained in such a manner to assure continued water supply to the users to the best degree possible.

b. The cost of the pumping system and electrical supply shall be at cost and shared equally between the parties in accordance with their shares of ownership.

c. Until otherwise mutually agreed, VAUGHN shall have the responsibility for maintaining the well, pump, and common delivery system to the point of divergence. VAUGHN shall bill annually for the costs of the electrical service to the pump based upon the shares of ownership. The cost of maintenance and repair shall be billed upon



completion of work performed, including any water analysis required by the responsible governmental agency. May maintenance, repair, changes to the well or common delivery system other than routine maintenance and repairs will only be undertaken after notice and consultation between the parties having ownership interests.

d. Should a parcel owner fail to pay an assessment within thirty (30) days written notice of the assessment, the other owner or owners may file a lien against the real property so served and foreclose the lien like a mortgage or bring an action for monies owed.

10. Well Radius Restrictive Covenant.

The domestic water well which is the source of the water for the system subject to this Agreement, is located 65 feet Northerly of the Southerly line and 731 feet Westerly of the Easterly line of Douglas County tax parcel no. 416-000018-01.

The owners of said property have agreed to restrictive use and the parties hereto adopt and agree to a covenant of restrictive use that the Grantors and the parties hereto, their heirs, successors and assigns will not construct, maintain, or suffer to be constructed or maintained upon the land described in this Agreement located within 100 feet of the well above described, so long as the same is operated to furnish water for public consumption and consumption of the owners, any potential source of contamination such as cesspools, sewers, privies, septic tanks, drainfields, manure piles, garbage of any kind or description, barns, chicken houses, rabbit hutches pig pens, or other enclosures or structures for the keeping or maintenance of fowls or animals, or storage of liquid or dry chemical herbicides or insecticides without the permission of the Chelan-Douglas Health District.

11. Insurance.

Each of the parties to this Agreement and the owners of the property described herein is responsible for obtaining its own insurance for acts or omissions with regard to this Agreement.

12. Attorney Fees and Venue.

In the event any of the owners of the real property described herein must contact an attorney to settle a dispute involving this Agreement or for the protection of the domestic



water system, the prevailing party shall be entitled to collect all reasonable costs and expenses including, but not limited to, reasonable attorney fees., The venue for any action taken to enforce any part of this Agreement shall be in Douglas County.

13. Successors and Assigns.

This Agreement shall run with the land and be binding upon the owners, their heirs, successors and assigns and shall inure to the benefit of each owner within the real property described above.

16. Controlling Law.

This Agreement shall be construed under the laws of the State of Washington.

DATED the day and year first above mentioned.

Gary S. Vaughn  
GARY S. VAUGHN

Alejandro Betancourt  
ALEJANDRO BETANCOURT

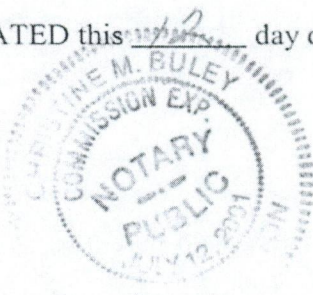
Venita A. Vaughn  
VENITA A. VAUGHN

Nancy J. Betancourt  
NANCY J. BETANCOURT

STATE OF WASHINGTON )  
County of Chelan ) ss.

I certify that I know or have satisfactory evidence that GARY S. VAUGHN and VENITA A. VAUGHN, husband and wife, signed this instrument and acknowledged it to be their free and voluntary act and deed for the uses and purposes mentioned in the instrument.

DATED this 12 day of July, 1999.



Christine M. Buley  
NOTARY PUBLIC in and for the State of  
Washington, residing at Wenatchee  
Commission Expires: 7-12-2001



**3022943**  
Page: 8 of 10  
07/14/1999 01:53P

EXHIBIT A  
VAUGHN

The East 163' of South 211' of East one-half of Lot 13, East Wenatchee Land Co. Plat of Section 26, Township 22 North, Range 21, E.W.M. according to the recorded Plat thereof, Douglas Co. Washington.  
Parcel No. 41600001303

The East one-half of Lot 13 Except the East 163' of South 211', East Wenatchee Land Co. Plat of Section 26, Township 22 North, Range 21, E.W.M. according to the recorded plat thereof, Douglas Co., Washington.  
Parcel No. 41600001301

EXHIBIT A  
VAUGHN

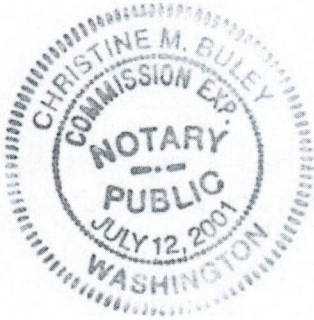


3022943  
Page: 7 of 10  
07/14/1999 01:53P

STATE OF WASHINGTON )  
County of Chelan ) ss.

I certify that I know or have satisfactory evidence that ALEJANDRO BETANCOURT and NANCY J. BETANCOURT, husband and wife, signed this instrument and acknowledged it to be their free and voluntary act and deed for the uses and purposes mentioned in the instrument.

DATED this 12 day of July, 1999.



Christine M. Buley  
NOTARY PUBLIC in and for the State of  
Washington, residing at Wenatchee  
Commission Expires: 7-12-2001



3022943

Page: 10 of 10

07/14/1999 01:53P

LAND TITLE CO.

AGR

17.00

Douglas County

EXHIBIT C

WELL

The description for the parcel where the domestic well is located;

Lot 18 and East one-half of Lot 19, lying North of highway; East Wenatchee Land Company's Plat of Section 26, Township 22 North, Range 21, E.W.M., according to the recorded plat thereof, Douglas Co., Washington.  
Parcel No. 41600001801

EXHIBIT C  
WELL



EXHIBIT B  
BETANCOURT

TAX PARCEL No. 416 000014 01

The East half of Lot 14, East Wenatchee Land Company's Plat of Section 26, Township 22 North, Range 21, E.W.M., Douglas County Washington, according to the plat thereof recorded in Volume A of Plats, Page 30.

TAX PARCEL No. 416 000014 03

That portion of the West half of lot 14, East Wenatchee Land Company's plat of Section 26, Township 22 North, Range 21, E.W.M., Douglas County, Washington, according to the plat thereof recorded in Volume A of Plats, Pages 230, described as follows:

Beginning at the center of the county road on the East line of said West half, extended Southerly and run thence North approximately 114 feet to an iron pipe set in the ground; thence approximately 126 feet West to an iron pipe set in the ground; thence approximately 114 feet due South to the center of the county road; thence due East, approximately 126 feet, to the Point of Beginning.

EXCEPT that portion lying within the right-of-way for the county road.

# DOUGLAS COUNTY TRANSPORTATION & LAND SERVICES



## MEMO

---

TO: Tanner Ackley

FROM: Mike Neer, PE

DATE: September 13, 2022

RE: P-2022-05 – Bedolla 8-Lot Plat – Preliminary Approval  
Transportation & Stormwater Comments

---

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

1. Initial application materials reviewed by Douglas County Transportation and Stormwater include:
  - Preliminary Plat prepared by Fitzpatrick Surveying, PLLC, dated June 2, 2022.
  - Preliminary Civil Engineering Plans prepared by Torrence Engineering LLC, dated June 6, 2022.
2. Riverside Drive is classified as a rural local access that does not meet current County road standards. A minimum 10-foot right of way dedication and widening to meet County road standards as defined in Figure 3-3 shall be installed along the project frontage.
3. The preliminary civil engineering plan submitted with the preliminary materials generally indicates that stormwater management will be provided for Riverside Drive via the full dispersion BMP in the 2019 SWMMEW. This concept may be viable. Roadside ditches to convey runoff to a stormwater facility located in a tract is also viable solution. A final stormwater report stamped by a professional civil engineer shall be submitted with the civil engineering plans.
4. Access to the proposed lots will consist of direct access to Riverside Drive. No access easements are proposed.

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

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

#### Transportation

1. Final construction plans designed by a Professional Civil Engineer licensed in the State of Washington shall be submitted to and accepted by Douglas County prior to construction. Construction plans shall be prepared in accordance with the requirements of the Douglas County Code and Road Standards. The construction plans shall include the design for Riverside Drive per Road Standard Figure 3-3.
2. Include the designation "P-2022-05" on each sheet of the final civil engineering plans.
3. Five (5) foot utility easements are required along all lots or tracts with County road frontage in accordance with Douglas County Road Standards. Utility purveyors may require easements in excess of five feet.
4. All existing and proposed easements shall be clearly delineated, with the AFN(s) noted as necessary, on the final plat map.
5. Prior to final plat acceptance and/or release of financial security, the Engineer of Record shall provide written certification that the frontage improvements, off-site improvements, internal roads, utility

infrastructure, stormwater systems, and grading have been constructed/completed in accordance with the Conditions of Approval, applicable codes, and the accepted construction plans. Monitoring shall be required as determined appropriate by the Engineer of Record and in accordance with the Road Standards, with final reports submitted to Douglas County along with the certification.

6. Final acceptance shall be processed in accordance with Douglas County Code (DCC) Section 12.56.110 *Final Acceptance* and a Warranty Assurance Agreement shall be completed per DCC 12.50.110 prior to final plat acceptance.
7. Per DCC Chapter 12.24, all new or revised driveways and accesses onto a county road (including temporary accesses) require an approved access permit. This will be processed at the time of building permit submittal for the lots after the plat is recorded
8. Utility installation/replacement/upgrade within the Douglas County right-of-way shall be approved by Douglas County. A permit to perform work in the right-of-way shall be obtained prior to construction. Damage to existing roads resulting from construction activities (including utility extensions required to provide necessary services to the proposed development) shall be repaired to the satisfaction of Douglas County, by the applicant. The extent of repair and/or replacement will be determined during construction plan review and during field inspection of the proposed work within the right-of-way.

#### Stormwater

1. A final site-specific stormwater plan and report prepared by a Professional Civil Engineer (PE) licensed in the State of Washington that conforms to Douglas County Code and the 2019 Stormwater Management Manual for Eastern Washington (SWMMEW) shall be submitted to and accepted by Douglas County prior to construction.
2. Include the designation "P-2022-05" on the cover sheet of the final stormwater report.
3. Stormwater facilities for Riverside Drive shall be located in the public right of way or a tract dedicated to Douglas County and maintained by Douglas County if the facilities are only mitigating runoff from the public right of way. Stormwater facilities mitigating a combination of public and private runoff shall be located on separate tract(s) under the functional control of the Homeowners' Association with each lot having an undivided ownership, interest, and responsibility for the tract(s).
4. Provisions to provide access for inspection and maintenance of the stormwater facilities shall be addressed within the design plans, report, and on the face of the final plat.
5. Prior to any on-site grading occurring or prior to construction plan acceptance (whichever comes first), a Stormwater Pollution Prevention Plan (SWPPP) and a Temporary Erosion and Sediment Control Plan (TESC Plan) shall be submitted to and accepted by Douglas County. The SWPPP and TESC Plan shall be kept on-site at all times and updated as necessary to address and prevent sediment and sediment laden water from leaving the project site.
6. The applicant is responsible for preventing mud, dirt, debris, and stormwater runoff from being tracked or otherwise discharging onto the public Right of Way or adjacent properties.
7. The Engineer of Record shall monitor construction and shall provide as-built drawings and report as necessary along with certification that the improvements have been completed in accordance with the applicable codes, regulations, and accepted plans. UIC registration shall provided as applicable.
8. As applicable, prior to final plat acceptance, a Private Stormwater Operation and Maintenance Agreement shall be executed on standard Douglas County forms. The site plan, details, certification, and operation and maintenance recommendations are provided to the County. County staff then prepares the agreement for signature and recording by the applicant. A note shall be included on the face of the final plat which states:

“Douglas County will not maintain the private stormwater facilities located within this subdivision. Responsibility for the long term maintenance of the private stormwater facilities is described within the Declaration of Stormwater System Maintenance Covenants recorded under AFN \_\_\_\_\_.”

9. Site specific stormwater design for the individual lots may be deferred until time of building permit submittal. A note shall be included on the face of the final plat which states:

“At the time of building permit submittal, an engineered site specific stormwater plan and report shall be submitted that conforms to Douglas County Code and the current edition of the *Stormwater Management Manual for Eastern Washington*. The Engineer of Record shall provide certification that the private on-site stormwater system has been completed in accordance with the accepted plans. A Declaration of Stormwater System Maintenance Covenants, prepared with standard Douglas County forms, shall be executed and recorded with the Douglas County Auditor.”
10. Individual lots created within this development are subject to the Douglas County Stormwater Utility annual service charge. This charge is per parcel and is triggered at the time of building permit issuance.
11. Individual/common plan development for this proposal exceeds 1-acre of disturbed ground. This would meet the threshold by the Washington State Department of Ecology (WSDOE) in administering their general permit to discharge stormwater associated with construction activity. The applicant is responsible for acquisition of all applicable permits prior to beginning ground breaking activities, including but not limited to: Construction Stormwater General Permit, Sand & Gravel Stormwater General Permit, and/or Industrial Stormwater General Permit. Compliance with the Washington State Department of Ecology’s regulations is the responsibility of the applicant.

## Shari Tincher (x6589)

---

**From:** Cervine, Scott <CervinD@wsdot.wa.gov>  
**Sent:** Monday, September 12, 2022 3:00 PM  
**To:** Shari Tincher (x6589)  
**Subject:** RE: [EXTERNAL] P-2022-05 Notice of Application Packet Comments End September 13, 2022

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

WSDOT offers the following comments for the subject application  
Request to have the access on SR 28 MP 7.12 LT removed and guardrail upgraded.  
Close out the lease agreement with region real estate service.  
Complete soil remediation on WSDOT right of way.

---

**From:** NC-Review <[NC-Review@WSDOT.WA.GOV](mailto:NC-Review@WSDOT.WA.GOV)>  
**Sent:** Wednesday, August 31, 2022 3:48 PM  
**To:** Cervine, Scott <[CervinD@wsdot.wa.gov](mailto:CervinD@wsdot.wa.gov)>  
**Subject:** FW: [EXTERNAL] P-2022-05 Notice of Application Packet Comments End September 13, 2022

---

**From:** Annette Jester (x6549) <[ajester@co.douglas.wa.us](mailto:ajester@co.douglas.wa.us)>  
**Sent:** Monday, August 29, 2022 12:05 PM  
**To:** NC-Review <[NC-Review@WSDOT.WA.GOV](mailto:NC-Review@WSDOT.WA.GOV)>  
**Subject:** [EXTERNAL] P-2022-05 Notice of Application Packet Comments End September 13, 2022

**WARNING:** This email originated from outside of WSDOT. Please use caution with links and attachments.

## REQUEST FOR AGENCY COMMENTS

**APPLICANT:** HUMBERTO BEDOLLA

**Date of Application:** 06/07/2022

**Date Letter of Completeness Issued:** 08/26/2022

**Date Notice of Application Issued:** 08/30/2022

**Application Number:** P-2022-05

**Description of Proposal:** An application for an 8 lot major subdivision. Proposed lots range from .48 to 1.55 acres in size. A portion of the subject property is located within the Residential Low Density (Rock Island) zoning district and a portion is located within the Rural Resource 2 (Douglas County) zoning district. The subject property is located off of Riverside Drive in Rock Island and is further described as being located within Section 26, Township 22N, Range 21E, W.M. Douglas County Assessor's Parcel Number is 41600001801.

**Respond By:** 5:00 p.m., 9/13/2022 (end of comment period)

**Return Comments** SmartGov OR Shari Tincher at [stincher@co.douglas.wa.us](mailto:stincher@co.douglas.wa.us)  
to:

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

Thank you,  
Annette Jester  
Permit Technician  
Douglas County TLS  
140 19<sup>th</sup> Street NW  
East Wenatchee, WA. 98802  
Office (509) 884-7173



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

---

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

### Note Detail



**Type:** Permit Workflow Step

**Id:** COMMENTS-DC PUD

**Note Type:**\* APPLICATION COMMENTS

**Note Code:**

**Text:**\* Applicant must complete a Request for Service and coordinate with the District to design a power/fiber plan. Frontage improvements that might impact the existing pole line need to be determined. A ten foot 10' utility easement adjacent to county right of way will be required. Cost estimate to provide electrical service to the project must be paid prior to final approval.

**Begin Date:**\* 08/30/2022

**End Date:**

**Link:** [Goto](#)

**Publish on Portal - Private:**  **Public:**

**Attachments**

[Select Files](#)

[Close](#)





STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Central Region Office

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

September 9, 2022

Annette Jester  
140 19th Street NW, Suite A  
East Wenatchee, WA 98802

RE: 202204341, P-2022-05

Dear Annette Jester,

Thank you for the opportunity to comment on the Determination of Non Significance for the Humberto Bedolla 8 Lot Major Subdivision. We have reviewed the documents and have the following comments.

**TOXICS CLEANUP**

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

The sampling results for your property indicate lead and/or arsenic contamination are above Washington State cleanup standards and **remediation is required** prior to occupancy under the Model Toxics Control Act (Chapter 173-340 WAC).

The Department of Ecology has created Model Remedies for lead and arsenic pesticide contamination in historical orchards of Central Washington. The Model Remedies document 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.

Due to elevated concentrations of lead and arsenic in soil, and the proximity of this project to other residences, it is critical to maintain adequate dust abatement during construction.

Please contact Hector Casique, Project Manager, at (509) 208-1288 or email [hector.casique@ecy.wa.gov](mailto:hector.casique@ecy.wa.gov), for further information.

Sincerely,

*Lucila Cornejo*

Lucila Cornejo  
SEPA Coordinator  
Central Regional Office  
(509) 208-4590  
[crosepacoordinator@ecy.wa.gov](mailto:crosepacoordinator@ecy.wa.gov)

Condition	Ver Req'd P
om	<p>Minimum Required Fire Flow is 1000 GPM at a minimum of 20 PSI for no less than a 2-Hour duration. A hydrant must be located no more than 250 feet from the nearest frontage access to each lot that is less than one (1) acre in size.. 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. The Storz fitting must meet the specified requirements of the Fire District as per the discretion of the Fire Marshal.</p> <input data-bbox="787 241 820 283" type="checkbox"/>
om	<p>Maximum grade for any graveled access is 10%. Grades greater than 10% but not greater than 12% must be paved. Grades beyond 12% are typically not allowed unless approved by the Fire Marshal on a case-by-case basis.</p> <input data-bbox="787 567 820 609" type="checkbox"/>
om	<p>All access longer than 150 feet must end in an approved Turn Around. The Turn Around must not be a part of a garage approach, must not counted as parking, must not be counted as a storage area, must account for seasonal snow accumulation, and must be capable of supporting the weight of emergency apparatus in all weather conditions.</p> <input data-bbox="787 829 820 871" type="checkbox"/>
om	<p>Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet exclusive of shoulders.</p> <input data-bbox="787 1060 820 1102" type="checkbox"/>

DCFD  
Comments



September 6, 2022

Tanner Ackley, Principal Planner  
140 9<sup>th</sup> Street NW, Suite A  
East Wenatchee, WA 98802

RE: Notice of Application for an 8-lot major subdivision within the Rock Island UGA.

Dear Mr. Ackley,

The City of Rock Island (City) has received your notice of application for an 8-lot subdivision located within the RL zoning district. Within the application materials, the applicant has identified the City as the purveyor of domestic water for the proposed subdivision. The City requests the applicant consult with the City to ensure there is adequate water available to serve the project.

Please feel free to reach out directly to me if you have any questions by phone at 509-884-1261 or by email at [publicworks@rockislandwa.gov](mailto:publicworks@rockislandwa.gov)

Sincerely,

A handwritten signature in blue ink, appearing to read "Wyatt Long", with a long, sweeping flourish extending upwards and to the right.

Wyatt Long, Public Works Manager

## Note Detail



Type: Permit Workflow Step

Id: COMMENTS-WRECD

Note Type:\* GENERAL

Note Code:

Text:\* Wenatchee Reclamation District has no comments or concerns.

Begin Date:\* 08/29/2022

End Date:

Link:

Goto

Publish on Portal - Private:  Public:

Attachments

Select Files

Close