



DOUGLAS COUNTY

TRANSPORTATION & LAND SERVICES

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STAFF REPORT

CUP-2024-01

EVENT VENUE FOR LAKE ENTIAT ESTATES

TO: Douglas County Hearing Examiner
FROM: Douglas County Land Services Staff
RE: Event Venue for Lake Entiat Lodge Association – CUP-2024-01
DATE: May 09, 2024

A. GENERAL INFORMATION:

REQUEST: The applicant is requesting a Conditional Use Permit (CUP) to allow for the development of an approximately 9,000 square-foot event venue on three (3) parcels owned by the Lake Entiat Lodge Association community. The proposed event venue (stage, seating area, widening of access road, and parking area) will occur on Parcel No. 26211130003 and the addition of a secondary access off Lake Front Dr will occur on a small portion of the other two parcels, Parcel Nos. 67501800000 and 67502000000. The event venue is intended to serve as a multipurpose gathering space for the residents of Lake Entiat development for events such as concerts, performances, holiday celebrations, movie nights, community parties and gatherings etc.

B. SITE INFORMATION

SITE CHARACTERISTICS: The subject property is currently developed with 122 parking stalls on site. The site fronts on the Columbia River and provides access to community docks.

LOCATION: The proposed project will occur on a portion of three parcels (Parcels Nos. 26211130003, 67502000000, and 67501800000) owned by the Lake Entiat Lodge Homeowners' Association. The site is located at 250 W Beach Drive, Orondo, WA, 98843, Douglas County in Section 11, Township 26N, Range 21E. W.M.

ACCESS: The access to the event venue is proposed to be established off of Lake Front Drive via 12' wide access.

ZONING: The subject property is zoned Rural Service Center (RSC).

C. APPLICABLE COMPREHENSIVE PLAN GOALS AND POLICIES:

The Douglas County Comprehensive Plan designates this property as Rural Service Center. The following goals and policies set forth in the comprehensive plan are applicable to this development:

GENERAL LAND USE:

- POLICY G-9: Rural developments should only occur where adequate access to transportation systems, rural levels of utilities and facilities are available. Appropriate facilities/services may include domestic water, sewage disposal, fire and police protection, schools, and power, etc. depending on the scale and impact of the development.
- POLICY G-10: Impacts to fire and police protection, school(s) and other public services/utilities should be considered during the development review process for proposals within urban growth, rural, and agricultural areas.
- POLICY G-15: Encourage the operation of rural commercial businesses, natural resource related industries, recreation and tourism activities, cottage industries, small scale business, and home occupations that are consistent with existing and planned land use patterns and are of an appropriate size and scale to maintain rural character.

RURAL LANDS:

- POLICY R-3: Establish land use designations that represent rural character and that protect the integrity of rural areas.
- POLICY R-6: Encourage development in rural areas to be served by rural levels of service.

RURAL SERVICE CENTER:

- POLICY RSC-1: Encourage mixed land use patterns that currently exist within the rural service centers by clearly establishing what kinds of uses will be permitted and which will be prohibited.
- POLICY RSC-3: Small retail and/or service oriented commercial uses, tourist, agriculturally related commercial uses, recreation, cottage industry, and resource industries will be encouraged within the rural service centers to serve the surrounding residents and the traveling public.

RURAL DEVELOPMENT:

- POLICY RD-3: Development and recreational opportunities in rural shoreline and other rural areas shall minimize potential adverse impacts to water quality, slope stability, vegetation, wildlife and aquatic life.
- 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.

TRANSPORTATION:

- POLICY T-13: Ensure that transportation planning and implementation considers and is respectful of the rural and historic character found throughout the county.
- POLICY T-15: As development occurs it shall comply with the applicable road standards, and off-site improvements to existing County roads may be required where those existing roads do not currently meet the adopted road standards.

UTILITIES:

- POLICY U-4: Require that development take into account the timely and concurrent provision of adequate and efficient utility systems.
- POLICY U-9: The cost of on-site utility improvements or site preparation for developments will be the responsibility of the development benefiting from the improvement.
- POLICY U-13: Encourage State agencies to review applications and issue permits concurrent with local permit requirements and timelines.

D. APPLICABLE PROVISIONS OF DCC 18.80.030 "EVALUATION CRITERIA":

- A. The proposed use will be harmonious and in accordance with the general and specific objectives of the comprehensive plan and all subarea plans.
- B. The proposed use will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity of the area.
- C. The traffic generated by the proposed use shall be mitigated so as not to burden the traffic circulation system in the vicinity.
- D. The proposed use will be served adequately by facilities and services such as highways, roads, law enforcement, fire protection, drainage, refuse disposal, domestic water and sanitary sewers, and schools; or that persons or agencies responsible for the establishment of the proposed use will provide adequate services.
- E. The proposed use will not create excessive additional requirements at public cost for public facilities and services.
- F. The proposed use will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property or general welfare by reasons of excessive production of traffic, noise, smoke, fumes, vibration, glare, or odors.
- G. Proposed ingress and egress, driveway widths, parking, and road improvements shall be approved pursuant to DCC Title 20 and to the satisfaction of the county engineer.

- H. Adequate buffering devices such as fencing, landscaping, or topographic characteristics shall be in place in order to mitigate and protect adjacent properties from potential adverse impacts of the proposed use, including visual or auditory effects.
- I. Conditional use permits shall comply with the DCC and all applicable local, state, or federal regulations.
- J. The hearing examiner is the review authority and may approve, conditionally approve, or deny a request for changing the minimum lot size of a conditional use. Any waiver of minimum lot size shall not be construed as an exemption from the requirements of DCC Title 17 and RCW Chapter 58.17.

E. ENVIRONMENTAL REVIEW:

Douglas County issued a Determination of Non-Significance on April 12, 2024, in accordance with WAC 197-11-340 (2).

F. AGENCY AND PUBLIC COMMENTS:

Applicable agencies have been given the opportunity to review this proposal. These agencies have identified mitigation or project design requirements (see attached) for the project that have been included as conditions of approval where appropriate.

Agency Notified	Response Received	Agency Notified	Response Received
Chelan County Public Utility District	03/21/2024	Douglas County Land Services	05/10/2024
Colville Confederated Tribes	N/R*	Douglas County Public Utility District	N/R*
Chelan Douglas Health District	N/R*	Douglas County Sheriff	N/R*
Department of Ecology	03/28/2024	Douglas County Transportation	04/09/2024
Department of Archeology and Historic Preserve	N/R*	Link Transit	N/R*
Douglas County Fire District	N/R*	Orondo School District	N/R*
Douglas County Fire Marshal	04/11/2024	US Army Corps of Engineers	N/R*
Douglas County GIS	03/18/2024	Washington State Department of Fish and Wildlife	03/28/2024

*N/R = No Reply

No public comments were received on this proposal till the date of this staff report.

All agency/ public comments received on this proposal have been included as an attachment to this staff report.

G. PROJECT ANALYSIS:

This analysis below considers the Douglas County Comprehensive Plan, the Douglas County Code, public and agency comments as well as any identified environmental concerns or state and federal requirements in the review of this project.

PROJECT CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The project is designated Rural Service Center by the Douglas County Comprehensive Plan. According to the Comprehensive Plan, *"Rural Service Centers are those areas where historic, unincorporated communities or older recreationally oriented subdivisions are characterized by compact rural type densities and may offer some urban services such as roads, community water systems, and limited commercial uses."* The Plan further states, *"These areas will also be accommodating needed agriculturally related commercial, cottage industries, tourist related uses, recreation and/or light industrial uses."*

This proposal for an event venue is a request to augment the recreational component of an older recreationally oriented subdivision in the unincorporated Douglas County. The proposal meets the objective of Rural Service Center land-use designation.

The request further meets several goals and policies of the comprehensive plan as noted in Section C of this staff report above.

The proposal appears to be consistent with the Douglas County Comprehensive Plan subject to the suggested Conditions of Approval noted below.

CONSISTENCY WITH DCC CHAPTER 18.80.030 "CONDITIONAL USES – EVALUATION CRITERIA"

The proposed land use of an event center, while not specifically noted in the Douglas County Code, is similar to other uses permitted conditionally in the Rural Service Center zoning district. Therefore, this request for an event center is being processed through a Conditional Use Permit process. The project is unlikely to create excessive demands for public services. Noise impacts, dust control, and adequate buffering must fall within the parameters of Douglas County Code, as well as the State standards.

DCC 18.80.030 CUP EVALUATION CRITERIA:

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

Analysis: This proposal for an event venue is a request to augment the recreational component of an older recreationally oriented subdivision in the unincorporated Douglas County. The proposal meets the objective of Rural Service Center land-use designation in accordance with the Douglas County Comprehensive Plan.

Additionally, the project is supported by several policies of the Douglas County Comprehensive Plan noted above in the Staff Report.

- B. The proposed use will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity of the area.

Analysis: The scope of the project includes installation of a stage, seating area, widening of access road, and parking area. No other structures are proposed to be constructed in conjunction with this Conditional Use Permit. The existing subdivision provides recreational opportunities for the existing subdivision through community docks located on site. The proposed event venue will enhance those opportunities for the residents of the existing recreationally oriented subdivision.

The proposed use will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity of the area.

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

Analysis: The project narrative prepared by Grette Associates states that the events are not open to the public and are only for the residents of Lake Entiat Estates and their guests. As such, additional traffic will not be generated by this proposal.

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

Analysis: The Chelan County PUD reviewed the proposal and submitted comments on March 21, 2024 noting that the district has no concerns with the project but notes that a portion of the seating area is within the District's Rocky Reach hydro project boundary and could be subject to inundation. The proposed lawn grass for seating is acceptable to the District.

The Douglas County Transportation Department recommends that the applicant prepare and submit an erosion/ sediment control plan and that BMP's be implemented and maintained throughout construction until such time as permanent site stabilization is established. See suggested Conditions of Approval.

The Douglas County Fire Marshal notes the following improvements to be made in response to this proposal – 96' diameter cul-de-sac or other approved turnaround, apparatus roads, gate, improvements to fire apparatus roads, fire hydrants and "No Parking – Fire Lane" signs. See Conditions of Approval.

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

Analysis: All costs of improvements related to the project will be borne by the project applicant/ landowner. The project will not create any additional costs to the public for improvements

related to this project. The project intends to create additional recreational opportunities for the residents of an existing subdivision requiring minimal improvements to facilities and services.

- F. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or general welfare by reasons of excessive production of traffic, noise, smoke, fumes, vibration, glare, or odors.

Analysis: The proposed use of an event venue complements the recreational character of the existing subdivision. The event venue is intended to serve as a multipurpose gathering space for the residents of Lake Entiat development for events such as concerts, performances, holiday celebrations, movie nights, community parties and gatherings etc. The proposed use is unlikely to be detrimental to any persons, property, or general welfare by reasons of excessive production of traffic, noise, smoke, fumes, vibration, glare and odors.

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

Analysis: The project was reviewed by Douglas County Transportation Department in accordance with the requirements of DCC 20.42 per comment letter dated April 09, 2024. The findings in the said letter indicate that transportation improvements are not required based on the project narrative that states that the event venue will not be open to the public and will only serve the residents of the existing subdivision resulting in no additional traffic generation.

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

Analysis: Pursuant to DCC 20.40.040 (A) (3), the site is located adjacent to a property zoned Rural Resource 20 to the west providing for low-intensity uses. The regulations require that a fifteen-foot wide Type 1 landscaping be provided along the western property line.

The request for the event center further supports the recreational component of the Lake Entiat development. The project site is surrounded by Columbia River to the north and north-east, Lake Entiat development to the south and Chelan County PUD owned property zoned Rural Resource 20 to the west.

The proposed use will not only complement the existing subdivision but will also have minimal impacts, if any, on the adjacent property to the west. The PUD owned property doesn't seem to have any existing developments on site. Therefore, landscaping or screening along the western property line of the subject site is not required.

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

Analysis: The proposal will meet applicable local, state, and federal regulations, subject to the suggested Conditions of Approval as noted in this staff report.

CONSISTENCY WITH DCC 18.32 RSC:

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

Analysis:

- This Conditional Use Permit requests expansion of the recreational component within an existing recreationally oriented subdivision promoting the multiuse function and mixed land use pattern on site.
- The request appears to be consistent with the requirements of the RSC zoning district.
- Douglas County Transportation Department has evaluated the proposal and recommended approval of the project with suggested Conditions of Approval.
- Douglas County Land Services determines that the application materials demonstrate compliance with adopted codes, standards, and specifications applicable to this project, subject to the suggested Conditions of Approval as noted in this staff report.
 - Pursuant to DCC 18.32.060, all proposed development in Rural Service Center zoning district shall comply with the development standards noted in this section of the Douglas County Code. See suggested Conditions of Approval.
 - Pursuant to DCC 20.40.040 (A) (3), the site is located adjacent to a property zoned Rural Resource 20 to the west providing for low-intensity uses. The regulations require that a fifteen-foot wide Type 1 landscaping be provided along the western property line.

The request for the event center further supports the recreational component of the Lake Entiat development. The project site is surrounded by Columbia River to the north and north-east, Lake Entiat development to the south and Chelan County PUD owned property zoned Rural Resource 20 to the west.

The proposed use will not only complement the existing subdivision but will also have minimal impacts, if any, on the adjacent property to the west. The PUD owned property doesn't seem to have any existing developments on site. Therefore, landscaping or screening along the western property line of the subject site is not required.

- Pursuant to DCC 20.42.040, the project requires 120 parking spots. The submitted site plan shows 122 parking spots existing on site. The project meets the parking requirement.

H. RECOMMENDATION

The proposal does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 18, 19 and 20 of the Douglas County Code, and the Douglas County Countywide Comprehensive Plan, subject to the suggested Conditions of Approval in this staff report. Staff recommends approval of CUP-2024-01, based on the suggested Findings of Facts and subject to the suggested Conditions of Approval, noted below:

I. SUGGESTED FINDINGS OF FACT

1. The applicant is requesting a Conditional Use Permit (CUP) to allow for the development of an approximately 9,000 square-foot event venue on three (3) parcels owned by the Lake Entiat Lodge Association community.
2. The proposed event venue (stage, seating area, widening of access road, and parking area) will occur on Parcel No. 26211130003 and the addition of a secondary access off Lake Front Dr will occur on a small portion of the other two parcels, Parcel Nos. 67501800000 and 67502000000.
3. The event venue is intended to serve as a multipurpose gathering space for the residents of Lake Entiat development for events such as concerts, performances, holiday celebrations, movie nights, community parties and gatherings etc.
4. The subject property is currently developed with 122 parking stalls on site. The site fronts on the Columbia River and provides access to community docks.
5. The proposed project will occur on a portion of three parcels (Parcels Nos. 26211130003, 67502000000, and 67501800000) owned by the Lake Entiat Lodge Homeowners' Association. The site is located at 250 W Beach Drive, Orondo, WA, 98843, Douglas County in Section 11, Township 26N, Range 21E. W.M.
6. The access to the event venue is proposed to be established off of Lake Front Drive via 12' wide access.
7. The Douglas County Comprehensive Plan designates the subject property is Rural Service Center.
8. The subject property is a part of the Rural Service Center (RSC) zoning district.
9. Douglas County Code Section 18.80.030 establishes evaluation criteria for Conditional Use Permits. The project meets the evaluation criteria, subject to the Conditions of Approval.
10. A Determination of Non-Significance was issued for this proposal by Douglas County on April 12, 2024.

11. Initial application materials reviewed by Douglas County Transportation and Land Services include:
 - Master application, prepared by the applicant and submitted on February 26, 2024.
 - SEPA Checklist prepared by the applicant and applicant's agent, and submitted on February 26, 2024.
 - Site Plan prepared by Complete Design Inc., and submitted by the applicant on February 26, 2024.
 - Drainage Report prepared by Complete Design Inc. on February 12, 2024, and submitted by the applicant on February 26, 2024. The report was revised on April 09, 2024 to meet the requirements of the Douglas County Code.
 - Project Narrative prepared by Larry Lehman, Grette Associations (Project Agent) on January 31, 2024 and submitted on February 26, 2024.
12. Surrounding property owners were given the opportunity to comment on the proposal and the public notice requirements were met in accordance with Douglas County Code Title 14. No public comments were received by Douglas County till the date of this staff report.
13. Comments from reviewing agencies have been considered and addressed where appropriate.
14. Chelan County PUD reviewed the proposal and submitted comments to Douglas County on March 21, 2024. The comments note, *"The District does not have any concerns with the project as proposed but does wish to comment that a portion of the seating area is within the District's Rocky Reach hydro project boundary and could be subject to inundation. The proposed lawn grass for seating is fine. However, the applicant is advised to contact the district should any future plans involve development or grading in this area."*
15. The Washington State Department of Ecology reviewed the project and provided comments to Douglas County on March 28, 2024. The comments state that *"the agency doesn't require soil sampling for this project; however, there is a high likelihood that the property has soil with elevated concentrations of lead and arsenic."* The agency further recommends NPDES Construction Stormwater General Permit if the project anticipates disturbing ground with the potential for stormwater discharge off-site. See Conditions of Approval.
16. Douglas County Building Official and Fire Marshal reviewed the project and provided comments on April 11, 2024 requiring improvements relate to the following: 96' diameter cul-de-sac or other approved turnaround, apparatus roads, gate, improvements to fire apparatus roads, fire hydrants and "No Parking – Fire Lane" signs. See Conditions of Approval. See Conditions of Approval.
17. Douglas County GIS Department reviewed the project and provided comments on March 18, 2024 requiring submission of an address request application for all existing buildings in the common area as well as for the proposed stage area. See Conditions of Approval.
18. Douglas County Transportation Department reviewed the project and provided comments on April 09, 2024. The agency makes the following findings:

- a) Application materials reviewed by Douglas County Transportation and Stormwater include:
 - i. Stormwater Report prepared by Complete Design, dated April 8, 2024
 - ii. Project Narrative prepared by Grette Associates, dated January 31, 2024
- b) The preliminary stormwater report adequately demonstrates stormwater management feasibility for the subject property. The new additional impervious surface is under the thresholds in the Stormwater Management Manual for Eastern Washington that would require flow control and water quality treatment.
- c) Parking lot access improvements requested by the Fire Marshal are shown on the site plans prepared by Complete Design and are minor in scope.
- d) The project narrative prepared by Grette Associates states that the events are not open to the public and are only for the residents of Lake Entiat Estates and their guests. As such, additional traffic will not be generated by this proposal.

The agency further recommends conditions of approval for the project. See Conditions of Approval.

19. Washington State Department of Fish and Wildlife reviewed the project and provided comments on March 28, 2024. The agency notes that *"An aerial map review of our WDFW Priority Habitat and Species (PHS) on the Web Map indicates that the parcels 26211130003, 67502000000 and 67501800000 likely contain waterfowl concentrations and western toad species have been previously documented on-site. WDFW consider these priority species. These species occur in riparian and wetland habitat, which are considered by Douglas County to be Resource Lands/Critical Areas-Wetlands, in accordance with Douglas County Code (DCC) Chapter 19.18B. A site-scale analysis would be required to confirm or refute the presence of these species."* The agency recommends that *"a Habitat Boundary Survey (DCC 19.18C.035) be prepared by a "fish or wildlife biologist, as appropriate, who is knowledgeable of wildlife species and habitats within North Central Washington" prior to development."* See Conditions of Approval.

The application notes that the project will occur within existing lawn grass area within the community owned waterfront parcel. All work will occur outside of the 200 ft shoreline zone.

This project proposes construction of an approximately 14'X18' stage area in the lawn area bounded by an existing paved access and the homes in Lake Entiat Estates subdivision. The subdivision consists of nearly 400 homes and the area proposed for the siting of the stage is currently heavily utilized by the subdivision residents for recreation purposes. The project further proposes minor widening of an existing access road. The parking area required to accommodate this use exists on site and is not proposed to be enlarged with this proposal.

The Best Management Practice (BMP) noted by the Washington State Department of Fish and Wildlife recommends no impact to shoreline vegetation and leaving the undeveloped wildlife corridor with no chemical treatment between potential habitat types on the property, such as the riverbank and an ephemeral pond, marshy area, or a stand of trees. As noted before, the

project neither proposes any disturbance to the shoreline vegetation, nor proposes any chemical treatment in the undeveloped wildlife corridor.

In consideration of the current level of activity, the existing conditions on site and the scope of the development proposed through this Conditional Use Permit, the project is unlikely to have any adverse impacts to the wildlife on site.

J. SUGGESTED CONCLUSIONS OF LAW:

1. The proposal meets the applicable goals, policies and implementation recommendations as set forth in the Douglas County Comprehensive Plan, subject to the Conditions of Approval.
2. The proposal meets the applicable standards of the Douglas County Code including the evaluation criteria noted in DCC 18.80.030, subject to the Conditions of Approval.
3. The proposal meets the applicable federal and state laws and regulations, subject to the Conditions of Approval.
4. The development will not affect the general public, health, safety and general welfare, adversely, subject to the conditions of approval.

K. SUGGESTED CONDITIONS OF APPROVAL:

1. The project shall proceed in substantial conformance with the plans and application materials on file with Douglas County except to comply with the Conditions of Approval of this permit.
2. The applicant, and site operators, are responsible for compliance with all applicable local, state and federal rules and regulations and shall acquire all applicable permits including but not limited to:
 - a) Commercial Building Permit(s)
 - b) NPDES Construction Stormwater General Permit
3. Pursuant to DCC 18.32.060, all proposed development in Rural Service Center zoning district is required to comply with the development standards noted in this section of the Douglas County Code.
4. The applicant shall submit and obtain approval of a landscaping plan in accordance with DCC 20.40.040 (A) (3), depicting a fifteen-foot-wide Type 1 landscaping along the western property line of Douglas County Parcel No 26211130003, in conjunction with the building permits associated with this Conditional Use Permit.
5. The applicant is required to comply with the Conditions of Approval as noted by the Douglas County Transportation Department in the comment letter dated April 09, 2024. See attached comments.
 - a) An Erosion/Sediment Control Plan shall be prepared and BMPs implemented and maintained throughout construction until such time as permanent site stabilization is established.

- b) Individual/common plan development for this proposal may exceed 1-acre of disturbed ground. This would meet the threshold by the Washington State Department of Ecology (WSDOE) in administering their general permit to discharge stormwater associated with construction activity. The applicant is responsible for acquisition of all applicable permits prior to beginning groundbreaking activities, including but not limited to: Construction Stormwater General Permit, Sand & Gravel Stormwater General Permit, and/or Industrial Stormwater General Permit. Compliance with the Washington State Department of Ecology's regulations is the responsibility of the applicant.
6. The applicant is required to comply with the Conditions of Approval as noted by the Douglas County Building Official and Fire Marshal in the comment letter dated April 11, 2024. See attached comments.
- a) A 96' Diameter Cul-De-Sac or other approved turnaround per IFC Appendix D will be required at dead-end fire apparatus roads greater than 150 feet.
 - b) Apparatus roads shall be 20' min. width and 26' min. width where fire hydrants occur.
 - c) D103.5 Where a single gate is provided, the gate width shall be not less than 20 feet. Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet.
 - d) Approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds.
 - e) Fire hydrants shall be 250 feet from the nearest frontage road and 500 feet thereafter.
 - f) NO PARKING – FIRE LANE signs shall be posted on both sides of the fire apparatus road.
7. The applicant is required to comply with the conditions as noted by the Douglas County GIS Department per comment letter dated March 18, 2024. See attached comments.
- a) Please submit an address request application to give all existing buildings in the common area an address plus an address for the future stage area.

Respectfully Submitted,

Swati Rastogi
Principal Planner

Attachments:

- Agency/ Public Comments

All Departments

Workspace

Dashboard

SMARTQueue

Main Notes Submittals Details Contacts Fees Parcels Contractors Workflow Cycles/Reviews

Permit #: CUP-2024-01 Status: IN COMMENT PERIOD Contact: LAKE ENTIAT LODGE ASSOC Site Address: XXX

Type: CUP Project Name: Lake Entiat Estates Event Venue Contractor:

Display Worklist: Administrative Review Final

Cycle Information

Note List

Display Notes For: --All--

Notes

Type	Id	Note Type	Code	Text	Begin	End	Created By	Attachments
Permit Workflow Step	TRANS & SW	APPROVAL COMMENTS		See attached recommended findings of fact and recommended conditions of approval.	04/09/2024		MNEER@CO.DOUGLAS.WA.US	CUP-2024-01 Suncove Event Venue 2024-0409.pdf

Add

Close

Step Maintenance

Save

Reset

Back

Reports

PLANNING

PENDING

DOUGLAS COUNTY TRANSPORTATION & LAND SERVICES



DATE: April 9, 2024
TO: Swati Rastogi, CFM, Land Services
FROM: Mike Neer, PE, Development Services
RE: CUP-2024-01 – Lake Entiat Estates Event Venue

Suggested Findings of Fact:

1. Application materials reviewed by Douglas County Transportation and Stormwater include:
 - Stormwater Report prepared by Complete Design, dated April 8, 2024
 - Project Narrative prepared by Grette Associates, dated January 31, 2024
2. The preliminary stormwater report adequately demonstrates stormwater management feasibility for the subject property. The new additional impervious surface is under the thresholds in the Stormwater Management Manual for Eastern Washington that would require flow control and water quality treatment.
3. Parking lot access improvements requested by the Fire Marshal are shown on the site plans prepared by Complete Design and are minor in scope.
4. The project narrative prepared by Grette Associates states that the events are not open to the public and are only for the residents of Lake Entiat Estates and their guests. As such, additional traffic will not be generated by this proposal.

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

Suggested Conditions of Approval:

Transportation / Stormwater

1. An Erosion/Sediment Control Plan shall be prepared and BMP's implemented and maintained throughout construction until such time as permanent site stabilization is established.
2. Individual/common plan development for this proposal may exceed 1-acre of disturbed ground. This would meet the threshold by the Washington State Department of Ecology (WSDOE) in administering their general permit to discharge stormwater associated with construction activity. The applicant is responsible for acquisition of all applicable permits prior to beginning ground breaking activities, including but not limited to: Construction Stormwater General Permit, Sand & Gravel Stormwater General Permit, and/or Industrial Stormwater General Permit. Compliance with the Washington State Department of Ecology's regulations is the responsibility of the applicant.

All Departments

Main Notes Submittals Details Contacts Fees Parcels Contractors Workflow Cycles/Reviews Conditions Inspections Other Requirements Fixture

Workspace

Note List



Display Notes For: --All--

Notes

Type ^	Id	Note Type	Code	Text	Begin	End	Created By	Attachments
Permit Workflow Step	COMMENTS-GIS	DEFICIENCY		Please submit an Address Request Application to give all existing buildings in the common area an address plus an address for the future stage area.	03/18/2024		ataub@co.douglas.wa.us	https://www.douglascountywa.net/627/Douglas-County-Addressing-and-Road-Namin

Add

Close

1 TRANS & SW APPROVED* 04/09/2024 Mike Neer TRANS & SW

Step Maintenance

Save Reset Back Reports



Code Analysis

Project Description: Lake Entiat Estates Event Venue

Project Parcel: 26211130003 / Orondo WA

The following codes that will need to be met (current code year cycle at time of issuance listed but not limited to);

- IFC (International Fire Code)
- IBC (International Building Code)
- ICC A117.1-2009 (Accessible and Usable Buildings and Facilities)

2018 IBC (International Building Code)

- Commercial Building Permit Required

2018 IFC (International Fire Code)

- A 96' Diameter Cul-De-Sac or other approved turnaround per IFC Appendix D will be required at dead-end fire apparatus roads greater than 150 feet.
- Apparatus roads shall be 20' min. width and 26' min. width where fire hydrants occur.
- D103.5 Where a single gate is provided, the gate width shall be not less than 20 feet. Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet.
- Approved fire apparatus access road with an asphalt, concrete or other approved driving service capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds.
- Fire hydrants shall be 250 feet from the nearest frontage road and 500 feet thereafter.
- NO PARKING – FIRE LANE signs shall be posted on both sides of the fire apparatus road.

SECTION 3106 OUTDOOR ASSEMBLY EVENTS

3106.1 Scope.

Outdoor assembly events shall comply with this section.

3106.2 General.

Outdoor assembly events shall be in accordance with this section and [Section 403.12](#). Temporary structures erected for outdoor assembly events shall comply with this chapter.



3106.2.1 Approval required.

Outdoor assembly events shall be *approved* by the *fire code official*.

3106.2.2 Permits.

An operational permit shall be required as set forth in [Section 105.6](#).

3106.2.3 Access.

An *approved* means of fire apparatus access shall be provided.

3106.2.3.1 Fire service features.

Unobstructed access to fire hydrants, drafting sources and other fire protection features shall be maintained at all times.

3106.3 Occupancy and means of egress.

The number and location of emergency egress and escape routes shall be *approved* by the *fire code official*.

3106.3.1 Occupant load.

The *fire code official* shall establish an *occupant load* for the event site.

3106.3.2 Maintenance of emergency egress and escape routes.

Emergency egress and escape routes shall be maintained at all times.

3106.4 Public safety for events.

Outdoor assembly events shall comply with [Sections 3106.4.1](#) through [3106.4.7](#).

3106.4.1 Public safety plan for gatherings.

A public safety plan shall be prepared where required by [Section 403.12.2](#). The public safety plan shall be submitted to the *fire code official* with the application for an operational permit as required by [Section 3106.2.2](#).

3106.4.2 Weather monitoring person.

Where required by the *fire code official*, the event operator or agent shall designate one qualified individual to continuously monitor local weather reports, forecasts and conditions. Said person shall be responsible for initiating weather-related event mitigation activities, ordering the suspension or cancellation of the outdoor assembly event and issuing the evacuation signal in accordance with the *approved* public safety plan.

3106.4.3 Crowd managers.

Where events involve a gathering of more than 1,000 people, trained crowd managers shall be provided in accordance with [Section 403.12.3](#).

3106.4.4 Portable fire extinguishers.

Approved portable fire extinguishers complying with [Section 906](#) shall be provided and placed in locations *approved* by the *fire code official*.

3106.4.5 Smoking.



Smoking shall be permitted only in designated areas. Other areas shall have *approved* “No Smoking” signs conspicuously posted and maintained in accordance with Section 310.

3106.4.6 Combustible vegetation.

Combustible vegetation that could create a fire hazard shall be removed from the outdoor assembly event area.

3106.4.7 Combustible refuse.

Combustible refuse shall be kept in noncombustible containers with tight-fitting or self-closing lids. Combustible refuse shall be removed from the event site at regular intervals to prevent an unsafe accumulation within the event site.

Heather Mauseth

Douglas County Building Official/ Fire Marshal
509-884-7173

Swati Rastogi (x6590)

From: Lisa Graves <lisa.graves@chelanpud.org>
Sent: Thursday, March 21, 2024 4:21 PM
To: Shari Tincher (x6589)
Cc: Alicia Hankins
Subject: Comment on Lake Entiat Lodge Assoc. - CUP-2024-01

The District does not have any concerns with the project as proposed, but does wish to comment that a portion of the seating area is within the District's Rocky Reach hydro project boundary and could be subject to inundation. The proposed lawn grass for seating is fine. However, the applicant is advised to contact the District should any future plans involve development or grading in this area.

Thank you for the opportunity to review and comment.

Sincerely,

Lisa

Lisa Graves
Real Estate Specialist
PUD No. 1 of Chelan County | Wenatchee, Washington

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

Swati Rastogi (x6590)

From: Region2 Planning (DFW) <WDFWR2Planning@dfw.wa.gov>
Sent: Thursday, March 28, 2024 4:46 PM
To: Shari Tincher (x6589)
Cc: Annette Jester (x6549); Barg, Amanda R (DFW)
Subject: RE: Douglas County CUP-2024-01 Lake Entiat Event Venue
Attachments: WDFW Published Information Resources.pdf; WDFW Comments Lake Entiat Event Venue CUP - 2024 - 01.docx

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 Shari,

Please see the attached materials for WDFW's comments on the CUP-2024-01.

Thanks,



Nate Schmidt (he/him)
Habitat Biologist, Region 2
Washington Department of Fish and Wildlife
303 S. Mission St. Suite 100A, Wenatchee, WA 98801
nate.schmidt@dfw.wa.gov
509-670-0742

From: Shari Tincher (x6589) <stincher@co.douglas.wa.us>
Sent: Tuesday, March 19, 2024 2:26 PM
To: Real Estate Services <realestateservices@chelanpud.org>; Alicia Hankins-CCPUD Real Estate Services <alicia.hankins@chelanpud.org>; Lisa Graves <lisa.graves@chelanpud.org>; Rebecca Gordon <Rebecca.Gordon.HSY@colvilletribes.com>; Guy Moura <Guy.Moura@colvilletribes.com>; ECY RE SMP (SEA) <ECYreSEAsmp@ECY.WA.GOV>; Region2 Planning (DFW) <WDFWR2Planning@dfw.wa.gov>; Schmidt, Nate (DFW) <Nate.Schmidt@dfw.wa.gov>; Cristina Barone <cbarone@linktransit.com>; david.j.moore@usace.army.mil
Subject: Douglas County CUP-2024-01 Lake Entiat Event Venue

External Email

REQUEST FOR AGENCY COMMENTS

APPLICANT: LAKE ENTIAT LODGE ASSOC

Date of Application: 02/26/2024

Date Letter of Completeness Issued: 03/12/2024

Date Notice of Application Issued: 03/18/2024

Application Number: CUP-2024-01

Description of Proposal: An application for a Condition Use Permit (CUP) for an event venue on a Rural

Service Center zoned property. The proposed project consists of setting up of a temporary stage and a

seating area, widening of access road and construction of parking area. The event venue is intended to be

used as a multi-purpose gathering space for the residents of Lake Entiat Lodge Association development.

The property is located at 101 Lakefront Drive, Orondo, WA 98843. The subject property is described as

being located within Section 11, Township 26N, Range 21E. Douglas County Assessor's Parcel Numbers:

26211130003, 67502000000 and 67501800000.

Respond By: 5:00 p.m., 4/1/2024

Application materials can be viewed at the following website: [SEPA record number 202401175, "CUP-2024-01 Lake Entiat Lodge Event Venue"](#).



State of Washington

DEPARTMENT OF FISH AND WILDLIFE REGION TWO

Mailing Address: 1550 Alder Street NW, Ephrata, WA 98823-9699 · 509 754-4624 · TDD 360 902-2207
Region Two Office Location: 1550 Alder Street NW, Ephrata, WA

March 28, 2024,

Douglas County Transportation and Land Services
140 19th St., Suite A
East Wenatchee, WA 98802

SUBJECT: LAKE ENTIAT LODGE ASSOCIATION – CUP-2024-01

On March 19, 2024, the Washington Department of Fish and Wildlife (WDFW) received notice from the Douglas County Transportation and Land Services that it is accepting comments regarding the proposal referenced above. The Washington Department of Fish and Wildlife (WDFW) interest in this project is based on our agency's mandate to perpetuate fish, wildlife, and their habitat (Regulatory Code of Washington (RCW) 77.04.012). We reviewed the project proposal for potential impacts to fish, wildlife and their habitats, as well as possible impacts to recreational opportunities, according to our mission; we appreciate the opportunity to offer these comments.

WDFW reviewed the application materials that were prepared for the proposed event venue. An aerial map review of our WDFW Priority Habitat and Species (PHS) on the Web Map indicates that the parcels 26211130003, 67502000000 and 67501800000 likely contain waterfowl concentrations and western toad species have been previously documented on-site. WDFW consider these priority species. These species occur in riparian and wetland habitat, which are considered by Douglas County to be Resource Lands/Critical Areas-Wetlands, in accordance with Douglas County Code (DCC) Chapter 19.18B. A site-scale analysis would be required to confirm or refute the presence of these species.

To verify whether the site contains the identified WDFW Priority species and Douglas County Critical Areas, WDFW recommends that the proposed project applicants meet the standards in DCC 19.18C. Specifically, WDFW recommends a *Habitat Boundary Survey (DCC 19.18C.035)* be prepared by a "fish or wildlife biologist, as appropriate, who is knowledgeable of wildlife species and habitats within North Central Washington" prior to development.

Depending on the results of the Habitat Boundary Survey, the applicant may need to provide a *Fish/wildlife habitat management and mitigation plan (DCC 19.18C.037)* that contains, "A plan by the applicant which explains how any adverse impacts created by the proposed development will be mitigated" and provides, "Proposed mitigation measures which could minimize or avoid impacts." If impacts cannot be avoided or minimized, mitigation for

March 28, 2024

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unavoidable impacts to the WDFW Priority habitats listed above and/or the species that are identified in the Habitat Boundary Survey should be provided.

To assist the applicant in developing a Fish/Wildlife Habitat Management and Mitigation Plan (HMMP), WDFW has published management recommendations for waterfowl and cavity nesting ducks that may utilize these parcels. Please see the enclosed list of WDFW Published Information Resources.

The best management practice (BMP) to avoid and minimize impacts to WDFW Priority Species, including waterfowl, cavity nesting ducks, and western toad, are to protect the vegetative buffers associated with the Columbia River and wetlands. Specific to western toad, to avoid and minimize impacts we recommend protecting vegetation immediately along the Columbia River (or around ephemeral ponds, if any are present) to keep vegetation as intact as possible, as toads need that for cover, and to avoid any impacts to the shoreline itself (e.g., digging, depositing sediment) since western toads typically winter in the muddy banks of rivers and streams. They lay their eggs in ponds, potholes, ephemeral ponds that are basically just puddles, and along slow-moving portions of rivers, like the Lake Entiat area, which is why it is important to keep from depositing silt into the river. Minimizing the use of herbicides and other chemicals is critical as many are toxic to the point of being fatal to western toads at all life stages. The use of herbicides and other chemicals for maintenance of the property (e.g., lawn care, pest control) upland of the shoreline and wetland buffers have the potential to impact western toads. Since they migrate, another important BMP is to leave an undeveloped corridor(s) with no chemical treatment between potential habitat types on the property, such as the riverbank and an ephemeral pond, marshy area, or a stand of trees.

Thank you for the opportunity to comment on the Lake Entiat Lodge event venue proposal. WDFW staff are available to provide technical assistance to you and the applicant. If you have any questions, please email me at nate.schmidt@dfw.wa.gov or feel free to call me at 509-670-0742.

Sincerely,



Nate Schmidt
WDFW Region 2 Habitat Biologist

Cc: Amanda Barg, WDFW Region 2 Assistant Regional Habitat Program Manager

Cc: Annette Jester, Douglas County Transportation and Land Services Permit Technician

WDFW Published Information Resources

- WDFW Priority Habitats and Species Website <https://wdfw.wa.gov/species-habitats/at-risk/phs>
 - The Priority Habitats and Species (PHS) Program is WDFW's primary means of transferring fish and wildlife information from our resource experts to local governments, landowners, and others who use it to protect habitat.
 - PHS information is used primarily by cities and counties to implement and update land use plans and development regulations under the Growth Management Act, <https://apps.leg.wa.gov/RCW/default.aspx?cite=36.70A>.
- WDFW Priority Habitat and Species List
 - <https://wdfw.wa.gov/sites/default/files/publications/00165/wdfw00165.pdf>
 - This list identifies the species and habitats that are priorities for management and conservation.
- WDFW Priority Habitats and Species Map
 - PHS on the Web <https://geodataservices.wdfw.wa.gov/hp/phs/>
- Landscape Planning for Washington's Wildlife: Managing for Biodiversity in Developing Areas (A Priority Habitats and Species Guidance Document)
 - <https://wdfw.wa.gov/sites/default/files/publications/00023/wdfw00023.pdf>.
 - This guidance provides information regarding developing a mitigation plan.
- WDFW's Management Recommendations for Washington's Priority Habitats: Managing Shrubsteppe in Developing Landscapes
 - <https://wdfw.wa.gov/sites/default/files/publications/01333/wdfw01333.pdf>
 - If shrubsteppe habitat is identified within a project area, WDFW recommends applying mitigation sequencing, consistent with Douglas County's CAO, (19.18C.037(D)(7)):
 - 1. avoid impact by not taking a certain action; 2. minimize the impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts; 3. rectify the impact by repairing, rehabilitating or restoring the affected environment; 4. Compensating for the impact by replacing, enhancing, or providing substitute resources or environments.
 - A site-scale analysis of the habitat is recommended. Appendix 9 of this document includes protocol for identifying, mapping, and assessing quality of shrubsteppe on an individual parcel. The results of this analysis are used to ensure land use proposals will avoid or minimize shrubsteppe impacts. If shrubsteppe impacts are unavoidable, mitigation is needed to compensate for the impacts.
 - For off-site mitigation, WDFW recommends only using it to develop parcels of lesser quality shrubsteppe (e.g., small, isolated, and/or disturbed vegetation) in return for protecting high-quality shrubsteppe habitat.
 - For on-site, as well as off-site mitigation, WDFW recommends mitigation ratios of no less than two acres of protected shrubsteppe for every acre of lost habitat. Off-site mitigation sites should be as geographically close as possible to the affected habitat.

Swati Rastogi (x6590)

From: ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>
Sent: Thursday, March 28, 2024 2:45 PM
To: Shari Tincher (x6589); Swati Rastogi (x6590)
Subject: SEPA 202401175 comments for CUP-2024-01
Attachments: 202401175_Douglas_Lake Entiat Lodge Event Venue.pdf

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.

Please see the attached comment letter for CUP-2024-01 Lake Entiat Lodge Event Venue.

Share these comments with the applicant.

Thank you,

Joy Espinoza

SEPA/ERTS Coordinator – Central Region

Department of Ecology

Ph: 509.379.3967 | crosepacoordinator@ecy.wa.gov



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office

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

March 28, 2024

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

RE: 202401175; CUP-2024-01

Dear Shari Tincher:

Thank you for the opportunity to comment on the Notice of Application for Lake Entiat Lodge Event Venue. We have reviewed the application and have the following comment.

Toxics Cleanup

Historical aerial photos indicate sections of this property were occupied by orchard when the pesticide lead arsenate was applied, often resulting in shallow soil contamination from lead and/or arsenic.

Ecology doesn't require soil sampling for this project; however, there is a high likelihood that this property has soil with elevated concentrations of lead and arsenic. Additional information, including precautions you can take to reduce exposure, is available at <https://ecology.wa.gov/dirtalert>.

Please contact Hector Casique, Project Manager, at 509-208-1288 or email hector.casique@ecy.wa.gov if you have any questions.

Water Quality

Project with Potential to Discharge Off-Site

If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

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

March 28, 2024

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In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact **Wendy Neet** at 509-571-6733 or wnee461@ecy.wa.gov with questions about this permit.

Sincerely,

A handwritten signature in cursive script that reads "Joy Espinoza".

Joy Espinoza
SEPA Coordinator
Central Regional Office
509-379-3967
crosepacoordinator@ecy.wa.gov