



DOUGLAS COUNTY

TRANSPORTATION & LAND SERVICES

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

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

www.douglascountywa.net

STAFF REPORT

CUP-2024-03: ROCKY POND COMMERCIAL POOL AND SPA

TO: Douglas County Hearing Examiner
FROM: Douglas County Land Services Staff
RE: Rocky Pond Commercial Pool and Spa – CUP-2024-03
DATE: October 14, 2024

A. GENERAL INFORMATION:

REQUEST: This is an application for a Conditional Use Permit (CUP) for a commercial pool, and spa on a Rural Service Center zoned property. The associated amenities of the project will consist of cabanas, covered seating/ lounging areas, restrooms/ storage building, bocce ball/ sports court, parking areas, landscaping, vineyards/ orchards.

B. SITE INFORMATION:

LOCATION: The subject property is described as Douglas County Assessor's Parcel Numbers: 26211230026 and is located within Section 12, Township 26N, Range 21E, Willamette Meridian, Douglas County, Washington.

SITE CHARACTERISTICS: A small portion of the site fronts on Columbia River and is located within Rural Conservancy Shoreline Environmental Designation. The proposed project is located outside of the shoreline portion of the site. The site seems to contain slopes of over 40% grade along the shoreline. The non-shoreline property contains a maximum slope of nearly 39% grade with a series of intermittent benches.

CONTEXT: The subject site was approved for a resort hotel and spa through Douglas County Conditional Use Permit application CUP-2022-02 on November 28, 2022. The SEPA checklist submitted by the applicant for the current project states that the previously approved project is now under construction.

The uses existing on the adjacent parcels are as follows:

- East: An outdoor event venue on Parcel No. 26211230027, permitted through Douglas County application CUP-16-02 (subsequently amended through permit no. CUP-16-02A).
- West: An active orchard
- North: A residential subdivision
- South: An active orchard with United States Highway located further south.

ACCESS: The submitted site plan shows access to the site from Edgewater Drive Loop, a public right-of-way and Edgewater Drive and Sun Cove Road.

LAND USE DESIGNATION AND ZONING: The subject property has a land use designation of Rural Service Center with a zoning designation of 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 (Optional) on September 18, 2024, in accordance with WAC 197-11-355.

F. AGENCY AND PUBLIC COMMENTS:

The following agencies were given an opportunity to review this proposal. These agencies have identified mitigation measures or project design requirements (see attached) that have been included as conditions of approval where appropriate.

Agency Notified	Response Date
Chelan County Public Utility District	N/R
Chelan Douglas Health District	6/8/2024
Confederated Tribes of the Colville Reservation	N/R
Douglas County Fire Marshal	9/16/2024
Douglas County Public Utility District	9/16/2024
Douglas County Sewer District	N/R
Douglas County Transportation Dept.	9/12/2024
Link Transit	N/R
Orondo School District	N/R
Upper Columbia Irrigation District	N/R
WA State Dept. of Archeology and Historic Preservation	N/R
WA State Dept. of Ecology, SEPA Register	N/R

WA State Dept. of Fish & Wildlife	N/R
Washington State Department of Transportation	9/16/2024
Wenatchee Reclamation District	8/29/2024
Yakima Indian Nation Cultural Resources Program	N/R

*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."*

The subject site for a commercial pool and spa is located adjacent to older unincorporated communities in Douglas County such as Sun Cove and Twin W neighborhoods. The proposal seeks to enhance the recreational component of these older unincorporated communities in 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 and 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 a commercial pool and spa is permitted conditionally in the Rural Service Center zoning district, pursuant to DCC 18.32.040 (E). 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: The project is supported by several goals and policies of the Douglas County Comprehensive Plan as noted above. The project will be harmonious and in accordance with the general and specific objectives of the 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: As noted previously, the subject site was previously approved for a resort hotel and spa through Douglas County Conditional Use permit application CUP-2022-02 on November 28, 2022. The said resort and spa are now under construction. In addition, the parcel to the east is developed with an outdoor event venue permitted through Douglas County Application CUP-16-02 (subsequently amended through permit no. CUP-16-02A). The event venue is currently functioning.

The request for a swimming pool and spa facilities including other associated amenities such as cabanas, covered seating/ lounging areas, restrooms, storage buildings, bocce ball or other sports courts, parking areas and landscaping will augment the recreational opportunities of the existing uses in the surroundings and complement the character of the general vicinity of the area. 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: Douglas County Application CUP-2022-02 for the resort and spa on the subject site was supported by a Traffic Impact Analysis. The applicant states that the impacts of the current request for a commercial pool and a spa will not adversely burden the traffic circulations system in the vicinity as the impacts of these uses were accounted for, to some extent, in the previously approved traffic impact analysis. In addition, Douglas County Transportation Department has reviewed the project and recommended conditions to mitigate any transportation impacts of the project. See suggested conditions of approval.

- 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: Chelan Douglas Health District reviewed the project and recommended approval of the project subject to conditions pertaining to Department of Health – Water Recreation Program application and approval, Health District’s permitting requirements and septic system permit application. See suggested conditions of approval.

Douglas County Fire Marshal reviewed the project and stated fire protection conditions applicable to the project. See suggested conditions of approval.

Douglas County Public Utility District reviewed the project and provided comments pertaining to electricity provision to the project. See suggested conditions of approval.

Douglas County Transportation Department reviewed the project and recommended conditions of approval to capture project impacts on transportation infrastructure to ensure that the project is served by adequate transportation facilities. See suggested conditions of approval.

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.

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

Analysis: The project intends to create additional recreational opportunities for tourists and residents of the county. 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. See suggested conditions of approval. The project narrative states, *“The application is a small part of a larger project for a resort, hotel, residential subdivision, etc., which is already under construction. The overall development will adequately serve itself, including the pool, with capital facilities, and the tax revenue generated by the finished development will offset the need for public capital facilities such as law enforcement, electricity, etc.”*

- 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 a swimming pool and spa facilities is unlikely to involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or general welfare by reasons of excessive production of traffic, noise, smoke, fumes, vibration, glare, or odors. The requested use will not change the character of the surroundings and aligns with the existing and previously permitted uses in the general vicinity of the site.

- 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 September 12, 2024.

The agency requests improvements to transportation and stormwater facilities in accordance with the Douglas County Code. See suggested conditions of approval.

- 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:

The applicant submitted a landscape plan with the application for this Conditional Use Permit. The rear and side yards of the project appear to be located adjacent to residential uses. The landscape plan is required to comply with the requirements of DCC 20.40.040 (A) (1) and DCC 20.40.040 (A) (3) as noted below prior to the subsequent building permit approval:

"A. District Landscaping Designations and Minimum Width. The following standards listed below indicate the type and width of landscaping required for various proposed uses, depending on the zoning district, type of use and zoning of adjacent parcels, or as enumerated elsewhere in this title:

1. Type IV landscaping shall be provided for all buildings, structures, signs, road intersections and plaza/green areas as set forth in DCC Section 20.40.030(D), except when associated with single-residential dwellings.

3. RSC District.

a. Front yard: minimum eight-foot width, Type II landscaping;

b. Rear yard: minimum ten-foot width, Type III landscaping; minimum fifteen-foot width, Type I landscaping if located adjacent to a residential use, agriculture or other low intensity use, except as otherwise determined by the director;

c. Side yard: minimum ten-foot width, Type III landscaping; minimum is fifteen-foot width, Type I landscaping if located adjacent to a residential, agriculture or other low intensity use, except as otherwise approved by the director; and

d. Adjacent to buildings or structures: minimum five-foot width, Type IV landscaping;"

See suggested Conditions of Approval.

- 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:

- The subject site for a commercial pool and spa is located adjacent to older unincorporated communities in Douglas County such as Sun Cove and Twin W neighborhoods. The proposal seeks to enhance the recreational component of these older unincorporated communities in Douglas County. The proposal meets the objective of Rural Service Center land-use designation.
- The request appears to be consistent with the requirements of the RSC zoning district.
- Douglas County Transportation Department 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) (1) and DCC 20.40.040 (A) (3), the proposed landscape plan shall be updated and submitted to Douglas County Land Service Department to meet the requirements of the code during the submission of building permit application subsequent to obtaining approval of this Conditional Use Permit.
 - Pursuant to DCC 20.42, the applicant submitted a parking plan with the Conditional Use Permit Application. The parking plan states, *"The proposed pool consists of a 2,000 sf pool and approximately 9,000 sf of activity area."*

Pursuant to DCC 20.42.030 (B), swimming pool as a use is unlisted in the off-street parking requirements of DCC 20.42.040 requiring the Land Services Director to determine the probable use and the number of parking and loading spaces required. Pursuant to this section of the Douglas County Code, the Director determined that the off-street parking requirements of the neighboring jurisdiction of East Wenatchee would

be a reasonable way of determining the required parking for this project. DCC 18A.72.010 (G) notes the required parking calculations for a swimming pool as follows:

Archery, gun, tennis, swimming or similar athletic clubs, gymnastics facility, exercise facility	(1) 5 spaces/1,000 s.f. of GFA, excluding tennis or racquetball courts (2) 2 spaces/tennis or racquetball court
--	--

Based on the requirements noted above, the required parking spaces for the pool are 55 spots.

Further, DCC 20.42.030 (D), allows the project applicant to request a modification of the minimum required number of parking spaces by demonstrating through the submission of relative survey data, engineering reports, or other relevant information that parking demand can be met with a reduced parking requirement.

The parking plan states that the pool is primarily intended to serve the 17-lot adjacent plat subdivision restricting access to those residing within it and visiting it. The 17-lot subdivision is provided with two parking spots each for the lots within along with 8 additional guest parking spaces. Since the pool is primarily an accessory to the subdivision, the subdivision provides a total of 42 parking spaces for the use of the pool. This reduces the pool-specific required parking to 13 spots.

Of this, the parking plan locates 10 parking spots to the north of the subject site and another 5 parking spots on the Double D Vineyard-owned property to the east of the subject site.

Pursuant to DCC 20.42.090 (B) (3), the applicant shall enter into a legal agreement with the other parties participating in the joint parking use. Such instrument, when approved as conforming to the provisions of the DCC, shall be recorded in the office of the county auditor and copies thereof filed with the director. See suggested Conditions of Approval.

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-2024-03, 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 pool and spa on a Rural Service Center zoned property. The associated amenities of the project will consist of cabanas, covered seating/ lounging areas, restrooms/ storage building, bocce ball/ sports court, parking areas, landscaping, vineyards/ orchards.

2. The subject property is described as Douglas County Assessor's Parcel Numbers: 26211230026 and is located within Section 12, Township 26N, Range 21E, Willamette Meridian, Douglas County, Washington.
3. A small portion of the site fronts the Columbia River and is located within Rural Conservancy Shoreline Environmental Designation. The proposed project is located outside of the shoreline portion of the site.
4. The site seems to contain slopes of over 40% grade along the shoreline. The non-shoreline property contains a maximum slope of nearly 39% grade with a series of intermittent benches.
5. The submitted site plan shows access to the site from Edgewater Drive Loop, a public right-of-way and Edgewater Drive and Sun Cove Road.
6. The Douglas County Comprehensive Plan designates the subject property as Rural Service Center.
7. The subject property is a part of the Rural Service Center (RSC) zoning district.
8. 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.
9. A Determination of Non-Significance was issued for this proposal by Douglas County on September 18, 2024.
10. Initial application materials reviewed by Douglas County Transportation and Land Services include:
 - Master land use application.
 - SEPA Checklist.
 - Site Plan.
 - Landscape Plan
 - Parking Plan
 - Project Narrative
11. 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.
12. Comments from reviewing agencies have been considered and addressed where appropriate.
13. Chelan Douglas Health District reviewed the project and provided comments on June 8, 2024. The agency recommends further approval subject to conditions noted in the agency's letter. See suggested Conditions of Approval.
14. Douglas County Fire Marshal reviewed the project and offered comments on September 16, 2024. See suggested Conditions of Approval.
15. Douglas County Public Utility District reviewed the project and offered comments on September 16, 2024. See suggested Conditions of Approval.

16. Douglas County Transportation Department reviewed the project and provided comments on September 12, 2024. The agency made the following findings:
1. *“Application materials reviewed by Douglas County Transportation and Stormwater include:*
 - *Project Narrative with CUP Evaluation Criteria prepared by SCJ, dated June 5, 2024.*
 - *Preliminary Landscape Plan - Family Pool prepared by GCH, dated June 4, 2024.*
 2. *The Project Narrative with CUP Evaluation Criteria states the following:*

*“C: ... project will not adversely burden the traffic circulation system in the vicinity, as it is already **somewhat** accounted for in the traffic impact analysis as a resort amenity.”*

*“E: The pool will be a private amenity primarily for the associated resort guests and subdivision residences, with **limited public access**, if any.”*
 3. *The applicant was informed on 9/11/2024 that if the proposed facility is intended for public use, an updated traffic impact analysis is required to account for the additional traffic.*
 4. *The applicant sent clarification on 9/11/2024 that the facility is not intended to be used by the public.”*
17. Wenatchee Reclamation District reviewed the project and provided comments on August 29, 2024. The agency states that *“Wenatchee Reclamation District has no concerns.”*
18. Washington State Department of Transportation reviewed the project and provided comments on September 12, 2024. The agency replied with *“no comments”*.

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 applicants, and site operators, are responsible for compliance with all applicable local, state and federal rules and regulations and shall acquire the following permits, if applicable to the project, as determined by the relevant public agency.

a) Commercial Building Permit(s)

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 for the project proposes joint parking of 42 spots with an adjacent 17-lot subdivision and of 5 spots with an adjacent parcel to the east owned by Double D Vineyards. Pursuant to DCC 20.42.090 (B) (3), the applicant shall enter into a legal agreement with the other parties participating in the joint parking use. Such an instrument, when approved as conforming to the provisions of DCC, shall be recorded in the office of the county auditor and copies thereof filed with the director.
5. The applicant submitted a landscape plan with the application for this Conditional Use Permit. The rear and side yards of the project appear to be located adjacent to residential uses. Pursuant to DCC 20.40.040 (A) (1) and DCC 20.40.040 (A) (3), the proposed landscape plan shall be updated and submitted to Douglas County Land Service Department to meet the requirements of the code during the submission of building permit application after obtaining approval of this Conditional Use Permit.
6. Chelan Douglas Health District reviewed the project and provided comments on June 8, 2024. The agency recommends further approval subject to conditions noted in the agency's letter. The project is required to comply with the conditions noted in the agency's letter.

"I have reviewed the above development proposal to construct a commercial pool and spa, with the following amenities: covered seating/lounging areas, restrooms/Storage building, bocce ball/ sports court, parking areas, landscaping, vineyards/orchards. The subject property is located in Orondo, WA (county tax parcel: 26211230026)

I recommend further approval of the project with the following conditions:

- *Commercial pool and spa construction will require DOH – Water Recreation Program application and approval. Consult with state, Contacts for Water Recreation | Washington State Department of Health*
- *Once pool and spa construction approved by the state, the applicant will need to contact Chelan-Douglas Health District at 509-886-6400 for permitting requirements.*
- *Restrooms will require an individual onsite septic system or connected to community sewer system. Please consult with Onsite Program at CDHD for septic system permit application or the municipality for sewer connection.*

Any changes to the project may require additional Health District review."

7. Douglas County Fire Marshal reviewed the project and offered comments on September 16, 2024. The project is required to comply with the conditions noted in the Fire Marshal's comments.

“Commercial Building permit required. Commercial and residential structures are required to meet IFC and Building Code requirements and will be reviewed at building permit submittal. Fire Access roads are required to meet IFC Chapter 5 and Appendix B. Minimum Required Fire Flow is 1500 GPM at a minimum of 20 PSI for no less than a 2-Hour duration. A hydrant must be located no more than 250 feet from the nearest frontage access to each lot. Maximum hydrant spacing is 500 feet and as approved or required by the Fire Marshal. The large-diameter port of all hydrants must be equipped with a 4-inch diameter Storz quarter-turn fitting as approved by the Fire Marshal.”

8. Douglas County Public Utility District reviewed the project and offered comments on September 16, 2024. The project is required to comply with the conditions noted in the Fire Marshal's comments.

“A ten foot 10' utility easement will be required for all primary power installations. Cost estimate to provide electrical service to the project must be paid prior to final approval.”

9. 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. The project is required to comply with all comments noted in the letter.

1. *“Final construction plans designed by a Professional Engineer (PE) licensed in Washington shall be submitted to Douglas County with the Building Permit application.*
2. *The private access roads shall be designed in accordance with the private road standards in Douglas County Code 12.52.020.B.*
3. *A final site-specific stormwater plan and report prepared by a Professional Engineer (PE) licensed in Washington that conforms to Douglas County Code and the latest edition of the Stormwater Management Manual for Eastern Washington (SWMMEW) shall be submitted to and accepted by Douglas County prior to construction.*
4. *Prior to any on-site grading occurring, a Temporary Erosion and Sediment Control Plan (TESC Plan) shall be submitted to and accepted by Douglas County. The TESC Plan shall be kept on-site and updated as necessary to address and prevent sediment and sediment laden water from leaving the project site.*
5. *The Engineer of Record (EOR) shall monitor construction and upon completion shall provide as-built drawings, final report, and certification that the stormwater improvements have been completed in accordance with the applicable codes, regulations, and accepted plans. As applicable for infiltration, UIC registration shall be completed prior to construction and included with the engineer's certification.*
6. *Prior to occupancy, a Private Stormwater Operation and Maintenance Agreement shall be executed on standard Douglas County forms. The site plan, details, certification, and operation and maintenance recommendations are provided to the County. County staff then prepares the agreement for signature and recording by the applicant.*
7. *The pool facility shall only be used as a private amenity for resort guests and the surrounding Rocky Pond Resort Subdivision residents and their guests. An amendment to*

the CUP shall be processed and approved prior to the pool being open to the general public for the purpose of addressing potential traffic impacts.”

Respectfully Submitted,

Swati Rastogi, Principal Planner
Land Services Department,
Douglas County, WA

Attachments:

- Agency/ Public Comments

Swati Rastogi (x6590)

From: Richmond Petty <Richmond.Petty@cdhd.wa.gov>
Sent: Thursday, September 12, 2024 4:28 PM
To: Swati Rastogi (x6590)
Cc: Shari Tincher (x6589)
Subject: Rocky Pond Hospitality Ventures LLC (CUP 2024-03) Comments
Attachments: Rocky Pond Hospitality Ventures LLC (CUP 2024-03) Comments.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.

Good afternoon,

I have attached my comments for the above.

Thanks



Richmond Petty, REHS

Supervisor Onsite Program

Chelan-Douglas Health District

"Always Working for a Safer & Healthier Community"

200 Valley Mall Pkwy, East Wenatchee, WA 98802

Phone: (509) 886-6400 Ext. 432

Cell: (509)881-7804 | Fax: (509) 886-6478

www.cdhd.wa.gov



NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.



Chelan-Douglas Health District

200 Valley Mall Parkway, East Wenatchee, WA 98802

Memorandum

To: Shari Tincher, Douglas County

From: Richmond Petty, REHS

Date: 6/8/24

RE: Rocky Pond Hospitality Ventures LLC (CUP 2024-03) Comments

I have reviewed the above development proposal to construct a commercial pool and spa, with the following amenities: covered seating/lounging areas, restrooms/Storage building, bocce ball/ sports court, parking areas, landscaping, vineyards/orchards. The subject property is located in Orondo, WA (county tax parcel: 26211230026)

I recommend further approval of the project with the following conditions:

- Commercial pool and spa construction will require DOH – Water Recreation Program application and approval. Consult with state, [Contacts for Water Recreation | Washington State Department of Health](#)
- Once pool and spa construction approved by the state, the applicant will need to contact Chelan-Douglas Health District at 509-886-6400 for permitting requirements.
- Restrooms will require an individual onsite septic system or connected to community sewer system. Please consult with Onsite Program at CDHD for septic system permit application or the municipality for sewer connection.

Any changes to the project may require additional Health District review.

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

Project	CDHD 2024fees
Other Land Use review (per hour)	\$110

All Departments

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

Permit #: CUP-2024-03 Status: PENDING HEARING Contact: ROCKY POND HOSPITALITY VENTURES LLC Site Address: xxx OR

Note Detail



Type: Permit Workflow Step

Id: COMMENTS-DCFD

Note Type: * GENERAL

Note Code:

Text: *

Commercial Building permit required. Commercial and residential structures are required to meet IFC and Building Code requirements and will be reviewed at building permit submittal. Fire Access roads are required to meet IFC Chapter 5 and Appendix B. Minimum Required Fire Flow is 1500 GPM at a minimum of 20 PSI for no less than a 2-Hour duration. A hydrant must be located no more than 250 feet from the nearest frontage access to each lot. Maximum hydrant spacing is 500 feet and as approved or required by the Fire Marshal. The large-diameter port of all hydrants must be equipped with a 4-inch diameter Storz quarter-turn fitting as approved by the Fire Marshal.

Begin Date: * 09/16/2024

End Date:

Link:

Goto

Publish on Portal - Private: Public:

Attachments

Select Files

Close

Audit

COMMENTS-WSDOT COMMENTS SUB* 09/12/2024 Annette Jester

Step Maintenance

Save Reset Back Reports

- All Departments
- Workspace
- Dashboard
- SMARTQueue
- Cycle List
- User To Do List
- Adhoc Reports
- Map
- Favorites
- Permitting
- Code Enforcement
- Licensing
- Recurring Inspections
- Common
- Accounts
- Receipts
- Administration
- Recent

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

Permit #: CUP-2024-03 status: IN COMMENT PERIOD Contact: ROCKY POND HOSPITALITY VENTURES LLC Site Address: xxx OR

Type: Note List

✕

Note Detail

Type: Permit Workflow Step

Id: COMMENTS-DC PUD

Note Type:* APPLICATION COMMENTS

Note Code:

Text:* A ten foot 10' utility easement will be required for all primary power installations. Cost estimate to provide electrical service to the project must be paid prior to final approval.

Begin Date:* 09/16/2024

End Date:

Link: Goto

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

Attachments

Select Files

Close
Audit

Type	Code	Text
		A ten foot 10' utility easement will be required for all primary power installations. Cost estimate to provide electrical service to the project must be paid prior to final approval.
COMMENTS SUB*	09/16/2024	Heather Mause
/A*	09/16/2024	Shari Tincher
/A*	09/16/2024	Shari Tincher
/A*	09/16/2024	Shari Tincher
/A*	09/03/2024	DCSD
/A*	09/16/2024	Shari Tincher
	09/16/2024	Shari Tincher
	09/16/2024	Shari Tincher
	08/29/2024	Annette Jester
	09/12/2024	Annette Jester

Step Maintenance

Save
Reset
Back
Reports

DOUGLAS COUNTY TRANSPORTATION & LAND SERVICES



MEMO

DATE: September 12, 2024
TO: Swati Rastogi, CFM
FROM: Mike Neer, PE
RE: **CUP-2024-03 - Rocky Pond Pool**

Suggested Findings of Fact:

1. Application materials reviewed by Douglas County Transportation and Stormwater include:
 - *Project Narrative with CUP Evaluation Criteria* prepared by SCJ, dated June 5, 2024.
 - *Preliminary Landscape Plan - Family Pool* prepared by GCH, dated June 4, 2024.
2. The *Project Narrative with CUP Evaluation Criteria* states the following:

“C: ... project will not adversely burden the traffic circulation system in the vicinity, as it is already **somewhat** accounted for in the traffic impact analysis as a resort amenity.”

“E: The pool will be a private amenity primarily for the associated resort guests and subdivision residences, with **limited public access**, if any.”
3. The applicant was informed on 9/11/2024 that if the proposed facility is intended for public use, an updated traffic impact analysis is required to account for the additional traffic.
4. The applicant sent clarification on 9/11/2024 that the facility is not intended to be used by the public.

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

Suggested Conditions of Approval:

Transportation / Stormwater

1. Final construction plans designed by a Professional Engineer (PE) licensed in Washington shall be submitted to Douglas County with the Building Permit application.
2. The private access roads shall be designed in accordance with the private road standards in *Douglas County Code 12.52.020.B*.
3. A final site-specific stormwater plan and report prepared by a Professional Engineer (PE) licensed in Washington that conforms to Douglas County Code and the latest edition of the *Stormwater Management Manual for Eastern Washington (SWMMEW)* shall be submitted to and accepted by Douglas County prior to construction.
4. Prior to any on-site grading occurring, a *Temporary Erosion and Sediment Control Plan (TESC Plan)* shall be submitted to and accepted by Douglas County. The TESC Plan shall be kept on-site and updated as necessary to address and prevent sediment and sediment laden water from leaving the project site.

5. The *Engineer of Record (EOR)* shall monitor construction and upon completion shall provide as-built drawings, final report, and certification that the stormwater improvements have been completed in accordance with the applicable codes, regulations, and accepted plans. As applicable for infiltration, UIC registration shall be completed prior to construction and included with the engineer's certification.
6. Prior to occupancy, a *Private Stormwater Operation and Maintenance Agreement* shall be executed on standard Douglas County forms. The site plan, details, certification, and operation and maintenance recommendations are provided to the County. County staff then prepares the agreement for signature and recording by the applicant.
7. The pool facility shall only be used as a private amenity for resort guests and the surrounding Rocky Pond Resort Subdivision residents and their guests. An amendment to the CUP shall be processed and approved prior to the pool being open to the general public for the purpose of addressing potential traffic impacts.

All Departments

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

Permit #: CUP-2024-03 status: IN COMMENT PERIOD Contact: ROCKY POND HOSPITALITY VENTURES LLC Site Address: xxx OR

Note Detail

Type: Permit Workflow Step

Id: COMMENTS-WRECD

Note Type*: GENERAL

Note Code:

Text*: Wenatchee Reclamation District has no concerns. Alice M Meyer, Secretary

Begin Date*: 08/29/2024

End Date:

Link:

Goto

Publish on Portal - Private: Public:

Attachments

Select Files

Close

Audit

<input type="checkbox"/>	<input type="checkbox"/>	2	COMMENTS-DCSD		N/A*	<input type="checkbox"/>	09/03/2024		DCSD
<input type="checkbox"/>	<input type="checkbox"/>	2	COMMENTS-UCID		N/A*	<input type="checkbox"/>	09/16/2024		Shari Tincher
<input type="checkbox"/>	<input type="checkbox"/>	2	COMMENTS-ORONDO SD		N/A*	<input type="checkbox"/>	09/16/2024		Shari Tincher
<input type="checkbox"/>	<input type="checkbox"/>	2	COMMENTS-WRECD		COMMENTS SUB* <input type="checkbox"/>	<input checked="" type="checkbox"/>	08/29/2024		Annette Jester
<input type="checkbox"/>	<input type="checkbox"/>	2	COMMENTS-WSDOT		COMMENTS SUB* <input type="checkbox"/>	<input checked="" type="checkbox"/>	09/12/2024		Annette Jester

Step Maintenance

Save

Reset

Back

Reports

Swati Rastogi (x6590)

From: NC-Review <NC-Review@WSDOT.WA.GOV>
Sent: Monday, September 16, 2024 12:59 PM
To: Swati Rastogi (x6590)
Cc: Richards, Marcus
Subject: FW: [EXTERNAL] CUP-2024-03 Notice of Application Packet Comments End September 13, 2024

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.

Greetings,

Please see updated response below.

-Thank you

From: Richards, Marcus <marcus.richards@wsdot.wa.gov>
Sent: Monday, September 16, 2024 12:57 PM
To: NC-Review <NC-Review@WSDOT.WA.GOV>
Subject: FW: [EXTERNAL] CUP-2024-03 Notice of Application Packet Comments End September 13, 2024

From: NC-Review
Sent: Thursday, September 12, 2024 4:39 PM
To: Annette Jester (x6549) <ajester@co.douglas.wa.us>
Cc: Richards, Marcus <marcus.richards@wsdot.wa.gov>; Verellen, Clayton <clayton.verellen@wsdot.wa.gov>; Mike Neer (x6560) <mneer@co.douglas.wa.us>
Subject: RE: [EXTERNAL] CUP-2024-03 Notice of Application Packet Comments End September 13, 2024

Greetings,

There has been a correction to the comments sent in reference to this CUP-2024-03 project. At this time, WSDOT has no comments.

-Thank you

From: Annette Jester (x6549) <ajester@co.douglas.wa.us>
Sent: Wednesday, August 28, 2024 4:56 PM
To: Alicia Hankins (realestateservices@chelanpud.org) <realestateservices@chelanpud.org>; Lisa Graves <lisa.graves@chelanpud.org>; Rebecca Gordon <Rebecca.Gordon.HSY@colvilletribes.com>; Guy Moura <guy.moura@colvilletribes.com>; JOHN Sirois <john.sirois.adm@colvilletribes.com>; Darnell Sam <darnell.sam.adm@colvilletribes.com>; Milton Davis <milton.davis.adm@colvilletribes.com>; DAPH (SEPA) <sepa@dahp.wa.gov>; Dept of Ecology (Gwen Clear) SEPA (separegister@ecy.wa.gov) <separegister@ecy.wa.gov>; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; WDFWR <WDFWR2Planning@dfw.wa.gov>; manzarn@wsdot.wa.gov; mazur@wsdot.wa.gov; NC-Review <NC-Review@WSDOT.WA.GOV>
Subject: [EXTERNAL] CUP-2024-03 Notice of Application Packet Comments End September 13, 2024

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

REQUEST FOR AGENCY COMMENTS

APPLICANT: ROCKY POND HOSPITALITY VENTURES LLC

Date of Application: 06/04/2024

Date Letter of Completeness Issued: 08/19/2024

Date Notice of Application Issued: 08/28/2024

Application Number: CUP-2024-03

Description of Proposal: This is an application for a Conditional Use Permit (CUP) for a commercial pool, and spa on a Rural Service Center zoned property. The associated amenities of the project will consist of cabanas, covered seating/ lounging areas, restrooms/ storage building, bocce ball/ sports court, parking areas, landscaping, vineyards/ orchards. The subject property is described as Douglas County Assessor's Parcel Numbers: 26211230026 and is located within Section 12, Township 26N, Range 21E.

Respond By: 5:00 p.m., 09/13/2024 (end of comments period)

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

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

If you have application related questions, please contact Swati Rastogi, Principal Planner.

Thank you,
Annette Jester
Permit Technician
Douglas County TLS
140 19th 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.

Swati Rastogi (x6590)

From: Swati Rastogi (x6590)
Sent: Friday, September 13, 2024 7:00 AM
To: NC-Review
Subject: RE: [EXTERNAL] CUP-2024-03 Notice of Application Packet Comments End September 13, 2024

Good morning,

Thank you for the review. Could you please respond to the correct project for our records if this was meant for Project No. CPRZ-2024-02?

Swati Rastogi, CFM

Principal Planner, Douglas County Land Services Department

Web: <https://www.douglascountywa.net/271/Land-Services>

Address: 140th St. NW, Suite A, East Wenatchee, Washington, 98802

Phone: 509-884-7173

From: NC-Review <NC-Review@WSDOT.WA.GOV>
Sent: Thursday, September 12, 2024 3:19 PM
To: Annette Jester (x6549) <ajester@co.douglas.wa.us>
Cc: Verellen, Clayton <clayton.verellen@wsdot.wa.gov>; Mike Neer (x6560) <mneer@co.douglas.wa.us>; Richards, Marcus <marcus.richards@wsdot.wa.gov>; Kieninger, David <david.kieninger@wsdot.wa.gov>; Sadia, Mosstafa <mosstafa.sadia@wsdot.wa.gov>; Darveshi, Shaun <shaun.darveshi@wsdot.wa.gov>; Swati Rastogi (x6590) <srastogi@co.douglas.wa.us>; Reynolds, James <james.reynolds@wsdot.wa.gov>
Subject: RE: [EXTERNAL] CUP-2024-03 Notice of Application Packet Comments End September 13, 2024

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.

Greetings,

Thank you for giving WSDOT the opportunity to comment on this project.

- WSDOT forecasts that the planned housing in this project will exceed the housing limit threshold of Sandy Shores Drive access permit 42476.
- WSDOT will not approve of this project until the planned Sandy Shores Channelization project is complete.
- WSDOT would like to see a more detailed analysis of the RV parking and employee elements.
- WSDOT supports the County connecting the two accesses within the development to prevent visitors from relying on State Highway to travel.

Please let me know if you have any questions.

Thank you

From: Annette Jester (x6549) <ajester@co.douglas.wa.us>

Sent: Wednesday, August 28, 2024 4:56 PM

To: Alicia Hankins (realestateservices@chelanpud.org) <realestateservices@chelanpud.org>; Lisa Graves <lisa.graves@chelanpud.org>; Rebecca Gordon <Rebecca.Gordon.HSY@colvilletribes.com>; Guy Moura <guy.moura@colvilletribes.com>; JOHN Sirois <john.sirois.adm@colvilletribes.com>; Darnell Sam <darnell.sam.adm@colvilletribes.com>; Milton Davis <milton.davis.adm@colvilletribes.com>; DAPH (SEPA) <sepa@dahp.wa.gov>; Dept of Ecology (Gwen Clear) SEPA (separegister@ecy.wa.gov) <separegister@ecy.wa.gov>; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; WDFWR <WDFWR2Planning@dfw.wa.gov>; manzarn@wsdot.wa.gov; mazur@wsdot.wa.gov; NC-Review <NC-Review@WSDOT.WA.GOV>

Subject: [EXTERNAL] CUP-2024-03 Notice of Application Packet Comments End September 13, 2024

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

REQUEST FOR AGENCY COMMENTS

APPLICANT: ROCKY POND HOSPITALITY VENTURES LLC

Date of Application: 06/04/2024

Date Letter of Completeness Issued: 08/19/2024

Date Notice of Application Issued: 08/28/2024

Application Number: CUP-2024-03

Description of Proposal: This is an application for a Conditional Use Permit (CUP) for a commercial pool, and spa on a Rural Service Center zoned property. The associated amenities of the project will consist of cabanas, covered seating/ lounging areas, restrooms/ storage building, bocce ball/ sports court, parking areas, landscaping, vineyards/ orchards. The subject property is described as Douglas County Assessor's Parcel Numbers: 26211230026 and is located within Section 12, Township 26N, Range 21E.

Respond By: 5:00 p.m., 09/13/2024 (end of comments period)

Return Comments SmartGov OR Shari Tincher at 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.

If you have application related questions, please contact Swati Rastogi, Principal Planner.

Thank you,

Annette Jester

Permit Technician

Douglas County TLS

140 19th 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.



DOUGLAS COUNTY TRANSPORTATION & LAND SERVICES

140 19TH STREET NW, SUITE A • EAST WENATCHEE, WA 98802
PHONE: 509/884-7173 • FAX: 509/886-3954
WWW.DOUGLASCOUNTYWA.NET

DETERMINATION OF NON-SIGNIFICANCE (OPTIONAL METHOD) ISSUED BY DOUGLAS COUNTY TRANSPORTATION & LAND SERVICES FOR FILE NO. CUP-2024-03

Description of Proposal: This is an application for a Conditional Use Permit (CUP) for a commercial pool, and spa on a Rural Service Center zoned property. The associated amenities of the project will consist of cabanas, covered seating/ lounging areas, restrooms/ storage building, bocce ball/ sports court, parking areas, landscaping, vineyards/ orchards. The subject property is described as Douglas County Assessor's Parcel Numbers: 26211230026 and is located within Section 12, Township 26N, Range 21E.

Proponent: Rocky Pond Hospitality Ventures LLC

Location of proposal: The subject property is described as Douglas County Assessor's Parcel Numbers: 26211230026 and is located within Section 12, Township 26N, Range 21E.

Lead Agency: Douglas County Transportation and Land Services

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

There is no comment period for this DNS.

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

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by 5:00 p.m. on _____.

Contact Person: Swati Rastogi - Principal Planner

Phone: 509.884.7173

Responsible Official: Kazi Haque - Planning Director

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

Signature: _____ 

Date: September 18, 2024



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

NOTICE OF COMPLETE APPLICATION

August 19, 2024

APPLICANT: Rocky Pond Estates, LLC/ David Dufenhorst,
116 Orchard Place,
Orondo, WA 98843

PROJECT: CUP-2024-03 (Commercial Pool and Spa – Conditional Use Permit)

PARCELS: 26211230026

LOCATION: 8th St. NE,
East Wenatchee, WA 98802

The application materials submitted for the above-described application are considered complete. **Please be advised that additional information may still be required; and anticipate a Request for Additional Information.**

Posting a Notice of Application on the property for a fourteen-day period is required per RCW 36.70B.110 (2) (e). Douglas County will contact you regarding the Notice of Application for site posting. Post the notice along the public street and visible to travelers. When the posting period is over, please return the posting notice, signboard, a notarized affidavit of posting and a picture of the signboard/notice posted on the property. There is a fifty-dollar replacement fee if the materials are returned damaged.

Douglas County Code Chapter 14.08.050 authorizes alternative notice for rural properties. In addition to posting notice on the property, our office will mail a copy of the Notice of Application to all surrounding property owners within 500 feet of the project site.

Sincerely,

Swati Rastogi
Principal Planner,
Douglas County Land Services

•

•

RECEIVED

By DCTLS at 10:30 am, Jun 05, 2024

DOUGLAS COUNTY TRANSPORTATION AND LAND SERVICES

140 19th STREET NW, SUITE A EAST WENATCHEE, WA 98802

(509)884-7173

LAND DEVELOPMENT PERMIT APPLICATION

Date Completed By Receipt No. File No.

TYPE OF PERMIT YOU ARE APPLYING FOR

- Major Subdivision Short Plat Binding Site Plan Conditional Use Full Admin.
- Final Plat Final Short Plat Final Binding Site Plan Non-Conforming Limited Admin.
- Plat Amendment Short Plat Amend. PRD Variance

1. APPLICANT

Rocky Pond Hospitality Ventures LLC

MAILING ADDRESS:

116 Orchard Place, Orondo, WA 98843

DAY PHONE NO.

FAX NO.

EMAIL ADDRESS

Complete #2 if an agent is acting for the applicant during the permit process

2. AUTHORIZED AGENT

SCJ Alliance (Bill Grimes)

MAILING ADDRESS:

108 N Washington St, Ste 300, Spokane, WA 99201

DAY PHONE NO.

FAX NO.

EMAIL ADDRESS

509-835-3770

bill.grimes@scjalliance.com

ONLY THE AGENT WILL RECEIVE ALL CORRESPONDENCE AND NOTICES REGARDING THIS APPLICATION

3. RELATIONSHIP OF APPLICANT TO

- Owner Purchaser Lessee Other: _____

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

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

Douglas County Parcel # 26211230026

PRIMARY TAX PARCEL NO.(attach additional numbers):

26211230026

LEGAL DESCRIPTION (attach if necessary): Lot Blk

TAX 48 IN SECT 12; AKA PCL A OF BLA 3256507

SECTION	TOWNSHIP	RANGE	GOVERNMENT LOT	¼ SECTION	TOTAL SITE SIZE (in acres)	PROPOSED # LOTS
12	26N	21E			Approx. 29.59	N/A

ZONING CLASSIFICATION

RSC

COMPREHENSIVE PLAN DESIGNATION

RSC

SHORELINE ENVIRONMENT

N/A

5. SURVEYOR		
WASHINGTON REGISTRATION #	DAY PHONE #	FAX #
6. ENGINEER		
WASHINGTON REGISTRATION #	DAY PHONE #	FAX #

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

Source of Potable Water <u>Double D Water District Wells</u>	School District <u>Orondo</u>
Irrigation District or Assoc. <u>Twin W</u>	Fire District <u>Fire District #4</u>
Method of Sewage Disposal <u>Septic</u>	Power Source <u>Douglas County PUD</u>

SECTION C

I (We) acknowledge that:

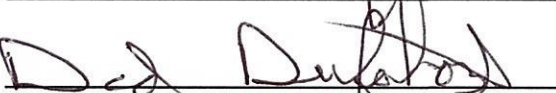
1. The information, plans, maps and other materials submitted on and with this application are, to the best of my/our knowledge, a true and accurate representation of this proposal;
2. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable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

DATED: 5/30/24

Applicant 

Applicant _____

DATED: 5/30/24

Owner 

Owner _____

Rocky Pond Community Pool and Spa

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.

Chapter 4.2, Rural Service Centers, of the Douglas County Comprehensive Plan stresses the importance of a mixture of land uses, including recreational, in these rural areas. The one goal and four policies of the Rural Service Center are listed below in *italics*, followed by an evaluation in regular font:

Goal: Promote the continuation and enhancement of the existing rural service centers in order to preserve their multi-use function.

Adding a pool to this RSC-zoned area, and the approved Inn and Spa at Rocky Pond project will preserve and enhance the multi-use function.

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.

The Inn and Spa at Rocky Pond is an already approved conditional use, and adding a pool furthers the mix of land uses. A pool is considered a conditional use in the RSC-zone per DCC 18.32.040.G, "other similar uses."

Policy RSC-2: Provide incentives for development of a variety of housing types, including farm worker housing, and increased residential densities within the rural service centers, and encourage the refurbishing and updating of the existing structures.

Although a pool is a recreational land use, this particular proposed pool will serve various housing types, including transient stays (hotels), duplexes, and others.

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.

This proposed pool will serve tourists, surrounding residents, and the traveling public as part of a larger resort project (Inn and Spa at Rocky Pond).

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

The proposed pool site will have vineyards and/or orchards intertwined into its landscaping.

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

The approved Inn and Spa at Rocky Pond will be a resort for locals, travelers, and residents of the neighboring Rocky Pond subdivisions. There will be luxurious hotel rooms, dining experiences, spaces for events such as concerts or weddings, wine-tasting rooms, access to the Columbia River, walking/biking trails, and more, surrounded by vineyards and orchards. Once fully built out, the resort will be a diverse mixed-use area. A pool is one of the most common features of any hotel or resort. Therefore, adding a swimming pool with the Inn and Spa at Rocky Pond makes perfect sense.

The proposed pool will perfectly fit the character of the surrounding resort. It will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the 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.

The approved Inn and Spa at Rocky Pond project included a traffic impact analysis report that outlined suggested mitigations. This Conditional Use Permit application to add a pool for the said Inn and Spa project will not adversely burden the traffic circulation system in the vicinity, as it is already somewhat accounted for in the traffic impact analysis as a resort amenity.

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.

This application is a small part of a larger project for a resort, hotel, residential subdivision, etc., which is already under construction. The overall development will adequately serve itself, including the pool, with capital facilities, and the tax revenue generated by the finished development will offset the need for public capital facilities such as law enforcement, electricity, etc.

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

The pool will be a private amenity primarily for the associated resort guests and subdivision residences, with limited public access, if any. Rocky Pond will remain the pool owner after construction, and no dedication to the public will be made. Therefore, Douglas County will not be responsible for the maintenance of the pool. The completed project's tax revenue will limit and offset additional public costs, such as electricity and emergency 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.

A swimming pool is a low-impact land use in terms of activities, processes, materials, equipment, and conditions of operation. It will not harm any persons, property, or general welfare. This recreational land use lacks the intensity of commercial or industrial land uses. Swimming pools are often found in low-

density residential neighborhoods and parks, which are both very low intensity in these aspects.

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.

The pool development will follow the necessary design criteria pursuant to DCC Title 20 and to the satisfaction of the county engineer. If design deviations are necessary, whether it be from the previously approved Inn and Spa at Rocky Pond design or otherwise, the appropriate measures will be taken to ensure the county's satisfaction.

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. (Refer to DCC Chapter 20.40, Landscaping standards, for specific requirements.)

The proposed pool is an addition to a larger resort and residential development that acts as a unified and cohesive space that blends well with its larger surrounding environment. The site-specific pool area will have its own respective buffering devices, such as landscaping, to further the unification and cohesion of the entire development.

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

The applicant and developer will ensure that the proposed pool is processed, constructed, and maintained in compliance with the DCC and all applicable local, state, and 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. (Ord. TLS 03-01-01B Exh. B (part): Ord. TLS 01-04-07B Exh. B (part): Ord. TLS 97-10-71B Exh. F (part))

This CUP application does not request a change in the minimum lot size for the proposed use.

SEPA¹ Environmental Checklist

Purpose of checklist

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

Instructions for applicants

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

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

Instructions for lead agencies

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

Use of checklist for nonproject proposals

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

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

A. Background

[Find help answering background questions²](#)

1. Name of proposed project, if applicable:

Rocky Pond Pool

2. Name of applicant:

Rocky Pond Hospitality Ventures LLC

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

Bill Grimes/Liam Taylor
SCJ Alliance
108 N Washington St, Ste 300
Spokane, WA 99201
509-835-3770

4. Date checklist prepared:

June 4, 2024

5. Agency requesting checklist:

Douglas County

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

ASAP

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

This SEPA checklist to allow a pool to be developed is in addition to a previously approved application, the Inn and Spa at Rocky Pond CUP-2022-02, and the development of both projects will be simultaneous.

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

A previous SEPA checklist was prepared for CUP-2022-02. A draft Limited Phase II Environmental Assessment, Traffic Impact Study, and Cultural Resource Survey were also prepared for the previous application.

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

None known.

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

Commercial Building Permits will be needed following CUP approval.

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

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

This SEPA checklist is for a pool and associated amenities to be developed in addition to the previously approved Inn and Spa at Rocky Pond development. Some features of the Inn and Spa at Rocky Pond may be referenced in this checklist, but its purpose is the pool and associated amenities.

The Rocky Pond pool area will include various amenities such as a large swimming pool, spa area, cabanas, covered seating/lounging areas, restrooms/storage building, bocce/sports court, parking areas, landscaping, and vineyards/orchards. A fire & emergency access road will be provided. Please see the landscaping/site plan.

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

Douglas County Parcel # 26211230026, Washington.

B.Environmental Elements

1. Earth

[Find help answering earth questions³](#)

- a. General description of the site:**

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

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

The shoreline along the riverbank reaches about a 42% grade.

The non-shoreline property is generally flat to rolling, with small slopes trending toward the Columbia River, a maximum grade of about 39%, and a series of intermittent “benches.”

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any**

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

agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The USDA's Soil Conservation Service identifies a mix of Pogue gravelly fine sandy loam, Pogue cobbly fine sandy loam, Pogue extremely stony fine sandy loam, and Quincy loamy fine sand.

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

There are no known surface indications or history of unstable soils in the immediate vicinity. On-site soil sample results also indicate no exceedances of chemicals of potential concern were detected.

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

Site grading will accommodate the pool development, and materials are expected to balance out on-site.

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

Erosion is always a possibility during clearing and construction. Construction best management practices (BMPs) will be maintained to limit erosion impacts.

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

Approximately 10 to 35%.

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

Construction BMPs such as a stabilized construction entrance, silt fencing, and covering exposed soils will be used to reduce erosion. BMPs will be updated as necessary to limit erosion impacts.

2. Air

[Find help answering air questions](#)⁴

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

During construction, emissions would result from heavy equipment but are expected to be minor. Dust may also result from earth-moving activities but will be controlled with water during dry weather. At completion, emissions will result from autos and trucks entering and exiting the completed facility.

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

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

There are off-site sources of emissions on Highway 97 from traffic. However, these emissions will not affect the proposal.

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

Construction equipment will not be allowed to idle for extended periods, and dust will be controlled with water during dry periods to reduce emissions to the air.

3. Water

[Find help answering water questions](#)⁵

- a. Surface:**

[Find help answering surface water questions](#)⁶

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

The parent parcel (26211230026) is adjacent to the Columbia River, but the pool site is over 1,000 feet away from the river.

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

The work for the pool will not occur within 200 feet of the Columbia River.

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

There will be no fill or dredging activity for the pool site.

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

No.

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

The site is within Zone D of the Community FIRM panel 5300360225A. The potential for flooding is moderate to high, but the probability of flooding has not been determined.

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

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

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

No discharges of waste materials to surface waters are included in this proposal.

b. Ground:

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

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

The Double D Water District will provide water for the project; a District well is located on the resort site.

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

Domestic sewage will be disposed of via group septic systems with the rest of the resort.

c. Water Runoff (including stormwater):

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

In general, stormwater runoff will infiltrate gravelly soils. Detention will be provided in stormwater ponds or the voids of gravel galleries.

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

No waste materials will be on site.

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

No, the proposal does not alter or affect drainage patterns in the vicinity of the site.

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

A temporary erosion control plan will be prepared and implemented for the project in accordance with the Stormwater Management Manual for Eastern Washington (SWMMEW).

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

4. Plants

[Find help answering plants questions](#)

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

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

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

Some existing vegetation will be removed to accommodate the pool/resort development.

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

According to the EPA's Information for Planning and Consultation (IPaC) tool, no plant species are threatened or endangered on or near the site.

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

Proposed landscaping includes adding native plants such as aspen, heather, spirea, hedges, and lawns to enhance the resort's outdoor experience and connection to its surroundings.

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

No noxious weeds or invasive species are known to be on or near the site.

5. Animals

[Find help answering animal questions](#)⁸

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

Examples include:

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

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

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

Information regarding listed species was obtained from the EPA's IPaC tool and the U.S. Fish and Wildlife Service's database Priority Habitats and Species (PHS) tool. The following ESA-listed species have the potential to occur in the vicinity of the project site:

- Gray Wolf
- Yellow-billed Cuckoo
- Bull Trout
- Monarch Butterfly

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

The entire State of Washington is located in the Pacific Flyway, which extends from Mexico northward into Canada and the State of Alaska. Non-ESA-listed migratory birds likely to be found in the area include but are not limited to eagles, osprey, swifts, gulls, and hummingbirds.

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

No significant impacts to wildlife are anticipated as a part of this proposal, so measures are not proposed.

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

No invasive animal species are known to be on or near the site.

6. Energy and natural resources

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

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

The Douglas County PUD provides electricity to the site, intended to support the power and heating needs of the resort and pool facilities.

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

No, this project will not affect adjacent properties' potential use of solar energy.

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

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

No energy conservation features are included in this proposal other than a general desire to optimize solar access on-site.

7. Environmental health

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

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

No environmental health hazards could occur because of this proposal.

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

Possible contamination at the site from past and adjacent uses include nitrogen (N) and phosphorus (P) from agricultural fertilizers. Previous environmental investigations reveal no traces of lead or arsenic on site.

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

No existing hazardous chemicals or conditions that might affect the project development and design are within the area.

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

No toxic or hazardous chemicals will be stored, used, or produced during the project's development or operating life other than those typically associated with an active vineyard.

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

No special emergency services are required. A special event emergency plan was included in the CUP-2022-02 application to detail emergency response protocols.

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

No environmental health hazards are anticipated as a result of the proposal, so no measures are proposed.

b. Noise

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

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

The proposal is near State Highway 97, however, noise from the traffic is not anticipated to affect the project.

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

During typical construction work hours, noise would be generated by construction vehicles and equipment. After construction, noises would be typical of a recreational pool, such as splashing, children playing, lifeguard whistles, and “Marco! Polo!”

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

The approved CUP-2022-02 included an environmental noise report. Noise from the pool site will be minimal.

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹¹

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

The resort site is currently under construction. Active orchards lie to the west, a recent residential subdivision to the north, single-family homes line the waterfront to the northeast, and a wedding venue and event center line the eastern property boundary (future Rocky Pond MPR site). Highway US 97 is to the south, with active orchards and hillside open space beyond.

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

The project site has been used as a vineyard. However, the land is not designated as being of long-term commercial significance.

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

No, the proposal will not affect or be affected by the surrounding vineyards.

c. Describe any structures on the site.

There may be temporary construction offices on-site.

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

No permanent structures are on-site, so no demolition is needed.

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

- e. **What is the current zoning classification of the site?**
RSC – Rural Service Center.
- f. **What is the current comprehensive plan designation of the site?**
RSC - Rural Service Center.
- g. **If applicable, what is the current shoreline master program designation of the site?**
N/A
- h. **Has any part of the site been classified as a critical area by the city or county? If so, specify.**
The County has not classified the pool site as a critical area.
- i. **Approximately how many people would reside or work in the completed project?**
The full build-out of the resort will employ approximately 80 full- and part-time staff. Up to 5 employees may work in the pool area at a time.
- j. **Approximately how many people would the completed project displace?**
The pool will displace no people or households.
- k. **Proposed measures to avoid or reduce displacement impacts, if any.**
No displacement will occur; therefore, no measures are necessary.
- l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**
A swimming pool is a typical resort amenity, so it will fit right into the resort’s character.
- m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**
No measures to reduce or control agricultural impacts are necessary.

9. Housing

[Find help answering housing questions](#)¹²

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**
The pool area will not provide any housing units.
- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**
None.
- c. **Proposed measures to reduce or control housing impacts, if any:**
There are no measures proposed to reduce or control housing impacts.

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

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

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

The bathroom/changing room/shower structure will not be taller than one story in height. Some architectural elements may extend up to 35' in height.

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

No views will be altered or obstructed as a result of this proposal.

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

There are no proposed measures to reduce or control aesthetic impacts.

11. Light and glare

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

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

The approved CUP-2022-02 included a landscape and lighting plan.

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

Light or glare will not be a safety hazard or interfere with views.

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

There are no existing off-site light or glare sources affecting this proposal.

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

There are no proposed measures to reduce or control light and glare impacts other than in the design of the resort's lighting to conform to dark skies guidance.

12. Recreation

[Find help answering recreation questions](#)

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

The Columbia River provides water-related recreation opportunities.

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

This project will not displace any existing recreational uses.

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

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

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

There are no proposed measures to reduce or control impacts on recreation. The future resort will include recreational amenities like the pool this checklist describes.

13. Historic and cultural preservation

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

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

There are no buildings, structures, or sites more than 45 years old on the site, nor are there any eligible for listing in preservation registers.

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

There is no indication of Native American or historic use or occupation on the site. A cultural resource study was conducted and found no evidence of such.

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

A cultural resources investigation, completed as part of CUP 16-02 and prepared in consultation with the Colville Confederated Tribes, found no evidence of potential impacts to cultural and historic resources on or near the project site.

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

No measures are proposed to avoid or minimize disturbance to resources because there is no evidence of their existence on site. However, best management practices will be used if any are found during site development, grading, and construction activities.

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

14. Transportation

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

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

A traffic impact study was included in the approved CUP-2022-02. US 97 currently serves the site.

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

Public transportation serves the US 97 corridor, with a LINK route and stops at the intersection of US 97 and Sun Cove Road.

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

The approved CUP-2022-02 included civil plans for the private street/pedestrian network.

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

The Rocky Pond Airstrip is approximately 1,500 – 2,000 feet to the northeast of the pool site.

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

This SEPA checklist allows the pool and associated amenities/facilities to be developed alongside the rest of the resort, which was approved via CUP-2022-02. The traffic study prepared for that project calculated 658 total weekday daily trips and 63 weekday PM peak hour trips. The proposed pool will not affect the previous calculation.

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

The proposal is designed to be compatible with continuing agricultural operations on this site and its surroundings.

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

The pool proposal will not introduce any additional mitigation on traffic.

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

15. Public services

[Find help answering public service questions¹⁷](#)

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

The project will likely increase the need for public services to support the resort, its employees, and patrons. Facilities and services already exist in the area, and they have the capacity and ability to serve the proposed project.

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

An increase in tax revenue from the pool site and the resort will offset the service demand.

16. Utilities

[Find help answering utilities questions¹⁸](#)

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

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

The Douglas County PUD will provide electricity, the Double D Water District will provide domestic water, and the Twin W Irrigation District will provide irrigation water. Wastewater will be managed in a series of group on-site septic systems. Backbone utilities are already in place, and the service connections and septic systems will be installed as part of resort development.

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

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

C. Signature

[Find help about who should sign](#)¹⁹

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

X Liam J Taylor

Type name of signee: Liam Taylor

Position and agency/organization: SCJ Alliance

Date submitted: June 4, 2024

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

D. Supplemental sheet for nonproject actions

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

Do not use this section for project actions.

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

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

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

- **Proposed measures to avoid or reduce such increases are:**

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

3. How would the proposal be likely to deplete energy or natural resources?

- **Proposed measures to protect or conserve energy and natural resources are:**

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

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

- **Proposed measures to reduce or respond to such demand(s) are:**

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

Rocky Pond Resort Residences and Pool

Parking Calculations and Analysis – CUP 2024-03

Rocky Pond proposes constructing a pool for the use of the Rocky Pond Resort Residences South plat. Residents and guests of the 17-lot subdivision will have access to the pool and its associated recreation facilities as an amenity.

Each lot on the 17-lot plat will provide two parking spaces, and the subdivision will further contain up to eight guest parking spaces for visitors to the subdivision. This will provide up to 42 spaces available for subdivision occupants and guests, all within proximity to the proposed pool. The pool is essentially an accessory use to the subdivision, designed and located to serve those residing in the adjoining plat.

Douglas County initially requested the pool provide parking spaces consistent with DCC Section 18.42.040, presuming the pool would serve the public. The County subsequently determined the parking requirement could be modified to be consistent with East Wenatchee's pool parking requirement. This would reduce the required parking from 90 spaces to 45. The County further noted the minimum number of required spaces could be further reduced if a parking analysis supports it, consistent with either DCC 18.42.030.D or DCC 18.42.090.B.

The County's interpretations are based on the pool serving more than just the plat residences, an assumption consistent with the project's initial application. After reviewing the parking requirement and the practicality of constructing dedicated pool parking consistent with those interpretations, the applicant revised the request to now more closely attach the pool to the 17-lot plat and restrict pool access to those residing in the plat or visiting it.

This will substantially reduce the need for dedicated pool parking. The site plan attached shows the ten parking spaces located adjacent to the pool and the eight guest spaces proposed in the plat. It also shows an additional five spaces located on the adjoining Double D Vineyards parcel to the east. This will provide up to 23 parking spaces available for the pool, in addition to the 34 spaces already to be provided for the plat's residences.

If the County still requires parking to be calculated separately for the pool, the analysis below will demonstrate the 23 parking spaces are more than adequate.

The proposed pool consists of a 2,000 sf pool and approximately 9,000 sf of activity area. The table below illustrates parking required by other eastern Washington jurisdictions for pools of similar size but also available for public use. Required parking ranges from a low of 14 spaces in Franklin County to a high of 50 spaces in Spokane County. Douglas County's recent interpretation places it near the high end at requiring 45 spaces.

Jurisdiction	Required parking
Douglas County (per DCC 20.42.040 @ 1 space/100 sf)	90 spaces
Douglas County (per interpretation @ 1 space/200 sf)	45 spaces
Chelan County (0.3 space per attendee @ 34 attendees)	11 spaces
Spokane County (1 space/40 sf pool area)	50 spaces
Wenatchee (1 space/200 sf)	45 spaces
Union Gap (1 space/150 sf of pool area)	14 spaces
Franklin County (1 space/200 sf pool area)	10 spaces
Yakima County (1 space/50 sf pool area)	40 spaces

Douglas County Code Section 20.42.090 provides for adjustment of parking requirements to account for complementary or reciprocal uses. The adjoining plat is considered a complementary use, qualifying the pool for up to a 60% parking reduction. Required parking would then be as shown below.

Required parking	Discount	Reduced parking
45 spaces (9,000 sf @ 1/200 sf)	60%	18 spaces

The proposed 10 pool-adjacent spaces plus the parking provided on the adjoining plat (eight spaces) and Double D property (five spaces) exceed the minimum number of 18 required spaces. DCC Section 20.42.030 permits parking to be provided on adjacent property providing an agreement exists to assure this parking is available in perpetuity. The applicant will execute such an agreement if required as part of CUP 2024-03. Since the pool is essentially accessory to the adjoining plat, with its use limited to plat residents and visitors, the County may alternatively find no additional parking is necessary beyond the 10 spaces now proposed immediately adjacent to the pool facility.

Figure 1 illustrates where parking will be located, and Figure 2 details the pool area site's proposed design.

