



# 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

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### STAFF REPORT PLAT AMENDMENT TO RIVERVIEW RANCH 1<sup>ST</sup> ADDITION (SS-2019-08) PH 2 & 3 PA-2023-01

TO: Douglas County Hearing Examiner  
FROM: Douglas County Land Services Staff  
RE: Plat Amendment (PA-2023-01)  
DATE: May 10, 2024

#### GENERAL INFORMATION

Requested Action: An application for a Plat Amendment to the Riverview Ranch 1<sup>st</sup> Addition (SS-2019-08) short plat. The proposal consists of modifications to the reserve lot and platting of seven additional lots within the boundary of the original subdivision.

Location: The subject property is located within the Rural Resource 5 (RR-5) zoning district under Douglas County Code. The property is located north of SE Vantage Drive and is further described as being located within Section 22, Township 22N, Range 21E, W.M. The Assessor's Parcel Number is 22212230026.

#### SITE INFORMATION

Total Project Size: 31.71 acres  
No. of Lots: 7  
Domestic Water: Private Group A  
Sewage Disposal: On-site septic system.  
Power/Electricity: Douglas County PUD  
Fire Protection: Douglas County Fire District #2  
Telephone Service: Varied

Site Characteristics: The subject property is vacant, which includes 40% unused sagebrush hillside and 60% former gravel and sand pit. The topography is steep to very steep in areas, flat to rolling in others.

Uses Adjacent to the subject properties:

North: Orchard, vacant land, single family residences

South: Vacant land, single family residences

East: Orchards, single family residences, Hartl Pit site, vacant land

West: Orchards, single family residence

Access: The subdivision is accessed from 12<sup>th</sup> Street SE (public) via S. Valiant Drive (private). The upper portion of S. Valiant Drive was constructed as part of Riverview Ranch (P-07-15) Phase 1.

Zoning and Development Standards: The subject property is located within the Rural Resource 5 (RR-5) Zoning District, which allows for cluster subdivisions.

Major Subdivisions:

The requirements of Title 17, "Subdivisions", Douglas County Code, apply to the design and review requirements for approval of major subdivisions of 5 or more lots, parcels, or tracts, including plat amendments.

**COMPREHENSIVE PLAN:**

The Douglas County Countywide Comprehensive Plan designates this property as Rural Resource 5 (RR-5). The following goals and policies set forth in the comprehensive plan are relevant to this development:

RURAL DEVELOPMENT

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

POLICY RD-8: Where there is a requirement to maintain a certain percentage of a development in open space/critical areas, that activity may remain in the ownership of the developer/property owner, or it may be transferred to other organizations, provided the land will remain or be utilized in accordance with the development plan.

RURAL LANDS

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

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

**POLICY R-7:** All plats, short plats, development permits and building permits issued for development activities within five hundred feet of lands designated agriculture and/or mineral resource lands must contain a notice that the subject property is adjacent to, designated resource land on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration.

**ENVIRONMENTAL REVIEW**

Douglas County issued a Determination of Non-Significance on 04/02/2024 in accordance with WAC 197-11-355 (Optional DNS)

**AGENCY AND PUBLIC COMMENTS:**

Applicable agencies have been given the opportunity to review this proposal. Agency comments have been attached.

**Agency Comments:**

<b>Agency Notified</b>	<b>Response Received</b>	<b>Agency Notified</b>	<b>Response Received</b>
<b>Department of Ecology</b>	11/21/2023	<b>Douglas County Land Services</b>	5/10/2024
<b>Washington State Dept. of Fish &amp; Wildlife</b>	11/21/2023	<b>Dept. of Arch. &amp; Historical Preservation</b>	11/21/2023
<b>Douglas County PUD</b>	11/14/2023	<b>Colville Tribe</b>	NR
<b>Douglas County Fire Marshal</b>	5/9/2024	<b>Douglas County GIS</b>	11/15/2023
<b>Douglas County Transportation and Stormwater</b>	12/11/2023	<b>WSDOT</b>	11/21/2023
<b>CDHD</b>	11/27/2023	<b>Douglas County Assessor</b>	11/15/2023
<b>Douglas County Treasurer</b>	11/9/2023	<b>EWWD</b>	NR

\* N/R = No Reply

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

- Date of Application: 08/17/2023
- Date Letter of Completeness Issued: 10/11/2023
- Date Notice of Application Issued: 10/11/2023
- Comment Period: 11/13/2023-11/27/2023
- SEPA DNS Issued: 04/02/2024

At the time of authoring this report and within the file of record, no public comments have been received.

## **PROJECT ANALYSIS**

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

### Comprehensive plan consistency:

The proposal is consistent with the goals and policies of the Douglas County Countywide Comprehensive Plan. The proposed lot sizes meet the density standards for the applicable land use designation. The development will be adequately serviced by a combination of existing and proposed utilities.

### Consistency with the provisions of Title 17, "Subdivision", DCC:

*As conditioned, the proposed subdivision is consistent with the provision of this title.*

### Consistency with the provisions of the RR-5 Zoning District, Chapter 18.30, DCC:

*The proposal is consistent with the provisions of this chapter. Residential use of the property is permitted by the district.*

### 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 proposed subdivision is consistent with the provision of this title.*

## **RECOMMENDATION**

As conditioned below, this application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 17, 18, and 19 of the Douglas County Code. Staff recommends approval of PA-2023-01 subject to the following findings of fact and conditions:

### Suggested Findings of Fact:

1. The applicants/owners are D&M Developments RVR1 LLC, 174 Sweetheart Lane, Malaga, WA 98828.
2. The agent for the project is Martin Davy, Riverview Ranch NW, Inc.. Address of 411 S. Mason Ave, East Wenatchee, WA 98802.
3. General Description: An application for a Plat Amendment to the Riverview Ranch 1<sup>st</sup> Addition (SS-2019-08) short plat. The proposal consists of modifications to the reserve lot and platting of seven additional lots within the boundary of the original subdivision.
4. Location: The subject property is located within the Rural Resource 5 (RR-5) zoning district under Douglas County Code. The property is located north of SE Vantage Drive and is further described as being located within Section 22, Township 22N, Range 21E, W.M. The Assessor's Parcel Number is 22212230026.
5. The applicant has submitted the following materials for review:
  - a. Master Application
  - b. Preliminary Plat Map prepared by Northwest Geodimensions, dated May 2, 2023.
  - c. Preliminary Civil Plans, prepared by Pacific Engineering, dated August 18, 2023.
  - d. Preliminary Stormwater Report, prepared by Pacific Engineering, dated August 12, 2023
  - e. SEPA checklist, prepared on August 6, 2023.
  - f. Project Narrative, dated August 21, 2023.
  - g. Preliminary Reserve Lot Management Plan
  - h. Geotechnical Engineering Evaluation, prepared by Nelson Geotechnical Associates, dated October 17, 2007.
  - i. Cultural Resource Study, prepared February 2020.
6. Site Characteristics: The subject property is vacant, which includes 40% unused sagebrush hillside and 60% former gravel and sand pit. The topography is steep to very steep in areas, flat to rolling in others.

Uses Adjacent to the subject properties:

North: Orchard, vacant land, single family residences

South: Vacant land, single family residences

East: Orchards, single family residences, Hartl Pit site, vacant land

West: Orchards, single family residence
7. The Comprehensive Plan Designation is Rural Resource 5 (RR-5).
8. The subject property is located in the RR-5 zoning district which allows for cluster subdivisions as permitted uses.
9. The Riverview Ranch First Addition Phase 2 & 3 cluster short plat was recorded on March 2, 2022, included 21.7 acres. There are three approximately one (1) acre lots and one (1) reserve lot of approximately 18.31 acres.

10. BLA-2023-29 has been applied for and approved but has not yet been recorded. This BLA brings in an additional 10 acres of land to the reserve lot of SS-2019-08 thus totaling 31.71 acres.
11. The RR-5 zoning district permits a density of one (1) lot per 5 acres, and a “bonus” density of 150% for cluster developments pursuant to DCC 18.30.080.
12. The total area to be subdivided with this plat amendment is 31.7 acres. Douglas County Code 18.16.046(E)(4) requires a minimum of seventy percent of the original parcel remain as a reserve lot. Using the RR-5 zoning permitted density of one lot per 5 acres, and a “bonus” density of 150% for the clustering,  $(31.7 / 5) \times 1.5$  totals 9.51 lots. Using conventional mathematical conventions for rounding, this results in 10 total lots permissible. Three are existing, created through the original short plat, with seven (7) more proposed, including the reserve lot.
13. Surrounding property owners were given the opportunity to comment on the proposals, can request a copy of the decision, and can appeal the decision subject to the requirements outlined in DCC Title 14.
14. Access to the property is from 12<sup>th</sup> St SE (public) via S Valiant Dr (private). The upper portion of S Valiant Dr was constructed as part of Riverview Ranch (P-07-15) Phase 1.
15. An extension of S Valiant Drive (private) is currently under construction as part of Riverview Ranch (P-07-15) Phase 3. Once completed this extension of S Valiant Drive (private) will serve as access to this proposed subdivision.
16. The original Riverview Ranch 1<sup>st</sup> Addition short plat resulted in 3 lots being created that are accessed from the portion of S Valiant Dr (private) constructed as part of Riverview Ranch (P-07-15) Phase 1.
17. A portion of the property being platted is currently being used as an inert waste landfill that was permitted via Conditional Use Permit CUP-16-01. Access to the inert waste landfill is provided from Rock Island Road via SE Vantage Drive (private). The inert waste landfill is to be shut down prior to plat approval.
18. The Preliminary Civil Plans include a proposed 24-foot wide private paved access road with an HMA thickened edge. The proposed private road terminates with a hammer head turnaround.
19. The stormwater mitigation plan submitted with the preliminary materials indicates that stormwater management will be provided by the existing infiltration pond constructed as part of Riverview Ranch Phase 1 as modified in accordance with the approved plans for Riverview Ranch Phase 3. This concept appears to be a viable alternative. A final stormwater report stamped by a professional civil engineer shall be submitted with the civil engineer plans.
20. The transportation and stormwater improvements associated with Riverview Ranch Phase 3 shall be completed and accepted prior to plat approval for this plat amendment.
21. The Washington State Department of Fish and Wildlife recommends the proposed project conduct a Habitat Boundary Survey, per DCC 19.18 (C)(3), be

prepared by a fish or wildlife biologist. Depending on the results of the survey, the applicant may need to provide a habitat management and mitigation plan.

22. The applicant submitted a Cultural Resource Study with the application materials. This study was sent over to the Washington State Department of Archaeology & Historic Preservation (DAHP) for their review and consideration. DAHP concurs with the study results.
23. The Washington State Department of Ecology – Toxic Cleanup. The facility addressed in this proposal has an institutional control and is listed on the Uniform Environmental Covenants Registry, Ecology Facility/Site ID 1557707; TCP Cleanup Site ID 834. Institutional controls help to reduce or eliminate exposure to hazardous substances at a cleanup site. Examples of institutional controls include fences, barriers, signage, and water use restrictions. The proposed action must follow the conditions described in the institutional control. The institutional control can be viewed at: <https://apps.ecology.wa.gov/cleanupsearch/document/9997>. If you have any questions about the institutional control, please contact Mary Monahan at 509-571-6661 or email at [mary.monahan@ecy.wa.gov](mailto:mary.monahan@ecy.wa.gov).
24. Douglas County issued a Determination of Non-Significance on 04/02/2024 in accordance with WAC 197-11-355 (Optional DNS).
25. No members of the public commented on the proposal.
26. Surrounding property owners were given the opportunity to comment on the proposals, can request a copy of the decision, and can appeal the decision subject to the requirements outlined in DCC 14.12.
27. Proper legal requirements were met and surrounding property owners were given the opportunity to comment on the proposal at a public hearing.
28. Purveyors who responded to the project have indicated that adequate utilities/services are or can serve this project.
29. As conditioned, the development will not adversely affect the general public, health, safety and general welfare.

#### Suggested Conclusions:

1. As conditioned, the development meets the goals, policies, and implementation recommendations as set forth in the RR-5 zoning district.
2. As conditioned, the plat amendment meets the goals, policies and implementation recommendations as set forth in the Douglas County Countywide Comprehensive Plan.
3. Public use and interests will be served by approval of this proposal.
4. As conditioned, the proposal is consistent with Title 18 "Zoning", Title 17 "Subdivision", and Title 19 "Environment", of the Douglas County Code.
5. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.

#### Suggested Conditions of Approval:

1. The project shall proceed in substantial conformance with the plans and application materials of file dated August 18, 2023 except as amended by the conditions herein.
2. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
3. A plat certificate showing parties of interest from a title company must be submitted with the blueline drawings.
4. The final plat amendment map shall be submitted by a land surveyor licensed in the State of Washington and shall comply with the standards set forth in Title 17 of the Douglas County Code.
5. All parties having an ownership interest in the subject property shall acknowledge the plat.
6. It is the responsibility of the applicant to contact the Douglas County Assessor's and Treasurer's offices to confirm all taxes are current prior to final plat approval.
7. Pursuant to WAC 332-130-050 (3)(C)(iii), A prominent note itemizing the changes to the original document needs to be included on the final plat.
8. BLA 2023-29 shall be recorded prior to final plat approval.
9. A note shall be placed on a final plat, final short plat or final binding site plan and noted in the deed of record or on a notice to title for each lot when a subdivision, short subdivision, binding site plan or other development is located within five hundred feet of a designated agricultural or mineral resource area. The property owner shall sign an affidavit acknowledging the following statement and shall record it with the county auditor for disclosure in the deed and mortgage records of the subject property. The statement shall essentially read as follows:  
*"The subject property is located within or near designated agricultural lands or mineral resource lands on which a variety of activities may occur that are not compatible with residential or other type of development for certain periods of limited duration. Such activities may include but are not limited to noise, dust, smoke, odors and hours of operation resulting from harvesting, planting, fertilizing, pest control and other resource-related activities associated with usual and normal resource management practices which, when performed in accordance with county, state and/or federal law, shall not be subject to legal action as public nuisances."*
10. The Reserve Lot Management Plan shall be recorded and the AFN listed on the final plat map.
11. According to the Douglas County PUD, Application for Service must be submitted and electrical/communication design approved prior to construction approval. Payment for estimate to provide service to the project must be complete prior to final approval.
12. According to the Washington State Department of Fish and Wildlife, a Habitat Boundary Survey, per DCC 19.18 (C)(3), shall be prepared by a fish or wildlife biologist and submitted to Douglas County for review. Depending on the results of the survey, the applicant may need to provide a habitat management and mitigation plan.
13. Structures shall be placed in accordance with Nelson Geotechnical Report dated October 17, 2007. Additional geotechnical assessment may be required at building permit submittal.

14. Lots greater than one (1) acre are EXEMPT from proposed structures on proposed lots fire flow requirements PROVIDED that all structures located upon adjacent (neighboring) lots maintain no less than 50 feet of separation utilizing the closest and most direct path as measured from eave to eave.
15. All access longer than 150 feet must end in an approved Turn Around. The Turn Around must not be a part of a garage approach, must not be counted as parking, must not be counted as a storage area, must account for seasonal snow accumulation, and must be capable of supporting the weight of emergency apparatus in all weather conditions.
16. Minimum Required Fire Flow is 1000 GPM at a minimum of 20 PSI for no less than a 2-Hour duration. A hydrant must be located no more than 250 feet from the nearest frontage access to each lot. Maximum hydrant spacing is 500 feet and as approved or required by the Fire Marshal.
17. If fire flow is not achieved then the residence must be provided with a residential fire sprinkler system in accordance to NFPA13D.
18. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders. They shall be designed and maintained to support the imposed load of 75,000 pound fire apparatus and shall be surfaced as so to provide all-weather driving capabilities. Grades steeper than 10 percent shall be asphalt or approved by the fire code official.
19. Final construction plans designed by a Professional Civil Engineer licensed in the State of Washington's shall be submitted to and accepted by Douglas County prior to construction. Construction plans shall be prepared in accordance with the requirements of the Douglas County Code and Road Standards. The construction plans shall include the design for the accesses serving lots 4 through 9.
20. The access driveway shall include a hammerhead turnaround within 150 feet of its termination. The applicant shall coordinate the location and size of the turnaround with the Douglas County Fire Marshal.
21. Access to the parcels west of the proposed subdivision shall be protected and maintained throughout construction.
22. A minimum 30-foot wide access easement serving lots 4 through 9 shall be shown on the civil construction drawings and the final plat.
23. The access road shall be constructed prior to final plat approval.
24. It shall be clearly noted on the final plat map that the use of the private access to Rock Island Road is prohibited.
25. The location of cluster mailbox units for the subdivision shall be shown on the construction plans. A pullout shall be provided if the mailbox cluster is located on 12th St SE. Location to be accepted by the County Engineer and USPS Postmaster prior to plan acceptance.
26. S Valiant Drive shall be constructed in accordance with the approved plans for Riverview Ranch Phase 3 prior to plat approval for this short plat.
27. A note shall be included on the face of the final plat which states:
28. "Douglas County shall not be responsible for the maintenance of the roadway and appurtenant improvements, including storm drainage infrastructure."

29. A Private Access Operation and Maintenance Agreement shall be prepared, executed, and recorded by the applicant with the AFN noted on the final plat.
30. All existing and proposed easements shall be clearly delineated, with the AFN(s) noted as necessary, on the final plat map.
31. Per DCC Chapter 12.24, all new or revised driveways and accesses onto a county road (including temporary accesses) require an approved access permit. This is typically processed with the building permits for each lot.
32. Utility installation/replacement/upgrade within the Douglas County right-of-way shall be approved by Douglas County. A permit to perform work in the right-of-way shall be obtained prior to construction. Damage to existing roads resulting from construction activities (including utility extensions required to provide necessary services to the proposed development) shall be repaired to the satisfaction of Douglas County, by the applicant. The extent of repair and/or replacement will be determined during construction plan review and during field inspection of the proposed work within the right-of-way.
33. A final site-specific stormwater plan and report prepared by a Professional Civil Engineer (PE) licensed in the State of Washington that conforms to Douglas County Code and the 2019 Stormwater Management Manual for Eastern Washington (SWMMEW) shall be submitted to and accepted by Douglas County prior to construction.
34. Stormwater facilities shall be above ground and located on a separate tract(s) or easement(s) under the functional control of the Homeowners' Association(s) (HOAs) and/or lot owners, as applicable, with each lot owner having an undivided interest and responsibility for the stormwater facilities. Storm drainage easements shall be reciprocal between the two plats as necessary.
35. Provisions to provide access for inspection and maintenance of the stormwater tract(s) or easement(s) shall be addressed within the design plans, report, and on the face of the final plat.
36. Site specific stormwater design for the individual lots may be deferred until time of building permit submittal. A note shall be included on the face of the final plat which states:
37. "At the time of building permit submittal for lots 4 through 9, an engineered site specific stormwater plan and report shall be submitted that conforms to Douglas County Code and the current edition of the Stormwater Management Manual for Eastern Washington. The Engineer of Record shall provide certification that the private on-site stormwater system has been completed in accordance with the accepted plans. A Declaration of Stormwater System Maintenance Covenants, prepared with standard Douglas County forms, shall be executed and recorded with the Douglas County Auditor."
38. The Engineer of Record shall monitor construction and shall provide as-built drawings and report as necessary along with certification that the improvements have been completed in accordance with the applicable codes, regulations, and accepted plans. UIC registration shall be provided as applicable.
39. Prior to final plat acceptance, a Private Stormwater Operation and Maintenance Agreement shall be executed on standard Douglas County forms. The site plan,

details, certification, and operation and maintenance recommendations are provided to the County. County staff then prepares the agreement for signature and recording by the applicant. A note shall be included on the face of the final plat which states:

40. "Douglas County will not maintain the private stormwater facilities located within this subdivision. Responsibility for the long term maintenance of the private stormwater facilities is described within the Declaration of Stormwater System Maintenance Covenants recorded under AFN \_\_\_\_\_."
41. Prior to any on-site grading occurring or construction plan acceptance (whichever comes first), a Stormwater Pollution Prevention Plan (SWPPP) and a Temporary Erosion and Sediment Control Plan (TESC Plan) shall be submitted to and accepted by Douglas County. The SWPPP and TESC Plan shall be kept on-site at all times and updated as necessary to address and prevent sediment and sediment laden water from leaving the project site.
42. The applicant is responsible for preventing mud, dirt, debris, and stormwater runoff from being tracked or otherwise discharging to public right-of-way and adjacent properties.
43. Per the Chelan Douglas Health District, Domestic water service shall be by expansion of the Riverview Ranch public water system. Written confirmation from the utility agreeing to provide individual service to each lot is required. All water system improvements must be designed, constructed, and placed in accordance with the purveyor's requirements. Completion of the improvements, including necessary easements, must be accepted in writing from the utility prior to final plat approval.
44. The dedicatory language on the plat shall carry this note:  
*"The Health District has not reviewed the legal availability of water to this development."*
45. A soil/site evaluation for placement of onsite sewage systems is still needed for each proposed lot as per previous development comments. This requirement can be found in WAC 246-272A-0320 subsection (2) (c). This evaluation can be completed by the Chelan- Douglas Health District or a state licensed septic system designer or professional engineer. Soil information gleaned from a Geotechnical Report is not acceptable.
46. The dedicatory language on the final plat shall contain this statement:  
*"Site evaluations may be required at the time of application for individual septic system construction permits."*
47. Per Washington State Department of Ecology for Groundwater Exempt Uses - In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, up to 5,000 gallons per day used for industrial purposes, stock watering, and for the irrigation of up to one-half acre of non-commercial lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology. If you have any questions or would like to

respond to these Water Resources comments, please contact Christopher Kossik at 509-379-1826 or email at christopher.kossik@ecy.wa.gov.

Respectfully Submitted,

A handwritten signature in black ink that reads "Tiffany Prazer". The signature is written in a cursive, flowing style.

Tiffany Prazer, Associate Planner  
Douglas County Transportation and Land Services

Attachments: Agency Comments

## Agency Comments

### Douglas County Fire Marshal Comment:

**Note Detail** ✕

**Type:** Permit Workflow Step  
**Id:** COMMENTS-DC FIRE MARSHAL  
**Note Type:** GENERAL  
**Note Code:**

**Text:** General Notes: 1) Structures shall be placed in accordance with Nelson Geotechnical Report dated October 17, 2007. Additional geotechnical assessment may be required at building permit submittal. 2) Lots greater than one (1) acre are EXEMPT from proposed structures on proposed lots fire flow requirements PROVIDED that all structures located upon adjacent (neighboring) lots maintain no less than 50 feet of separation utilizing the closest and most direct path as measured from eave to eave. 3) All access longer than 150 feet must end in an approved Turn Around. The Turn Around must not be a part of a garage approach, must not be counted as parking, must not be counted as a storage area, must account for seasonal snow accumulation, and must be capable of supporting the weight of emergency apparatus in all weather conditions. 4) Minimum Required Fire Flow is 1000 GPM at a minimum of 20 PSI for no less than a 2-Hour duration. A hydrant must be located no more than 250 feet from the nearest frontage access to each lot. Maximum hydrant spacing is 500 feet and as approved or required by the Fire Marshal. 5) If fire flow is not achieved then the residence must be provided with a residential fire sprinkler system in accordance to NFPA13D. 6) Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders. They shall be designed and maintained to support the imposed load of 75,000 pound fire apparatus and shall be surfaced as so to provide all-weather driving capabilities. Grades steeper than 10 percent shall be asphalt or approved by the fire code official.

**Begin Date:** 05/09/2024  
**End Date:**

### Douglas County PUD:

**Note List** ▶

Display Notes For: --All--

**Notes**

Type ^	Id	Note Type	Code	Text	Begin	End	Created By	Attachments
Permit Workflow Step	COMMENTS-DC PUD	APPLICATION COMMENTS		Application for Service must be submitted and electrical/communication design approved prior to construction approval. Payment for estimate to provide service to the project must be complete prior to final approval.	11/14/2023		DDAY@co.douglas.wa.us	

Add

### Douglas County Assessor:

Type ^	Id	Note Type	Code	Text	Begin	End	Created By	Attachments
Permit Workflow Step	COMMENTS-DC ASSESSOR	APPLICATION COMMENTS		The Assessors Office has no comment at this time. Thanks, Kasey Dirks Douglas County Assessors Office	11/15/2023		STINCHER@co.douglas.wa.us	

Add

## Annette Jester (x6549)

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**From:** Alice Meyer <ameyer@wrhd2o.com>  
**Sent:** Thursday, November 9, 2023 1:47 PM  
**To:** Annette Jester (x6549)  
**Subject:** RE: PA-2023-01 Notice of Application Packet

**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.

Good afternoon Annette,  
Thank you for allowing Wenatchee Reclamation District an opportunity to review PA 23-01. The District has no concerns with this project.



*Alice M. Meyer, Secretary*  
514 Easy Street  
Wenatchee WA 98801  
(509) 663-0002

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**From:** Annette Jester (x6549) <ajester@co.douglas.wa.us>  
**Sent:** Thursday, November 9, 2023 11:43 AM  
**To:** Rebecca Gordon <Rebecca.Gordon.HSY@colvilletribes.com>; Guy Moura <guy.moura@colvilletribes.com>; john.sirois.adm@colvilletribes.com; darnell.sam.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; WDFWR <WDFWR2Planning@dfw.wa.gov>; ameyer@wrhd2o.com; DAPH (SEPA) <sepa@dahp.wa.gov>  
**Subject:** PA-2023-01 Notice of Application Packet

## REQUEST FOR AGENCY COMMENTS

**APPLICANT:** D & M DEVELOPMENTS RVR1 LLC

**Date of Application:** 08/17/2023

**Date Letter of Completeness Issued:** 10/11/2023

**Date Notice of Application Issued:** 10/11/2023

**Application Number:** PA-2023-01

**Description of Proposal:** Plat Amendment to plat a reserve lot into Cluster subdivision, The parcel at the time of the subdivision will be approximately 28.31 Acres and will be subdivided by the major subdivision process into 6 lots of 1.0 acre each , plus one reserve lot of around 22.31 acres. 'Parent Parcel, including the three lots previously platted, will have a total area of 31.76 acres, so the Reserve Lot of 22.31 acres is over 70% of the 'Parent'.. The property is located in the Rural Resource 5 (RR-5) zoning district under Douglas Code and is further described as being located within Section 22, Township 22N, Range 21E, W.M. The Assessor's Parcel Number is 22212230026.

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

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

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

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



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

## Annette Jester (x6549)

---

**From:** Shari Tincher (x6589)  
**Sent:** Thursday, November 9, 2023 1:09 PM  
**To:** Annette Jester (x6549)  
**Subject:** FW: PA-2023-01 Notice of Application Packet

---

**From:** Nicole Silva (x6428) <[nsilva@co.douglas.wa.us](mailto:nsilva@co.douglas.wa.us)>  
**Sent:** Thursday, November 9, 2023 12:32 PM  
**To:** Shari Tincher (x6589) <[stincher@co.douglas.wa.us](mailto:stincher@co.douglas.wa.us)>  
**Cc:** Sarah Goodwin (x6429) <[sgoodwin@co.douglas.wa.us](mailto:sgoodwin@co.douglas.wa.us)>  
**Subject:** RE: PA-2023-01 Notice of Application Packet

Hello Shari,  
Parcel # 22212230026 has been paid for the year 2023. Last payment was made on 10/18/2023  
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](mailto: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."*

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**From:** Sarah Goodwin (x6429) <[sgoodwin@co.douglas.wa.us](mailto:sgoodwin@co.douglas.wa.us)>  
**Sent:** Thursday, November 9, 2023 11:26 AM  
**To:** Nicole Silva (x6428) <[nsilva@co.douglas.wa.us](mailto:nsilva@co.douglas.wa.us)>  
**Subject:** FW: PA-2023-01 Notice of Application Packet

Hi Nicole,

This appears to be another one but it did come in before I could ask Annette to add you. ☺

Thank You,



Sarah Goodwin

Chief Deputy Treasurer

Direct Line : 509-888-6429

Phone : 509-745-8525

Fax : 509-745-8412

Email: [sgoodwin@co.douglas.wa.us](mailto:sgoodwin@co.douglas.wa.us)

P.O. Box 609  
203 S. Rainier Ave.  
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**From:** Annette Jester (x6549) <[ajester@co.douglas.wa.us](mailto:ajester@co.douglas.wa.us)>  
**Sent:** Thursday, November 9, 2023 11:15 AM  
**To:** CDHD COVID EMAIL ([ehsupport@cdhd.wa.gov](mailto:ehsupport@cdhd.wa.gov)) <[ehsupport@cdhd.wa.gov](mailto:ehsupport@cdhd.wa.gov)>; Kasey Dirks (x6348) <[KDirks@co.douglas.wa.us](mailto:KDirks@co.douglas.wa.us)>; Sarah Goodwin (x6429) <[sgoodwin@co.douglas.wa.us](mailto:sgoodwin@co.douglas.wa.us)>; Mike Neer (x6560) <[mneer@co.douglas.wa.us](mailto:mneer@co.douglas.wa.us)>; Jordan Brown (x6584) <[jbrown@co.douglas.wa.us](mailto:jbrown@co.douglas.wa.us)>; Eva Isidro (x6553) <[eisidro@co.douglas.wa.us](mailto:eisidro@co.douglas.wa.us)>; Todd Wilson (x6556) <[twilson@co.douglas.wa.us](mailto:twilson@co.douglas.wa.us)>; Amanda Taub (x6585) <[ataub@co.douglas.wa.us](mailto:ataub@co.douglas.wa.us)>; Heather Mauseth (x6534) <[hmauseth@co.douglas.wa.us](mailto:hmauseth@co.douglas.wa.us)>; Dan Day <[dday@dcpud.org](mailto:dday@dcpud.org)>; Colby Thorpe <[thorpe.colby@gmail.com](mailto:thorpe.colby@gmail.com)>; Craig (GWID) <[craig@gwid.org](mailto:craig@gwid.org)>  
**Subject:** PA-2023-01 Notice of Application Packet

## REQUEST FOR AGENCY COMMENTS

**APPLICANT:** D & M DEVELOPMENTS RVR1 LLC

**Date of Application:** 08/17/2023

**Date Letter of Completeness Issued:** 10/11/2023

**Date Notice of Application Issued:** 10/11/2023

**Application Number:** PA-2023-01

**Description of Proposal:** Plat Amendment to plat a reserve lot into Cluster subdivision, The parcel at the time of the subdivision will be approximately 28.31 Acres and will be subdivided by the major subdivision process into 6 lots of 1.0 acre each , plus one reserve lot of around 22.31 acres. 'Parent Parcel, including the three lots previously platted, will have a total area of 31.76 acres, so the Reserve Lot of 22.31 acres is over 70% of the 'Parent'.. The property is located in the Rural Resource 5 (RR-5) zoning district under Douglas Code and is further described as being located within Section 22, Township 22N, Range 21E, W.M. The Assessor's Parcel Number is 22212230026.

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

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

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

Thank you,

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



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



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Central Region Office

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

November 21, 2023

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

RE: 202305402; **PA-2023-01**

Dear Shari Tincher:

Thank you for the opportunity to comment on the Notice of Application for the D & M Developments RVR1 LLC. We have reviewed the application and have the following comments.

**Toxics Cleanup**

The facility addressed in this proposal has an institutional control and is listed on the Uniform Environmental Covenants Registry, Ecology Facility/Site ID 1557707; TCP Cleanup Site ID 834. Institutional controls help to reduce or eliminate exposure to hazardous substances at a cleanup site. Examples of institutional controls include fences, barriers, signage, and water use restrictions. The proposed action must follow the conditions described in the institutional control. The institutional control can be viewed at:

<https://apps.ecology.wa.gov/cleanupsearch/document/9997>.

If you have any questions about the institutional control, please contact Mary Monahan at 509-571-6661 or email at [mary.monahan@ecy.wa.gov](mailto:mary.monahan@ecy.wa.gov).

**Water Resources**

**Groundwater Exempt Uses**

In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, up to 5,000 gallons per day used for industrial purposes, stock watering, and for the irrigation of up to one-half acre of non-commercial lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology.

November 21, 2023

Page 2 of 2

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

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](mailto:crosepacoordinator@ecy.wa.gov)



Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

July 26, 2022

Annette Jester  
Permit Technician  
Douglas County  
140 19th Street NW  
East Wenatchee, WA 98802

In future correspondence please refer to:  
Project Tracking Code: 2022-07-04935  
Property: Douglas County\_Riverview Ranch Plat Amendment (Pre-App-2022-32)  
Re: Survey Requested

Dear Annette Jester:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. This is due, in part, to the proximity of the proposed project area to the Columbia River, a resource known to have been important to both Native Americans and settlers in the area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's [Standards for Cultural Resource Reporting](#).

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any



communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).

Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Sydney Hanson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Sydney Hanson  
Local Government Archaeologist  
(360) 280-7563  
Sydney.Hanson@dahp.wa.gov





Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

April 21, 2020

Shari Tincher  
Boundary Review Board  
Douglas County  
140 19th Street NW  
East Wenatchee, WA 98802

In future correspondence please refer to:  
Project Tracking Code: 2019-10-07991  
Property: Douglas County\_Riverview Ranch NW Short Subdivision Project  
Re: Concur with Survey

Dear Shari Tincher:

Thank you for contacting the State Historic Preservation Officer (SHPO) and the Department of Archaeology and Historic Preservation (DAHP) with documentation regarding the above referenced project. In response, we concur with the results and recommendations made in the survey report. We appreciate receiving any correspondence or comments from concerned tribes and other parties that you receive as you consult during this project.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Please note that should the project scope of work and/or location change significantly, please contact DAHP for further review.

Thank you for the opportunity to review and comment. Should you have any questions, please feel free to contact me.

Sincerely,

Sydney Hanson  
Transportation Archaeologist  
(360) 586-3082  
Sydney.Hanson@dahp.wa.gov



# DOUGLAS COUNTY TRANSPORTATION & LAND SERVICES



## MEMO

---

TO: Tiffany Prazer

FROM: Mike Neer, PE

DATE: December 11, 2023

RE: PA-2023-01 – Riverview Ranch 1<sup>st</sup> Addition Short Plat (SS-2018-06) Amendment  
Preliminary Approval - Transportation & Stormwater Comments

---

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

1. Initial application materials reviewed by Douglas County Transportation and Stormwater include:
  - Preliminary Plat Map prepared by the Northwest Geodimensions, dated May 2, 2023.
  - Preliminary Civil Plans, prepared by Pacific Engineering, dated August 18, 2023.
  - Preliminary Stormwater Report, prepared by Pacific Engineering, dated August 12, 2023
2. Access to the property is from 12<sup>th</sup> St SE (public) via S Valiant Dr (private). The upper portion of S Valiant Dr was constructed as part of Riverview Ranch (P-07-15) Phase 1.
3. An extension of S Valiant Drive (private) is currently under construction as part of Riverview Ranch (P-07-15) Phase 3. Once completed this extension of S Valiant Drive (private) will serve as access to this proposed subdivision.
4. The original Riverview Ranch 1<sup>st</sup> Addition short plat resulted in 3 lots being created that are accessed from the portion of S Valiant Dr (private) constructed as part of Riverview Ranch (P-07-15) Phase 1.
5. A portion of the property being platted is currently being used as an inert waste landfill that was permitted via Conditional Use Permit CUP-16-01. Access to the inert waste landfill is provided from Rock Island Road via SE Vantage Drive (private). The inert waste landfill is to be shut down prior to plat approval.
6. The Preliminary Civil Plans include a proposed 24-foot wide private paved access road with an HMA thickened edge. The proposed private road terminates with a hammer head turnaround.
7. The stormwater mitigation plan submitted with the preliminary materials indicates that stormwater management will be provided by the existing infiltration pond constructed as part of Riverview Ranch Phase 1 as modified in accordance with the approved plans for Riverview Ranch Phase 3. This concept appears to be a viable alternative. A final stormwater report stamped by a professional civil engineer shall be submitted with the civil engineer plans.
8. The transportation and stormwater improvements associated with Riverview Ranch Phase 3 shall be completed and accepted prior to plat approval for this plat amendment.

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

## **Suggested Conditions of Approval:**

### **Transportation**

1. Final construction plans designed by a Professional Civil Engineer licensed in the State of Washington's shall be submitted to and accepted by Douglas County prior to construction. Construction plans shall be prepared in accordance with the requirements of the Douglas County Code and Road Standards. The construction plans shall include the design for the accesses serving lots 4 through 9.
2. The access driveway shall include a hammerhead turnaround within 150 feet of its termination. The applicant shall coordinate the location and size of the turnaround with the Douglas County Fire Marshal.
3. Access to the parcels west of the proposed subdivision shall be protected and maintained throughout construction.
4. A minimum 30-foot wide access easement serving lots 4 through 9 shall be shown on the civil construction drawings and the final plat.
5. The access road shall be constructed prior to final plat approval.
6. It shall be clearly noted on the final plat map that the use of the private access to Rock Island Road is prohibited.
7. The location of cluster mailbox units for the subdivision shall be shown on the construction plans. A pullout shall be provided if the mailbox cluster is located on 12<sup>th</sup> St SE. Location to be accepted by the County Engineer and USPS Postmaster prior to plan acceptance.
8. S Valiant Drive shall be constructed in accordance with the approved plans for Riverview Ranch Phase 3 prior to plat approval for this short plat.
9. A note shall be included on the face of the final plat which states:  
"Douglas County shall not be responsible for the maintenance of the roadway and appurtenant improvements, including storm drainage infrastructure."
10. A Private Access Operation and Maintenance Agreement shall be prepared, executed, and recorded by the applicant with the AFN noted on the final plat.
11. All existing and proposed easements shall be clearly delineated, with the AFN(s) noted as necessary, on the final plat map.
12. Per DCC Chapter 12.24, all new or revised driveways and accesses onto a county road (including temporary accesses) require an approved access permit. This is typically processed with the building permits for each lot.
13. Utility installation/replacement/upgrade within the Douglas County right-of-way shall be approved by Douglas County. A permit to perform work in the right-of-way shall be obtained prior to construction. Damage to existing roads resulting from construction activities (including utility extensions required to provide necessary services to the proposed development) shall be repaired to the satisfaction of Douglas County, by the applicant. The extent of repair and/or replacement will be determined during construction plan review and during field inspection of the proposed work within the right-of-way.

### **Stormwater**

1. A final site-specific stormwater plan and report prepared by a Professional Civil Engineer (PE) licensed in the State of Washington that conforms to Douglas County Code and the 2019 Stormwater Management Manual for Eastern Washington (SWMMEW) shall be submitted to and accepted by Douglas County prior to construction.

2. Stormwater facilities shall be above ground and located on a separate tract(s) or easement(s) under the functional control of the Homeowners' Association(s) (HOAs) and/or lot owners, as applicable, with each lot owner having an undivided interest and responsibility for the stormwater facilities. Storm drainage easements shall be reciprocal between the two plats as necessary.
3. Provisions to provide access for inspection and maintenance of the stormwater tract(s) or easement(s) shall be addressed within the design plans, report, and on the face of the final plat.
4. Site specific stormwater design for the individual lots may be deferred until time of building permit submittal. A note shall be included on the face of the final plat which states:  

“At the time of building permit submittal for lots 4 through 9, an engineered site specific stormwater plan and report shall be submitted that conforms to Douglas County Code and the current edition of the *Stormwater Management Manual for Eastern Washington*. The Engineer of Record shall provide certification that the private on-site stormwater system has been completed in accordance with the accepted plans. A Declaration of Stormwater System Maintenance Covenants, prepared with standard Douglas County forms, shall be executed and recorded with the Douglas County Auditor.”
5. The Engineer of Record shall monitor construction and shall provide as-built drawings and report as necessary along with certification that the improvements have been completed in accordance with the applicable codes, regulations, and accepted plans. UIC registration shall be provided as applicable.
6. Prior to final plat acceptance, a Private Stormwater Operation and Maintenance Agreement shall be executed on standard Douglas County forms. The site plan, details, certification, and operation and maintenance recommendations are provided to the County. County staff then prepares the agreement for signature and recording by the applicant. A note shall be included on the face of the final plat which states:
7. “Douglas County will not maintain the private stormwater facilities located within this subdivision. Responsibility for the long term maintenance of the private stormwater facilities is described within the Declaration of Stormwater System Maintenance Covenants recorded under AFN \_\_\_\_\_.”
8. Prior to any on-site grading occurring or construction plan acceptance (whichever comes first), a Stormwater Pollution Prevention Plan (SWPPP) and a Temporary Erosion and Sediment Control Plan (TESC Plan) shall be submitted to and accepted by Douglas County. The SWPPP and TESC Plan shall be kept on-site at all times and updated as necessary to address and prevent sediment and sediment laden water from leaving the project site.
9. The applicant is responsible for preventing mud, dirt, debris, and stormwater runoff from being tracked or otherwise discharging to public right-of-way and adjacent properties.



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

November 21, 2023

Douglas County Transportation and Land Services  
Attention: Tanner Ackley – Principal Planner  
140 19<sup>th</sup> St., Suite A  
East Wenatchee, WA 98802

**SUBJECT: REQUEST FOR PROJECT REVIEW AND COMMENTS; PROPOSED RIVERVIEW RANCH FIRST ADDITION SUBDIVISION; PARCEL 22212230026**

On November 9, 2023, the Washington Department of Fish and Wildlife (WDFW) received notice from Douglas County Transportation and Land Services that it is accepting comments to be considered regarding the project 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 on fish, wildlife, and their habitats, as well as possible impacts on 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 Riverview Ranch First Addition Subdivision (Project). An aerial map review (Douglas County Geographic Information System (GIS) Map, WDFW Priority Habitat and Species (PHS) on the Web Map) indicates that parcel 22212230026 likely contains Douglas County Fish and Wildlife Habitat Concentration Area (HCA) (Douglas County Code Chapter 19.18C), including shrubsteppe habitat (see enclosed WDFW – PHS report). WDFW designates shrubsteppe habitat as a Washington State Priority Habitat.

Additional WDFW State Wildlife Action Plan (SWAP) GIS information indicates the shrubsteppe habitat on the Project parcel may provide habitat for several WDFW PHS-listed species. This area is:

- Within the observed range of sage thrasher
- Within the observed range of burrowing owl
- Within the observed range of golden eagle
- Within the observed range of peregrine falcon
- Within the observed range of bald eagle

A site-scale analysis would be required to confirm or refute these species may utilize the Project parcel. WDFW recommends wildlife surveys be completed between mid-March to July, preferably early in the morning during low wind conditions.

To verify whether the site contains WDFW Priority Habitats and Species, WDFW recommends the proposed Project meets the standards found in the Douglas County Development Code Chapter 19.18C, titled *Critical Areas – Fish and Wildlife Habitat Conservation Areas*. Specifically, WDFW recommends a *Habitat Boundary Survey (19.18C.03)* be prepared by a “fish or wildlife biologist, as appropriate, who is knowledgeable of wildlife habitat within North Central Washington” prior to development. WDFW recommends a survey for shrubsteppe habitat that will be impacted by the Project. For site-scale analysis of shrubsteppe quality on individual parcels, WDFW recommends utilizing an Ecological Integrity Assessment, which is a systematic and repeatable method for identifying, mapping, and assessing shrubsteppe habitat quality. WDFW further recommends utilizing Appendix 9, found in 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>). The recommended technique found in Appendix 9 was devised to ensure uniformity and is considered a Best Available Science methodology to yield reliable and consistent results.

Depending on the results of the Habitat Boundary Survey, the applicant may need to provide a *Fish/wildlife habitat management and mitigation plan (19.18C.037)* that contains, “A plan by the applicant which explains how any adverse impacts created by the proposed development will be mitigated ....” to compensate for unavoidable impacts to shrubsteppe habitat identified in the Habitat Boundary Survey. For on-site, as well as off-site mitigation, WDFW recommends mitigation ratios of no less than two acres of permanently protected shrubsteppe for every acre of lost habitat. To assist the applicant in developing a Habitat Management Plan (HMP) please see the enclosed list of WDFW Published Information Resources.

Thank you for the opportunity to provide comments on the proposed Riverview Ranch First Addition Subdivision Project. WDFW staff are available to provide technical assistance to both the applicant and Douglas County. If you have any questions, please contact me at (509) 630-2729 or [eric.pentico@dfw.wa.gov](mailto:eric.pentico@dfw.wa.gov).

Sincerely,

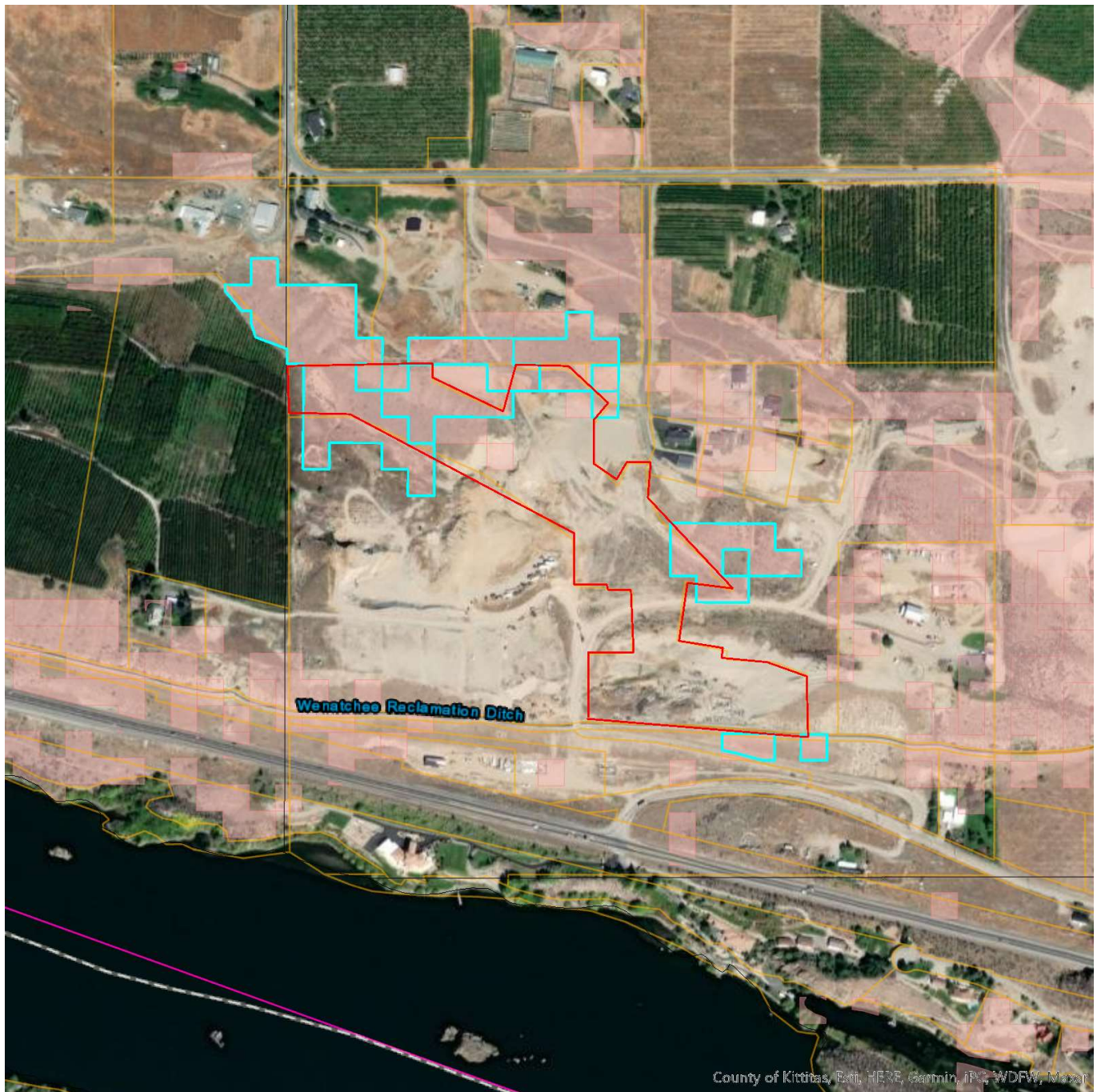


Eric Pentico  
WDFW Habitat Biologist

cc: Amanda Barg, WDFW Region 2 Assistant Habitat Program Manager



# Priority Habitats and Species on the Web



County of Kittitas, Esri, HERE, Garmin, IGC, WDFW, Mapbox

Report Date: 11/14/2023

## PHS Species/Habitats Overview:

Occurrence Name	Federal Status	State Status	Generalized Location
Shrubsteppe	N/A	N/A	No

## PHS Species/Habitats Details:



Priority Area	Habitat Feature
Site Name	Douglas County Presumptive Shrubsteppe
Accuracy	NA
Notes	General location of Shrubsteppe. Confirm or refute with site-scale info. WDFW recommends using site-scale info to inform site-scale land use decisions. Expect that on-the-ground conditions (e.g., boundaries) will vary from the map.
Source Record	920862
Source Name	Keith Folkerts, WDFW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

Shrubsteppe	
Priority Area	Habitat Feature
Site Name	Douglas County Presumptive Shrubsteppe
Accuracy	NA
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Federal Status	N/A
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Source Record	920863
Source Name	Keith Folkerts, WDFW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
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SGCN	N
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Geometry Type	Polygons

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Site Name	Douglas County Shrubsteppe
Accuracy	NA
Notes	General location of Shrubsteppe. Confirm or refute with site-scale info. WDFW recommends using site-scale info to inform site-scale land use decisions. Expect that on-the-ground conditions (e.g., boundaries) will vary from the map.
Source Record	920863
Source Name	Keith Folkerts, WDFW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

Shrubsteppe	
Priority Area	Habitat Feature
Site Name	Douglas County Shrubsteppe
Accuracy	NA
Notes	General location of Shrubsteppe. Confirm or refute with site-scale info. WDFW recommends using site-scale info to inform site-scale land use decisions. Expect that on-the-ground conditions (e.g., boundaries) will vary from the map.
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Shrubsteppe	
Priority Area	Habitat Feature
Site Name	Douglas County Shrubsteppe
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Notes	General location of Shrubsteppe. Confirm or refute with site-scale info. WDFW recommends using site-scale info to inform site-scale land use decisions. Expect that on-the-ground conditions (e.g., boundaries) will vary from the map.
Source Record	920863
Source Name	Keith Folkerts, WDFW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.

## **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.

## Shari Tincher (x6589)

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**From:** NC-Review <NC-Review@WSDOT.WA.GOV>  
**Sent:** Tuesday, November 21, 2023 2:04 PM  
**To:** Shari Tincher (x6589)  
**Cc:** Darveshi, Shaun; Richards, Marcus; Kolostyak, Natasha  
**Subject:** RE: [EXTERNAL] FW: Notice of Application - Riverview Ranch subdivision

**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.

Good afternoon,

Thank you for the opportunity to review. We have no comments.

Thank you

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**From:** Shari Tincher (x6589) <[stincher@co.douglas.wa.us](mailto:stincher@co.douglas.wa.us)>  
**Sent:** Tuesday, November 14, 2023 4:40 PM  
**To:** Kolostyak, Natasha <[KoloNat@wsdot.wa.gov](mailto:KoloNat@wsdot.wa.gov)>  
**Subject:** [EXTERNAL] FW: Notice of Application - Riverview Ranch subdivision

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

Hi,  
Here is the information requested.

Shari Tincher  
Permit Center Coordinator

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**From:** Tanner Ackley (x6544) <[tackley@co.douglas.wa.us](mailto:tackley@co.douglas.wa.us)>  
**Sent:** Tuesday, November 14, 2023 3:29 PM  
**To:** Shari Tincher (x6589) <[stincher@co.douglas.wa.us](mailto:stincher@co.douglas.wa.us)>  
**Subject:** FW: Notice of Application - Riverview Ranch subdivision

Hey shari can you reply to WSDOT and provide them the application packet for the riverview ranch plat amendment?

Thank you!  
Tanner

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**From:** Kolostyak, Natasha <[KoloNat@wsdot.wa.gov](mailto:KoloNat@wsdot.wa.gov)>  
**Sent:** Tuesday, November 14, 2023 2:53 PM  
**To:** Tanner Ackley (x6544) <[tackley@co.douglas.wa.us](mailto:tackley@co.douglas.wa.us)>; NC-Review <[NC-Review@WSDOT.WA.GOV](mailto:NC-Review@WSDOT.WA.GOV)>  
**Cc:** Darveshi, Shaun <[DarvesS@wsdot.wa.gov](mailto:DarvesS@wsdot.wa.gov)>; Richards, Marcus <[RichMar@wsdot.wa.gov](mailto:RichMar@wsdot.wa.gov)>  
**Subject:** Notice of Application - Riverview Ranch subdivision

**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.

Good afternoon, Tanner,

We received the attached document in the mail but cannot find any additional information sent to our nc-review email box. Please forward the application and documents to [nc-review@wsdot.wa.gov](mailto:nc-review@wsdot.wa.gov) so that we may respond by the deadline.

Thank you,

Natasha Kolostyak



## Memorandum

**To:** Shari Tincher, Douglas County

**From:** Richmond Petty, REHS

**Date:** 11/22/23

**RE:** Riverview Ranch First Addition (PA 2023-01) Plat Amendment & Cluster Subdivision Comments

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I have reviewed the above development proposal for a plat amendment to subdivide the reserve lot of SS 2019-08 Riverview Ranch First Addition, phases 2 & 3 into a subdivision consisting of 7 lots total. 6 of the lots will be sized at ~1.0 acres and the 7<sup>th</sup> lot will be a reserve lot sized at ~22.46 acres. The total size of the subject property is 28.46 acres and is located at S. Valiant Drive, East Wenatchee, WA (county tax parcel: 22212230026).

I recommend further approval of the project. Please note that Chelan-Douglas Health District cannot sign the final Mylar until the following conditions are addressed:

### Expanding, Municipal Public Water Systems

- Domestic water service shall be by expansion of the **Riverview Ranch** public water system. Written confirmation from the utility agreeing to provide individual service to each lot is required. All water system improvements must be designed, constructed, and placed in accordance with the purveyor's requirements. Completion of the improvements, including necessary easements, must be accepted in writing from the utility prior to final plat approval.
- The dedicatory language on the plat shall carry this note:  
*"The Health District has not reviewed the legal availability of water to this development."*

### Proposed On-site Sewer Systems

- A soil/site evaluation for placement of onsite sewage systems is still needed for each proposed lot as per previous development comments. This requirement can be found in WAC 246-272A-0320 subsection (2) (c). This evaluation can be completed by the Chelan-

Douglas Health District or a state licensed septic system designer or professional engineer. Soil information gleaned from a Geotechnical Report is not acceptable.

- The dedicatory language on the final plat shall contain this statement:

*“Site evaluations may be required at the time of application for individual septic system construction permits.”*

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 these comments.

<b>Project</b>	<b>CDHD 2023 fees</b>
Plats with Municipal sewer and water	\$65
Short Plat, BSP < 5 lots Review	\$495
Major Plat, BSP > 5-20 lots Review	\$745
Major Plat Review, per lot over 20 lots	\$45
Pre-Application Review	\$110
Other Land Use Review comments (per hour)	\$110

Additional information and forms can be downloaded from the Chelan-Douglas Health District’s website at: <http://www.cdhd.wa.gov/FormsandDocuments.htm>