



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 DESERT SHORES PLAT AMENDMENT PA-2023 - 03

TO: Douglas County Hearing Examiner
FROM: Douglas County Land Services Staff
RE: Desert Shores Plat Amendment (PA-2023-03)
DATE: January 18, 2024

I. GENERAL INFORMATION

Requested Action: An application for a plat amendment to modify conditions of approval for the Desert Shores Subdivision (PA-2023- 03), Orondo, Washington 98843. The applicant proposes to modify note #16 on the face of the plat which requires all structures to be built 100' back from the ordinary high-water mark. The proposed modification would allow pools and ground-level decks/ patios to be built up to the required riparian buffer per the Douglas County Shoreline Master Program. In this location, the required riparian buffer is 75' from the ordinary high-water mark. The project includes multiple properties located along Desert Shores Drive in Orondo, Washington. The subject properties are located in the Rural Recreation (R-REC) zoning district and Rural Conservancy shoreline designation. The subject property is further described as being located within Section 21, Township 26N, Range 21W, E.W.M. Douglas County Assessor's Parcel Numbers: 96700000100, 96700000200, 96700000300, 96700000400, 96700000500, 96700000600, 96700000700, 96700000800, 96700000900.

Location: The applicant's property is located at 180 Desert Shores Drive, Lot # 9, Parcel # 96700000900 within the platted Lots 1 -9 of Desert Shores. The Desert Shores Subdivision is further described as being located within Section 2, Township 26N, Range 21W, E.W.M. Douglas County Assessor's Parcel Numbers: 96700000100, 96700000200, 96700000300, 96700000400, 96700000500, 96700000600, 96700000700, 96700000800, 96700000900.

II. SITE INFORMATION

Total Project Size:	Total Acres	6.34 (9.35 Calculated Acres included land under water)
No. of lots		9
Domestic Water:		Private Well
Sewage Disposal:		Waste Management
Power/Electricity:		Douglas County PUD
Fire Protection:		Fire District # 4
Telephone Service:		Varied

Site Characteristics: There are existing seven (7) SFR buildings on Lots 1-9.

Uses adjacent to the subject properties:

North: Vacant land (Rural Resources 20); Greater Wenatchee Irrigation District Facility

South: Rural Recreation (R-Rec) and Commercial Agricultural uses

East: Commercial Agricultural uses and some cluster residential developments

West: Columbia River

Access: The subdivision is accessed via an internal roadway Desert Shores Drive off of Skeels Road which is connected to US Highway 97. All roadway improvements and requirements if any will be subject to the original conditions of approval with the recorded Plat AFN 3014022 (see attached map).

Zoning and Development Standards: The subject properties (Lots 1-9) are located within the shorelines of the Columbia River and designated as a Rural Recreation (R-Rec) Density zoning district which among other uses, allows for single-family residential homes (permitted uses) and subdivisions of land. *The purpose of the rural recreation (R-REC) district is to provide the opportunity for the development, redevelopment, and infill of existing intensely developed rural recreational areas for residential, recreation, and tourist-related development consistent with the rural character in the vicinity. These areas provide a distinct rural lifestyle closely associated with the many natural amenities found within Douglas County. These areas are identifiable as existing intensely developed rural recreational developments where a logical boundary can be delineated and as set by the built environment.*

Major Subdivisions:

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

III. COMPREHENSIVE PLAN:

The Douglas County Comprehensive Plan 2021, Section 4.3 designates this property as Rural Development. Residential Low Density -*Measures governing rural development are dependent on a number of factors including the type of rural development activity and the intensity of rural development anticipated. Conditions for rural development include provisions that protect the rural character and visual compatibility with the surrounding rural areas; reducing the inappropriate conversion of rural lands to sprawling low-density development; protecting against conflicts with designated agricultural, forest, and mineral resource lands; and protecting critical areas. It is the intent of this comprehensive plan to balance resource uses, the natural environment, and rural development opportunities. Rural land use designations include Rural Recreation, Rural Resource 2, Rural Resource 5, and Rural Resource 20.*

The following goals and policies outlined in the comprehensive plan are relevant to this Rural Development Goals and Policies:

4.3.1 GOAL: *Provide opportunities for continued smaller-scale developments outside UGAs that will be compatible with and continue to preserve, maintain, and enhance the vital agricultural uses in the County.*

Policy RD -1: Designated rural areas will be utilized to reduce the inappropriate conversion of agricultural lands, prevent sprawling low-density development and assure that rural development is compatible with surrounding rural and agricultural areas. A variety of innovative techniques may be utilized including clustering, density transfer, design guidelines and conservation easements to protect rural character.

Policy RD -2: Rural scale developments of very low density for residential purposes may be allowed on rural lands, subject to development criteria and open space requirements to protect rural values and buffer adjacent resource use/critical areas.

Whenever feasible, rural developments will be encouraged to utilize community systems for domestic water and sewage disposal in order to reduce environmental impacts and to more efficiently and cost-effectively provide these needed services.

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.

Policy RD - 6: Rural developments should consider and comply with the spirit, intent and requirements of all the chapters and sections of this comprehensive plan, including but not limited to, the Resource Lands Element and Resource and Critical Areas Conservation Element.

Policy RD -7: Buffers for clustering or other development activities may be required between the rural development and the resource activity or any critical areas when clustering development. Buffers will be provided by the development, as opposed to being on the resource lands or critical areas of adjacent property ownerships unless specifically approved through the development process.

4.3.2 Implementation:

Land classified as rural will be considered in the context of the overall comprehensive plan and many other factors such as the availability of some existing public facilities /services, such as roads, fire service, schools, accessibility, critical areas and natural features.

Rural Recreation - The purpose of this designation is to provide the opportunity for the development, redevelopment, and infill of existing intensely developed rural recreational areas for residential, recreation, and tourist development consistent with the rural character in the vicinity. Uses may include intensification of existing residential development or new development of small-scale recreational or tourist uses, provided uses rely on a rural location and setting and do not encourage urban-type development or services.

- a) Areas are clearly identifiable as existing intensely developed rural recreational developments where a logical boundary can be delineated and set by the built environment.
- b) Boundaries do not permit or encourage a new pattern of sprawling low-density or urban-type development; and/or
- c) The predominant parcel size is generally less than one acre in size.

TRANSPORTATION

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

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

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

IV. ENVIRONMENTAL REVIEW

Douglas County issued a Determination of Non-Significance on January 2, 2024, in accordance with WAC 197-11-355 (Optional DNS).

VI. AGENCY AND PUBLIC COMMENTS:

Applicable agencies have been given the opportunity to review this proposal. Comments from the agencies received are included in the packet. Here is a brief overview below.

Agency comments:

Agency Notified	Response Received	Agency Notified	Response Received
Chelan County PUD	N/R	Douglas County Treasurer	Outstanding taxes due 11/9/2023
WA State Dept. of Ecology	N/R	Douglas County GIS/Addressing	11/15/2023
Douglas County Fire Marshal/ Building Official	N/R	Douglas County Assessor	N/R
Chelan Douglas Health District	No objection 11/22/2023	Public Comments	Jeffrey Christenson 11/16/2023
Douglas County Land Services	01/08/2024	Douglas County Transportation & Storm Water	11/21/2023

* N/R = No Reply

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

The Desert Shores Subdivision final plat, Lots 1-9 was approved in 1998 and currently, there are seven (7) existing homes or structures built out of the nine (9) buildable lots where the 100-foot setback from the shoreline was already established. Prior to the amendment of the Douglas County Regional Shoreline Master Program (SMP) in 2022, the shoreline setback required all structures to be built 100 feet back from the ordinary high-water mark, but with the 2022 Shoreline Master Program (SMP) Update, the setback was reduced to 75 feet. As such, the Applicant is requesting a modification or revision to the original note #16 on the face of the final plat, which states, "building envelopes for each lot fall between setback lines as shown hereon." However, the applicant is proposing additional verbiage and replacing it with the following revised language on note # 16,

"Building envelopes for each lot fall between setback lines as shown hereon. Pools and ground-level patios or decks may be lakeward of the building envelope. Although subject to Douglas County Shoreline Master Plan including all future amendments."

To keep it simple, if the request is to amend the setback (per the application submitted by the applicant) from the existing 100 feet to 75 feet, the note on the plat should reflect that precisely and not any additional verbiage. Staff will leave it to the discretion of the Hearing Examiner to make the final decision.

Further, the only protest or public comments received on this proposal comes from Mr. Jefferey Christenson, a property owner, and a neighbor of the applicant. They knew each other and had discussed this issue previously. Mr. Christenson requested that this case be routed through the Hearing Examiner because he believes that the changes in the setback violate the covenants (C, C,&Rs) of the Desert Shores Subdivision.

Generally, in reviewing a development 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. However, since this application request is only for an amendment to the original final plat note # 16, staff's analysis for consistency review is limited to just that and does not include other considerations.

Comprehensive plan consistency:

Although the request for a revised reduced setback does not trigger the Comprehensive Plan consistency review per se, the Desert Shores Final Plat did go through the Douglas County review in 1998 and was deemed approved. Therefore, a detailed analysis is not required as the subdivision is consistent with the goals and policies of the Douglas County Comprehensive Plan 2021. The proposed lot sizes meet the density standards for residential lots. Per Comprehensive Plan Policy RD -2: Rural scale developments of very low density for residential purposes may be allowed on rural lands, subject to development criteria and open space requirements to protect rural values and buffer adjacent resource use/critical areas.

- Consistency with the provisions of Title 17, "Subdivisions", DCC:
As conditioned, the proposed subdivision is consistent with the provision of this title.
- Consistency with the provisions of 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.

VII. RECOMMENDATION

As conditioned below, this application does not appear to be detrimental to the general public health, safety, or welfare and meets the basic intent and criteria associated with Douglas County Title 17 Subdivision Code – plat amendment. Staff recommends approval of PA 2023-03 subject to the following findings of fact and conditions:

Suggested Findings of Fact:

1. Comments from reviewing agencies have been received and converted into suggested conditions of approval, as applicable.
2. Douglas County issued a Determination of Non-Significance on January 2, 2024, pursuant to WAC 197-11-355 (Optional DNS).
3. Proper legal requirements were met, and surrounding property owners were given the opportunity to comment on the proposal at a public hearing.
4. **Mr. Jeffery Christenson, one of the property owners at the Desert Shores Subdivision sent a letter in opposition and requested a public hearing so his appeal could be heard on the proposal.**
5. As conditioned, the development will not adversely affect the general public, health, safety, and general welfare.

Suggested Conclusions:

1. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
2. Public use and interests will be served by approval of this proposal.
3. As conditioned, the proposal is consistent with Title 17 “Subdivisions”, Title 19 “Environment”, and Title 20 “Development Standards”, of the Douglas County Code.

Suggested Conditions of Approval:

4. The project shall proceed in conformance with Title 17 of the Douglas County Code (Subdivision), and the revised plat and application materials on file except as amended by the Hearing Examiner and conditions herein.
5. The applicant is responsible for compliance with all applicable local, state, and federal rules and regulations, and must obtain all appropriate approvals and permits.
6. A plat certificate showing parties of interest, from a title company, shall be submitted with the blue-line drawings.
7. 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.
8. All parties having an ownership interest in the subject property shall acknowledge the plat.
9. It is the responsibility of the applicant to contact the Douglas County Assessor’s and Treasurer’s offices to confirm all taxes and assessments are current prior to final plat approval.
10. The final plat shall show the location of all easements serving or encumbering the subject property.

11. The project shall comply with all the requirements of the original plat except as modified by this amendment.

Respectfully Submitted,

Kazi Haque, AICP – Director
Douglas County Land Services

Attachments: Public/ Agency Comments

- Mr. Jeffrey Christenson's public comment: November 16, 2023. Email to Tanner Ackley, Principal Planner
- Nicole Silva, Treasurer Office, November 9, 2023. Outstanding taxes due
- Richmond Petty, REHS - Chelan Douglas Health District – November 22, 2023. No objection.
- Others standard comments.

DOUGLAS COUNTY TRANSPORTATION AND LAND SERVICES

140 19th STREET NW, SUITE A EAST WENATCHEE, WA 98802
(509)884-7173

LAND DEVELOPMENT PERMIT APPLICATION

Date Completed By Receipt No. File No. **PA-2023-03**

TYPE OF PERMIT YOU ARE APPLYING FOR

- | | | | | |
|--|--|--|--|---|
| <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Short Plat | <input type="checkbox"/> Binding Site Plan | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Full Admin. |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Final Short Plat | <input type="checkbox"/> Final Binding Site Plan | <input type="checkbox"/> Non-Conforming | <input type="checkbox"/> Limited Admin. |
| <input checked="" type="checkbox"/> Plat Amendment | <input type="checkbox"/> Short Plat Amend. | <input type="checkbox"/> PRD | <input type="checkbox"/> Variance | <input checked="" type="checkbox"/> Other |

1. APPLICANT

Brad Rickman

Desert Shores 96-007**MAILING ADDRESS:**

PO Box 212, Orondo, WA 98843

DAY PHONE NO.

206-604-0900

FAX NO.**EMAIL ADDRESS**

orondobrad@hotmail.com

Complete #2 if an agent is acting for the applicant during the permit process**2. AUTHORIZED AGENT****MAILING ADDRESS:****DAY PHONE NO.****FAX NO.****EMAIL ADDRESS****ONLY THE AGENT WILL RECEIVE ALL CORRESPONDENCE AND NOTICES REGARDING THIS APPLICATION****3. RELATIONSHIP OF APPLICANT TO**

Owner Purchaser Lessee Other: _____

NAME, ADDRESS AND PHONE NO. OF PROPERTY OWNER(S), IF OTHER THAN APPLICANT:

Betty Fehrer, Brian & Vicki McMaster, Robert Warnaca & Megan Mead, Nathan & Amy Rosas
 Thurmon & Sarah Moody, Jeffery & Christine Christensen, Neil & Sharon Zimmer,
 Brad & Kristy Rickman

4. LOCATION (STREET ADDRESS, INCLUDING CITY AND ZIP, WHERE PROPOSED ACTIVITY EXISTS OR WILL OCCUR)

Desert Shores Drive

PRIMARY TAX PARCEL NO.(attach additional numbers):

96700000 100-900

LEGAL DESCRIPTION (attach if necessary): Lot Bik

Lots 1-9, Plat of Desert Shores

SECTION	TOWNSHIP	RANGE	GOVERNMENT LOT	¼ SECTION	TOTAL SITE SIZE (in acres)	PROPOSED # LOTS
21	26	21		NW		N/A

ZONING CLASSIFICATION

R-Rec

COMPREHENSIVE PLAN DESIGNATION**SHORELINE ENVIRONMENT**

5. SURVEYOR		
Scott Vollrath		
WASHINGTON REGISTRATION #	DAY PHONE #	FAX #
24228	509-630-1578	
6. ENGINEER		
N/A		
WASHINGTON REGISTRATION #	DAY PHONE #	FAX #

SECTION B – PLEASE WRITE IN THE SOURCES OF THE FOLLOWING UTILITIES/FACILITIES

Source of Potable Water Private well School District Orondo

Irrigation District or Assoc. _____ Fire District 4

Method of Sewage Disposal Waste Management Power Source Douglas Co. PUD

SECTION C

I (We) acknowledge that:

- The information, plans, maps and other materials submitted on and with this application are, to the best of my/our knowledge, a true and accurate representation of this proposal;
- This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to DCC 14.08.030;
- Douglas County does not guarantee success of this permit application, and/or the issuance of an affirmative notice of action. The County's assistance to the applicant(s)/owner(s) does not preclude the need to address impacts raised by the public or by other federal, state or local agencies;
- In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the Applicant(s)/Owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense;
- If the Applicant is not the owner of the real property which is the subject of the permit application, this application and acknowledgment shall also be executed by each owner;
- Only that person identified in Section A as the "Authorized Agent" will receive correspondence and notices regarding this application.
- All persons executing this acknowledgment in a representative capacity shall be personally liable and hereby personally guarantee payment of all fees, expenses and costs required by this application.
- If the applicant(s), representative(s) and/or owner(s) fail to respond to a request by the Department to submit additional information, or the applicant(s), representative(s) and/or owner(s) request, orally or in writing, that further processing be suspended or postponed, and if such failure to respond or requested suspension/postponement exceeds six months, the application shall be considered abandoned and all proposed development, uses and activities shall only be further considered in the submission of a new application and fees; and
- This application does not constitute approval of the proposed development activity and it is acknowledged that additional permit applications and approvals may be necessary to conduct specific activities.

DATED: 10/16/2023

Applicant Brad Rickman Rob Warnaca

Applicant Amy Rosas Neil Zimmer Brian McMaster

DATED: _____

Owner _____

Owner _____

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS:

THE UNDERSIGNED, OWNERS OF LOTS 1 THRU 9, PLAT OF DESERT SHORES AND HAS BEEN AUTHORIZED TO MAKE THIS DECLARATION IN ITS BEHALF. SAID OWNERS OF THE REAL PROPERTY WHICH IS THE SUBJECT OF THIS PLAT ALTERATION AND HEREBY DECLARES THIS PLAT AS DESERT SHORES PLAT ALTERATION, AS GRANTOR, HEREBY DEDICATES, IN PERPETUITY, ALL DELINEATED RIGHTS-OF-WAY AND UTILITY EASEMENTS AND ALL AREAS DESCRIBED AS PUBLIC PROPERTY TO DOUGLAS COUNTY FOR PUBLIC USE AND PURPOSES, TOGETHER WITH THE RIGHT TO MAKE ANY AND ALL CUTS AND FILLS REASONABLE AND NECESSARY FOR CONSTRUCTION, MAINTENANCE AND IMPROVEMENTS. THE GRANTOR, ON BEHALF OF ITSELF AND ITS SUCCESSORS AND ASSIGNS, HEREBY WAIVES ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FROM CONSTRUCTION OF, MAINTENANCE OF AND IMPROVEMENTS TO PUBLIC FACILITIES AND PUBLIC PROPERTY WITHIN AND ADJACENT TO THE PLAT.

IN WITNESS WHEREOF, I HEREUNTO SET OUR SIGNATURES THIS _____ DAY OF _____, 2023

LOT 1 PAUL AND BETTY FEHRER

LOT 2 AND LOT 3 BRIAN AND VICKI McMASTER

LOT 4 ROBERT BYRON WARNACA AND MEGAN KATE MEAD

LOT 5 NATHAN AND AMY ROSAS

LOT 6 THURMON AND SARAH MOODY

LOT 7 JEFFREY ALAN AND CHRISTINE ANNE CHRISTENSEN

LOT 8 NEIL E ZIMMER JR. AND SHARON R. McMULLEN

LOT 9 BRAD A. AND KRISTY RICKMAN

ACKNOWLEDGMENT LOT 1

STATE OF WASHINGTON } COUNTY OF CHELAN } SS. THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2023

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED PAUL & BETTY FEHRER, TO ME KNOWN TO BE THE PERSONS, WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT _____ MY APPOINTMENT EXPIRES _____

ACKNOWLEDGMENT LOTS 1 & 3

STATE OF WASHINGTON } COUNTY OF CHELAN } SS. THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2023

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED BRIAN & VICKI McMASTER, TO ME KNOWN TO BE THE PERSONS, WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE MENTIONED.

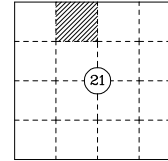
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT _____ MY APPOINTMENT EXPIRES _____

DESERT SHORES

PLAT ALTERATION OF NOTE 16 FOR LOTS 1-9 DESCRIPTION

LOTS 1 THROUGH 9, PLAT OF DESERT SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED UNDER AUDITOR FILE No. 3014022, RECORDS OF DOUGLAS COUNTY, WASHINGTON.

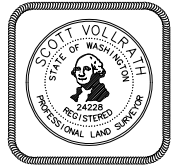
INDEX MAP



T26N R21E

SURVEYOR'S CERTIFICATE

I, SCOTT W. VOLLRATH, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED UPON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF MAY 1998 THROUGH JUNE 1998, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT THE MONUMENTS, OTHER THAN THOSE MONUMENTS APPROVED FOR SETTING AT A LATER DATE, HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND DESCRIBED ON THE PLAT, IN 1998.



SCOTT W. VOLLRATH, P.L.S. #24228

PA-2023-03

EXAMINED & APPROVED

TRANSPORTATION & LAND SERVICES

DOUGLAS COUNTY ENGINEER DATE

COUNTY COMMISSIONERS

CHAIRMAN, DOUGLAS COUNTY COMMISSIONERS DATE

ATTEST: DATE

CHELAN-DOUGLAS HEALTH DISTRICT

THE HEALTH DISTRICT HAS NOT REVIEWED THE LEGAL AVAILABILITY OF WATER TO THIS PLAT.

DIRECTOR OF ENVIRONMENTAL HEALTH DATE

AUDITOR'S CERTIFICATE

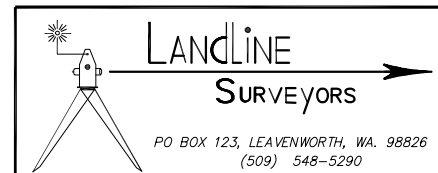
AUDITOR'S FILE No. _____ FEE _____ FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ M. AND RECORDED IN VOLUME _____ OF PLATS, AT PAGES _____, RECORDS OF DOUGLAS COUNTY, WASHINGTON.

DOUGLAS COUNTY AUDITOR

TREASURER CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS WHICH HAVE BEEN LEVIED AND BECAME CHARGEABLE AGAINST SAID PROPERTY FOR 2012 AND PRECEDING YEARS HAVE BEEN DULY PAID, SATISFIED AND DISCHARGED, AND THAT ANTICIPATED TAXES IN THE AMOUNT OF _____ FOR 2023 HAVE BEEN DEPOSITED WITH THE DOUGLAS COUNTY TREASURER THIS _____ DAY OF _____, 2023

DOUGLAS COUNTY TREASURER



NOTE

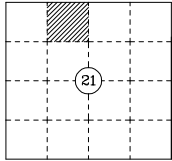
THIS PLAT ALTERATION IS PER THE ORIGINAL PLAT AND SURVEY IN 1998 AND DOES NOT REFLECT ANY CHANGES WITHIN THESE LOTS BY BOUNDARY LINE ADJUSTMENTS.

DATE: 8/23/23 SHEETS: 1 OF 2 FILE: 23005DED.DWG JOB NO: 23005

DESERT SHORES

PLAT ALTERATION OF NOTE 16 FOR LOTS 1-9

INDEX MAP



T26N R21E

BASIS OF BEARING
ASSUMED

ORIGINAL HIGH WATER LINE
COLUMBIA RIVER PRIOR TO
RAISING OF LAKE ENTATI.
APPROXIMATE LOCATION PER
ROCK REACH PROJECT EXHIBIT K,
SHEET 12.

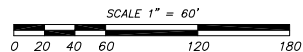
UNSHADED PORTION IS
EXISTING LANDSCAPE
AREA AVAILABLE FOR
CONTINUED MAINTENANCE

EXISTING ORDINARY
HIGH WATER LINE.
SEE DATA TABLE
AFN 3014022

PUD EXHIBIT 'G' LINE
SEE NOTE 7

50' BUFFER
SEE NOTE 6

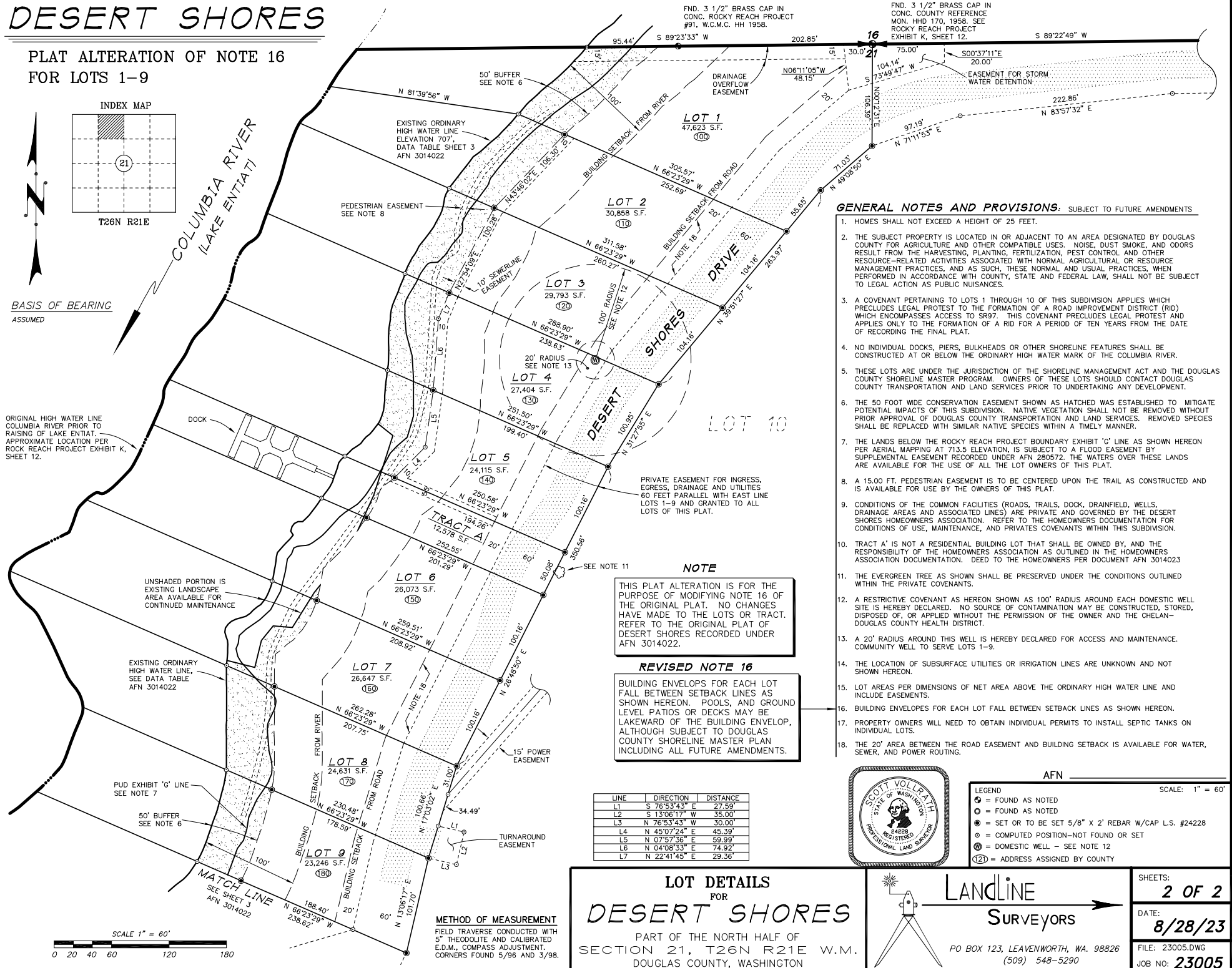
MATCH LINE
SEE SHEET 3
AFN 3014022



METHOD OF MEASUREMENT
FIELD TRAVERSE CONDUCTED WITH
5" THEODOLITE AND CALIBRATED
E.D.M., COMPASS ADJUSTMENT.
CORNERS FOUND 5/96 AND 3/98.

FND. 3 1/2" BRASS CAP IN
CONC. ROCKY REACH PROJECT
#91, W.C.M.C. HH 1958.

FND. 3 1/2" BRASS CAP IN
CONC. COUNTY REFERENCE
MON. HHD 170, 1958. SEE
ROCKY REACH PROJECT
EXHIBIT K, SHEET 12.



GENERAL NOTES AND PROVISIONS: SUBJECT TO FUTURE AMENDMENTS

- HOMES SHALL NOT EXCEED A HEIGHT OF 25 FEET.
- THE SUBJECT PROPERTY IS LOCATED IN OR ADJACENT TO AN AREA DESIGNATED BY DOUGLAS COUNTY FOR AGRICULTURE AND OTHER COMPATIBLE USES. NOISE, DUST, SMOKE, AND ODORS RESULT FROM THE HARVESTING, PLANTING, FERTILIZATION, PEST CONTROL AND OTHER RESOURCE-RELATED ACTIVITIES ASSOCIATED WITH NORMAL AGRICULTURAL OR RESOURCE MANAGEMENT PRACTICES, AND AS SUCH, THESE NORMAL AND USUAL PRACTICES, WHEN PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAW, SHALL NOT BE SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES.
- A COVENANT PERTAINING TO LOTS 1 THROUGH 10 OF THIS SUBDIVISION APPLIES WHICH PRECLUDES LEGAL PROTEST TO AN AREA DESIGNATED BY DOUGLAS COUNTY TRANSPORTATION AND LAND SERVICES PRIOR TO UNDERTAKING ANY DEVELOPMENT.
- NO INDIVIDUAL DOCKS, PIERS, BULKHEADS OR OTHER SHORELINE FEATURES SHALL BE CONSTRUCTED AT OR BELOW THE ORDINARY HIGH WATER MARK OF THE COLUMBIA RIVER.
- THESE LOTS ARE UNDER THE JURISDICTION OF THE SHORELINE MANAGEMENT ACT AND THE DOUGLAS COUNTY SHORELINE MASTER PROGRAM. OWNERS OF THESE LOTS SHOULD CONTACT DOUGLAS COUNTY TRANSPORTATION AND LAND SERVICES PRIOR TO UNDERTAKING ANY DEVELOPMENT.
- THE 50 FOOT WIDE CONSERVATION EASEMENT SHOWN AS HATCHED WAS ESTABLISHED TO MITIGATE POTENTIAL IMPACTS OF THIS SUBDIVISION. NATIVE VEGETATION SHALL NOT BE REMOVED WITHOUT PRIOR APPROVAL OF DOUGLAS COUNTY TRANSPORTATION AND LAND SERVICES. REMOVED SPECIES SHALL BE REPLACED WITH SIMILAR NATIVE SPECIES WITHIN A TIMELY MANNER.
- THE LANDS BELOW THE ROCKY REACH PROJECT BOUNDARY EXHIBIT 'G' LINE AS SHOWN HEREON PER AERIAL MAPPING AT 713.5 ELEVATION, IS SUBJECT TO A FLOOD EASEMENT BY SUPPLEMENTAL EASEMENT RECORDED UNDER AFN 280572. THE WATERS OVER THESE LANDS ARE AVAILABLE FOR THE USE OF ALL THE LOT OWNERS OF THIS PLAT.
- A 15.00 FT. PEDESTRIAN EASEMENT IS TO BE CENTERED UPON THE TRAIL AS CONSTRUCTED AND IS AVAILABLE FOR USE BY THE OWNERS OF THIS PLAT.
- CONDITIONS OF THE COMMON FACILITIES (ROADS, TRAILS, DOCK, GRAINFIELD, WELLS, DRAINAGE AREAS AND ASSOCIATED LINES) ARE PRIVATE AND GOVERNED BY THE DESERT SHORES HOMEOWNERS ASSOCIATION. REFER TO THE HOMEOWNERS DOCUMENTATION FOR CONDITIONS OF USE, MAINTENANCE, AND PRIVATE COVENANTS WITHIN THIS SUBDIVISION.
- TRACT 'A' IS NOT A RESIDENTIAL BUILDING LOT THAT SHALL BE OWNED BY, AND THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AS OUTLINED IN THE HOMEOWNERS ASSOCIATION DOCUMENTATION. DEED TO THE HOMEOWNERS PER DOCUMENT AFN 3014023
- THE EVERGREEN TREE AS SHOWN SHALL BE PRESERVED UNDER THE CONDITIONS OUTLINED WITHIN THE PRIVATE COVENANTS.
- A RESTRICTIVE COVENANT AS HEREON SHOWN AS 100' RADIUS AROUND EACH DOMESTIC WELL SITE IS HEREBY DECLARED. NO SOURCE OF CONTAMINATION MAY BE CONSTRUCTED, STORED, DISPOSED OF, OR APPLIED WITHOUT THE PERMISSION OF THE OWNER AND THE CHELAN-DOUGLAS COUNTY HEALTH DISTRICT.
- A 20' RADIUS AROUND THIS WELL IS HEREBY DECLARED FOR ACCESS AND MAINTENANCE. COMMUNITY WELL TO SERVE LOTS 1-9.
- THE LOCATION OF SUBSURFACE UTILITIES OR IRRIGATION LINES ARE UNKNOWN AND NOT SHOWN HEREON.
- LOT AREAS PER DIMENSIONS OF NET AREA ABOVE THE ORDINARY HIGH WATER LINE AND INCLUDE EASEMENTS.
- BUILDING ENVELOPES FOR EACH LOT FALL BETWEEN SETBACK LINES AS SHOWN HEREON.
- PROPERTY OWNERS WILL NEED TO OBTAIN INDIVIDUAL PERMITS TO INSTALL SEPTIC TANKS ON INDIVIDUAL LOTS.
- THE 20' AREA BETWEEN THE ROAD EASEMENT AND BUILDING SETBACK IS AVAILABLE FOR WATER, SEWER, AND POWER ROUTING.

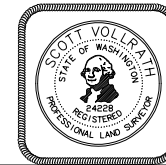
NOTE

THIS PLAT ALTERATION IS FOR THE PURPOSE OF MODIFYING NOTE 16 OF THE ORIGINAL PLAT. NO CHANGES HAVE MADE TO THE LOTS OR TRACT. REFER TO THE ORIGINAL PLAT OF DESERT SHORES RECORDED UNDER AFN 3014022.

REVISED NOTE 16

BUILDING ENVELOPS FOR EACH LOT FALL BETWEEN SETBACK LINES AS SHOWN HEREON. POOLS, AND GROUND LEVEL PATIOS OR DECKS MAY BE LAKEWARD OF THE BUILDING ENVELOP, ALTHOUGH SUBJECT TO DOUGLAS COUNTY SHORELINE MASTER PLAN INCLUDING ALL FUTURE AMENDMENTS.

LINE	DIRECTION	DISTANCE
L1	S 76°53'43" E	27.59'
L2	S 13°06'17" W	35.00'
L3	N 76°53'43" W	30.00'
L4	N 45°07'24" E	45.39'
L5	N 07°57'36" E	59.99'
L6	N 04°08'33" E	74.92'
L7	N 22°41'45" E	29.36'



- AFN
- SCALE: 1" = 60'
- LEGEND
- = FOUND AS NOTED
 - = FOUND AS NOTED
 - ⊙ = SET OR TO BE SET 5/8" X 2' REBAR W/CAP L.S. #24228
 - ⊙ = COMPUTED POSITION-NOT FOUND OR SET
 - ⊙ = DOMESTIC WELL - SEE NOTE 12
 - ⊙ = ADDRESS ASSIGNED BY COUNTY

LOT DETAILS
FOR
DESERT SHORES
PART OF THE NORTH HALF OF
SECTION 21, T26N R21E W.M.
DOUGLAS COUNTY, WASHINGTON

LANDLINE
SURVEYORS
PO BOX 123, LEAVENWORTH, WA. 98826
(509) 548-5290

SHEETS:
2 OF 2
DATE:
8/28/23
FILE: 23005.DWG
JOB NO: **23005**

PLAT OF DESERT SHORES

PART OF THE NORTH 1/2
SEC. 21, TWP. 26 N., RNG. 21 E.W.M.
DOUGLAS COUNTY, WASHINGTON

ORIGINAL
APPROVAL
1998

DEDICATION

Know all men by these presents that the undersigned, A. Donald Holman and Constance M. Holman, husband and wife, and D. Scott Holman and Diane Holman, husband and wife, and Brett Holman, a single person, owners in fee simple, and Monty D. Simpson, Vice President of Key Bank of Washington, mortgage holder of the and hereby patted, do hereby declare this Plat and dedicate to the use of the public forever all streets, easements, or whatever public property there is shown on the Plat and the use thereof for any and all public purposes; also the right to make any and all necessary cuts and fills on the lots shown on this Plat in the reasonable original grading of all streets shown hereon; also, we and our successors do hereby waive all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of public roads.

IN WITNESS WHEREOF:

We have hereunto set our hands and seals this 21 day of July 1998.

Donald Holman Constance M. Holman
A. Donald Holman Constance M. Holman
D. Scott Holman Diane Holman
D. Scott Holman Diane Holman
Brett Holman
Brett Holman
Monty D. Simpson VP
Key Bank of Washington,

DESCRIPTION REFERENCE DEED VOLUME 213, PAGE 92.

GOVERNMENT LOTS 1 AND 2, SECTION 21, TOWNSHIP 26 NORTH, RANGE 21 EAST OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, WASHINGTON, EXCEPT THAT PORTION THEREOF CONVEYED TO DOUGLAS COUNTY FOR ROAD PURPOSES BY DEED RECORDED AUGUST 29, 1974 UNDER AUDITOR'S NO. 173262, DOUGLAS COUNTY, WASHINGTON.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS APPARENT AND OF RECORD.

TREASURER'S CERTIFICATE

I hereby certify that all state and county taxes and assessments heretofore levied against the property described herein, according to the books and records of my office, have been fully paid and discharged, including 1998 taxes this day of Sept 15, 1998.

Patricia R. Seward, Chief Deputy
Douglas County Treasurer

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF Pierce } ss.

On this 27 day of June, 1998, before me, the undersigned, a Notary public in and for the State of Washington, duly commissioned and sworn, personally appeared Monty D. Simpson to me known to be the Vice President of Key Bank of Washington, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute to said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Kari A. Parker, Kari A. Parker
Notary Public in and for the State of Washington
residing at Tacoma
my appointment expires 6-9-01

SURVEYOR'S CERTIFICATE

I, Scott W. Vollrath, registered as a land surveyor by the State of Washington, certify that this plat is based on an actual survey of the land described herein, conducted by me or under my supervision during the period of May 1998, through June 1998, that the distances, courses and angles are shown thereon correctly, and that the monuments, other than those approved for setting at a later date, have been set and lot corners staked on the ground described on the plat.

Scott Vollrath
SCOTT W. VOLLRATH, P.L.S. #24228



EXAMINED & APPROVED

This 14 day of September, A.D., 1998
Pete F. Ringgaard
Douglas County Engineer

This 15 day of September, A.D., 1998
James J. ...
Chairman, Douglas County Commissioners

Attest: Marilyn D. ...

No representation is made as to the legal availability of water.

This 8 day of September, 1998
Allen Hunter
Chairman - Douglas County Health District

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF Douglas } ss.

On this 21 day of July, 1998, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared A. Donald Holman and Constance M. Holman, husband and wife, and D. Scott Holman and Brett Holman, both single persons, to me known to be the persons who who executed the foregoing dedication and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.

Margo Reed
Notary Public in and for the State of Washington
residing at E. Wernatchee
My appointment expires 2-15-99



Horton Dennis & Associates Inc.,

SURVEYORS & ENGINEERS

130 Riverview Drive
East Wenatchee, WA 98802
(509) 886-1918

DATE: JULY 20, 1998

DWG # 2494DE
JOB # 2494

ORIGINAL HIGH WATER LINE OF COLUMBIA RIVER PRIOR TO RAISING OF LAKE ENTIAI. APPROXIMATE LOCATION PER ROCKY REACH PROJECT EXHIBIT K, SHEET 12.

COLUMBIA RIVER (LAKE ENTIAI)

FND. 3 1/2" BRASS CAP IN CONC. ROCKY REACH PROJECT #91 W.C.M.C. NH, 1958
 FND. 3 1/2" BRASS CAP IN CONC. COUNTY REFERENCE MONUMENT HHD 170, 1958, SEE ROCKY REACH PROJECT EXHIBIT K, SHEET 12.

FND. REBAR W/CAP L.S. #7946
 FND. REBAR W/CAP ILLEGIBLE

FND. 4" BRASS CAP MON. HHD 161, 1958, SEE ROCKY REACH PROJECT EXHIBIT K SHEET 12.

LOT 10
 52.89 ACRES

NOTE. LOT 10 MAY NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF TEN YEARS FROM THE DATE THIS PLAT IS RECORDED.

PRIVATE EASEMENT FOR INGRESS, EGRESS AND UTILITIES (DW AS (NOTED) TO ALL LOTS OF THIS PLAT.

60' DOUGLAS COUNTY ROAD RIGHT OF WAY PER DEED VOLUME 15, PAGE 417, UNDER APN 173262.

PUD EXHIBIT 'G' LINE SEE NOTE 7, SHEET 2

EXISTING ORDINARY HIGH WATER LINE SEE DATA TABLE

EASEMENT AREAS

GOVERNMENT LOT 2

GOVERNMENT LOT 1

DETAIL
 NO SCALE

WATERLINE DATA

THE WATER IS SHOWN AT ELEVATION 707 FEET FROM AERIAL MAPPING BY SIERRA WEST PHOTOGRAMMETRICS PER AUGUST 1995 FLIGHT. FOR LOT CLOSURES ALONG THE WATER LINE, USE THE FOLLOWING TABLE, BEGINNING AT THE NORTH LINE OF EACH LOT:

LOT 1	S 45°35'23" W	100.08'
LOT 2	S 42°58'54" W	106.00'
LOT 3	S 19°33'15" W	34.22'
LOT 4	S 31°17'28" W	86.46'
LOT 5	S 20°51'08" W	40.64'
LOT 6	S 03°30'24" W	62.94'
LOT 7	S 04°42'02" W	53.72'
TRACT A	S 47°47'19" W	53.91'
LOT 8	S 29°03'47" W	50.23'
LOT 9	S 40°45'53" W	53.68'
LOT 10	S 19°45'58" W	48.82'
LOT 1	S 20°46'52" W	27.77'
LOT 2	S 62°58'28" W	36.66'
LOT 3	S 04°21'18" W	44.92'
LOT 4	S 00°12'07" W	108.97'
LOT 5	S 13°13'31" W	53.68'
LOT 6	S 22°43'43" W	47.20'
LOT 7	S 35°09'44" W	24.30'
LOT 8	S 48°35'47" W	52.77'
LOT 9	S 62°54'13" W	74.20'
LOT 10	S 41°07'15" W	74.25'
LOT 1	S 18°44'52" W	103.25'
LOT 2	S 00°51'00" E	91.20'
LOT 3	S 19°13'09" W	37.52'
LOT 4	S 52°08'07" W	41.37'
LOT 5	S 08°36'06" E	31.28'
LOT 6	N 70°19'31" E	72.21'
LOT 7	S 35°27'04" E	26.37'
LOT 8	S 54°50'38" W	46.53'
LOT 9	S 31°14'08" W	27.46'
LOT 10	S 55°26'27" W	19.06'

FND. 4" BRASS CAP IN MON. CASE, WA. COUNTY REFERENCE MARK. THIS IS A REMONUMENTATION OF A REBAR THAT WAS SET IN 1953 BY FRANK HUGHES.

BASIS OF BEARINGS:
 ASSUMED

METHOD OF MEASUREMENT
 FIELD TRAVERSE CONDUCTED WITH 5" THEODOLITE AND CALIBRATED E.D.M., COMPASS ADJUSTMENT. CORNERS FOUND 5/96 AND 3/98.

FND. 3" BRASS CAP IN CONCRETE ESTABLISHED PER SECTION BREAKDOWN IN 1980 PERFORMED BY JOHN MILLER L.S. #17836, SEE SURVEY RECORDED IN BOOK 26/21 AT PAGE 13.

GRAPHIC SCALE: ORIG = 4"
 1 inch = 800 ft. (UNIT = FT / DECIMAL FT)

SCALE: 1" = 200'
 LEGEND
 ● = FOUND AS NOTED
 ○ = FOUND AS NOTED
 ⊙ = SET 5/8" X 2' REBAR W/CAP L.S. #24228
 ⊖ = COMPUTED POSITION-NOT FOUND OR SET

OVERALL BOUNDARY OF
DESERT SHORES
 PART OF THE NORTH HALF OF SECTION 21, T26N R21E W.M. DOUGLAS COUNTY, WASHINGTON



Horton Dennis & Associates Inc.

SURVEYORS & ENGINEERS

130 Riverview Drive
 East Wenatchee, WA 98802

DATE: 7/13/98 FILE: 2494.DWG

(509) 888-1918

JOB # 2494

Registered and Sealed 7-14-98
 Registration No. 24228



ORIGINAL HIGH WATER LINE OF COLUMBIA RIVER PRIOR TO RAISING OF LAKE ENTATI. APPROXIMATE LOCATION PER ROCKY REACH PROJECT EXHIBIT K, SHEET 12.

COLUMBIA RIVER
LAKE ENTATI

EXISTING ORDINARY HIGH WATER LINE ELEVATION 707'. SEE DATA TABLE SHEET 3

PEDESTRIAN EASEMENT SEE NOTE 8

PROPOSED DOCK FOOTPRINT

PUMP HOUSE FOR IRRIGATION TO BE RELOCATED TO LOT 10

UNSHADED PORTION IS EXISTING LANDSCAPE AREA AVAILABLE FOR CONTINUED MAINTENANCE

EXISTING ORDINARY HIGH WATER LINE. SEE DATA TABLE SHEET 3

PUD EXHIBIT 'G' LINE SEE NOTE 7

MATCH LINE SEE SHEET 3

FND. 3 1/2" BRASS CAP IN CONC. ROCKY REACH PROJECT #91, W.C.M.C. HH 1956.

FND. 3 1/2" BRASS CAP IN CONC. COUNTY REFERENCE MON. HMD 170, 1956. SEE ROCKY REACH PROJECT EXHIBIT K, SHEET 12.

PLAT OF DESERT SHORES

GENERAL NOTES AND PROVISIONS:

1. HOMES SHALL NOT EXCEED A HEIGHT OF 25 FEET.
2. THE SUBJECT PROPERTY IS LOCATED IN OR ADJACENT TO AN AREA DESIGNATED BY DOUGLAS COUNTY FOR AGRICULTURE AND OTHER COMPATIBLE USES. NOISE, DUST, SMOKE, AND ODORS RESULT FROM THE HARVESTING, PLANTING, FERTILIZATION, PEST CONTROL, AND OTHER RESOURCE-RELATED ACTIVITIES ASSOCIATED WITH NORMAL AGRICULTURAL OR RESOURCE MANAGEMENT PRACTICES, AND AS SUCH, THESE NORMAL AND USUAL PRACTICES, WHEN PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAW, SHALL NOT BE SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES.
3. A COVENANT PERTAINING TO LOTS 1 THROUGH 10 OF THIS SUBDIVISION APPLIES WHICH PRECLUDES LEGAL PROTEST TO THE FORMATION OF A ROAD IMPROVEMENT DISTRICT (RID) WHICH ENCOMPASSES ACCESS TO SR87. THIS COVENANT PRECLUDES LEGAL PROTEST AND APPLIES ONLY TO THE FORMATION OF A RID FOR A PERIOD OF TEN YEARS FROM THE DATE OF RECORDING THE FINAL PLAT.
4. NO INDIVIDUAL DOCKS, PIERS, BULKHEADS OR OTHER SHORELINE FEATURES SHALL BE CONSTRUCTED AT OR BELOW THE ORDINARY HIGH WATER MARK OF THE COLUMBIA RIVER.
5. THESE LOTS ARE UNDER THE JURISDICTION OF THE SHORELINE MANAGEMENT ACT AND THE DOUGLAS COUNTY SHORELINE MASTER PROGRAM. OWNERS OF THESE LOTS SHOULD CONTACT DOUGLAS COUNTY TRANSPORTATION AND LAND SERVICES PRIOR TO UNDERTAKING ANY DEVELOPMENT.
6. THE 50 FOOT WIDE CONSERVATION EASEMENT SHOWN AS HATCHED WAS ESTABLISHED TO MITIGATE POTENTIAL IMPACTS OF THIS SUBDIVISION. NATIVE VEGETATION SHALL NOT BE REMOVED WITHOUT PRIOR APPROVAL OF DOUGLAS COUNTY TRANSPORTATION AND LAND SERVICES. REMOVED SPECIES SHALL BE REPLACED WITH SIMILAR NATIVE SPECIES WITHIN A TIMELY MANNER.
7. THE LANDS BELOW THE ROCKY REACH PROJECT BOUNDARY EXHIBIT 'G' LINE, AS SHOWN HEREON PER AERIAL MAPPING AT 713.5 ELEVATION, IS SUBJECT TO A FLOOD EASEMENT BY SUPPLEMENTAL EASEMENT RECORDED UNDER AFN 280572. THE WATERS OVER THESE LANDS ARE AVAILABLE FOR THE USE OF ALL THE LOT OWNERS OF THIS PLAT.
8. A 15.00 FT. PEDESTRIAN EASEMENT IS TO BE CENTERED UPON THE TRAIL AS CONSTRUCTED AND IS AVAILABLE FOR USE BY THE OWNERS OF THIS PLAT.
9. CONDITIONS OF THE COMMON FACILITIES (ROADS, TRAILS, DOCK, DRAINFIELD, WELLS, DRAINAGE AREAS AND ASSOCIATED LINES) ARE PRIVATE AND GOVERNED BY THE DESERT SHORES HOMEOWNERS ASSOCIATION. REFER TO THE HOMEOWNERS DOCUMENTATION FOR CONDITIONS OF USE, MAINTENANCE, AND PRIVATE COVENANTS WITHIN THIS SUBDIVISION.
10. TRACT 'A' IS NOT A RESIDENTIAL BUILDING LOT THAT SHALL BE OWNED BY, AND THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AS OUTLINED IN THE HOMEOWNERS ASSOCIATION DOCUMENTATION. DEED TO THE HOMEOWNERS PER DOCUMENT AFN 3014023.
11. THE EVERGREEN TREE AS SHOWN SHALL BE PRESERVED UNDER THE CONDITIONS OUTLINED WITHIN THE PRIVATE COVENANTS.
12. A RESTRICTIVE COVENANT AS HEREON SHOWN AS 100' RADIUS AROUND EACH DOMESTIC WELL SITE IS HEREBY DECLARED. NO SOURCE OF CONTAMINATION MAY BE CONSTRUCTED, STORED, DISPOSED OF, OR APPLIED WITHOUT THE PERMISSION OF THE OWNER AND THE CHELAN-DOUGLAS COUNTY HEALTH DISTRICT.
13. A 20' RADIUS AROUND THIS WELL IS HEREBY DECLARED FOR ACCESS AND MAINTENANCE. COMMUNITY WELL TO SERVE LOTS 1-9.
14. THE LOCATION OF SUBSURFACE UTILITIES OR IRRIGATION LINES ARE UNKNOWN AND NOT SHOWN HEREON.
15. LOT AREAS PER DIMENSIONS OF NET AREA ABOVE THE ORDINARY HIGH WATER LINE AND INCLUDE EASEMENTS.
16. BUILDING ENVELOPES FOR EACH LOT FALL BETWEEN SETBACK LINES AS SHOWN HEREON.
17. PROPERTY OWNERS WILL NEED TO OBTAIN INDIVIDUAL PERMITS TO INSTALL SEPTIC TANKS ON INDIVIDUAL LOTS.
18. THE 20' AREA BETWEEN THE ROAD EASEMENT AND BUILDING SETBACK IS AVAILABLE FOR WATER, SEWER, AND POWER ROUTING.

LOT 10
52.89 AC.

NOTE:
LOT 10 MAY NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF TEN YEARS FROM THE DATE THIS PLAT IS RECORDED.

PRIVATE EASEMENT FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES 80 FEET PARALLEL WITH EAST LINE LOTS 1-9 AND GRANTED TO ALL LOTS OF THIS PLAT.

LINE	DIRECTION	DISTANCE
L1	S 78°53'43" E	27.59'
L2	S 13°06'17" W	35.00'
L3	N 78°53'43" W	30.00'
L4	N 45°07'24" E	45.39'
L5	N 07°57'58" E	58.89'
L6	N 04°08'33" E	74.92'
L7	N 22°41'45" E	28.38'

Signed and Sealed
Registration No. 24228



Horton Dennis & Associates Inc.,

SURVEYORS & ENGINEERS
130 Riverview Drive
East Wenatchee, WA 98802
(509) 886-1918

DATE: 8/26/98 FILE: 2494P.DWG

SCALE: 1" = 60'

AFN 3014023

GRAPHIC SCALE: ORIG = 4"
1 inch = 60 ft (UNIT = FT / DECIMAL FT)



16

AERIAL
WITH
LOT LINES

Columbia River

T26 R21

21

96700000100

96700000200

96700000300

96700000400

96700000500

96700000000

96700000600

96700000700

96700000800

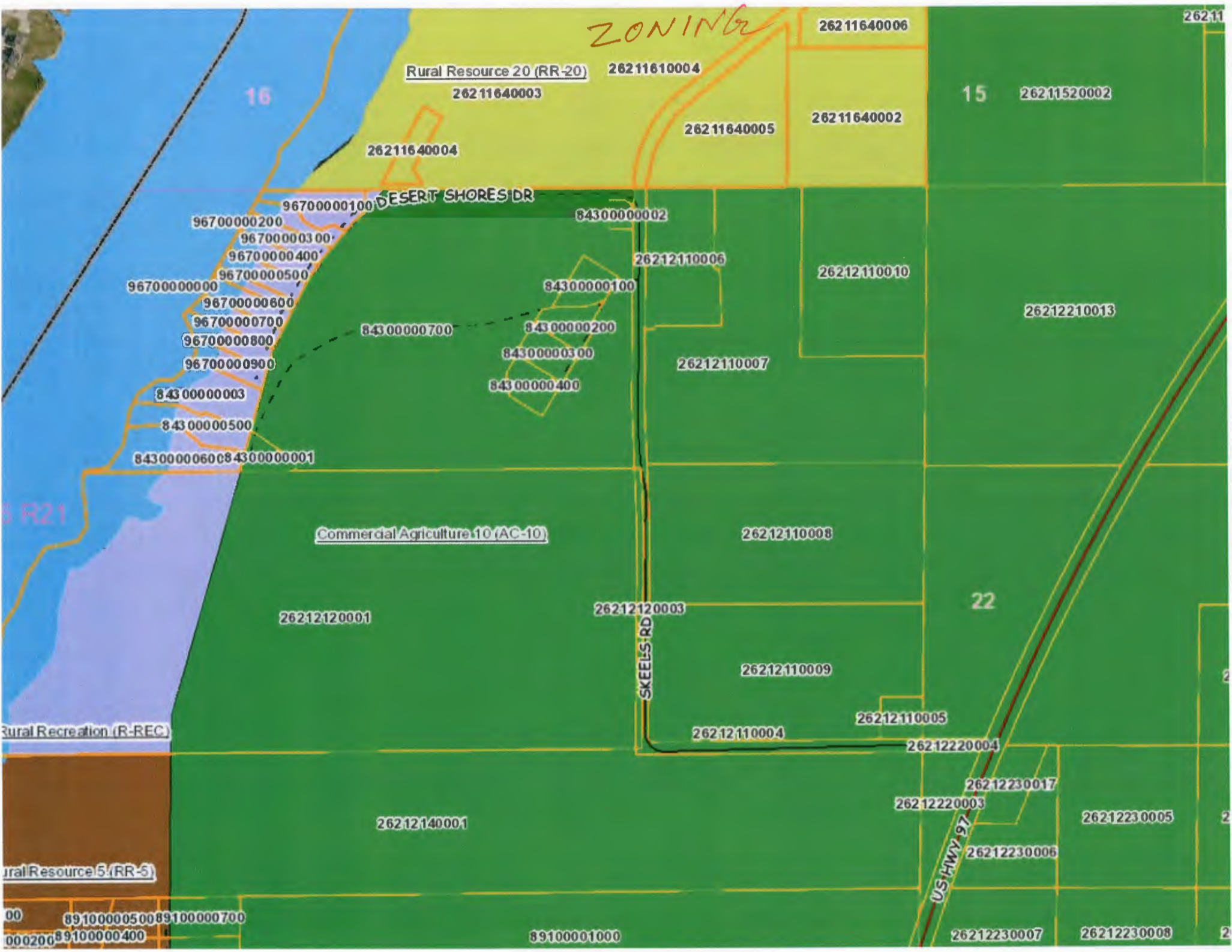
96700000900



AERIAL
WITHOUT
LOT LINES



ZONING



Rural Resource 20 (RR-20) 26211610004

26211640003

26211640006

15

26211520002

16

26211640004

26211640005

26211640002

DESERT SHORES DR

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Commercial Agriculture 10 (AC-10)

26212110008

22

26212120001

26212120003

SKEELS RD

26212110009

Rural Recreation (R-REC)

26212110004

26212110005

26212220004

Rural Resource 5 (RR-5)

26212230017

26212220003

26212230005

26212140001

26212230006

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000200 89100000400

US HWY 97



Douglas County Transportation and Land Services

140 19th Street NW, Suite A East Wenatchee, WA 98802
Phone: (509) 884-7173 Fax: (509) 886-3954
www.douglascountywa.net

NOTICE OF APPLICATION

Name of Applicant: BRAD RICKMAN

Date of Application: 10/30/2023

Date Letter of Completeness Issued: 11/7/2023

Date Notice of Application Issued: 11/10/2023

Application Number: PA-2023-03

Description of Proposal: An application for a plat amendment to the Desert Shores subdivision (PA-2023-03). The project includes multiple properties located along Desert Shores Drive in Orondo, WA. The subject properties are located in the Rural Recreation (R-REC) zoning district and Rural Conservancy shoreline designation. The subject property is further described as being located within Section 21, Township 26N, Range 21W, E.W.M. Douglas County Assessor's Parcel Numbers: 96700000100, 96700000200, 96700000300, 96700000400, 96700000500, 96700000600, 96700000700, 96700000800, 96700000900. The applicant proposes to modify note #16 on the face of the plat which requires all structures to be built 100' back from the ordinary high water mark. The proposed modification would allow pools and ground level decks/ patios to be built up to the required riparian buffer per the Douglas County Shoreline Master Program. In this location the required riparian buffer is 75' from the ordinary high water mark.

Other required permits not included in the application to the extent known by the department: Unknown

Existing Environmental Documents which evaluate the proposed development and the location where the application and any studies can be reviewed: Copies of the application materials are available for review at Douglas County, WA Transportation and Land Services, 140 19th Street NW, Suite A, East Wenatchee, WA 98802, during normal business hours.

Environmental Review: At the end of the agency comment period, Douglas County expects to issue a Determination of Non-significance in accordance with WAC 197-11-355 (Optional DNS). Depending on the comments received, this notice period may be the only opportunity to comment on the environmental impacts associated with this proposal.

Statement of the Public Comment Period: The comment period begins on 11/13/2023 and ends on 11/27/2023. You have the right to comment on the proposal, request a copy of the decision and appeal the decision as outlined in Title 14 of the Douglas County Code.

Statement Regarding a Public Hearing: Pursuant to RCW 58.17.215, any party receiving this notice has the right to request a public hearing before the Douglas County Hearing Examiner. The request must be made within 14 days of the receipt of the notice. Without a request for hearing, County staff will approve, or deny, the application administratively. Requests for a hearing must be made in writing, or via email, and submitted to Douglas County Land Services staff.

Statement of Preliminary Determination: The development regulations that will be used for project mitigation and provide consistency with the type of land use for the proposed site include but is not limited to the following: Title 14, "Development Permit Procedures and Administration"; Title 17 "Subdivisions"; Title 18 "Zoning"; Title 19, "Environment"; Title 20 "Development Standards" of DCC; and the Douglas County Comprehensive Plan.

For further information about this project, please contact Tanner Ackley, Principal Planner, at 140 19th Street NW, Suite A, East Wenatchee, WA 98802, 509-884-7173.

LastName	FirstName	Address1	Address2	City	State	Zip
DESERT SHORES WASTE MGMT SYSTEM &		HOMEOWNERS ASSOC C/O C	12024 211TH PL SE	SNOHOMISH	WA	98296-0000
MCMASTER	BRIAN & VICKI		13121 NE 117TH ST	KIRKLAND	WA	98034-0000
WARNACA &	ROBERT BYRON	MEGHAN KATE MEAD	434 10TH AVE	KIRKLAND	WA	98033
ROSAS	NATHAN & AMY		12302 NORTHEAST 97TH S	KIRKLAND	WA	98033
MOODY	THURMON & SARAH		29705 S COUNTRY MEADO	KENNEWICK	WA	99338
CHRISTENSON	JEFFREY ALAN & CHRISTII	TRUSTEES OF THEIR TRUST D	7404 78TH AVE SE	MERCER ISLAND	WA	98040
ZIMMER JR	NEIL E &	SHARON R MCMULLEN	PO BOX 238	ORONDO	WA	98843
RICKMAN	BRAD A & KRISTY		PO BOX 212	ORONDO	WA	98843-0212
FEHRER	PAUL E & BETTY L		4905 BELL RD	YAKIMA	WA	98901
MCMASTER	BRIAN & VICKI		13121 NE 117TH ST	KIRKLAND	WA	98034-0000
CROWN ORCHARD LLC			124 N WENATCHEE AVE	WENATCHEE	WA	98801-0000
GREATER WENATCHEE IRRIGATION DISTRICT			3300 SE 8TH ST	EAST WENATCHEE	WA	98802
CHELAN COUNTY PUD #1			327 N WENATCHEE AVE	WENATCHEE	WA	98801-0000
DOUBLE D VINEYARDS LLC			116 ORCHARD PLACE	ORONDO	WA	98843
ROCKY REACH VINEYARDS LLC			116 ORCHARD PLACE	ORONDO	WA	98843
DOUBLE D VINEYARDS LLC			116 ORCHARD PLACE	ORONDO	WA	98843
DUFENHORST	DAVID M & MICHELLE S	TRUSTEES DUFENHORST FAM	116 ORCHARD PLACE	ORONDO	WA	98843
SMITH	SCOTT R		20818 60TH ST E	BONNEY LAKE	WA	98391

Annette Jester (x6549)

From: Annette Jester (x6549)
Sent: Thursday, November 9, 2023 8:56 AM
To: CDHD COVID EMAIL (ehsupport@cdhd.wa.gov); Kasey Dirks (x6348); Carlee Murphy (x6428); Sarah Goodwin (x6429); Mike Neer (x6560); Jordan Brown (x6584); Eva Isidro (x6553); Todd Wilson (x6556); Amanda Taub (x6585)
Subject: PA-2023-03 Notice of Application Packet

REQUEST FOR AGENCY COMMENTS

APPLICANT: PAUL E & BETTY L FEHRER

Date of Application: 10/19/2023

Date Letter of Completeness Issued: 11/07/2023

Date Notice of Application Issued: 11/10/2023

Application Number: PA-2023-03

Description of Proposal: An application for a plat amendment to the Desert Shores subdivision (PA-2023-03). The project includes multiple properties located along Desert Shores Drive in Orondo, WA. The subject properties are located in the Rural Recreation (R-REC) zoning district and Rural Conservancy shoreline designation. The subject property is further described as being located within Section 21, Township 26N, Range 21W, E.W.M. Douglas County Assessor's Parcel Numbers: 96700000100, 96700000200, 96700000300, 96700000400, 96700000500, 96700000600, 96700000700, 96700000800, 96700000900. The applicant proposes to modify note #16 on the face of the plat which requires all structures to be built 100' back from the ordinary high water mark. The proposed modification would allow pools and ground level decks/ patios to be built up to the required riparian buffer per the Douglas County Shoreline Master Program. In this location the required riparian buffer is 75' from the ordinary high water mark.

Respond By: 5:00 p.m., 11/27/2023 (end of comment period)

Return Comments to: **SmartGov OR Shari Tincher at** stincher@co.douglas.wa.us

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 19th Street NW
East Wenatchee, WA. 98802
Office (509) 884-7173

Annette Jester (x6549)

From: Annette Jester (x6549)
Sent: Thursday, November 9, 2023 8:59 AM
To: Rosa Silva
Subject: FW: PA-2023-03 Notice of Application Packet

From: Annette Jester (x6549)
Sent: Thursday, November 9, 2023 8:56 AM
To: CDHD COVID EMAIL (ehsupport@cdhd.wa.gov) <ehsupport@cdhd.wa.gov>; Kasey Dirks (x6348) <KDirks@co.douglas.wa.us>; Carlee Murphy (x6428) <cmurphy@co.douglas.wa.us>; Sarah Goodwin (x6429) <sgoodwin@co.douglas.wa.us>; Mike Neer (x6560) <mneer@co.douglas.wa.us>; Jordan Brown (x6584) <jbrown@co.douglas.wa.us>; Eva Isidro (x6553) <eisidro@co.douglas.wa.us>; Todd Wilson (x6556) <twilson@co.douglas.wa.us>; Amanda Taub (x6585) <ataub@co.douglas.wa.us>
Subject: PA-2023-03 Notice of Application Packet

REQUEST FOR AGENCY COMMENTS

APPLICANT: PAUL E & BETTY L FEHRER

Date of Application: 10/19/2023

Date Letter of Completeness Issued: 11/07/2023

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Return Comments to: SmartGov OR Shari Tincher at stincher@co.douglas.wa.us

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.

Annette Jester (x6549)

From: Annette Jester (x6549)
Sent: Thursday, November 9, 2023 8:57 AM
To: Alicia Hankins (realestateservices@chelanpud.org); lisa.graves@chelanpud.org
Subject: PA-2023-03 Notice of Application Packet
Attachments: PA-2023-03 Notice of Application Packet 11-10-2023 .pdf

REQUEST FOR AGENCY COMMENTS

APPLICANT: PAUL E & BETTY L FEHRER

Date of Application: 10/19/2023

Date Letter of Completeness Issued: 11/07/2023

Date Notice of Application Issued: 11/10/2023

Application Number: PA-2023-03

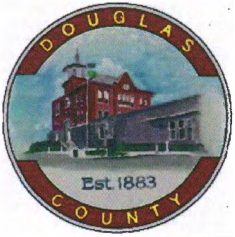
Description of Proposal: An application for a plat amendment to the Desert Shores subdivision (PA-2023-03). The project includes multiple properties located along Desert Shores Drive in Orondo, WA. The subject properties are located in the Rural Recreation (R-REC) zoning district and Rural Conservancy shoreline designation. The subject property is further described as being located within Section 21, Township 26N, Range 21W, E.W.M. Douglas County Assessor's Parcel Numbers: 96700000100, 96700000200, 96700000300, 96700000400, 96700000500, 96700000600, 96700000700, 96700000800, 96700000900. The applicant proposes to modify note #16 on the face of the plat which requires all structures to be built 100' back from the ordinary high water mark. The proposed modification would allow pools and ground level decks/ patios to be built up to the required riparian buffer per the Douglas County Shoreline Master Program. In this location the required riparian buffer is 75' from the ordinary high water mark.

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



DOUGLAS COUNTY
TRANSPORTATION & LAND SERVICES

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

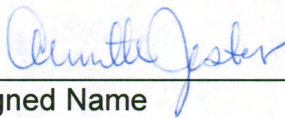
PHONE: 509/884-7173 • FAX: 509/886-3954

www.douglascountywa.net

DECLARATION OF MAILING

I, Annette Jester, declare that I mailed a true and accurate copy of the document(s) described below to the following person(s) regular first class mail, by depositing the document(s) postage prepaid, with the United States Postal Service at East Wenatchee, Washington, on the 10th day of November, 2023. I further certify that the names and addresses were obtained from the records of the Douglas County Assessor.

Signed under penalty of perjury under the laws of Washington this 10th day of November, 2023 at East Wenatchee, Washington.


Signed Name

Document(s):

1. Notice of Application, PA-2023-03

Addressee(s):

See attached

**NOTICE OF PUBLIC HEARING
BEFORE THE DOUGLAS COUNTY
HEARING EXAMINER
JANUARY 18, 2024**

NOTICE IS HEREBY GIVEN that the Douglas County Hearing Examiner will conduct a public hearing on Thursday, January 18, 2024, beginning at 1:30 p.m. in the Douglas County Public Services Building hearing room located at 140 19th Street NW, East Wenatchee, WA.

The Hearing Examiner will consider the following:

PA-2023-03: An application for a plat amendment to the Desert Shores subdivision (PA-2023-03). The project includes multiple properties located along Desert Shores Drive in Orondo, WA. The subject properties are located in the Rural Recreation (R-REC) zoning district and Rural Conservancy shoreline designation. The subject property is further described as being located within Section 21, Township 26N, Range 21W, E.W.M. Douglas County Assessor's Parcel Numbers: 96700000100, 96700000200, 96700000300, 96700000400, 96700000500, 96700000600, 96700000700, 96700000800, 96700000900. The applicant proposes to modify note #16 on the face of the plat which requires all structures to be built 100' back from the ordinary high-water mark. The proposed modification would allow pools and ground level decks/ patios to be built up to the required riparian buffer per the Douglas County Shoreline Master Program. In this location the required riparian buffer is 75' from the ordinary high-water mark.

Do Not Publish Below This Line

Please publish in the Wenatchee World on Jan 4th, 2024

Please publish in the Empire Press on Jan 4th, 2024

Tanner Ackley (x6544)

From: Jeffrey Christenson <jeff.christenson3@gmail.com>
Sent: Thursday, November 16, 2023 9:19 AM
To: Tanner Ackley (x6544)
Cc: Christine Christenson; Kazi Haque (x6577)
Subject: Objection on Desert Shores Plat note amendment

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 Tanner,

I'm reaching out to you regarding a proposed Plat amendment for Desert Shores. I believe you've been working with Brad Rickman on his proposal. I wanted to make sure we would receive communication as we are formally opposed to the Plat Amendment change. We are one of the home owners opposed to the change, but have not received any communication from the county on if/when there will be a hearing. Specifically, I was told you advised Brad only needs a simple majority to change the plat Amendment, but this would be in violation of our Desert Shores covenants.

Specifically, the conflict is in RCW 58.17.215, the full paragraph states:

"When any person is interested in the alteration of any subdivision or the altering of any portion thereof, except as provided in RCW 58.17.040(6), that person shall submit an application to request the alteration to the legislative authority of the city, town, or county where the subdivision is located. The application shall contain the signatures of the majority of those persons having an ownership interest of lots, tracts, parcels, sites, or divisions in the subject subdivision or portion to be altered. If the subdivision is subject to restrictive covenants which were filed at the time of the approval of the subdivision, and the application for alteration would result in the violation of a covenant, the application shall contain an agreement signed by all parties subject to the covenants providing that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the alteration of the subdivision or portion thereof."

However, our covenants, state, "Therefore the building setback from the OHWM shall be a minimum of 100 feet." Thus, changing an amendment to change the building plat of lots enabling a setback of 75 feet for pools is in violation of our covenants and needs all parties to sign.

It sounds like there has been discussion with the Rickman's, and maybe Neil Zimmer that Douglas County does not view "pools, and ground level patios and decks lakeward of the building envelope" as being in conflict with the covenant, and won't be requiring "an agreement signed by all parties" related to that covenant." Again, if this is the case and pools and ground level patios and decks are not considered as part of the building envelope, than Douglas County should approve the Rickman's permit today (as is), as the language in both the Plat map and covenants around building envelopes would be irrelevant. However, the permit is currently denied specifically because our building envelopes have a 100ft setback, as stated on the Plat map and in the covenants.

Trying to get a Plat Map change, or permit thought that conflicts with the covenants, put us, the other home owners and HOA, in a terrible position and should go through the proper legal review.

I want to make sure if a Plat Amendment is submitted without unanimous approval there is a hearing so we can have a lawyer present for our objection.

Thank you,
Jeff

Annette Jester (x6549)

From: Shari Tincher (x6589)
Sent: Thursday, November 9, 2023 1:08 PM
To: Annette Jester (x6549)
Subject: FW: PA-2023-03 Notice of Application Packet

From: Nicole Silva (x6428) <nsilva@co.douglas.wa.us>
Sent: Thursday, November 9, 2023 12:30 PM
To: Shari Tincher (x6589) <stincher@co.douglas.wa.us>
Cc: Sarah Goodwin (x6429) <sgoodwin@co.douglas.wa.us>
Subject: RE: PA-2023-03 Notice of Application Packet

Hello Shari, the following parcels still owe taxes for 2023:

Parcel # 96700000100 for a total of \$ 11,317.94

Parcel # 96700000600 for a total of \$ 10, 122.28

The interest is included in both amounts and is good through November 30th, 2023. The rest of the parcels have been paid for 2023 taxes.

Let me know if you have any questions.

Thank you ,



Nicole Silva

Deputy Treasurer
Receptionist – Office Assistant III

Direct Line : 509-888-6428

Phone : 509-745-8525

Fax : 509-745-8412

Email: nsilva@co.douglas.wa.us

P.O. Box 609
203 S. Rainier Ave.
Waterville, WA 98858

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

From: Sarah Goodwin (x6429) <sgoodwin@co.douglas.wa.us>
Sent: Thursday, November 9, 2023 11:23 AM
To: Nicole Silva (x6428) <nsilva@co.douglas.wa.us>
Subject: FW: PA-2023-03 Notice of Application Packet

Please follow up on this, I believe it is one of the ones we just check to see if the taxes are paid and let Shari Tincher know. I will ask Annette to add you to the list.

Thank You,



Chelan-Douglas Health District

200 Valley Mall Parkway, East Wenatchee, WA 98802

Memorandum

To: Shari Tincher, Douglas County

From: Richmond Petty, REHS

Date: 11/22/23

RE: Desert Shores Plat Amendment (PA 2023-03) Comments

I have reviewed the above development proposal to revise Note 16 of original Desert Shores Plat (96-007). Revised Note 16 is stated as such, "Building envelopes for each lot fall between setback lines as shown hereon. Pools, and ground level patios or decks may be lakeward of the building envelope. Although subject to Douglas County Shoreline Master Plan including all future amendments." The subject properties include 9 lots in total and are located at Desert Shores Drive, Orondo, WA (county tax parcels: 96700000 100-900).

As proposed, I have no objections to further approval of this project. Any changes to the project may require additional Health District review.

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

Project	CDHD 2023fees
Other Land Use review (per hour)	\$110



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

DETERMINATION OF NONSIGNIFICANCE ISSUED BY DOUGLAS COUNTY TRANSPORTATION & LAND SERVICES

Project Description: An application for a plat amendment to the Desert Shores subdivision. The subject properties are located in the Rural Recreation (R-REC) zoning district and Rural Conservancy shoreline designation. The applicant proposes to modify note #16 on the face of the plat which requires all structures to be built 100' back from the ordinary high water mark. The proposed modification would allow pools and ground level decks/ patios to be built up to the required riparian buffer per the Douglas County Shoreline Master Program. In this location the required riparian buffer is 75' from the ordinary high water mark. Permit #: PA-2023-03

Proponent: Brad Rickman

Location of proposal: The project includes multiple properties located along Desert Shores Drive in Orondo, WA. The subject properties are further described as being located within Section 21, Township 26N, Range 21W, E.W.M. Douglas County Assessor's Parcel Numbers: 96700000100, 96700000200, 96700000300, 96700000400, 96700000500, 96700000600, 96700000700, 96700000800, 96700000900.

Lead Agency: Douglas County Transportation and Land Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

There is no comment period for this DNS

This DNS is issued after using the optional DNS process in WAC 197-11- 355. There is no further comment period on this DNS.

This DNS is issued under WAC 197-11-340; the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by _____

Contact Person: Tanner Ackley, Principal Planner

Phone: 509.884.7173

Responsible Official: Kazi Haque, Planning Director

Address: 140 19th Street NW, East Wenatchee, Washington 98802

Date: January 2, 2024

Signature: Tom Allen

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions²](#)

1. Name of proposed project, if applicable:

Desert Shores Plat note #16 Amendment

2. Name of applicant:

Brad Rickman – Resident and Desert Shores community

3. Address and phone number of applicant and contact person:

Brad Rickman – 206-604-0900 180 Desert Shores Rd, Orondo, Wa 98843

4. Date checklist prepared:

10-3-23

5. Agency requesting checklist:

Land Planning

6. Proposed timing of schedule (including phasing, if applicable):

2023 for Note Amendment

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None

10. List any government approvals or permits that will be needed for your proposal, if known.

Not Aware

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Simply an amendment of our community plat map note #16 to allow Pools, and Ground level Patios and Decks within the Douglas County Master Shoreline 75 foot set back

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Desert Shores Plat

B.Environmental Elements

1. Earth

[Find help answering earth questions³](#)

a. General description of the site:

Existing Desert Shores Plat of 9 Lots

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)?

Not Aware

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Sand

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

N/A

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

No

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

N/A and or minimal

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

N/A

2. Air

[Find help answering air questions⁴](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

None

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

None

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

N/A

3. Water

[Find help answering water questions⁵](#)

- a. Surface:**

[Find help answering surface water questions⁶](#)

- 1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Columbia River

- 2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

N/A

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.

N/A

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

None

b. Ground:

[Find help answering ground water questions](#)⁷

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

No

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water Runoff (including stormwater):

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A

2. Could waste materials enter ground or surface waters? If so, generally describe.

N/A

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

N/A

4. Plants

[Find help answering plants questions](#)

- a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- orchards, vineyards, or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

None

- c. List threatened and endangered species known to be on or near the site.

None

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

Not needed – none removed or altered

- e. List all noxious weeds and invasive species known to be on or near the site.

Not aware

5. Animals

[Find help answering animal questions](#)⁸

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

- a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

Many forms of Birds and Mammals

- b. List any threatened and endangered species known to be on or near the site.

Not Aware

- c. Is the site part of a migration route? If so, explain.

Not Aware

- d. Proposed measures to preserve or enhance wildlife, if any.

Not needed as not being disturbed

- e. List any invasive animal species known to be on or near the site.

Not Aware

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

None

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

N/A

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

None

1. **Describe any known or possible contamination at the site from present or past uses.**

None

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

None

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

None

4. **Describe special emergency services that might be required.**

No new services other than already provided to community (Fire / Police / Etc)

5. **Proposed measures to reduce or control environmental health hazards, if any.**

N/A

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

None

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

None

3. **Proposed measures to reduce or control noise impacts, if any:**

N/A

8. Land and shoreline use

[Find help answering land and shoreline use questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use)¹¹

- a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

No Impacts

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

N/A

- 1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

No

- c. Describe any structures on the site.**

Existing residences in community

- d. Will any structures be demolished? If so, what?**

No

- e. What is the current zoning classification of the site?**

Not Aware

- f. What is the current comprehensive plan designation of the site?**

Not Aware

- g. If applicable, what is the current shoreline master program designation of the site?**

Not Aware

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

No

- i. Approximately how many people would reside or work in the completed project?**

Existing 9 lot residences

- j. Approximately how many people would the completed project displace?**

None

- k. Proposed measures to avoid or reduce displacement impacts, if any.**

N/A

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

N/A

- m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

N/A

9. Housing

[Find help answering housing questions](#)¹²

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

N/A

- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

N/A

- c. **Proposed measures to reduce or control housing impacts, if any:**

N/A

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Ground level Pools, Patios, Decks in proposed 75 foot set back

- b. **What views in the immediate vicinity would be altered or obstructed?**

None

- c. **Proposed measures to reduce or control aesthetic impacts, if any:**

N/A

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

None

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

No

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

- c. **What existing off-site sources of light or glare may affect your proposal?**

None

- d. **Proposed measures to reduce or control light and glare impacts, if any:**

N/A

12. Recreation

[Find help answering recreation questions](#)

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**

Columbia River Recreation

- b. **Would the proposed project displace any existing recreational uses? If so, describe.**

None

- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

N/A

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

None

- b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

None

- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

N/A

- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

N/A

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

Skeels road and Desert Shores Rd as per existing road access

- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Not public transit location

- c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

No additional improvements needed

- d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No

- e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

No additional traffic created

- f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

No

- g. **Proposed measures to reduce or control transportation impacts, if any:**

N/A

15. Public services

[Find help answering public service questions](#)¹⁷

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

No additional public services needed

- b. **Proposed measures to reduce or control direct impacts on public services, if any.**

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

N/A

16. Utilities

[Find help answering utilities questions¹⁸](#)

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

Electricity, Water, Refuse service, Telephone, Septic Systems

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None

C. Signature

[Find help about who should sign¹⁹](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.



Type name of signee:

Position and agency/organization:

Date submitted: 10-30-23

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet²⁰](#)

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**
 - **Proposed measures to avoid or reduce such increases are:**

- 2. How would the proposal be likely to affect plants, animals, fish, or marine life?**
 - **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

- 3. How would the proposal be likely to deplete energy or natural resources?**
 - **Proposed measures to protect or conserve energy and natural resources are:**

- 4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**
 - **Proposed measures to protect such resources or to avoid or reduce impacts are:**

- 5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**
 - **Proposed measures to avoid or reduce shoreline and land use impacts are:**

- 6. How would the proposal be likely to increase demands on transportation or public services and utilities?**
 - **Proposed measures to reduce or respond to such demand(s) are:**

- 7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

AGENCY REFERRAL LIST

FILE NAME: PA-2023-03

DATE MAILED

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